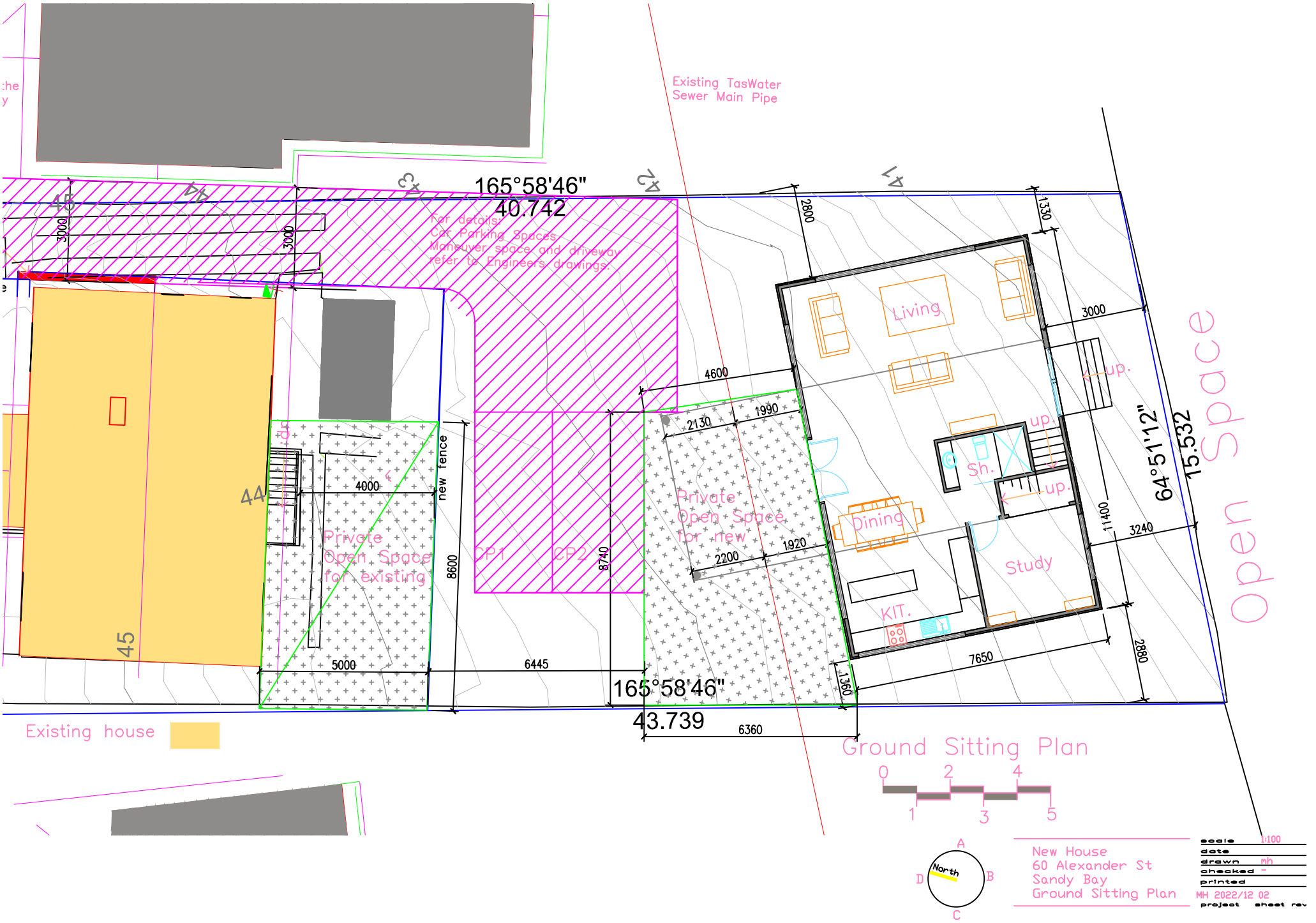
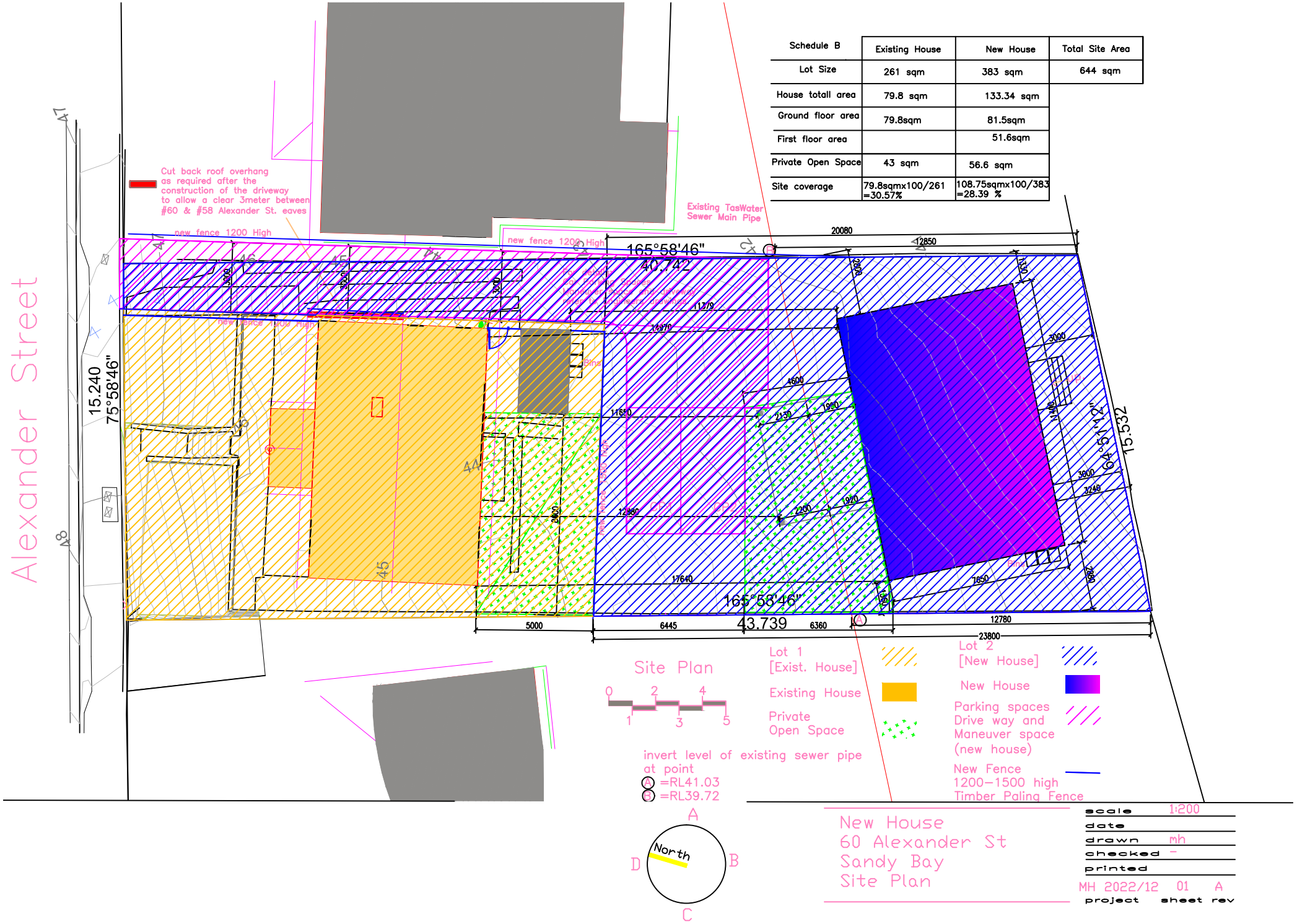

Existing TasWater
Sewer Main Pipe
165°58'46"
40.742
For details:
Car Parking Spaces
Maneuver space and driveway
refer to Engineers drawings.
43
42
47
44
45
3000
3000
2800
1330
3000
Living
up.
up.
Sh.
up.
Dining
Study
KIT.
4600
2130
1990
1920
2200
new fence
4000
8600
8740
Private
Open Space
for existing
Private
Open Space
for new
CP1
CP2
5000
6445
1360
7650
2880
11400
3240
64°51'12"
15.532
Open Space
165°58'46"
43.739
6360
Existing house
Ground Sitting Plan
0 1 2 3 4 5
A
B
C
D
North
New House
60 Alexander St
Sandy Bay
Ground Sitting Plan
scale 1:100
date
drawn mh
checked -
printed
MH 2022/12 02
project sheet rev

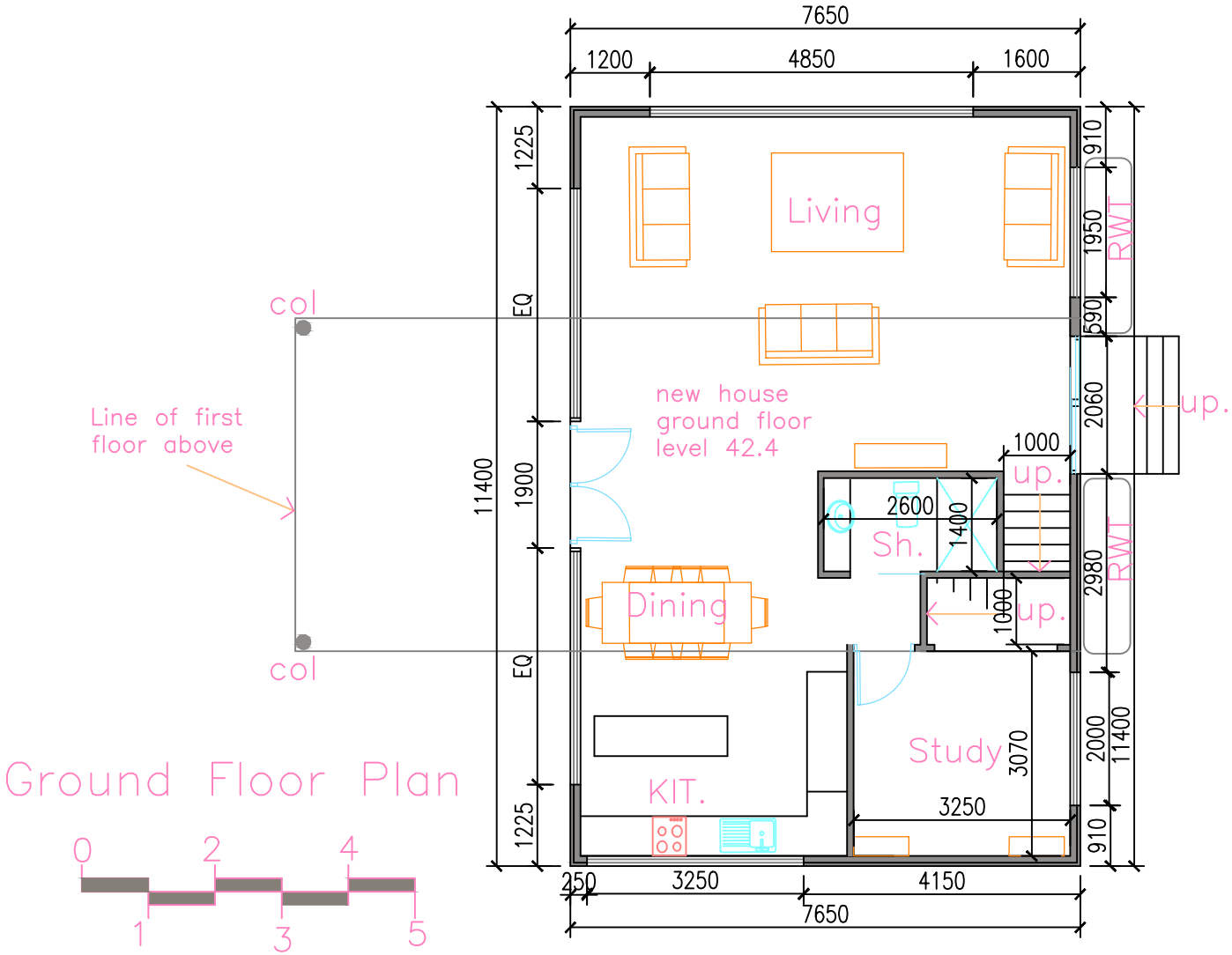


Schedule B	Existing House	New House	Total Site Area
Lot Size	261 sqm	383 sqm	644 sqm
House totall area	79.8 sqm	133.34 sqm	
Ground floor area	79.8sqm	81.5sqm	
First floor area		51.6sqm	
Private Open Space	43 sqm	56.6 sqm	
Site coverage	79.8sqmx100/261 =30.57%	108.75sqmx100/383 =28.39 %	

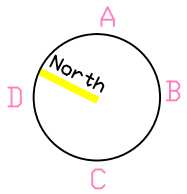
New House
60 Alexander St
Sandy Bay
Site Plan

scale 1:200
date
drawn mh
checked -
printed

MH 2022/12 01 A
project sheet rev



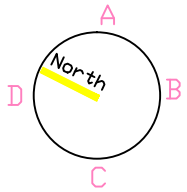
Ground Floor Plan



New House
60 Alexander St
Sandy Bay
Ground Floor Plan

scale 1:100
date
drawn mh
checked -
printed
MH 2022/12 03
project sheet r

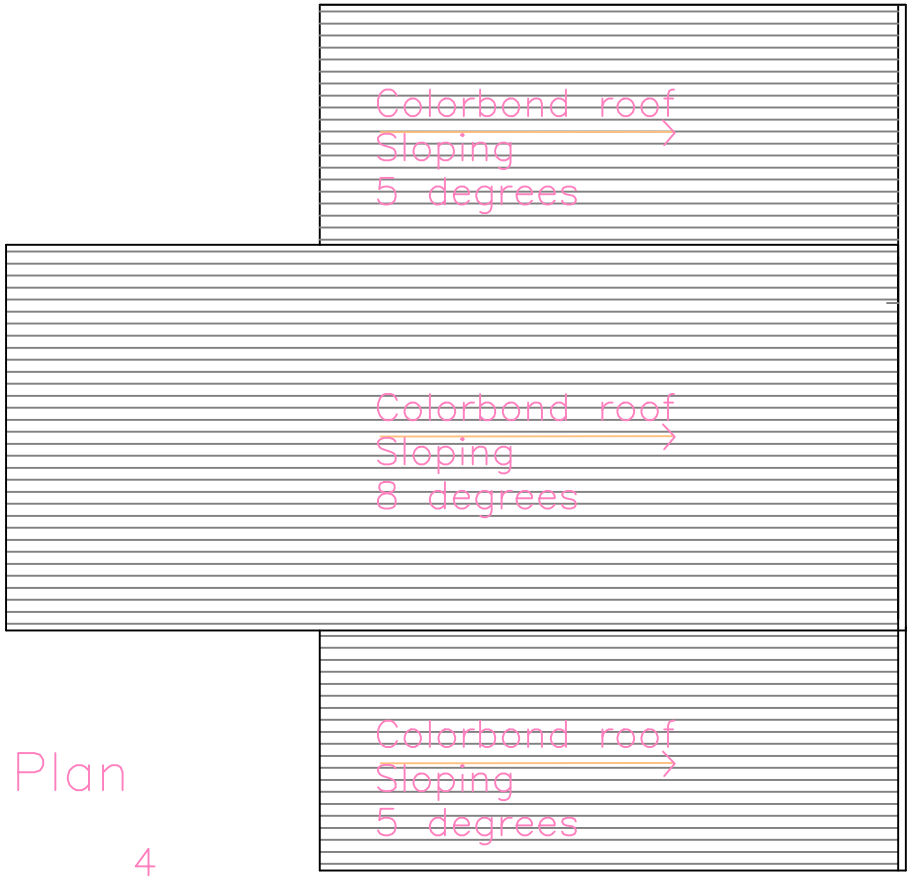
First Floor Plan



New House
60 Alexander St
Sandy Bay
First Floor Plan

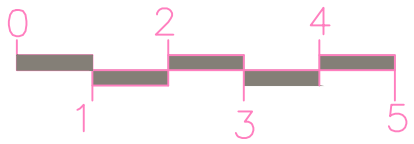
scale 1:100
date
drawn mh
checked –
printed

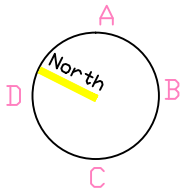
MH 2022/12 04
project sheet re



New House
rain water generated from roof is collected in 2 above ground tanks

Roof Plan

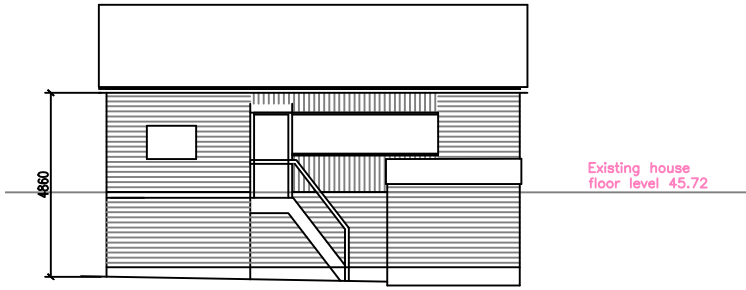




New House
60 Alexander St
Sandy Bay
Roof Plan

scale	1:100
date	
drawn	mh
checked	-
printed	

MH 2022/12 05
project sheet rev

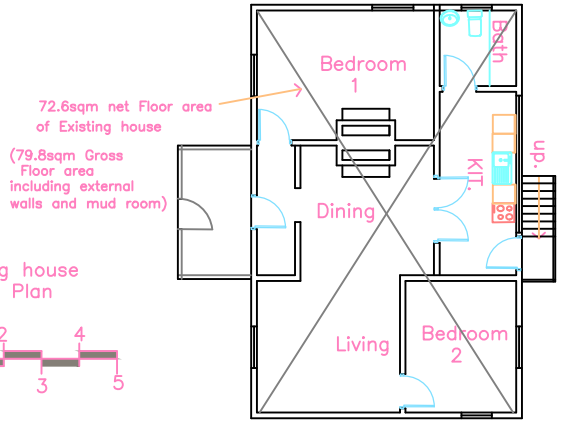


Back Elevation (south)
Existing House

0 1 2 3 4 5

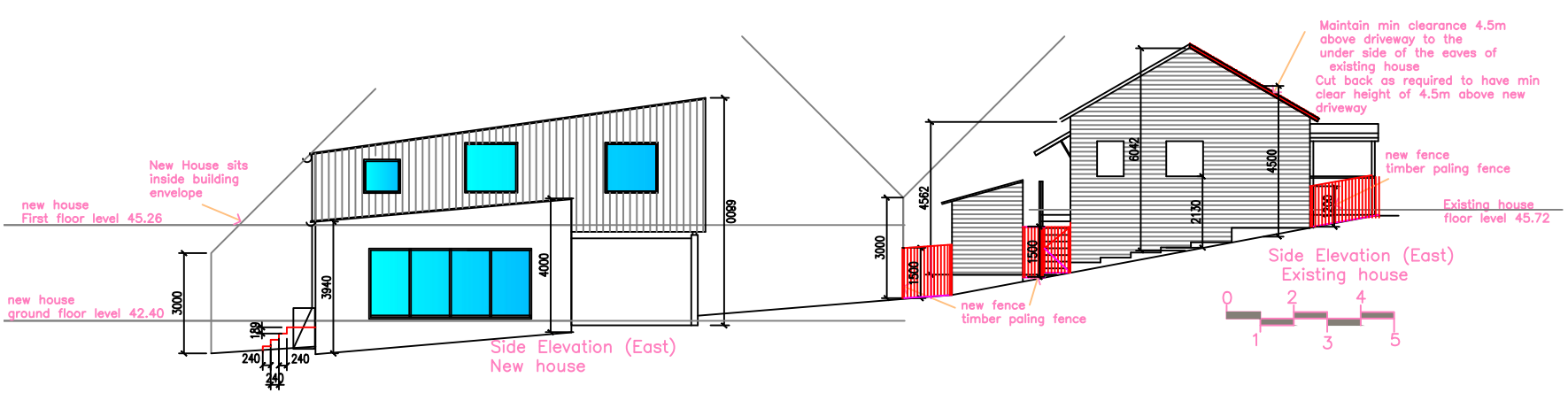
Front Elevation (north)
existing house

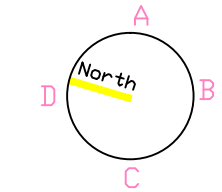
0 1 2 3 4 5

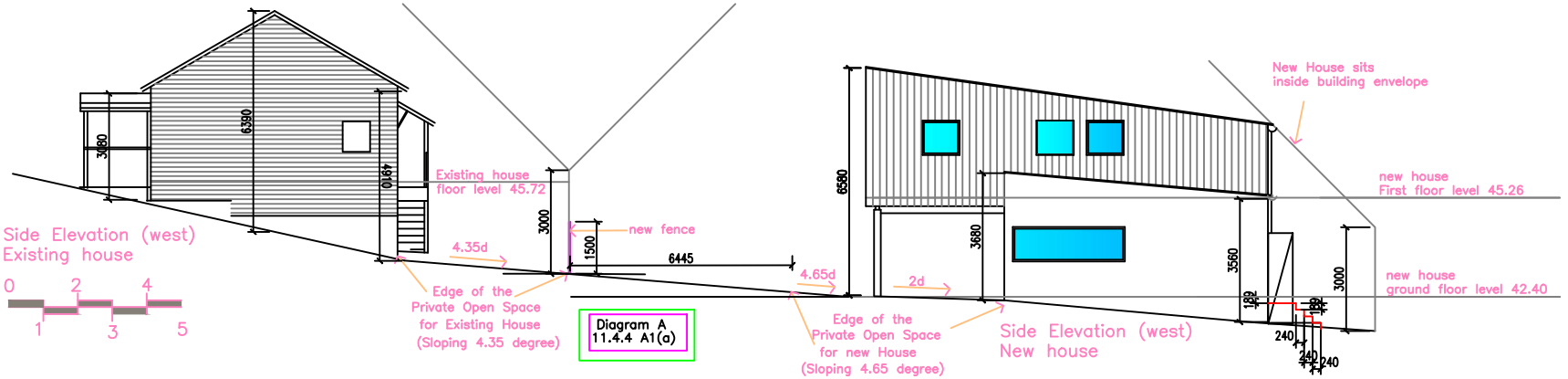


Existing house
Floor Plan

0 1 2 3 4 5



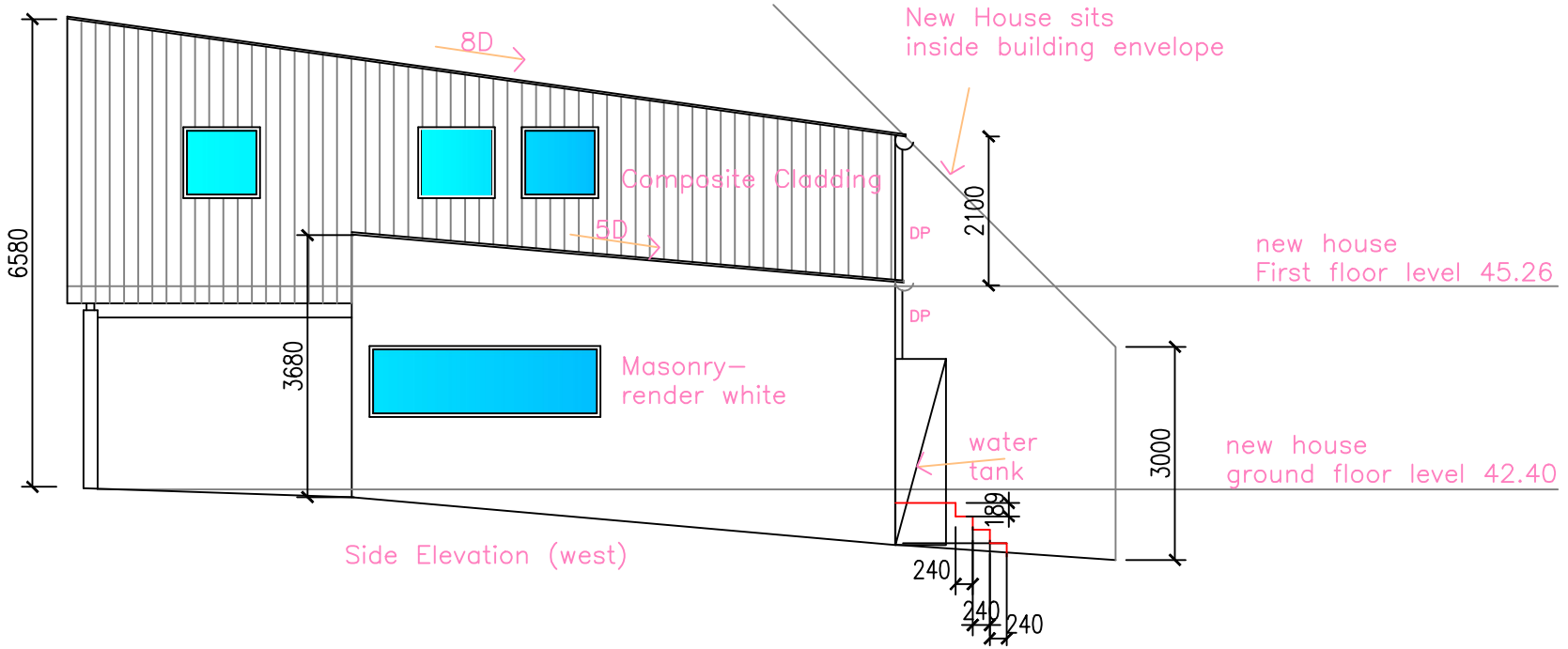


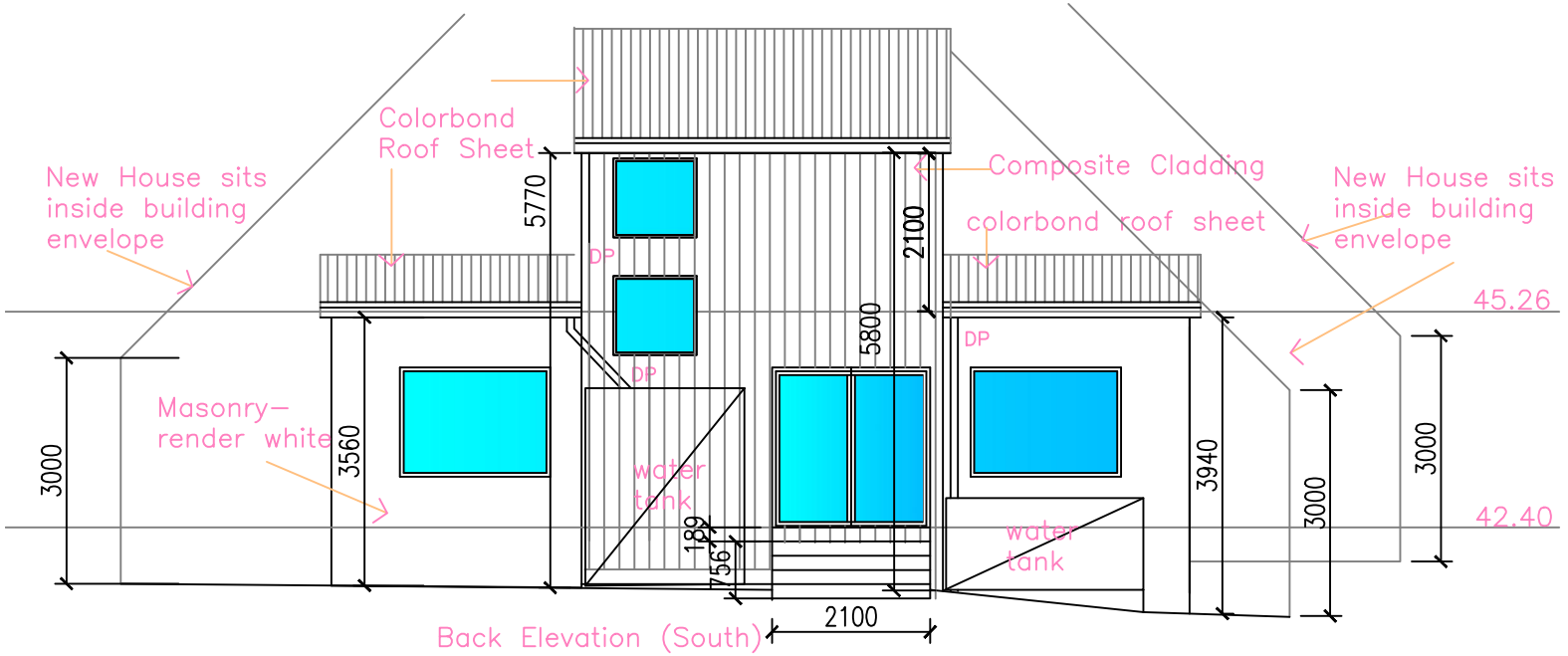


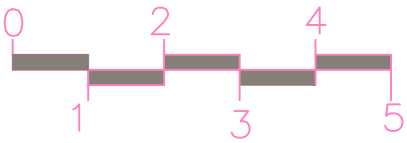
New House
60 Alexander St
Sandy Bay
Existing

scale	1:200
date	
drawn	mh
checked	-
printed	

MH 2022/12 08 B
project sheet rev



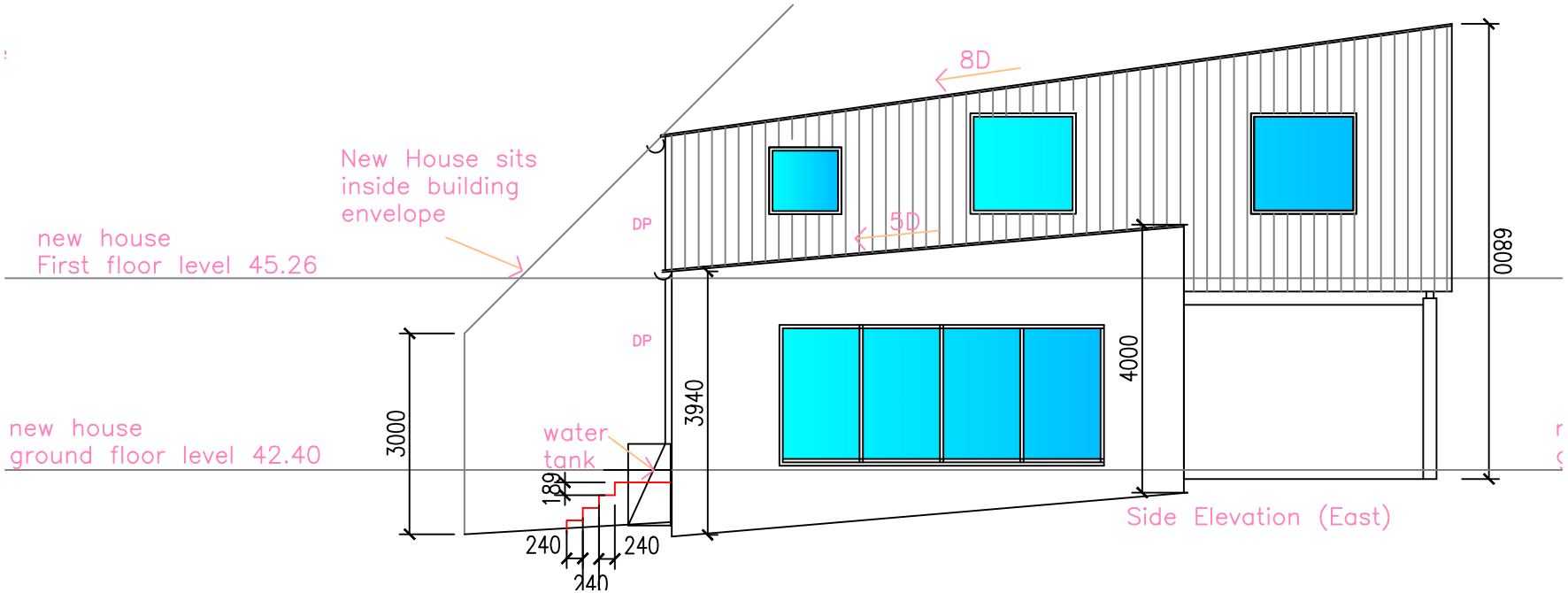


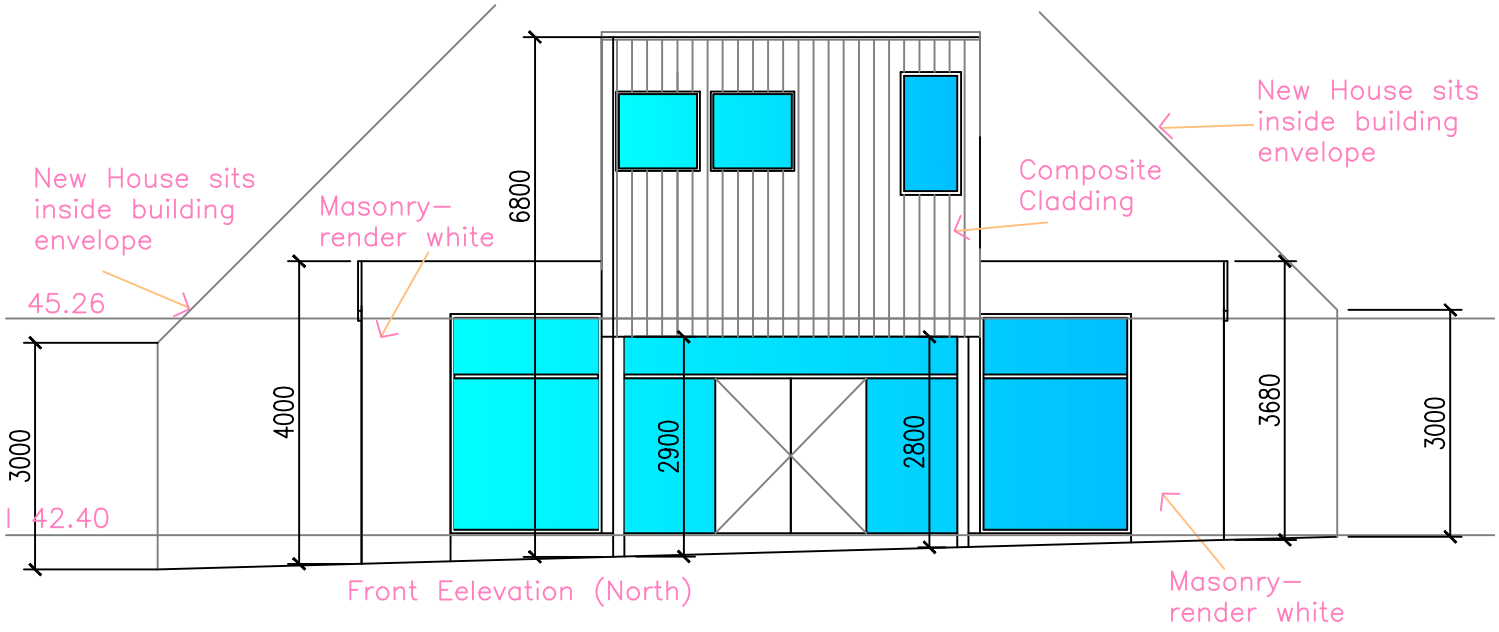


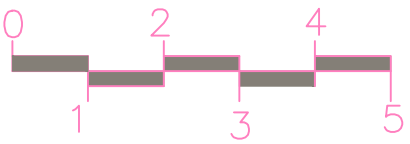
New House
60 Alexander St
Sandy Bay
Elevations 2nd sheet

scale	1:100
date	
drawn	mh
checked	-
printed	

MH 2022/12 07 C
project sheet rev







New House
60 Alexander St
Sandy Bay
Elevations first sheet

scale	1:100
date	
drawn	mh
checked	–
printed	

MH 2022/12 06 B
project sheet rev

LOT BOUNDARY
BANK TOP
BANK BOTTOM
EDGE OF GARDEN
BITUMEN EDGE
KERB INVERT
KERB BACK
FOOTPATH
DRIVEWAY
CONCRETE SLAB
HOUSE
MINOR BUILDING
VERANDAH
WALL
CHIMNEY
STEPS
WINDOW
RIDGE LINES
UNDERSIDE OF EAVES
GUTTER LIP
CABLE HYDRO OVERHEAD
CABLE TELSTRA OVERHEAD
FENCE
GATE
SEWER MAIN (DBYD)
PROPOSED STORMWATER

NAIL
SPIKE
NATURAL SURFACE
GRATED PIT
FINISHED FLOOR LEVEL
PYLON
TELSTRA PIT
STOP VALVE
METER WATER
TREE
TREE TPZ

NOTES:

While all reasonable effort has been made to locate all visible above ground services, there may be other services which were not located during the field survey.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by existing title dimensions and occupation (where available) only and not by field survey, and as a result are considered approximate only. This plan should not be used for building to boundary. or to prescribed set-backs, without further survey.

Prior to any demolition, excavation, final design or construction on this site, a full site inspection should be completed by the relevant engineers.

All survey data is 3D. The level (z-value) of any specific feature can be interrogated with a suitable CAD package. Spot heights of all features, including pipe inverts, are included in the model space but are not displayed on the PDF. Spot heights are organised into appropriate layers, and can be displayed as required.

DATUM - Vertical : AHD per HCC1232 with reputed AHD level of 45.03 from SURCOM on 22/10/2021

At the time of this survey, CT.60599/11 was owned by C Tadros

Date of Survey : 26/08/2022

Sewer Pit
Lid RL 40.99
Invert RL 38.51
Inlet RL 39.24

Slope distance between sewer pits = 62.05 m

House

PROPOSED RIGHT OF WAY "A" VARIABLE WIDTH

PROPOSED RIGHT OF WAY "B" VARIABLE WIDTH

12.85
Paling fence within 0.2m of boundary

165°58'46"
40.742

Garden

BM spike
RL = 42.221

11
644m²

BM nail in bitumen footpath
RL = 47.458

15.240
75°58'46"

Steps

Concrete path

Mud room
FFL = 45.67

WB house
(all measurements are to weatherboard corners)
FFL = 45.72

Stairs

Concrete path

BM nail in bitumen footpath
RL = 48.770

ALEXANDER STREET

Garden

BM spike
RL = 43.799

165°58'46"
43.739

Garden

Paling fence within 0.1m of boundary
12.78

Concrete slab/raised parking slab

1.740

1.351

BM nail in bitumen footpath
RL = 49.682

House

OPEN SPACE

BANK

CREEK

TOP

Paling fence within 0.1m of boundary

64°51'12"
15.173

12.900

9.044

13.240

Sewer Pit (66 Alexander St)
Lid RL 45.32
Invert RL 43.73

AMENDMENTS		
No.	Revision/Issue	Date
C	TREE TPZ AND PROPOSED SW ADDED	12-10-2022
B	BACK FENCE TO CREEK INFORMATION ADDED	26-08-2022
A	SEWER LINE ADDED	02-12-21

LEARYCOX&CRIPPS
LAND & ENGINEERING SURVEYORS

Unit G04 40 Molle Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lccsurvey.com

Project Name and Address
60 ALEXANDER STREET,
SANDY BAY

Drawing Title
DETAIL PLAN

Client
MONA HANNA
CT.60599/11

SCALE
0 2 4 6 8
1:250 at A3

Contour Interval 0.200 m
Date 26/08/2022
SHEET 1 of 1
DRAWN BP,LH
CHK'D TC

FILE REF: 12517
Geocivil Ref 1251702
AutoCAD Ref 1251702
DATUM Horz: MGA2020
Vert: AHD

CIVIL DRAWINGS
PROPOSED HOUSE
60 ALEXANDER STREET
SANDY BAY

C001	COVER	E	11/01/2023
C101	LOCALITY PLAN	D	12/12/2022
C102	SITE PLAN	D	12/12/2022
C103	DRIVEWAY AND STORMWATER PLAN	E	11/01/2023
C104	STORMWATER OUTFALL PLAN	C	14/09/2022
C105	SEWER AND WATER PLAN	C	14/09/2022
C301	SECTIONS 01	B	1/08/2022
C302	SECTIONS 02	C	12/12/2022
C401	CONSTRUCTION DETAILS	E	11/01/2023

REV	ISSUE	DATE	APPROVAL	
E	DEVELOPMENT APPROVAL	11/01/2023	DRAWN:	NM
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED:	MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN:	NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED:	MW
A	PRELIMINARY	6/06/2022	VERIFIED:	MW

ALDANMARK
CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT:	PROPOSED HOUSE	ADDRESS:	60 ALEXANDER STREET SANDY BAY	SHEET:	COVER
		CLIENT:	MONA HANNA	SCALE: AS INDICATED	TOTAL SHEETS: 9 / SIZE: A1
				PROJECT No: 21E99-200	SHEET: C001 / REV: E

NOTES

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LOCALITY PLAN

AS INDICATED

REV	ISSUE	DATE	APPROVAL
			DRAWN: NM
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED: MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
A	PRELIMINARY	6/06/2022	VERIFIED: MW

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Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25m

ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT: MONA HANNA

SHEET: LOCALITY PLAN

SCALE: AS INDICATED | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C101 | REV: D

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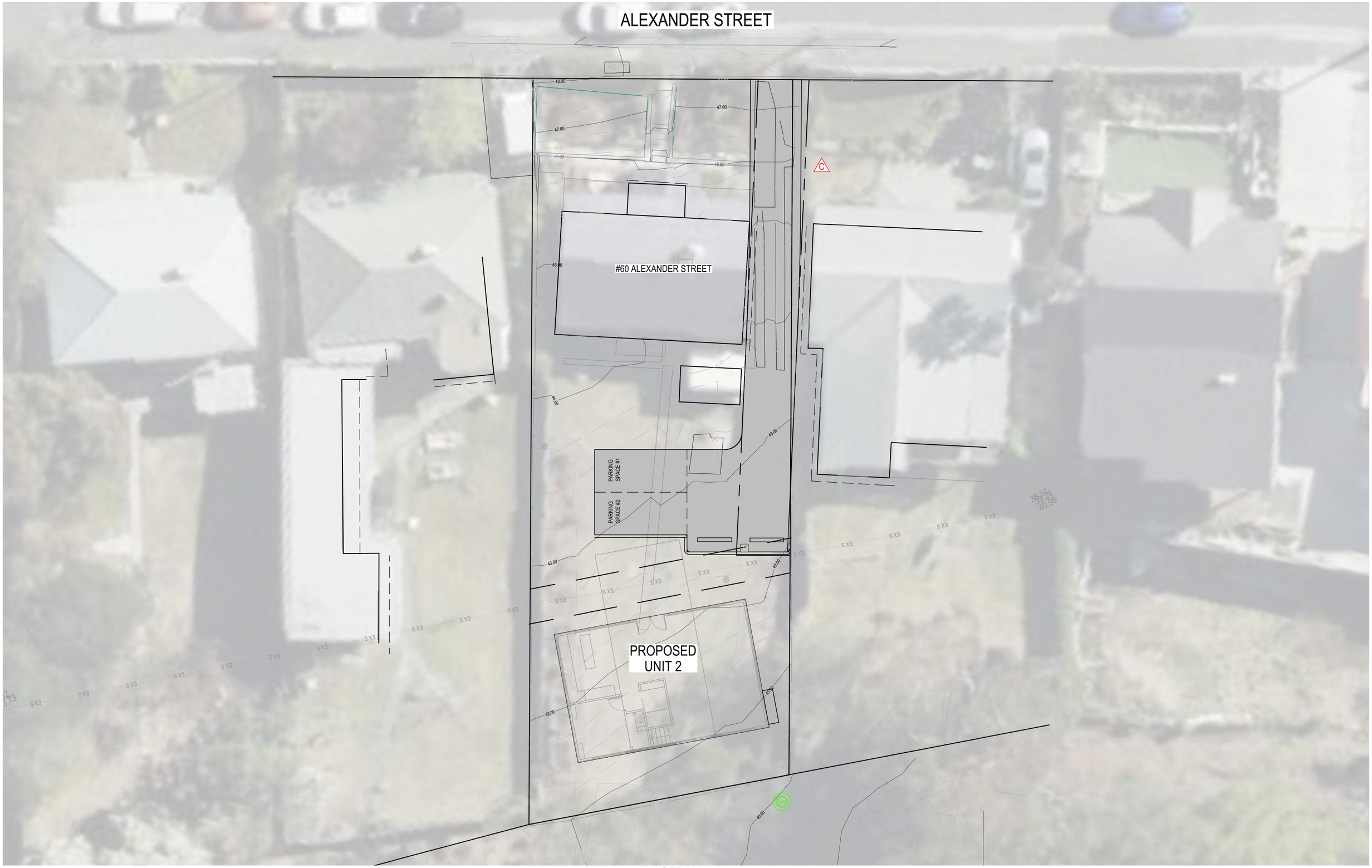

SITE PLAN
SCALE 1:100 (A1)

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED: MW
			DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
A	PRELIMINARY	6/06/2022	VERIFIED: MW
			DRAWN: NM

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Hobart TAS 7000
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mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

0 1 2 3 4 5 6 7 8 9 10m

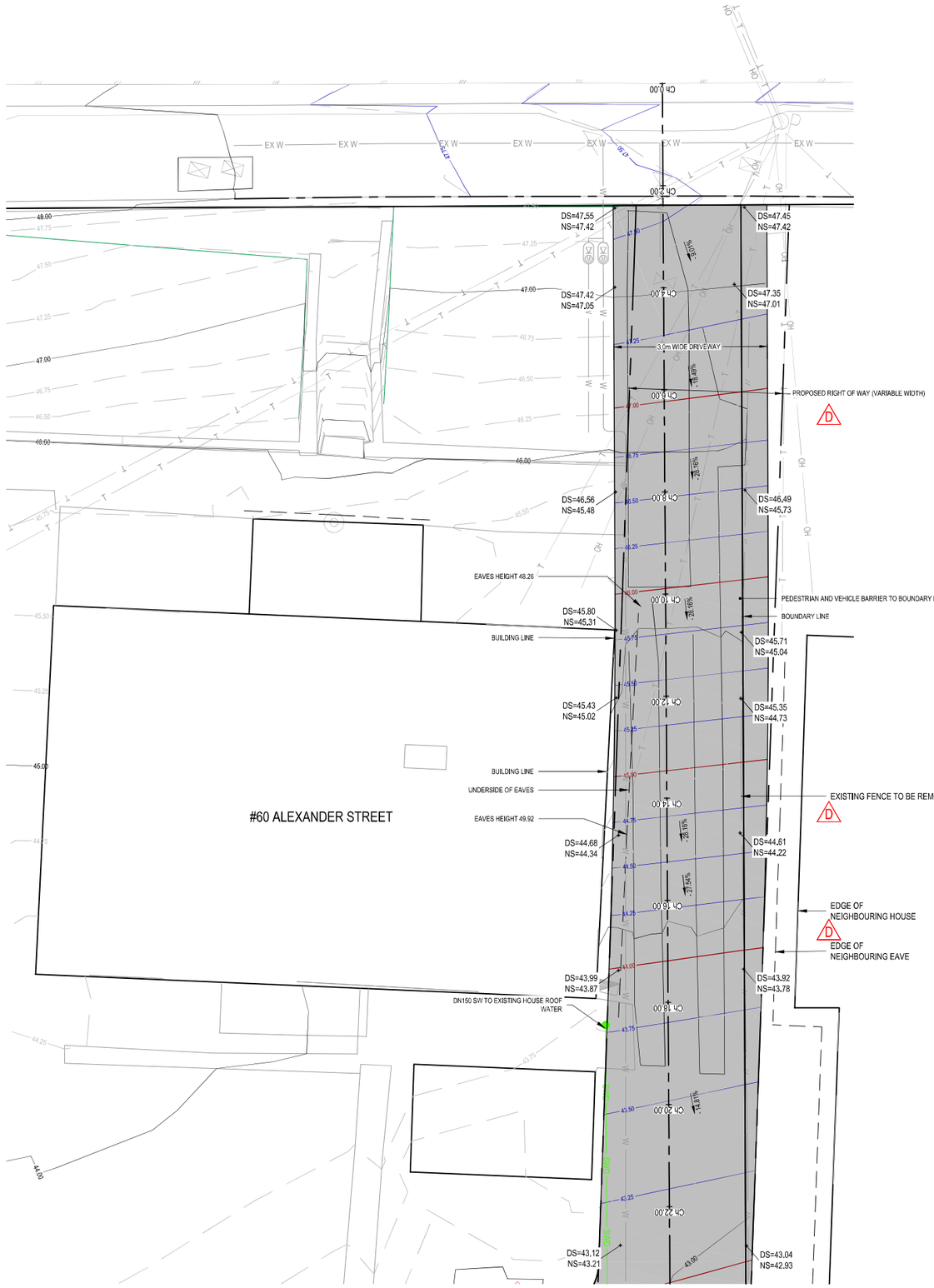
ADDRESS: 60 ALEXANDER STREET
SANDY BAY

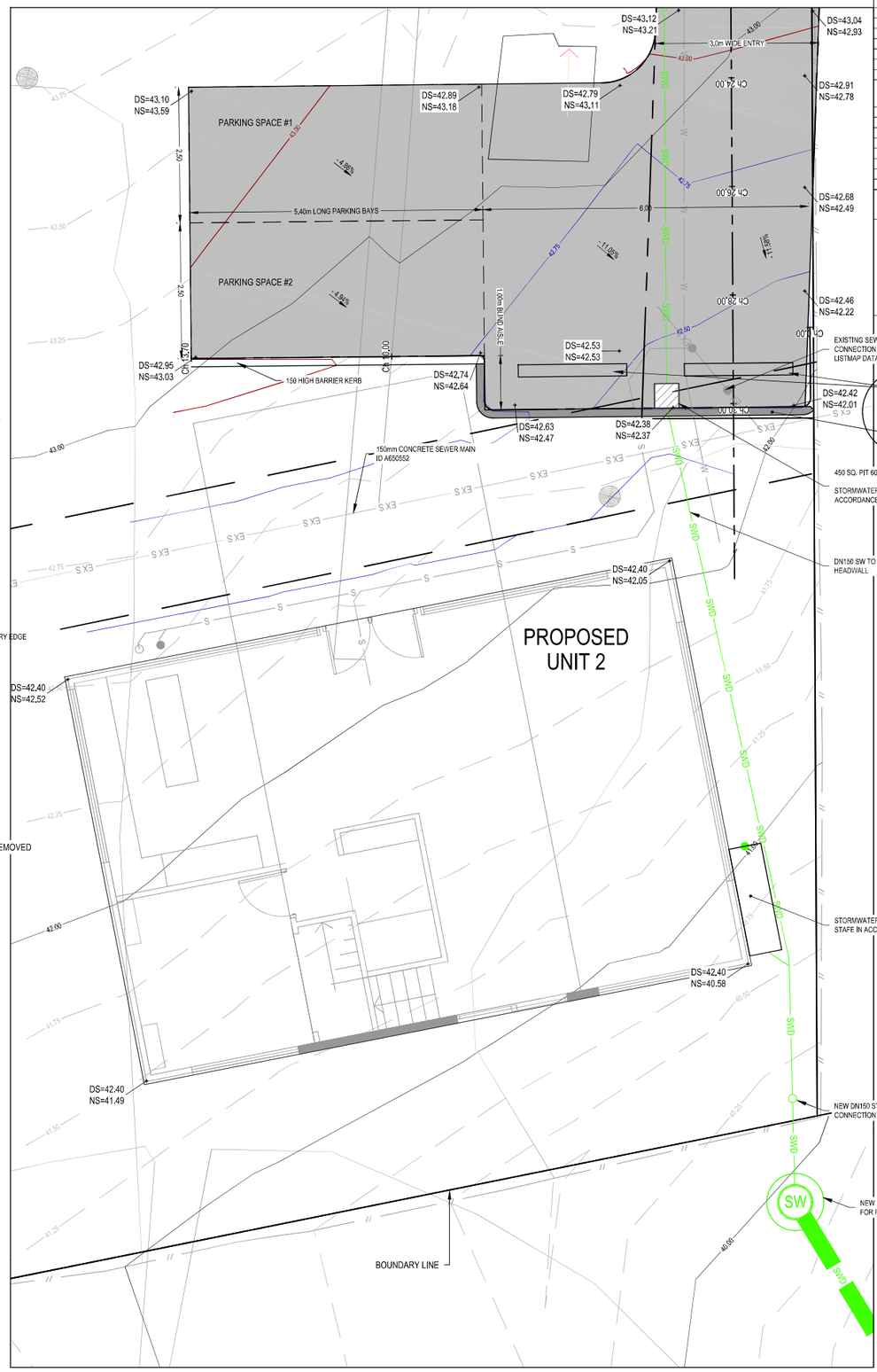
CLIENT: MONA HANNA

SHEET: SITE PLAN

SCALE: 1:100 | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C102 | REV: D





STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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DRIVEWAY AND STORMWATER PLAN

SCALE 1:50 (A1)

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REV	ISSUE	DATE	APPROVAL
E	DEVELOPMENT APPROVAL	11/01/2023	DRAWN: NM
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED: MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
A	PRELIMINARY	6/06/2022	VERIFIED: MW

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199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

0 .5 1 1.5 2 2.5 3 3.5 4 4.5 5m

ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT: MONA HANNA

SHEET: DRIVEWAY AND STORMWATER PLAN

SCALE: 1:50 | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C103 | REV: E

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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NOTE:
DETAILED DESIGN OF HEADWALL OUTLET TO BE INCLUDED AT BUILDING APPROVAL STAGE TO CONSOLIDATE EXISTING HEADWALLS IN THE RESERVE AND MINIMISE THE IMPACT OF DISCHARGE

STORMWATER OUTFALL PLAN

SCALE 1:50 (A1)

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
			DRAWN: NM
			CHECKED: MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN: NM
			CHECKED: MW
			VERIFIED: MW

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Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

0 .5 1 1.5 2 2.5 3 3.5 4 4.5 5m

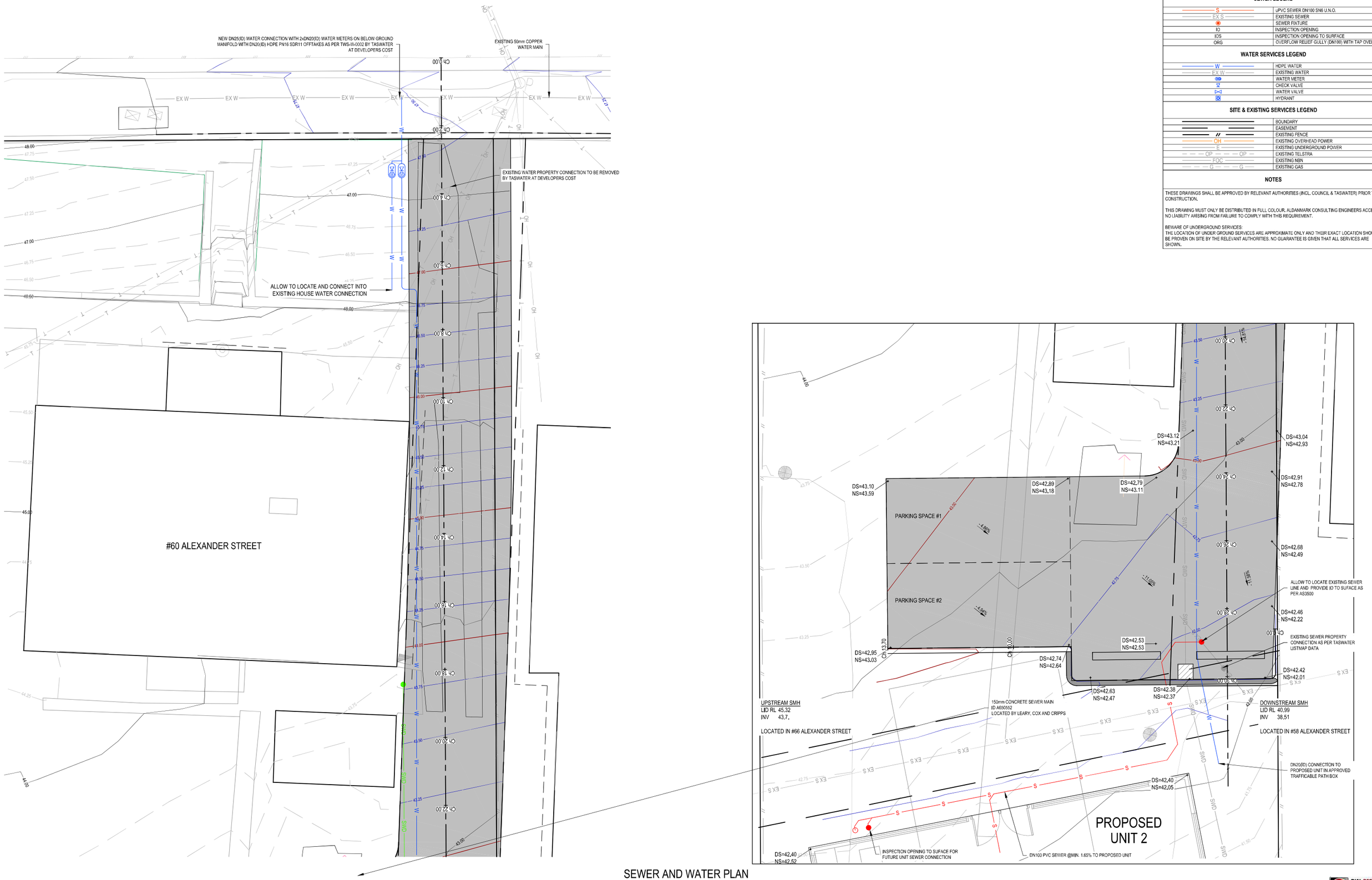
ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT: MONA HANNA

SHEET: STORMWATER OUTFALL PLAN

SCALE: 1:50 | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C104 | REV: C



SEWER AND WATER PLAN

SCALE 1:50 (A1)

SEWER LEGEND

S	uPVC SEWER DN100 SN8 U.N.O.
EX S	EXISTING SEWER
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

WATER SERVICES LEGEND

W	HDPE WATER
EX W	EXISTING WATER
	WATER METER
	CHECK VALVE
	WATER VALVE
	HYDRANT

SITE & EXISTING SERVICES LEGEND

	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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			DRAWN: NM
			CHECKED: MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
			VERIFIED: MW

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Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

ADDRESS: 60 ALEXANDER STREET SANDY BAY

CLIENT: MONA HANNA

SHEET: SEWER AND WATER PLAN

SCALE: 1:50 | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C105 | REV: C

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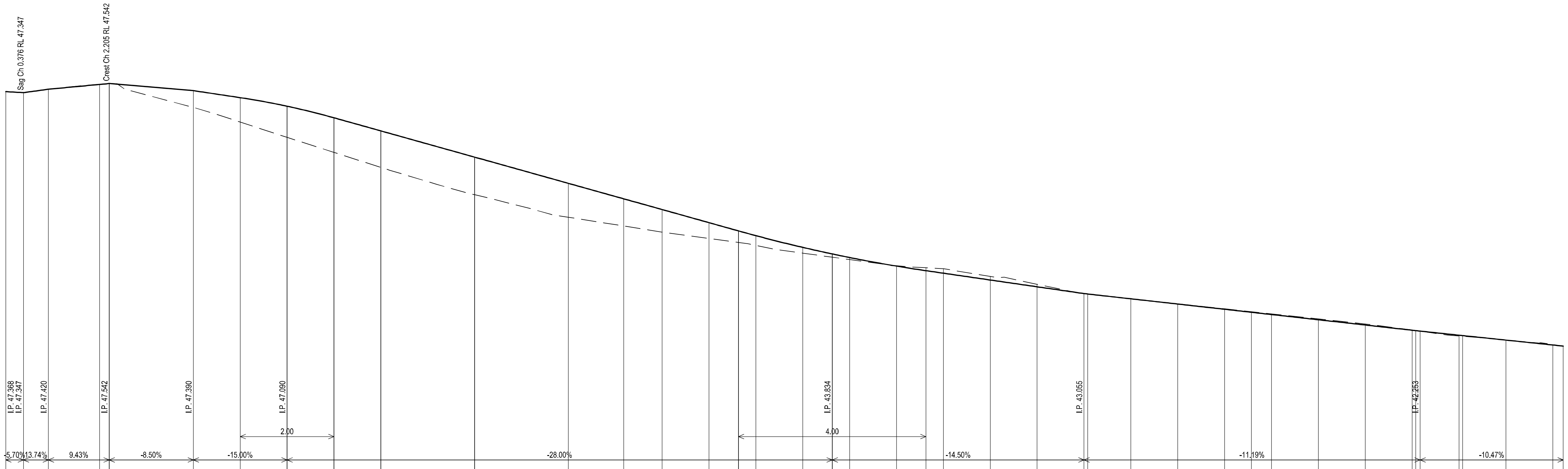

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DESIGN CENTRE LINE	47.368	47.347	47.420	47.523	47.542	47.390	47.240	47.057	46.810	46.530	45.970	45.410	45.079	44.850
EXISTING SURFACE	47.37	47.35	47.42	47.53	47.54	47.03	46.72	46.39	46.07	45.75	45.17	44.69	44.50	44.37
CHAINAGE	0.00	0.38	0.91	2.00	2.20	4.00	5.00	6.00	7.00	8.00	10.00	12.00	13.18	14.00

CUT (-) FILL (+)	+0.34	+0.24	+0.21	+0.12	+0.07	+0.04	-0.01	-0.07	-0.10	-0.08	-0.05	+0.00	+0.01	-0.01
DESIGN CENTRE LINE	44.570	44.394	44.292	44.041	43.901	43.825	43.642	43.544	43.490	43.345	43.200	43.055	43.046	42.943
EXISTING SURFACE	44.23	44.15	44.08	43.92	43.83	43.78	43.65	43.61	43.59	43.42	43.25	43.05	43.04	42.95
CHAINAGE	15.00	15.63	16.00	17.00	17.63	18.00	19.00	19.63	20.00	21.00	22.00	23.00	23.08	24.00

CUT (-) FILL (+)	-0.01	-0.01	-0.01	-0.01	-0.01	-0.03	-0.01	+0.00	+0.00	+0.02	+0.02	+0.00	-0.01	+0.00
DESIGN CENTRE LINE	42.831	42.719	42.655	42.607	42.495	42.384	42.272	42.263	42.253	42.166	42.158	42.061	41.956	41.933
EXISTING SURFACE	42.84	42.73	42.67	42.62	42.51	42.41	42.28	42.26	42.25	42.15	42.14	42.06	41.97	41.93
CHAINAGE	25.00	26.00	26.57	27.00	28.00	29.00	30.00	30.08	30.17	31.00	31.08	32.00	33.00	33.22

From 0.000m To 33.223m Scales: H 1:50 V 1:50

REV	ISSUE	DATE	APPROVAL	
			DRAWN:	NM
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B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED:	MW
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199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

AS INDICATED

ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT: MONA HANNA

SHEET: SECTIONS 01

SCALE: AS INDICATED | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C301 | REV: B

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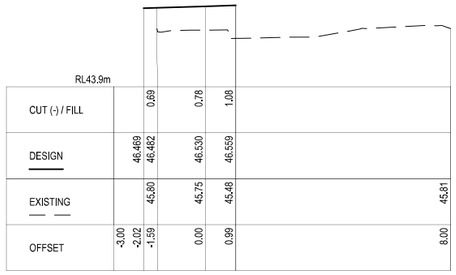

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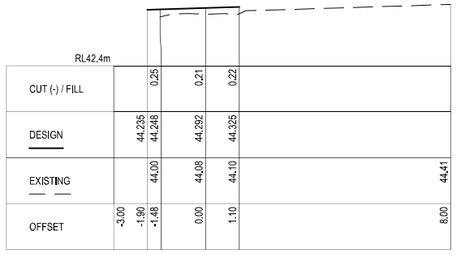

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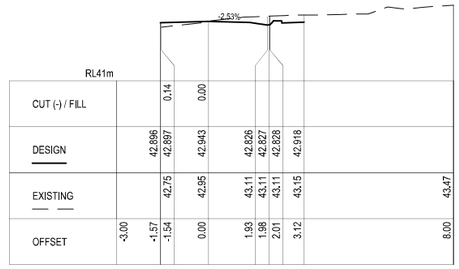

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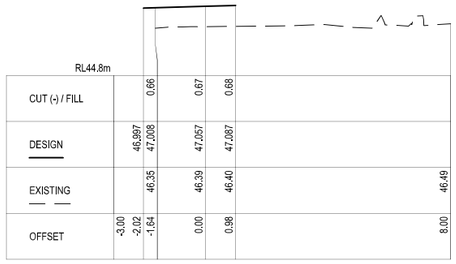

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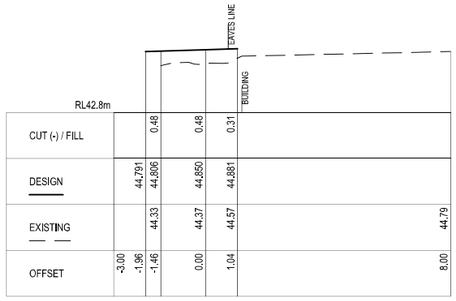

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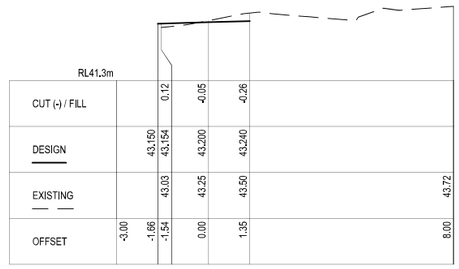

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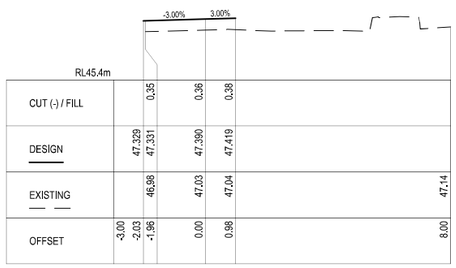

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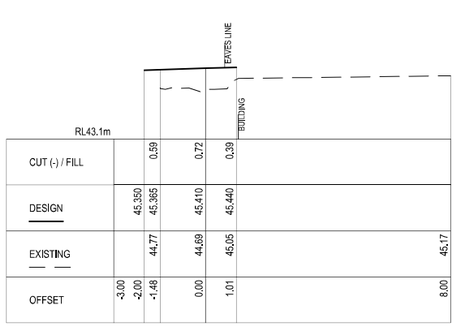

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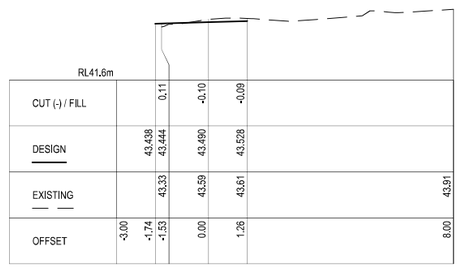

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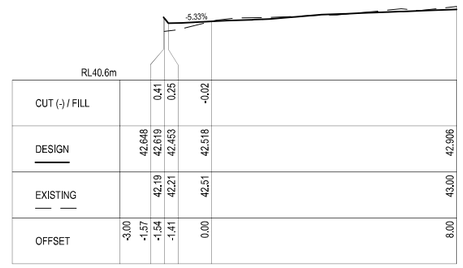

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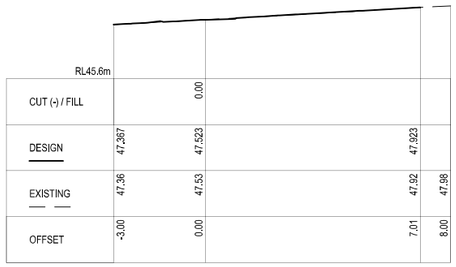

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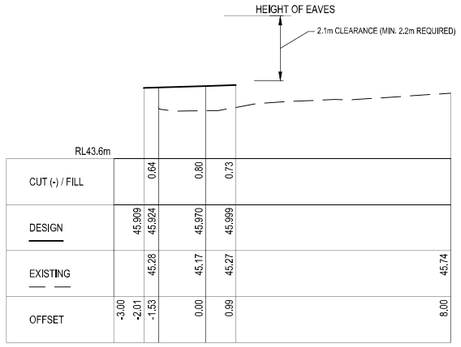

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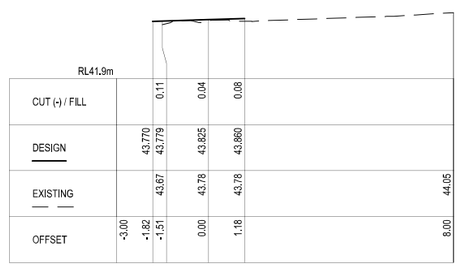

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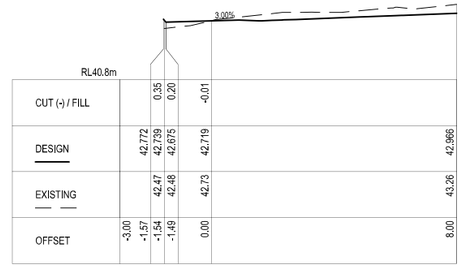

Ch 26.00 m

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mail@aldanmark.com.au
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PROJECT: PROPOSED HOUSE

ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT:

SHEET: SECTIONS 02

SCALE: AS INDICATED | TOTAL SHEETS: 4 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C302 | REV: A

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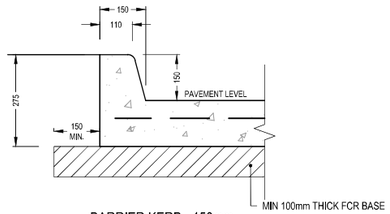
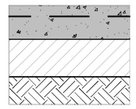


BARRIER KERB - 150mm
SCALE 1:10 (A1)



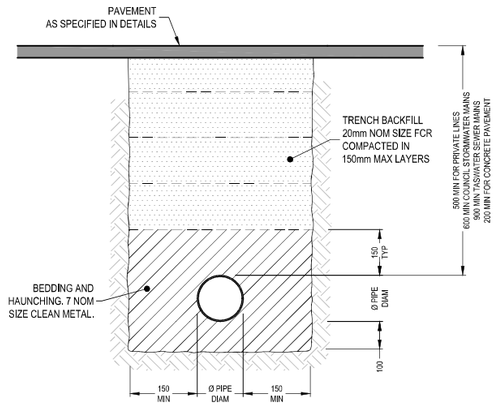
125mm MIN. CONCRETE (N32)
SL82 REINFORCING TOP (30mm COVER)
40mm SAWCUTS AT MAX. 4.0m CRS

100mm BASE A, 20mm FCR

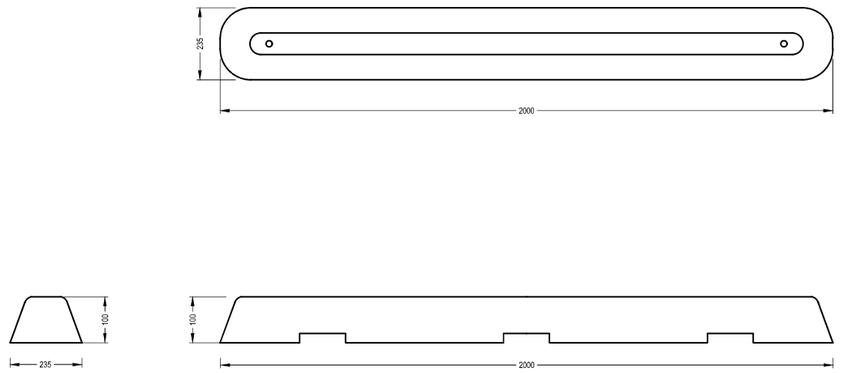
APPROVED SUBGRADE

NOTE: CONCRETE PAVEMENT NOT DESIGNED FOR SPECIAL SURFACE FINISHES SUCH AS EXPOSED AGGREGATE.

CONCRETE PAVEMENT DETAIL



TYPICAL CROSS SECTION - TRAFFICABLE
SCALE 1:10 (A1)



WHEEL STOP DETAIL
SCALE 1:10 (A1)

CONSTRUCTION DETAILS
AS INDICATED

REV	ISSUE	DATE	APPROVAL
E	DEVELOPMENT APPROVAL	11/01/2023	DRAWN: NM
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED: MW
C	DEVELOPMENT APPROVAL	12/12/2022	DESIGN: NM
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mail@aldanmark.com.au
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PROJECT: PROPOSED HOUSE
0 1 2 3 4 5 6 7 8 9 10m
ADDRESS: 60 ALEXANDER STREET
SANDY BAY
CLIENT: MONA HANNA
SHEET: CONSTRUCTION DETAILS
SCALE: AS INDICATED
TOTAL SHEETS: 9
SIZE: A1
PROJECT No: 21E99-200
SHEET: C401
REV: E

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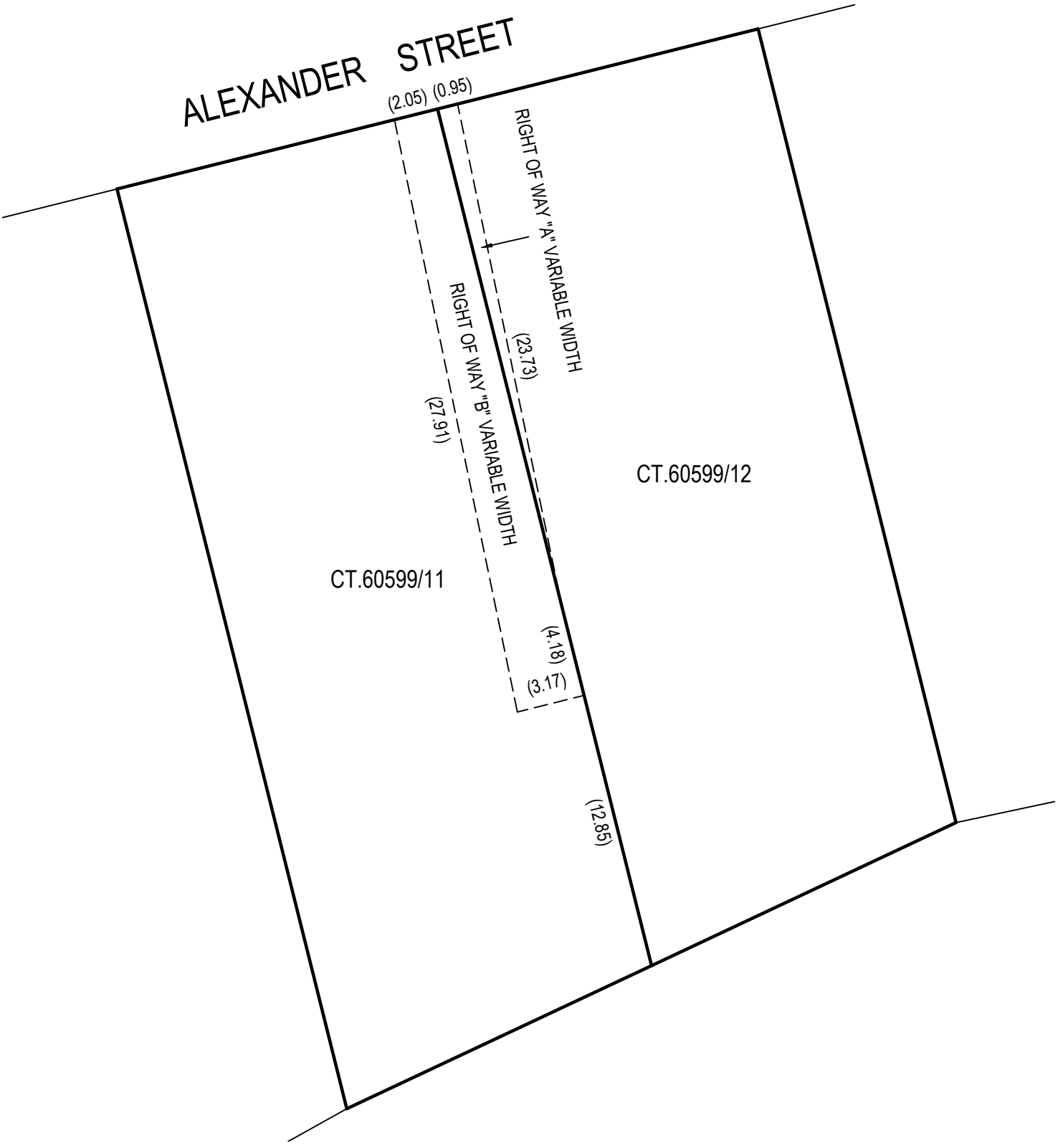
ANNEXURE PAGE

PAGE 1 OF 1 PAGES
Vol. 60599 Fol. 11 & 12



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Version 1

THE BACK OF THIS PAGE MUST NOT BE USED

Arboricultural Report

Preliminary Tree Assessment

For

Christine Tadros

Site

60 Alexander Street, Sandy Bay,

TAS

Prepared By

Tree Pioneers
ABN: 97 327 587 243
21 Victoria Road, Ranelagh,
Tasmania, 7109

Consulting Arborist

Joe Loorham
Diploma of Horticulture
(Arboriculture)
Ph: 0433 918 192
Email: treepioneers@outlook.com

1. Overview

Commissioned by Christine Tadros, Tree Pioneers were engaged to provide a Preliminary Tree Assessment 60 Alexander Street, Sandy Bay. The assessment of the site will consider the potential developments and the impacts of trees on or close to site.

2. Key Objectives

- Identify and record tree data.
- Assess tree retention of specific tree.
- Provide guidelines for tree retention, in light a proposed development.

3. Method

The trees were inspected from the ground on the 1st of October 2022 by Joe Loorham. The trees were assessed for the following;

- Species identification and origin
- Approximate age of the tree
- Stem diameter at 1.4 meters above ground level with DBH tape (multiple stem trees calculated with TreeTec calculator)
- An estimation of the height and width of the tree canopy with a clinometer
- The structure of the tree
- The health of the tree
- The significance of the tree to the site
- Ule (useful life expectance)

The visual tree inspection was undertaken from the ground and recorded. No aerial assessment has taken place. An aerial inspection of the tree will be recommended if further assessment is required. Anything not visible from the ground cannot be accounted for. No underground investigation took place. The tree assessment relates to the data taken on the day of assessment and does not include any changes thereafter.

4. Site

The site is a residential block located at 60 Alexander Street, Sandy Bay. The site has access at this address to the North. The site has a declining aspect to the South. The site has no significant trees present. The neighbouring French Street Reserve has 3 trees present that are in close proximity to the site.

Figure 1. Rough map of site.

5. Site Plan

The plan of 60 Alexander Street, Sandy Bay shows no trees on site. There are 3 trees identified in French Street Reserve which will be impacted on by development.

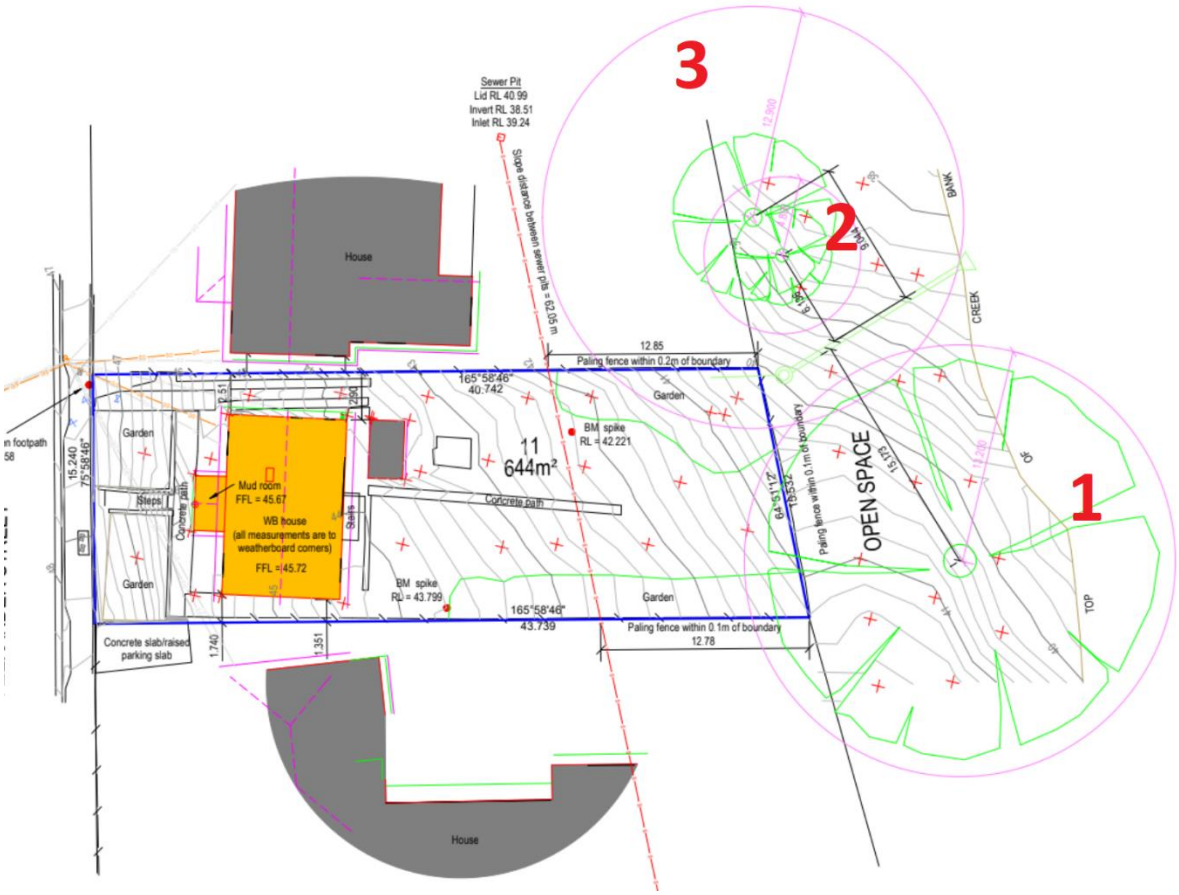


Figure 2. Drawing provided by Leary Cox & Cripps engineering and Surveyors, showing tree numbers and there TPZ. Image shows stormwater outflow into French Street Reserve.

6. Tree Data

Tree 1	
	
Tree ID	*Eucalyptus globulus*
Common Name	Blue Gum
Age	Mature
Origin	Native
D.B.H	1.10m
TPZ	13.20m
Height	18m
Width	10m
Health	Fair
Structure	Fair
Retention Value	High – Third Party Owned
Risk	Low
Comments: Tree is located in council owned French Street Reserve,	

Tree 2	
	
Tree ID	*Cratargus monogyna*
Common Name	Hawthorn
Age	Mature
Origin	Exotic
D.B.H	0.4m
TPZ	4.80
Height	7m
Width	3m
Health	Fair
Structure	Fair
Retention Value	High – Third Party Owned
Risk	Low
Comments: Weed species, Tree is located in council owned French Street Reserve, covered in ivy	

Tree 3	
	
Tree ID	*Eucalyptus globulus*
Common Name	Blue Gum
Age	Mature
Origin	Native
D.B.H	1.08m
TPZ	12.96m
Height	16m
Width	8m
Health	Fair
Structure	Fair
Retention Value	High – Third Party Owned
Risk	Low
Comments: Tree is located in council owned French Street Reserve, lower trunk covered in ivy,	

7. Observations/Discussion

The trees being retained are:

Tree No.	I.D	Age	Origin	D.B.H (cm)	Height	Width	Health	Structure	Retention value	U.L.E	T.P.Z (m)	Incursion area (m2)	% of TPZ	Classification of encroachment
1	Eucalyptus globulus	Mature	Native	1.10m	18	10	Fair	Fair	High (third party owned)	Long	13.20	0m	0%	No encroachment
2	*Cratargus monogyna*	Mature	Exotic	0.4m	7	3	Fair	Fair	High (third party owned)	Short	4.8	0m	0%	No encroachment
3	Eucalyptus globulus	Mature	Native	1.08m	16	8	Fair	Fair	High (third party owned)	Long	12.96	50.13m2	9.5%	Minor Encroachment

- Tree No. 1 and 2 have no encroachment from the development of stormwater outflow.
- Tree No.3 an encroachment of 9.5% which is classed as a minor encroachment (less than 10%).
- Ground level at tree no. 3 is lower than the grade at area of incursion. This suggest the site behind 60 Alexander Street may have been built up previously. This indicates that there is less likely to have roots present at the site of incursion.
- TPZ is recommended to be erected to protect trees during development.
- In accordance with the AS 4970-2009 Protection of trees on development sites, encroachments must be supervised by an arborist and must demonstrate that the trees will remain viable in the landscape.

8. Tree Protection

Tree Protection Zones (TPZ)

The specific area set aside above ground at a given distance from the trunk set aside for the protection of the tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

Structural Root Zones (SRZ)

The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in meters. This zone considers the trees structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be much larger area.

Development sites

Development sites incorporating trees need to implement protection measures to ensure the tree remains viable in the future landscape. Damage to trees during development can occur directly to the tree and indirectly to it through its environment;

- Direct damage includes mechanical injury to the trunk, severing roots, or alterations to the soil environment in the immediate vicinity of the roots. This included compactions or loss of organic matter.
- Indirect damage includes soil moisture alterations, changes in water tables and drainage patterns.

On development site, the protection of trees is achieved with a TPZ (Tree Protection Zone). TPZ are calculated according to *AS 4970-2009 Protections of amenity trees on development sites*. TPZ are 12 times the trunk diameter at 1.4m above ground level. Once the TPZ has been calculated, at TPZ fence is erected to protect the tree and its environment. This Fences must be erected before any work takes place.

Guidelines for TPZ's (Tree Protection Zones):

- No building structures or hard landscape features.
- No building material storage.
- No excavation or soil disturbance work
- No placing of fill.
- No lighting of fire or preparing of chemicals.
- No vehicles or pedestrian access.

TPZ requirements:

- Erect signs along the entire length of the protective fence.
- Construct TPZ to prevent pedestrian and vehicle access.
- Mulch TPZ area to a depth of 150mm with wood chips.
- Irrigate the TPZ periodically, as determined by the arborist.

TPZ Guidelines and requirements need to be adhere to at all stages of the design and development process.

Encroachment

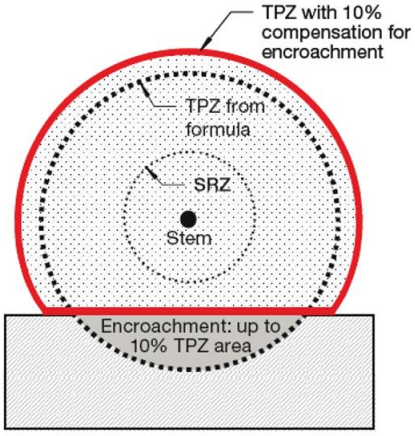
In some case, encroachment into the TPZ is necessary. By working within the Australian standards framework, there are provisions for encroachment. Encroachment is categories as minor or major.

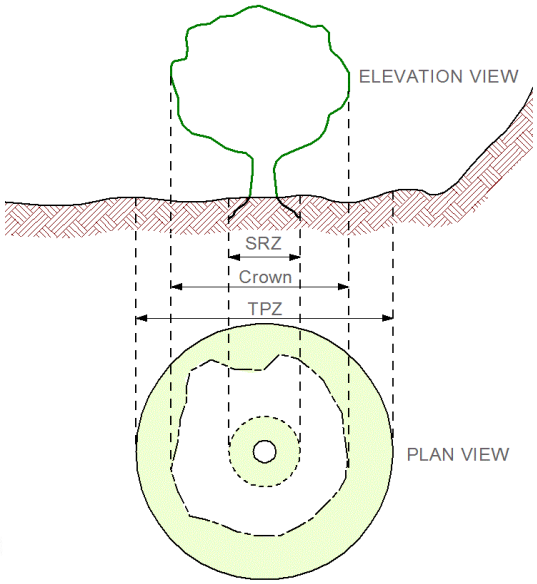
Minor Encroachment AS 4970-2009

Minor encroachment is less than 10% of the TPZ and doesn't enter the SRZ (Structural Root Zone). Root investigation is required and the 10% must be compensated with an extension to the TPZ elsewhere. These TPZ encroachments must be supervised by the project arborist.

Major Encroachments AS 4970-2009

Major encroachment is more than 10% of the TPZ and into the SRZ. These encroachments must be supervised by the project arborist. The project arborist must demonstrate that the trees will remain viable. The area lost to encroachment must be compensated with an extension to the TPA elsewhere.





: Example of TPZ encroachment and compensatory offset (image from AS 4970-2009)

It is recommended that:

- All trees represented on future designs and feature surveys with respective TPZ.
- The design team maintains contact with the arborist to ensure the trees remain viable by providing suitable space above and below ground.
- Following the development of a final design, it is reviewed by the arborist to produce a construction impact statement detailing which tree are to be removed or retained as part of the proposal.
- A tree management plan is to be produced following approval, detailing how the retain trees will be protected during the demolition and construction process.

9. Conclusion/Recommendation

60 Alexander Street, Sandy Bay has the following recommendations.

- Tree No. 1 and 2 have no encroachment from the development of stormwater outflow.
- Tree No.3 an encroachment of 9.5% which is classed as a minor encroachment (less than 10%).
- Ground level at tree no. 3 is lower than the grade at area of incursion. This suggest the site behind 60 Alexander Street may have been built up previously. This indicates that there is less likely to have roots present at the site of incursion.
- Tree 3 can easily offset the incursion to the TPZ elsewhere as there is no other encroachments.
- TPZ is recommended to be erected to protect trees during development.
- In accordance with the AS 4970-2009 Protection of trees on development sites, encroachments must be supervised by an arborist and must demonstrate that the trees will remain viable in the landscape.

10. References

Australian Standards – AS 4970-2009 Protection of trees on development site.

Australian Standards – AS 4373-2007 Pruning of Amenity trees.

Alex L. Shigo – *Modern Arboriculture: A Systems Approach to the care of trees and their associates*, 1st edition, published January 1991

Alex L. Shigo – *New tree Biology: Facts, Photos and Philosphies on trees and their problems and proper care*, 2nd edition, published June 1989

Mattheck, C. & Breleor, H. 1994, *The Body Language of Trees*, The Stationary Office, London, UK.

11. Glossary

Arboricultural terms used throughout the document.

Term	Meaning
Bifurcated	A tree or limb divides at a union into two main sections which is reasonable equal. Similar meaning as co-dominant stems.
Codominant stems	Two or more stems which are competing in size. They do not have branch collars but may form a bark ridge. In many cases this leads to included bark. Similar meaning to bifurcation.
Canker	A localized lesion; a dead spot. Canker doesn't allow the tree to callus over the wound.
Compartmentalization (CODIT)	Compartmentalization is the tree's defence process where boundaries form that resist spread of infections and that defend the liquid transport, energy storage and mechanical support systems. As trees compartmentalize infected wood, storage space for energy reserves is reduced. Strong compartmentalization "keeps" the lost space to a minimum. Wounded wood is compartmentalized inside the trees structure.
Dieback	A tree dying back at the extremity's either the roots or shoots to survive. Reducing distance of translocation
Epicormic Epicormic bud Epicormic branch	Located along trunk and branches. They are carried in the cambium and are dormant for years. They are suppressed by hormones by active shoots further up the tree. They're suppressed until specific conditions are triggered like damage, pruning or increase light. They have a weak attachment point.
Included bark	Include bark forms when the branch bark ridge turns inward. This is common with codominant stems. Included bark is a condition where the tree has grown around the bark which leaves it included.
Primary disorder	The first disorder, most prevalent diagnosed condition.
Secondary disorder	the secondary disorder, a disease that follows the and results from an earlier disease.
Brown rot	Brown rot or brittle rot is the decay of heart wood, the cellulose is digested, and the lignin is altered. Very brittle.
White rot	White rot or white decay is the decay of heart wood, lignin is digested, and cellulose remains altered.

12. Tree Descriptors

AGE

The notation of age is based on the following categories.

Category	Description
Young	Less than 20% of the life expectance of the tree.
Mature	20 – 80% of the life expectance of the tree.
Over Mature	>80% of the life expectance for the tree.
Dead	Tree is no long alive.

HEALTH

Pertains to the health and growth potential of the tree. The notation of 'health' is based on the following categories.

Category	Description
Good	Full canopy, good foliage density, average leaf colour for species. Average growth indicators such as good extension of growth per growing season, typical leaf size. Little to no dieback in the canopy, minimal deadwood. Good wound wood development. **Tree exhibits above average health and minimal to no work is required.**
Fair	Tree has <25% deadwood and may have minor canopy dieback. Foliage density and colour may be slightly below average for species. Imperfections in canopy present, pathogen signs present. Average growth indicators such as good extension of growth per growing season, typical leaf size and canopy density. Moderate wound wood development. **Tree exhibits below average health and remedial works may be employed to improve tree health.**
Poor	Tree has >25% deadwood and has canopy die back. Foliage density and colour is below average for species. Leaf size distorted and discoloured. Epicormic growth is present throughout the canopy. Canopy is incomplete and has pathogen damage present. Poor wound wood development. **Tree exhibits low health and remedial work or removal may be required.**
Very Poor	Tree has more than 50% deadwood and extensive canopy dieback. Foliage density is sparse and leaf and colour is atypical for species. Epicormic shoots can make up large sections of canopy. Pathogen and stress agent is present are leading to decline. Very poor wound wood development. **Tree exhibits low health and remedial work or removal are required.**
Dead	**Tree is no longer living.**

RETENTION VALUE

Retention Value is rated into three levels: LOW, MEDIUM and HIGH.

Category	Description
Low	Trees that offer little in terms of contributing to the future landscape. Should be considered for removal.
Medium	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

STRUCTURE

Pertains to the physical structure of the tree including main scaffold branches and roots. Structure includes those attributes that may influence the probability of major, trunk, root or limb failure.

Category	Description
Good	Tree has well-defined and balance canopy. Branch unions appear strong and without defects evident. Trunk and branches have nice taper. Tree is unlikely to suffer trunk or branch failure under normal conditions. **The tree is considered a good example of the species with well-developed form.**
Fair	Tree has some minor problems in the structure of the crown. The crown may slightly out on balance and some branch unions may exhibit structural faults. Tree may have a slight lean. Tree may have slight root damage. **There defects are not likely to result in catastrophic trunk or branch failure, although some branch failure may occur under normal conditions.**
Poor	Tree may have significant problems in structural scaffold limbs and trunk. Canopy may be lopped sided and have gaps. Limbs crossing in canopy. Branch unions may be poor with faults present. Tree may have substantial lean. Tree may have suffered significant root damage. Tree may have basal or trunk damage. Tree may have co-dominate stems. Tree may have bifurcated unions. **These defects <u>may</u> predispose the tree to major truck and branch failure.**
Hazardous	Tree has very significant problems in structural scaffold limbs and trunk. Canopy is lopped sided and has gaps. Limbs crossing in canopy causing rubbing and damage. Branch unions are poor with faults at the point of attachment. Tree has substantial lean. Tree has suffered significant root damage. Tree has basal or trunk damage. Tree has co-dominate stems. Tree has bifurcated unions. **There defects <u>are</u> likely to predispose the tree to trunk and scaffold limb failure**

USEFUL LIFE EXPECTANCY (ULE)

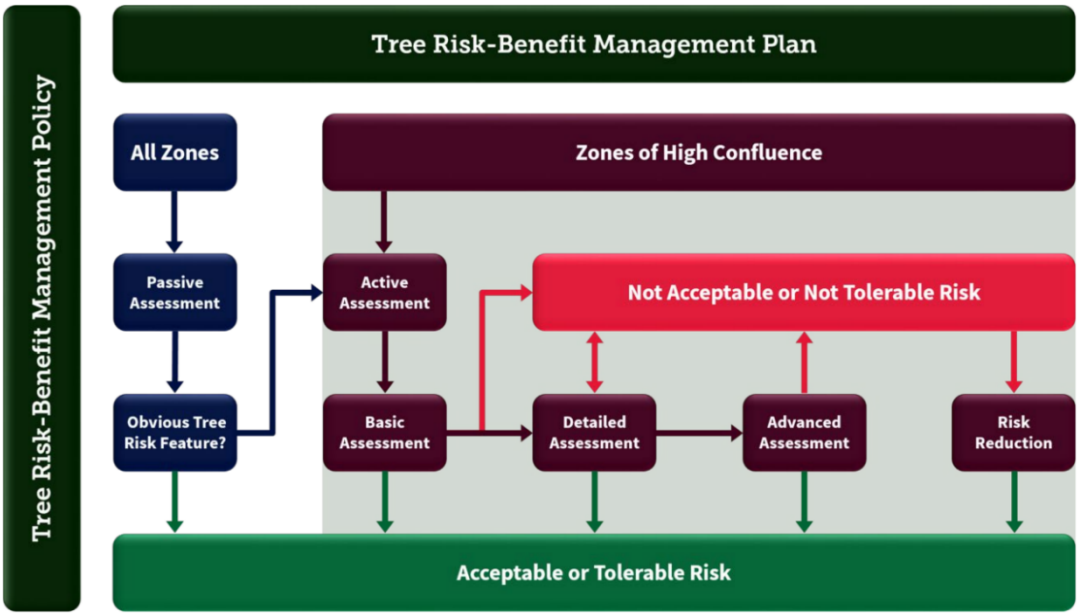
U.L.E. pertains to the span of time that the tree might reasonably be expected to provide useful amenity value with an acceptable level of safety at an acceptable cost. Trees with have varying U.L.E. according to the environment, economical and other factors. **(Note: Useful life expectancy is relevant to the tree if it is maintained and nothing significantly in the environment changes)**

The notation of U.L.E. is based on the following categories.

Category	Description
Short	The tree appears to be retainable with an acceptable level of risk for 5 to 15 years.
Medium	The tree appears to be retainable with an acceptable level of risk for 15 to 40 years.
Long	The tree appears to be retainable with an acceptable level of risk for more than 40 years.
Remove	The tree presents with a high level of risk that would need removal within the next 5 years

RISK

Risk is calculated using the following chart.



Passive Assessment - is simply picking up on Obvious Tree Risk Features you can't help but notice as you got about your daily routine. We carry it out in all zones of use. Passive Assessment is our most valuable risk management asset because it can be done by anyone and it's going on day in day out.

Active Assessment - is where we have trained assessors looking for risks that might not be Acceptable or Tolerable. Or where Passive Assessment has picked up an Obvious Tree Risk Feature that needs a closer look. Active Assessment has three levels to it that increase in depth of investigation from Basic, to Detailed, up to Advanced. We'll carry out Active Assessment in zones of high confluence every 5 years.

Risk Ratings - VALID has applied ISO 31000: Risk Management and the Tolerability of Risk Framework to tree risk-benefit assessment and management, which we've adopted. We're going to manage the risk from our trees and branches falling using four easy-to-understand traffic light signal coloured risk ratings. Red Not Acceptable risks will be reduced to an Acceptable level Amber Not Tolerable risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks Amber Tolerable risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks Green Acceptable risks will not be reduced.

More documentation is attached.

TREE PROTECTION ZONES

The T.P.Z. applied is AS 4970-2009 'Protection of trees on development site'. AS 4970-2009 uses a multiplication method to determine the T.P.Z. based on T.P.Z. radius being 12 times stem diameter measured 1.4 metres above ground.

T.P.Z. radius = DBH x 12

STRUCTURAL ROOT ZONE

The S.R.Z. applied is AS 4970-2009 'Protection of trees on development site'. The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

SRZ radius = (D x 50) $^{0.42}$ x 0.64

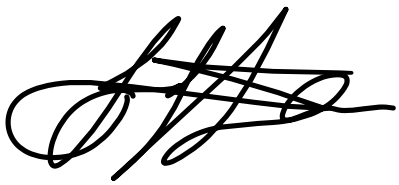
Joseph Loorham
Diploma of Arboriculture
Graduate Certificate in Arboriculture
ABN: 97 327 587 243
Phone: 0433 918 192
Email: treepioneers@outlook.com
Email: treepioneers@gmail.com

To Hobart City Council,

In accordance with the report written for Christine Tadros at 60 Alexander Street, Sandy Bay, No native vegetation will be removed in the installation of the stormwater line and headwall.

Further details can be found in the report. Please don't hesitate to contact for further information.

Kind Regards



Joe Loorham

Planning points from council letter

PLN Fi1
Revised site plan and elevations
1- Please Refer to elevations 06A & 07A, and Existing 08A
2- Please Refer to site plan 01A, elevations 06A & 07A, and Existing 08A
3- Private open space has a gradient not steeper than 1:10. Please refer to Existing 08A
4- Please refer to the site plan drawing. Waste/bin storage for lot currently behind the shed, and on the west elevation for the new dwelling. These are not enclosed due to their location.
5- Confirmed Lot 1&2 are intended future strata title lots, not subdivision.
6.- No front fence is proposed due to the current hedge providing privacy to existing house.

PLN Fi2
Please refer to the elevations on sheet 8 "Existing house plan" diagram A . The proposal is complying with 11.4.4. A1 (a)
The Existing dwelling is to the north of the new dwelling and it meets A1(a)

W1
The Existing location of Bins are as is, without change. The slop of the driveway still within the acceptable slop for the bins.

Parking and Access

E6.6.1- Parking Provision
The proposed development provides a total of 2 new on-site car parking spaces. The layout of the car parking is shown in the Engineer's design. Please refer to this drawing.

Planning Scheme Requirements
The Acceptable Solution A1 of Clause E6.6.1 of the Planning Scheme states that "the number of on-site car parking spaces must be no less than the number specified in Table E6.1".
Table E6.1 requires 2 spaces for each dwelling. This is a requirement for 4 parking spaces. The provision of 2 parking spaces does not comply with the Acceptable Solution A1 of Clause E6.6.1 of the Planning Scheme (shortfall of 2 parking spaces).
The Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme states:
"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 development provides sufficient on-site car parking supply to cater the needs of the new house (2 spaces). The development does not provide on-site parking for the existing house. The existing house has never had any parking spaces on site but has 2 car parking permits still in use. The request to have 2 car spaces for the can be accommodated in the surrounding area with an abundance on-street parking

(b) the availability of on-street and public car parking in the locality:
There is a relatively large supply of on-street car parking in the surrounding transport network, including Alexander Street, View Street (access via the laneway opposite the existing house), and French Street. There is sufficient on-street car parking to cater to the shortfall.

(c) the availability and frequency of public transport within a 400m walking distance of the site:
The site is located close to French Street and Regent Street/ Churchill Avenue which is a major transit corridor. Metro Tasmania operates frequent buses along both roads as well as via Alexander Street; the closest bus stop being 50m from the existing house.

(d) the availability and likely use of other modes of transport:
The development is located close to the University of Tasmania. Walking, cycling, Uber and scooters are likely to be common transport modes for residents for certain trip types.

(e) the availability and suitability of alternative arrangements for car parking provisions: The existing house currently has two parking permits.

(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variations in car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces:
Not applicable.

(g) any car parking deficiency or surplus associated with the existing use of the land: There is limitation due to the existing sewer pipe in the middle of the site which is not permitted to drive over. This limits the space available to park and maneuverer in the area between the existing house and the existing main sewer pipe.

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with use that 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 instead of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity: Not applicable.

(j) any verified prior payment of a financial contribution instead of parking for the land: Not applicable.

(k) any relevant parking plan for the area adopted by Council: Not applicable.

(l) the impact on the historic cultural heritage significance of the site is subject to the Local Heritage Code: Not applicable.

(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code". Not applicable.

Based on the above assessment the development complies with the requirements of the Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme. Specifically, the development provides sufficient parking to cater to the parking demands of the new house but does not provide for existing house. The provision of 2 car parking space is readily available on-street in Alexander Street and the surrounding road network.

E6.7.5 submitted as revised Engineer drawings

Parking and Access

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The proposed development provides a total of 2 new on-site car parking spaces. The layout of the car parking is shown in the Engineer's design. Please refer to this drawing.

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(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variations in car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces:
Not applicable.

(g) any car parking deficiency or surplus associated with the existing use of the land: There is limitation due to the existing sewer pipe in the middle of the site which is not permitted to drive over. This limits the space available to park and maneuverer in the area between the existing house and the existing main sewer pipe.

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(k) any relevant parking plan for the area adopted by Council: Not applicable.

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Based on the above assessment the development complies with the requirements of the Performance Criteria P1 of Clause E6.6.1 of the Planning Scheme. Specifically, the development provides sufficient parking to cater to the parking demands of the new house but does not provide for existing house. The provision of 2 car parking space is readily available on-street in Alexander Street and the surrounding road network.

E6.7.5 To be supplied from the Engineer

City of HOBART

Enquiries to: City Life
Phone: (03) 6238 2711
Email: coh@hobartcity.com.au

14 November 2022

Christine Tadros
60 Alexander Street
SANDY BAY TAS 7005

mailto: chrissy.tadros@gmail.com

Dear Sir/Madam

12 FRENCH STREET & 60 ALEXANDER STREET, SANDY BAY
GMC - THE ADDITION OF A NEW DWELLING. A TANK WILL BE IMPLEMENTED- ANY OVERFLOW HAS BEEN DESIGNED TO RUN TO THE CREEK NOTICE OF LAND OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-22-55

Site Address:

60 Alexander Street & 12 French Street

Description of Proposal:

Two Multiple Dwellings (One Existing, One New) and Associated Stormwater Works

Applicant Name:

Christine Tadros

PLN *(if applicable)*:

PLN-22-507

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents. I granted consent pursuant to delegation, a copy of which is enclosed.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make

as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

(Glenn Doyle)
HEAD OF CITY PROJECTS

Relevant documents/plans:

C001, C102, C103, C104, C105, C301 & C302 from Aldanmark

City of Hobart

INSTRUMENT OF DELEGATION

General Delegation

Head of City Projects

Section 64 of the Local Government Act 1993

I, Kelly Grigsby, Chief Executive Officer, being the General Manager as appointed by Council pursuant to Section 61 of the *Local Government Act 1993 (Tas)* ("the Act") hereby delegate pursuant to Section 64 of the Act, the following powers and functions to the Head of City Projects:

1. to sign an application; and
2. to provide written permission to make an application;

pursuant to section 52(1B) of the *Land Use Planning and Approvals Act 1993*, except where an application pursuant to that section is recommended for refusal by Council officers.

Dated this 24th day of February 2022

SIGNED
Kelly Grigsby
(Chief Executive Officer)
Being the General Manager as appointed by Council pursuant to section 61 of the *Local Government Act 1993* (Tas)

CIVIL DRAWINGS
PROPOSED HOUSE
60 ALEXANDER STREET
SANDY BAY

C001	COVER	E	11/01/2023
C101	LOCALITY PLAN	D	12/12/2022
C102	SITE PLAN	D	12/12/2022
C103	DRIVEWAY AND STORMWATER PLAN	E	11/01/2023
C104	STORMWATER OUTFALL PLAN	C	14/09/2022
C105	SEWER AND WATER PLAN	C	14/09/2022
C301	SECTIONS 01	B	1/08/2022
C302	SECTIONS 02	C	12/12/2022
C401	CONSTRUCTION DETAILS	E	11/01/2023

REV	ISSUE	DATE	APPROVAL	
E	DEVELOPMENT APPROVAL	11/01/2023	DRAWN:	NM
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED:	MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN:	NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED:	MW
A	PRELIMINARY	6/06/2022	VERIFIED:	MW

ALDANMARK
CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT:	PROPOSED HOUSE	ADDRESS:	60 ALEXANDER STREET SANDY BAY	SHEET:	COVER
		CLIENT:	MONA HANNA	SCALE: AS INDICATED	TOTAL SHEETS: 9 / SIZE: A1
				PROJECT No: 21E99-200	SHEET: C001 / REV: E

NOTES

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THE LOCATION OF UNDER GROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

LOCALITY PLAN

AS INDICATED

REV	ISSUE	DATE	APPROVAL
			DRAWN: NM
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED: MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
A	PRELIMINARY	6/06/2022	VERIFIED: MW

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25m

ADDRESS: 60 ALEXANDER STREET
SANDY BAY

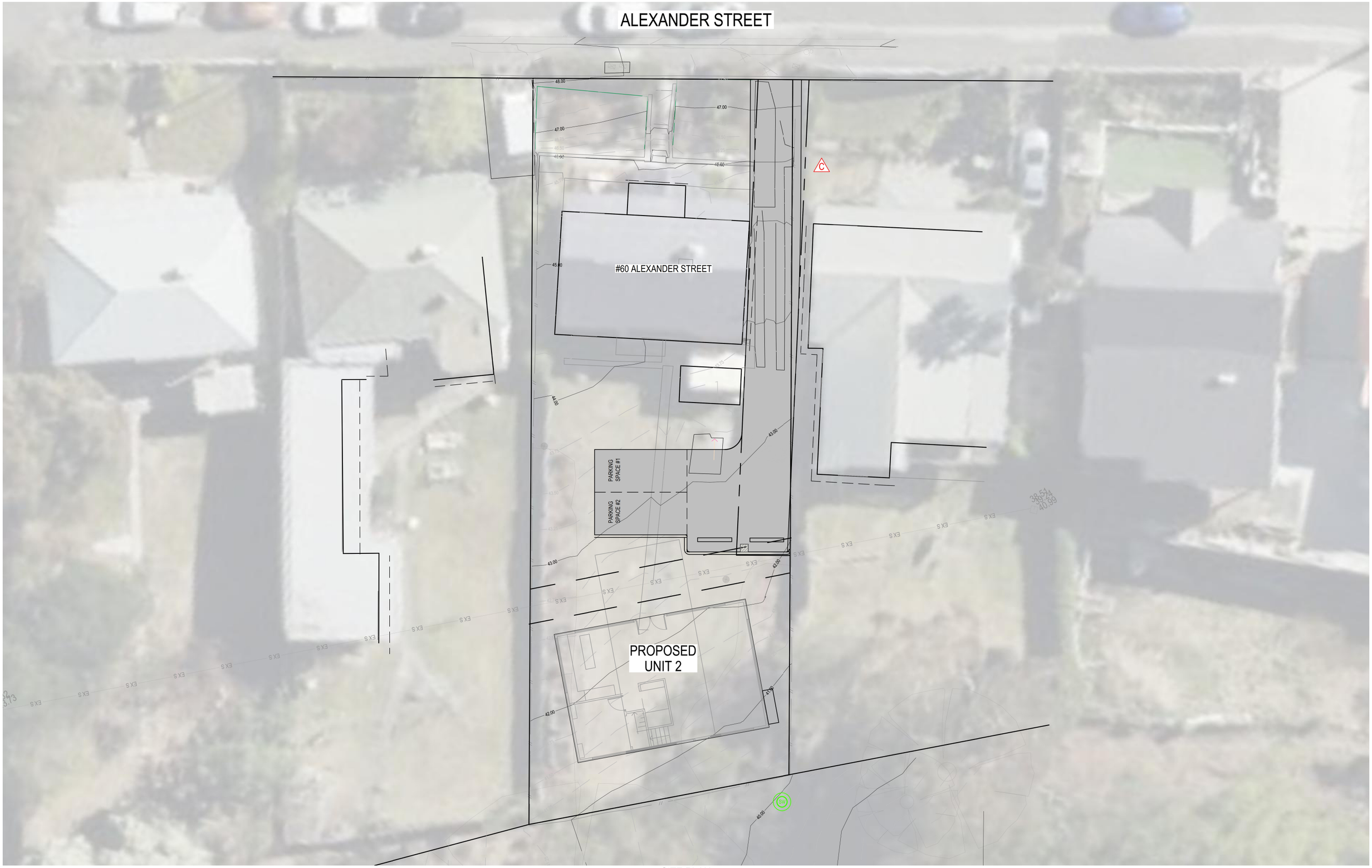
CLIENT: MONA HANNA

SHEET: LOCALITY PLAN

SCALE: AS INDICATED | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C101 | REV: D

DIAL BEFORE YOU DIG www.1100.com.au



SITE PLAN
SCALE 1:100 (A1)

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED: MW
			DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
A	PRELIMINARY	6/06/2022	VERIFIED: MW
			DRAWN: NM

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CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

0 1 2 3 4 5 6 7 8 9 10m

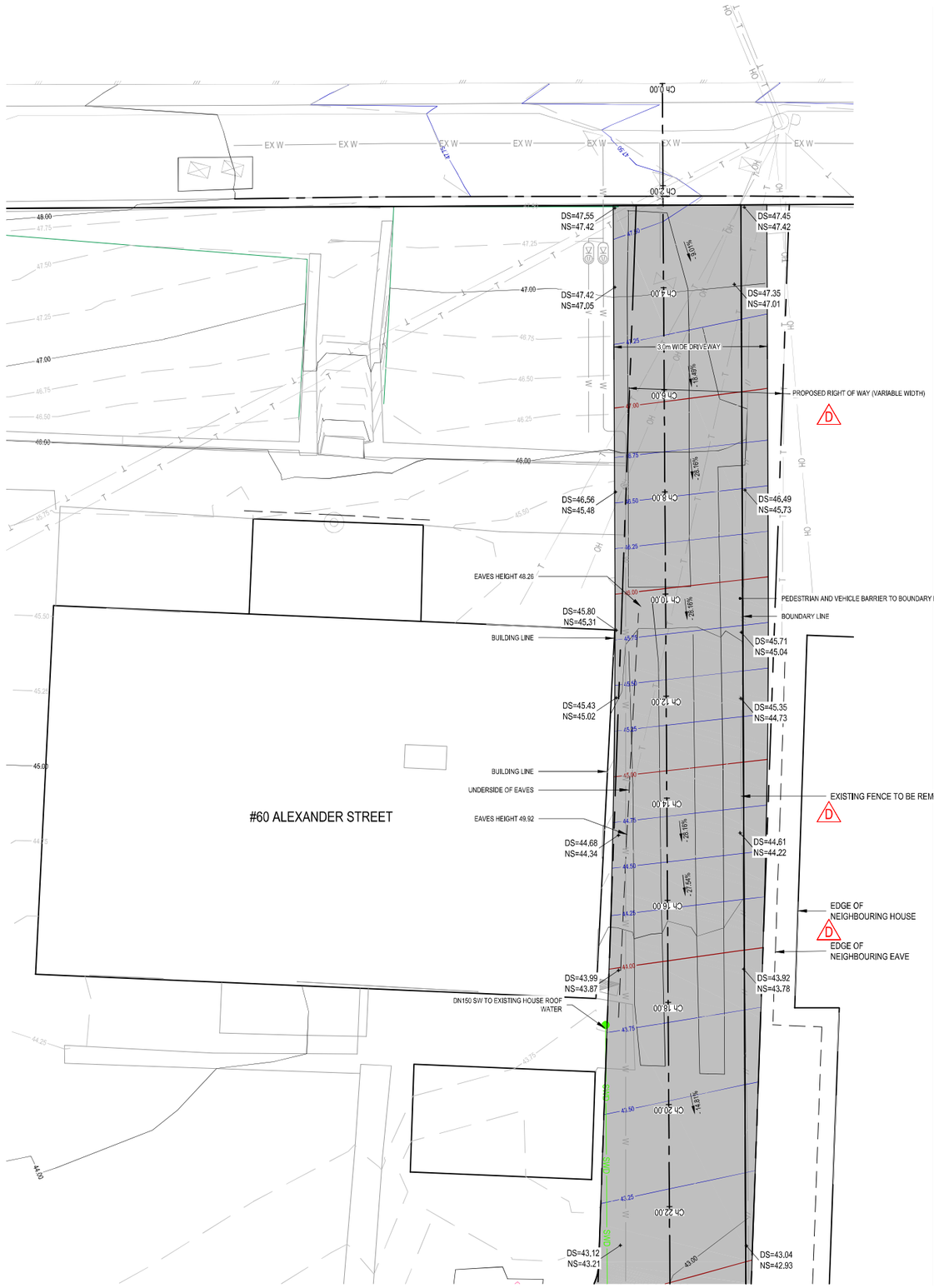
ADDRESS: 60 ALEXANDER STREET
SANDY BAY

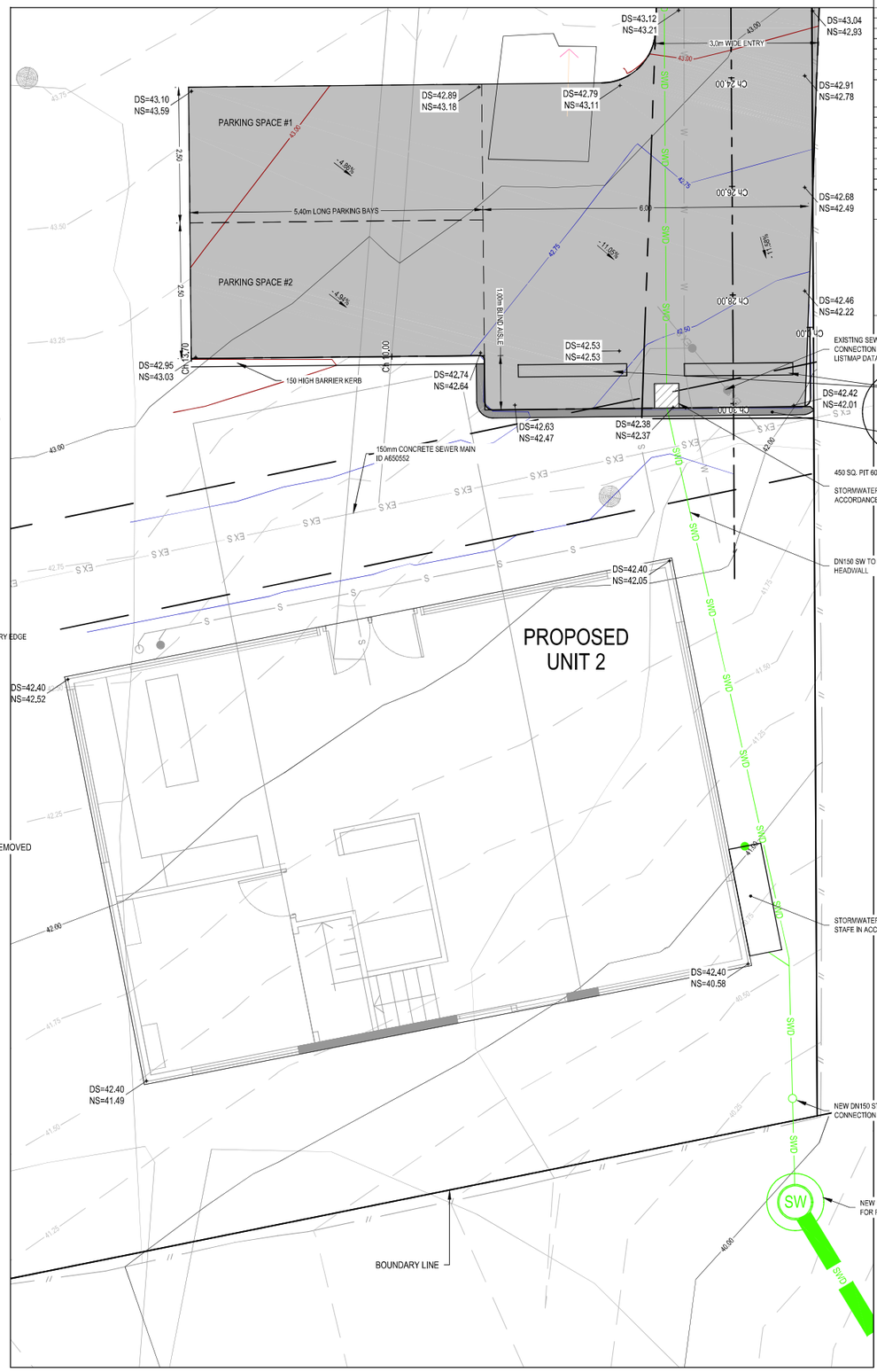
CLIENT: MONA HANNA

SHEET: SITE PLAN

SCALE: 1:100 | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C102 | REV: D





STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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DRIVEWAY AND STORMWATER PLAN

SCALE 1:50 (A1)

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
E	DEVELOPMENT APPROVAL	11/01/2023	DRAWN: NM
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED: MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
A	PRELIMINARY	6/06/2022	VERIFIED: MW

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03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

0 .5 1 1.5 2 2.5 3 3.5 4 4.5 5m

ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT: MONA HANNA

SHEET: DRIVEWAY AND STORMWATER PLAN

SCALE: 1:50 | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C103 | REV: E

STORMWATER LEGEND

SWD	PVC STORMWATER DN150 SN8 U.N.O.
SSD	SLOTTED PVC AG DRAIN
	TABLE DRAIN
EX SWD	EXISTING STORMWATER
	INSPECTION OPENING
	GRATED PIT
	GRATED TRENCH WITH PIT
	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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BEWARE OF UNDERGROUND SERVICES:
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NOTE:
DETAILED DESIGN OF HEADWALL OUTLET TO BE INCLUDED AT BUILDING APPROVAL STAGE TO CONSOLIDATE EXISTING HEADWALLS IN THE RESERVE AND MINIMISE THE IMPACT OF DISCHARGE

STORMWATER OUTFALL PLAN

SCALE 1:50 (A1)

DIAL BEFORE YOU DIG www.1100.com.au

REV	ISSUE	DATE	APPROVAL
			DRAWN: NM
			CHECKED: MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN: NM
			CHECKED: MW
			VERIFIED: MW

ALDANMARK CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

0 .5 1 1.5 2 2.5 3 3.5 4 4.5 5m

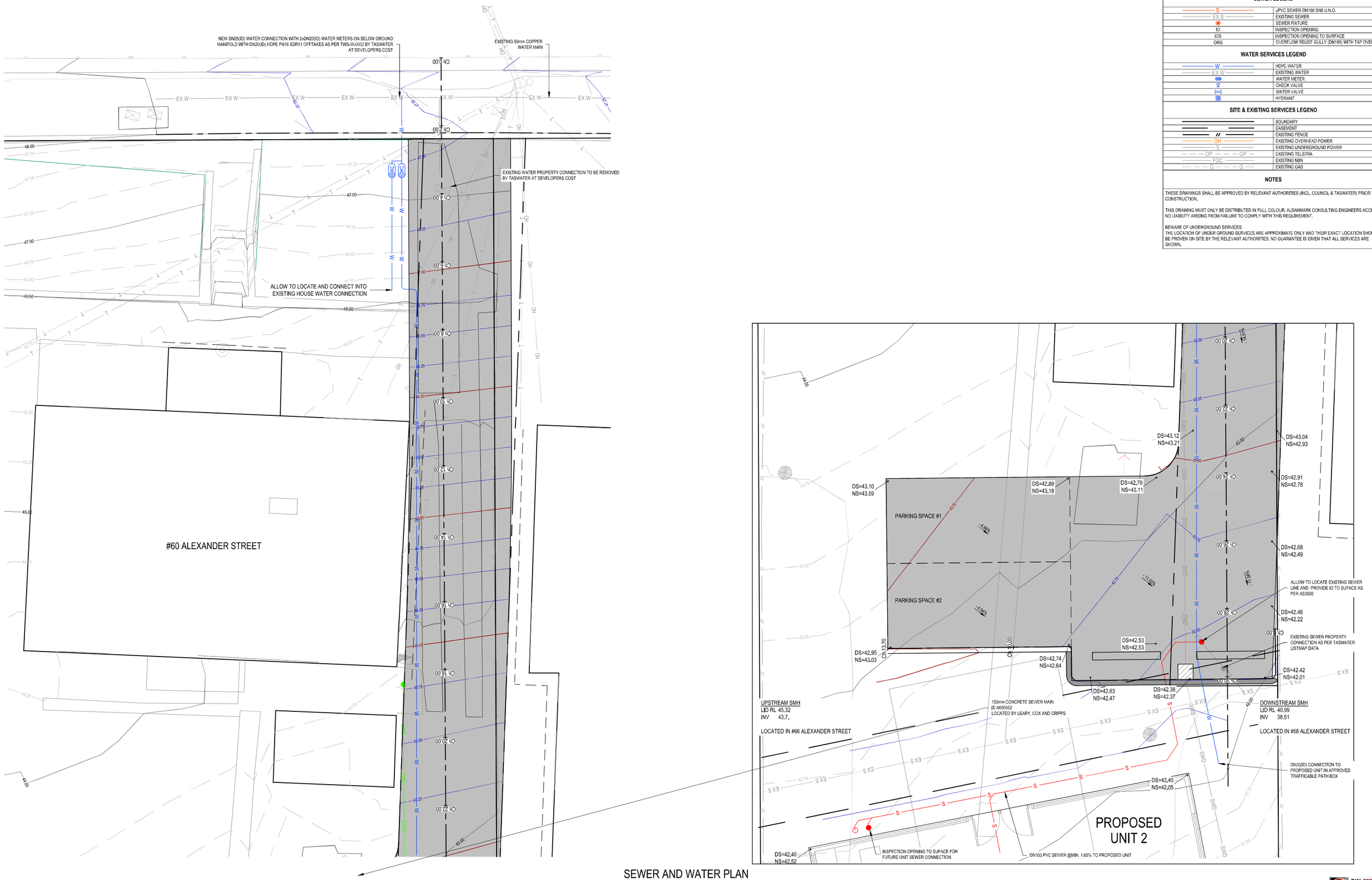
ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT: MONA HANNA

SHEET: STORMWATER OUTFALL PLAN

SCALE: 1:50 | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C104 | REV: C



SEWER AND WATER PLAN

SCALE 1:50 (A1)

SEWER LEGEND

S	uPVC SEWER DN100 SN8 U.N.O.
EX S	EXISTING SEWER
	SEWER FIXTURE
IO	INSPECTION OPENING
IOS	INSPECTION OPENING TO SURFACE
ORG	OVERFLOW RELIEF GULLY (DN100) WITH TAP OVER

WATER SERVICES LEGEND

W	HDPE WATER
EX W	EXISTING WATER
	WATER METER
	CHECK VALVE
	WATER VALVE
	HYDRANT

SITE & EXISTING SERVICES LEGEND

	BOUNDARY
	EASEMENT
	EXISTING FENCE
OH	EXISTING OVERHEAD POWER
E	EXISTING UNDERGROUND POWER
OP	EXISTING TELSTRA
FOC	EXISTING NBN
G	EXISTING GAS

NOTES

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REV	ISSUE	DATE	APPROVAL
			DRAWN: NM
			CHECKED: MW
C	DEVELOPMENT APPROVAL	14/09/2022	DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
			VERIFIED: MW

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www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

ADDRESS: 60 ALEXANDER STREET SANDY BAY

CLIENT: MONA HANNA

SHEET: SEWER AND WATER PLAN

SCALE: 1:50 | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C105 | REV: C

DIAL BEFORE YOU DIG www.1100.com.au

NOTES

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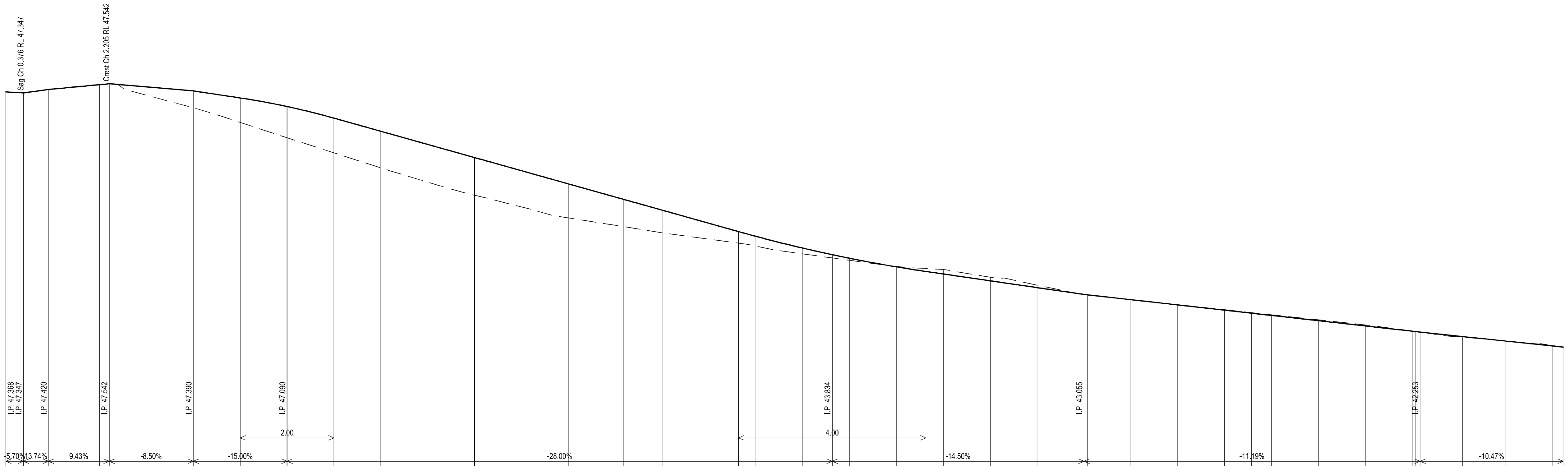

CUT (-) FILL (+)	+0.00	+0.00	+0.00	-0.01	+0.00	+0.36	+0.52	+0.67	+0.74	+0.78	+0.80	+0.72	+0.58	+0.48
DESIGN CENTRE LINE	47.368	47.347	47.420	47.523	47.542	47.390	47.240	47.057	46.810	46.530	45.970	45.410	45.079	44.850
EXISTING SURFACE	47.37	47.35	47.42	47.53	47.54	47.03	46.72	46.39	46.07	45.75	45.17	44.69	44.50	44.37
CHAINAGE	0.00	0.38	0.91	2.00	2.20	4.00	5.00	6.00	7.00	8.00	10.00	12.00	13.18	14.00

CUT (-) FILL (+)	+0.34	+0.24	+0.21	+0.12	+0.07	+0.04	-0.01	-0.07	-0.10	-0.08	-0.05	+0.00	+0.01	-0.01
DESIGN CENTRE LINE	44.570	44.394	44.292	44.041	43.901	43.825	43.642	43.544	43.490	43.345	43.200	43.055	43.046	42.943
EXISTING SURFACE	44.23	44.15	44.08	43.92	43.83	43.78	43.65	43.61	43.59	43.42	43.25	43.05	43.04	42.95
CHAINAGE	15.00	15.63	16.00	17.00	17.63	18.00	19.00	19.63	20.00	21.00	22.00	23.00	23.08	24.00

CUT (-) FILL (+)	-0.01	-0.01	-0.01	-0.01	-0.01	-0.03	-0.01	+0.00	+0.00	+0.02	+0.02	+0.00	-0.01	+0.00
DESIGN CENTRE LINE	42.831	42.719	42.655	42.607	42.495	42.384	42.272	42.263	42.253	42.166	42.158	42.061	41.956	41.933
EXISTING SURFACE	42.84	42.73	42.67	42.62	42.51	42.41	42.28	42.26	42.25	42.15	42.14	42.06	41.97	41.93
CHAINAGE	25.00	26.00	26.57	27.00	28.00	29.00	30.00	30.08	30.17	31.00	31.08	32.00	33.00	33.22

From 0.000m To 33.223m Scales: H 1:50 V 1:50

REV	ISSUE	DATE	APPROVAL	
			DRAWN:	NM
			CHECKED:	MW
			DESIGN:	NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED:	MW
A	PRELIMINARY	6/06/2022	VERIFIED:	MW

ALDANMARK
CONSULTING ENGINEERS

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Hobart TAS 7000
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mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

AS INDICATED

ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT: MONA HANNA

SHEET: SECTIONS 01

SCALE: AS INDICATED | TOTAL SHEETS: 9 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C301 | REV: B

NOTES

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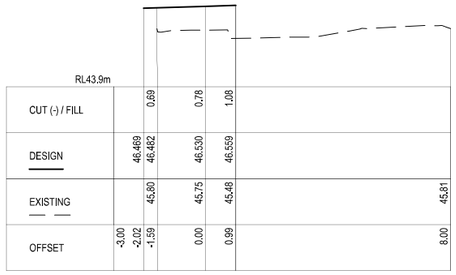
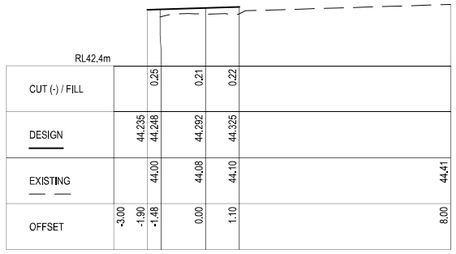
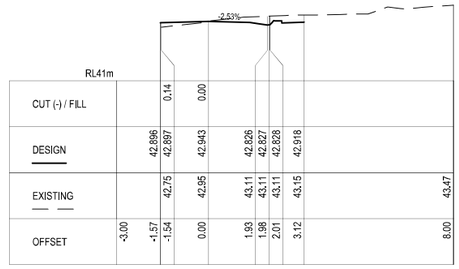


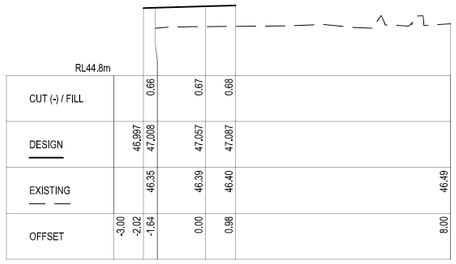
Ch 8.00 m



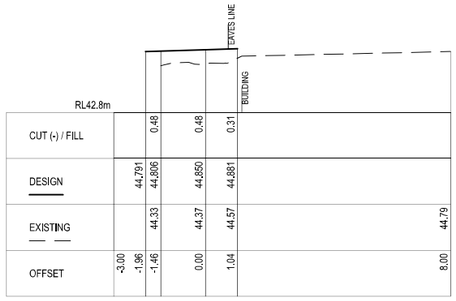
Ch 16.00 m



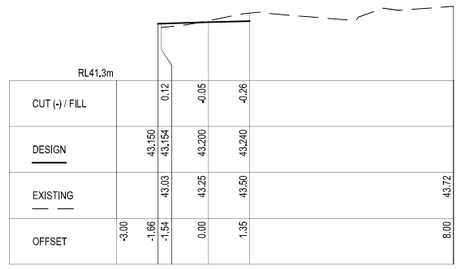
Ch 24.00 m



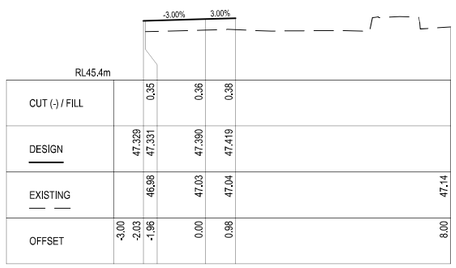
Ch 6.00 m



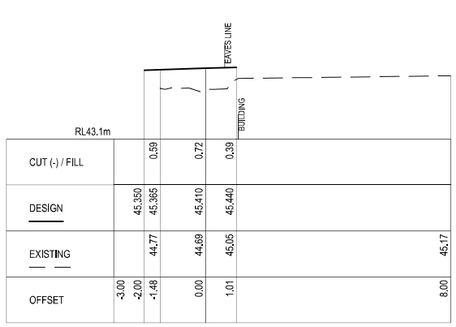
Ch 14.00 m



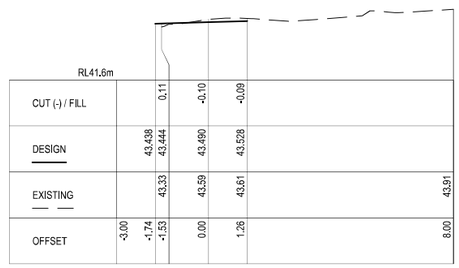
Ch 22.00 m



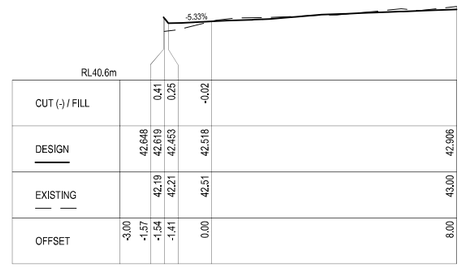
Ch 4.00 m



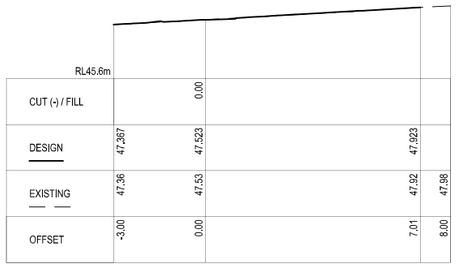
Ch 12.00 m



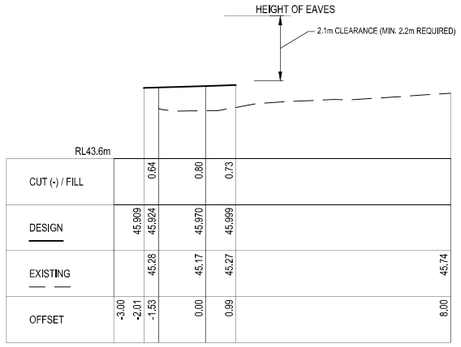
Ch 20.00 m



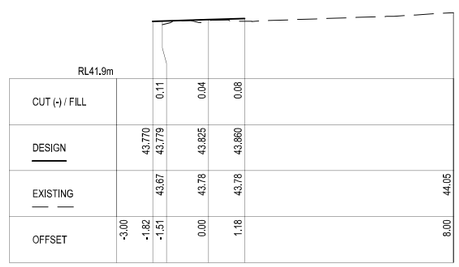
Ch 28.00 m



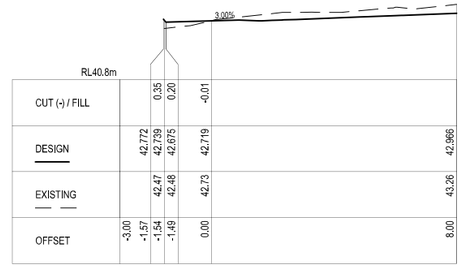
Ch 2.00 m



Ch 10.00 m



Ch 18.00 m



Ch 26.00 m

REV	ISSUE	DATE	APPROVAL
			DRAWN: NM
			CHECKED: MW
			DESIGN: NM
			CHECKED: MW
A	PRELIMINARY	19/05/2022	VERIFIED: MW

ALDANMARK CONSULTING ENGINEERS

Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED HOUSE

ADDRESS: 60 ALEXANDER STREET
SANDY BAY

CLIENT:

SHEET: SECTIONS 02

SCALE: AS INDICATED | TOTAL SHEETS: 4 | SIZE: A1

PROJECT No: 21E99-200 | SHEET: C302 | REV: A

NOTES

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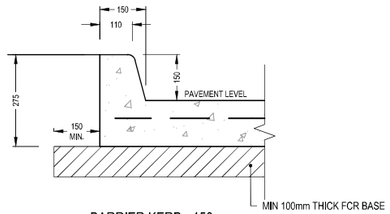
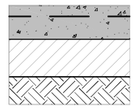


BARRIER KERB - 150mm
SCALE 1:10 (A1)



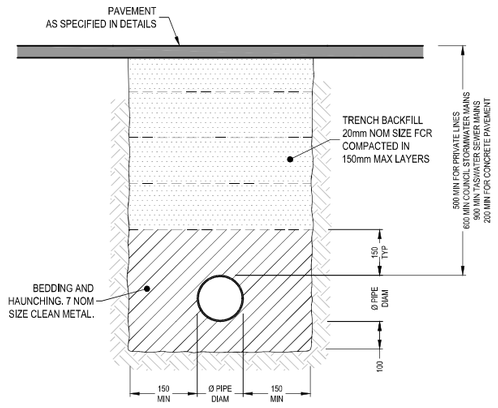
125mm MIN. CONCRETE (N32)
SL82 REINFORCING TOP (30mm COVER)
40mm SAWCUTS AT MAX. 4.0m CRS

100mm BASE A, 20mm FCR

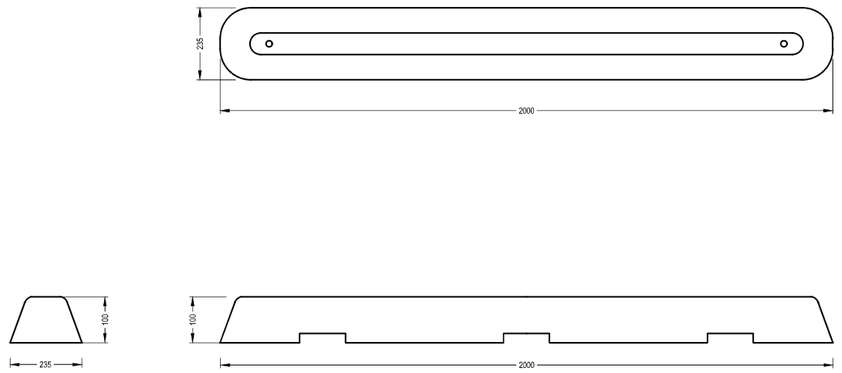
APPROVED SUBGRADE

NOTE: CONCRETE PAVEMENT NOT DESIGNED FOR SPECIAL SURFACE FINISHES SUCH AS EXPOSED AGGREGATE.

CONCRETE PAVEMENT DETAIL



TYPICAL CROSS SECTION - TRAFFICABLE
SCALE 1:10 (A1)



WHEEL STOP DETAIL
SCALE 1:10 (A1)

CONSTRUCTION DETAILS
AS INDICATED

REV	ISSUE	DATE	APPROVAL
E	DEVELOPMENT APPROVAL	11/01/2023	DRAWN: NM
D	DEVELOPMENT APPROVAL	12/12/2022	CHECKED: MW
C	DEVELOPMENT APPROVAL	12/12/2022	DESIGN: NM
B	DEVELOPMENT APPROVAL	1/08/2022	CHECKED: MW
A	PRELIMINARY	6/06/2022	VERIFIED: MW

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PROJECT: PROPOSED HOUSE
0 1 2 3 4 5 6 7 8 9 10m
ADDRESS: 60 ALEXANDER STREET
SANDY BAY
CLIENT: MONA HANNA
SHEET: CONSTRUCTION DETAILS
SCALE: AS INDICATED
TOTAL SHEETS: 9
SIZE: A1
PROJECT No: 21E99-200
SHEET: C401
REV: E

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
60599	11
EDITION	DATE OF ISSUE
6	18-Feb-2016

SEARCH DATE : 03-Aug-2022
SEARCH TIME : 02.49 PM

DESCRIPTION OF LAND

City of HOBART
Lot 11 on Diagram 60599 (formerly being 17-33NS)
Derivation : Part of 167A. 2R.0P. Gtd. to D.Lord
Prior CT 2092/50

SCHEDULE 1

M556673 TRANSFER to CHRISTINE ATHANASSIUS NAGUIB TADROS
Registered 18-Feb-2016 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
E37575 MORTGAGE to Commonwealth Bank of Australia
Registered 18-Feb-2016 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

167-2-6 Granted to David Lord

N.S.

17/33

Co-operative Estates to A A Keen

CCXXXIII-21

LANDS TITLES OFFICE 10751 20 FEB. 23 3:40

P/I P/I

DIAGRAM FROM ACTUAL SURVEY

REGISTERED NUMBER

60599

CITY OF HOBART

No. OF APPLICATION

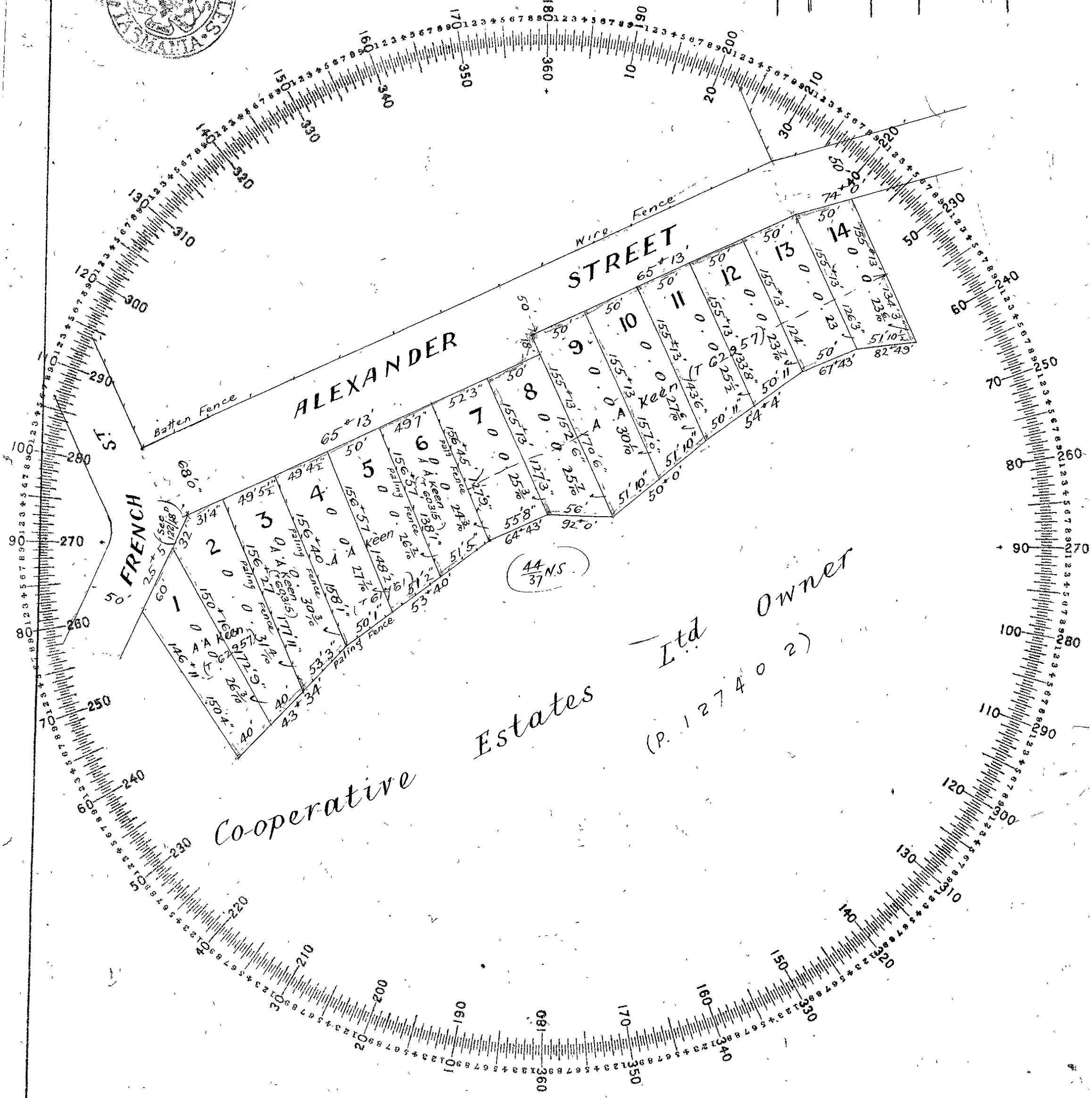
RECORDER OF TITLES TASMANIA

Scale 80 FT to an inch.

Part of Golf Links Subn. Co-op.ve Ests.

REFERENCE TO CORNERS.

CORNER	BEARING	DISTANCE IN LINKS.	FROM



Date of Instructions	
Survey commenced	8.2.1923
Survey finished	9.2.1923
Error of close	1 in 4033 — 1940
Plotted by	[illegible] 6/5/23
Examined by	[illegible]
Entered on Card by	[illegible] 20.3.23

To be filled in by Surveyor / *Office examination*

I William Fisher Darling of Hobart Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The Evidence Act, 1910."

Declared at Hobart this 13th day of Feby 1923, before me,

W F Darling
Authorised Surveyor.

[illegible]
Justice of the Peace.

167-2-6 Granted to David Lord

Co-operative Estates

to

A A Keen

CCXXXIII-21

N.S.

17/33

LANDS TITLES OFFICE 20 FEB 23

REGISTERED NUMBER

60599

DIAGRAM FROM ACTUAL SURVEY

P/L P/L

CITY OF HOBART

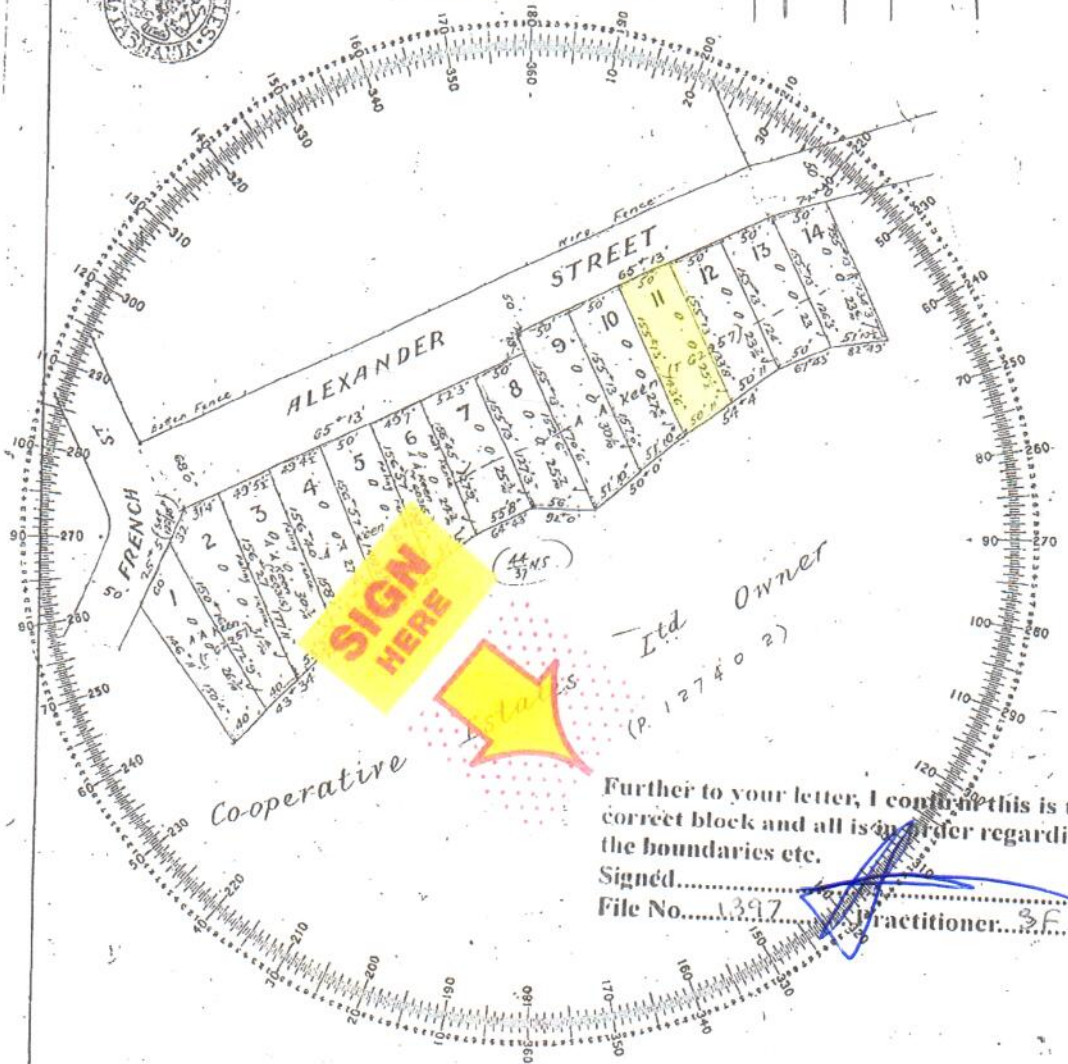
No. OF APPLICATION

Scale 80 FT to an inch.

Part of Golf Links Sub? Co-op^ve Est^s

REFERENCE TO CORNERS.

CORNER	BEARING	DISTANCE BY LINKS	FROM



Further to your letter, I confirm this is the correct block and all is in order regarding the boundaries etc.

Signed.....

File No. 1397 Practitioner. SF

To be filled in by Surveyor

Date of Instructions

Survey commenced 8.2.1923

Survey finished 9.2.1923

Error of close 1 in 4033 — 1940

Office examination

Plotted by KJM 16/5/23

Examined by CM

Entered on Card by Ltd 26.5.23

I William Fisher Darling of Hobart Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyor's Board, dated 1st May, 1913.

And I make this solemn declaration by virtue of Section 132 of "The Evidence Act, 1910."

Declared at Hobart this 14th day of Feb? 1923, before me,

Justice of the Peace.

W^m Darling

Authorised Surveyor.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
60599	12
EDITION	DATE OF ISSUE
5	17-Dec-2019

SEARCH DATE : 18-Oct-2022
SEARCH TIME : 08.51 PM

DESCRIPTION OF LAND

City of HOBART
Lot 12 on Diagram 60599 (formerly being 17-33NS)
Derivation : Part of 167A-2R-0Ps. - Gtd. to D. Lord.
Prior CT 2977/86

SCHEDULE 1

M403658 TRANSFER to CARLITA HADARSHINI ANTOINETTE WEERASINHA Registered 21-Jan-2013 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
D109802 MORTGAGE to Bank of Queensland Limited Registered 10-Dec-2013 at 12.01 PM
M755418 MORTGAGE to Junong Pty Ltd Registered 17-Dec-2019 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

167-2-6 Granted to David Lord N.S.

Co-operative Estates

A. Keen

CCXXIII-21

17/33

REGISTERED NUMBER

60599

DIAGRAM FROM ACTUAL SURVEY

P/L P/L

CITY OF HOBART

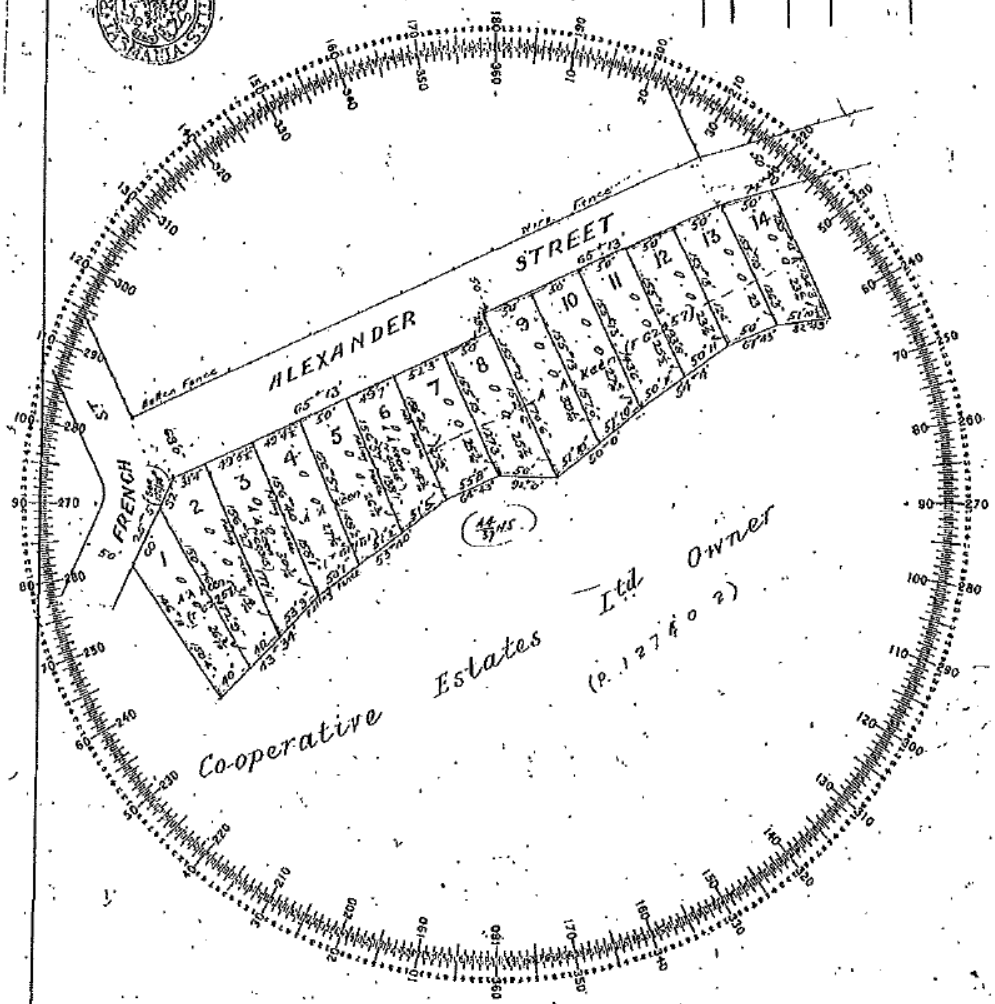
No. OF APPLICATION

Scale 80 FT to an inch.

Part of Golf Links Sub? Co-op^ve Est^s

REFERENCE TO CORNERS.

CORNER	BEARING	DISTANCE IN LINKS	FROM



To be filled in by Surveyor

Date of Instructions

Survey commenced 8.2.1923

Survey finished 9.2.1923

Error of close 1 in 4033—1940

Office annotation

Plotted by 10/5/23

Examined by C.A.

Entered on Card by Ltr 26.3.23

I William Fisher Darling of Hobart Authorised Surveyor, of Tasmania, do solemnly and sincerely declare that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyor's Board, dated 1st May, 1915.

And I make this solemn declaration by virtue of Section 132 of "The Evidence Act, 1910."

Declared at Hobart this 13th day of Feb? 1923, before me,

W^m Darling

Authorised Surveyor.

Justice of the Peace.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
224927	1
EDITION	DATE OF ISSUE
1	10-Feb-1995

SEARCH DATE : 10-Aug-2022
SEARCH TIME : 11.02 AM

DESCRIPTION OF LAND

City of HOBART
Lot 1 on Plan 224927
Derivation : Parts of 65A-2R-0Ps. and 167A-2R-0Ps. - Gtd. to D. Lord
Prior CT 2857/82

SCHEDULE 1

90378 HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

R.P. 312

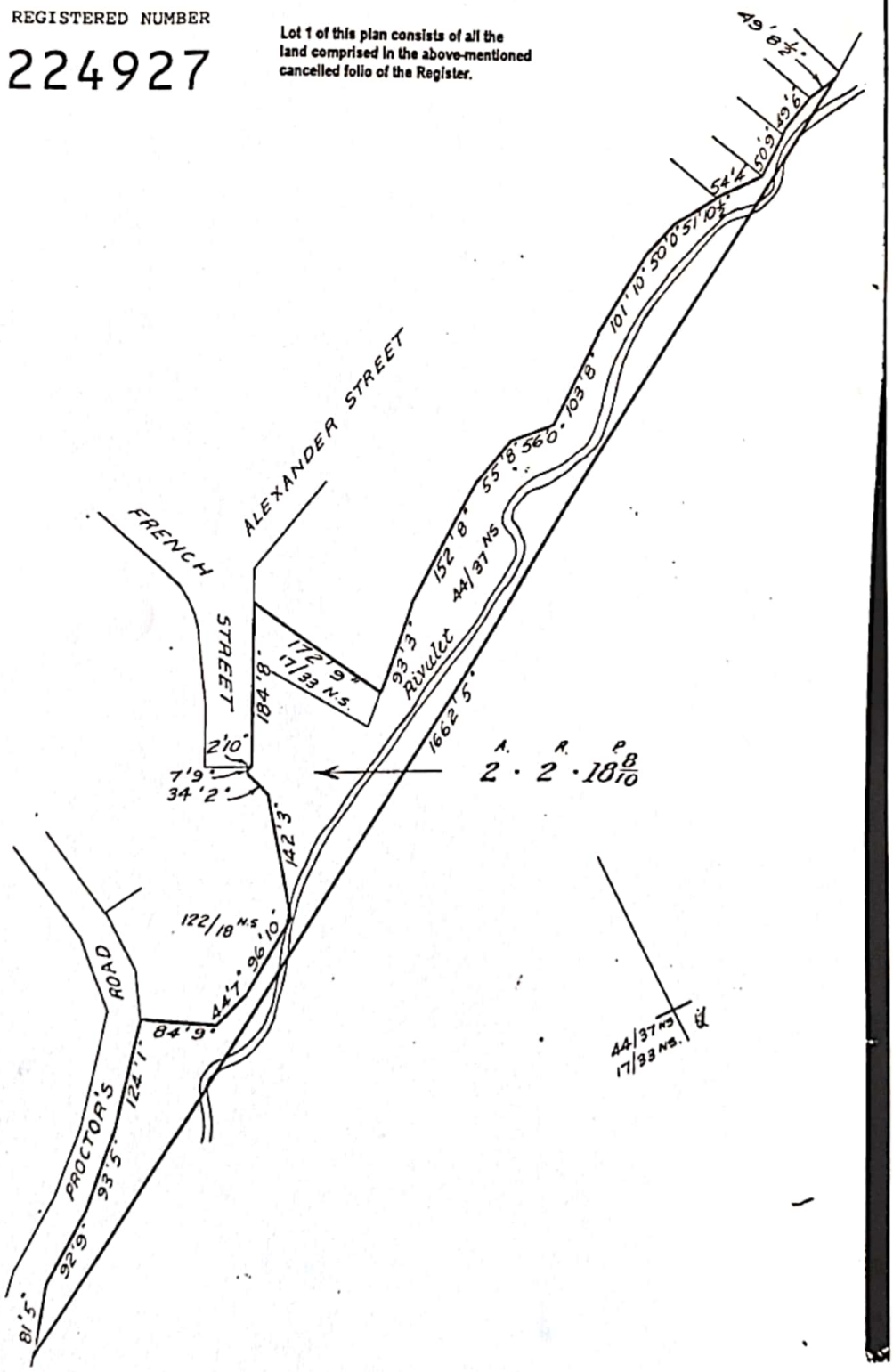
ANNEXURE TO CERTIFICATE OF TITLE VOL. 2857 FOL. 82

Recorder of Titles

REGISTERED NUMBER

224927

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



Planning: #270624

Property

60 ALEXANDER STREET SANDY BAY TAS 7005

People

Applicant *

Christine Tadros
60 Alexander Street
SANDY BAY TAS 7005
0400 829 629
chrissy.tadros@gmail.com

Owner *

Christine Tadros
60 Alexander Street
SANDY BAY TAS 7005
0400 829 629
chrissy.tadros@gmail.com

Entered By

CHRISTINE TADROS
0400 829 629
chrissy.tadros@gmail.com

Use

Multiple dwellings

Details

Have you obtained pre application advice?

(•) Yes

If YES please provide the pre application advice number eg PAE-17-xx

PAE-21-290

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. *

(•) No

Is the application for SIGNAGE ONLY? If yes, please enter $0 in the cost of development, and you must enter the number of signs under Other Details below. *

(•) No

If this application is related to an enforcement action please enter Enforcement Number

Details

What is the current approved use of the land / building(s)? *

Inner Residential Zone

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *

Additional new dwelling to current dwelling

Estimated cost of development *

480000.00

Existing floor area (m2)

79.80

Proposed floor area (m2)

133.34

Site area (m2)

644

Carparking on Site

Total parking spaces

2

Existing parking spaces

0

N/A

☒ Other (no selection chosen)

Other Details

Does the application include signage? *

◉ No

How many signs, please enter 0 if there are none involved in this application? *

0

Tasmania Heritage Register

Is this property on the Tasmanian Heritage Register? ◉ No

Documents

Required Documents

Title (Folio text and Plan and Schedule of Easements) *	land title 60 alexander.pdf
Plans (proposed, existing) *	60 Alexander street 2022-08 Existing.pdf
Plans (proposed, existing) *	60 Alexander street 2022-07 Elevation second.pdf
Plans (proposed, existing) *	60 Alexander street 2022-06 Elevation first.pdf
Plans (proposed, existing) *	60 Alexander street 2022-05 Roof Plan.pdf
Plans (proposed, existing) *	60 Alexander street 2022-04 first floor plan.pdf
Plans (proposed, existing) *	60 Alexander street 2022-03 Ground floor plan.pdf
Plans (proposed, existing) *	60 Alexander street 2022-02 sitting plan.pdf
Plans (proposed, existing) *	60 Alexander street 2022-01 Site plan.pdf
GM or Crown consent	GMC-22-55 - 60 ALEXANDER STREET SANDY BAY TAS 7005 - Notice of Land Owner Consent to Lodge a Planning Application (inlcluding documentation) (1).pdf
Right of way	Right of way.pdf
Surveyor Drawing	Surveyor drawing inc right of way.pdf
Engineer Drawing	Engineer drawing.pdf

58 Alexander st title	58 Alexander Street Title.pdf
58 Alexander st plan	58 Alexander Street Plan.pdf
12 French Street title	12 French Street sandy bay title.pdf
60 Alexander st plan	FolioPlan-60599-11.pdf
60 Alexandet st title	FolioText-60599-11.pdf

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-853	**Council notice date**	21/12/2022
TasWater details			
TasWater Reference No.	TWDA 2022/02079-HCC	**Date of response**	07/02/2023
TasWater Contact	Timothy Carr **Phone No.**	0419 306 130	
Response issued to			
Council name	CITY OF HOBART		
Contact details	coh@hobartcity.com.au		
Development details			
Address	60 ALEXANDER ST, SANDY BAY	**Property ID (PID)**	5599729
Description of development	Multiple Dwellings x 2 (1 new + 1 ex) CT 224927/1		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Aldanmark	Site Plan – 21E99-200 – C102	D	12/12/2022
Mona Hanna	Site Plan – 01	A	2022/12

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.

   Advice: *The sewer inspection opening must have a trafficable cover installed, if located in the driveway area.*

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

3. Prior to commencing construction of the use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

56W CONSENT

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

TASWATER ASSETS

5. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

   Advice; *Cover over the existing TasWater infrastructure must not be altered without written consent*

from TasWater.

DEVELOPMENT ASSESSMENT FEES

6. The applicant or landowner as the case may be, must pay a development assessment fee of $226.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

General

For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.
The location of this infrastructure as shown on the GIS is indicative only.

(a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
(b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.
(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

56W Consent

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

(a) Existing pipe depth and proposed finished surface levels over the pipe;
(b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
(c) In the event that a retaining wall is required to be constructed for the parking area, the footings must be a minimum of 1.0m clear of the outside wall of the sewer pipeline;
(d) A note on the plan indicating how the pipe location and depth were ascertained.
(e) The location of the property service connection and sewer inspection opening (IO)

Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au