



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061513

PROPOSAL: Three Multiple Dwellings (One Existing & Two New) & Boundary Adjustment

LOCATION: 23 & 25 Hill Street, Bellerive

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 17/08/2026

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 17/08/2026. 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 17/08/2026.

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:

Unit development , lots to be consolidated then 23 Hill St being subdivided

Location:

Address..... 23 & 25 Hill St

Suburb/Town Bellerive

Postcode 7018

Current
Owners/s:

Applicant:

Personal Information Removed

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

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

PDPLANPMTD-2020/006697

Current Use of Site: Existing Dwellings

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:

Personal Information Removed

**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 20241	FOLIO 2
EDITION 3	DATE OF ISSUE 05-Dec-2019

SEARCH DATE : 22-Jan-2020

SEARCH TIME : 02.48 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 2 on Diagram 20241

Being the land described in Conveyance No. 56/6420

Derivation : Part of 9A-2R-0Ps Gtd to E S P Bedford

Prior CT 4698/68

SCHEDULE 1

M786987 TRANSFER to BELINDA DIANE COLLIS and BRENT MATHEW
MCDERMOTT Registered 05-Dec-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
36/7019 CONVEYANCE: BENEFITING EASEMENT: Right of Drainage over
the Drainage Easment shown passing through Lots 3, 4,
5, 6 & 7 on D 20241

56/6420 CONVEYANCE: BURDENING EASEMENT: Right of Drainage
(appurtenant to Lot 1 on D 20241) over the Drainage
Easement shown on the said Diagram as passing through
the said land within described

E198969 MORTGAGE to Commonwealth Bank of Australia
Registered 05-Dec-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 20241	FOLIO 3
EDITION 5	DATE OF ISSUE 23-Jun-2004

SEARCH DATE : 22-Jan-2020

SEARCH TIME : 02.48 PM

DESCRIPTION OF LAND

City of CLARENCE

Lot 3 on Diagram 20241

Being the land described in Conveyance No. 63/0105

Derivation : Part of 9A-2R-0Ps. (Section H.) Gtd. to E.S.P.

Bedford

Prior CT 4339/52

SCHEDULE 1

C567015 TRANSFER to BRENT MATHEW MCDERMOTT and BELINDA DIANE
COLLIS Registered 23-Jun-2004 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SUBJECT TO a similar right of drainage for the owners and
occupiers for the time being of Lots 1 and 2 on Plan
32/2 D.O. over that strip of land marked Drainage
Easement shown passing through the said Lot 3
TOGETHER WITH the full and free right of drainage for the
owners and occupiers for the time being of the said
land within described of using all sewers and drains
now or hereafter to be made in or over that strip of
land 1.52 metres wide marked B.C. and D.C.E. on D.
20241 with power for such owners or occupiers at any
time at first giving previous reasonable notice to
enter upon the said strip of land traversing Lots 4,5,
6 and 7 thereon to make lay cleanse and maintain any
pipes or drains the person or persons entering to
make good all damage to the surface occasioned thereby
25/8005 CONVEYANCE Made Subject to Boundary Fences & other
Conditions
C567016 MORTGAGE to Commonwealth Bank of Australia
Registered 23-Jun-2004 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

APPROVED 22 APR 1989 <i>J. Brown</i> ACTING DEPUTY RECORDER OF TITLES	CONVERSION PLAN	REGISTERED NUMBER D.20241
FILE NUMBER Y.644 (LOT 7)	GRANTEE: PART OF 9A-2R-OP SEC. H EDWARD SAMUEL PICKARD BEDFORD	DRAWN M. YOUNG 13-4-83

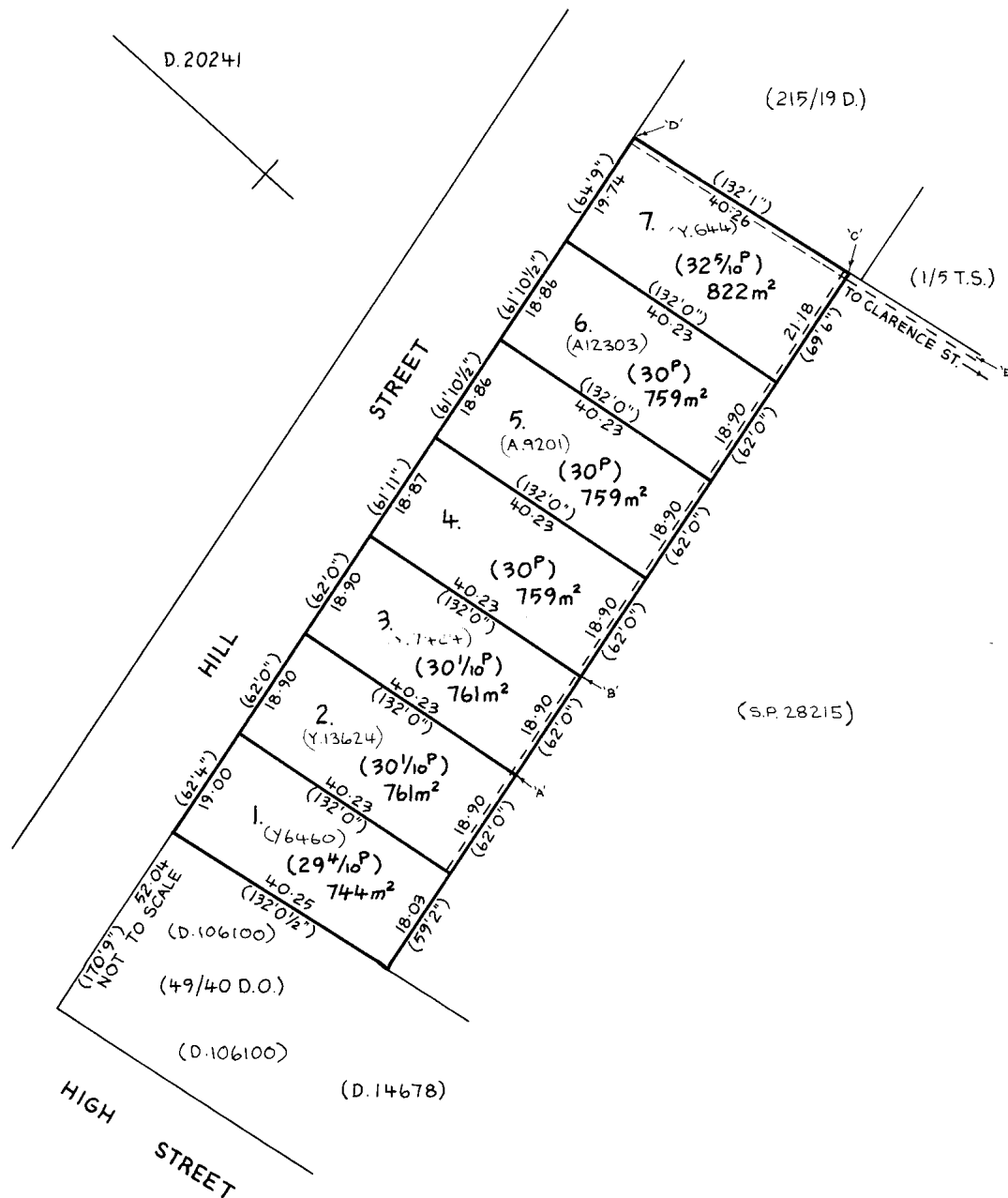
OS-X 2062

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF BELLERIVE
LAND DISTRICT OF
PARISH OF

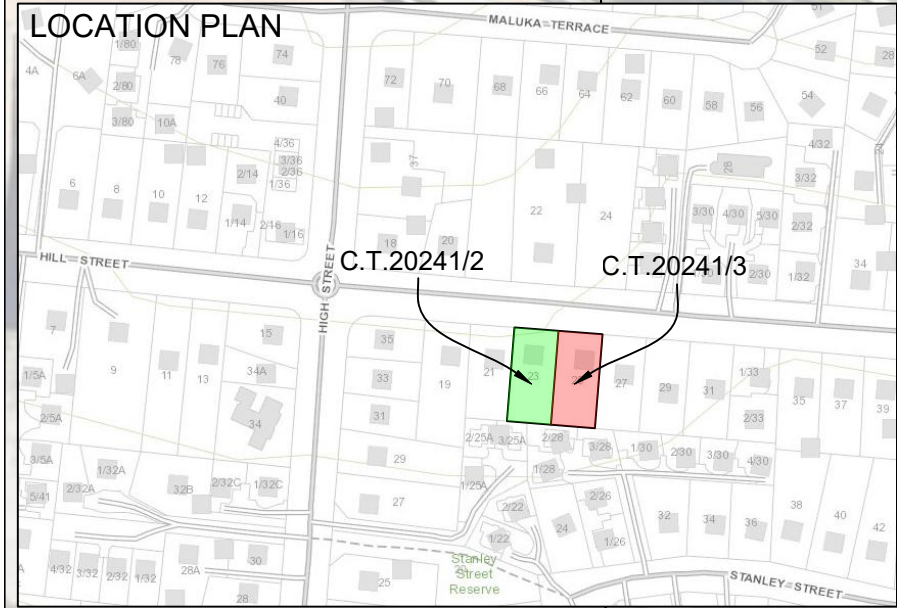
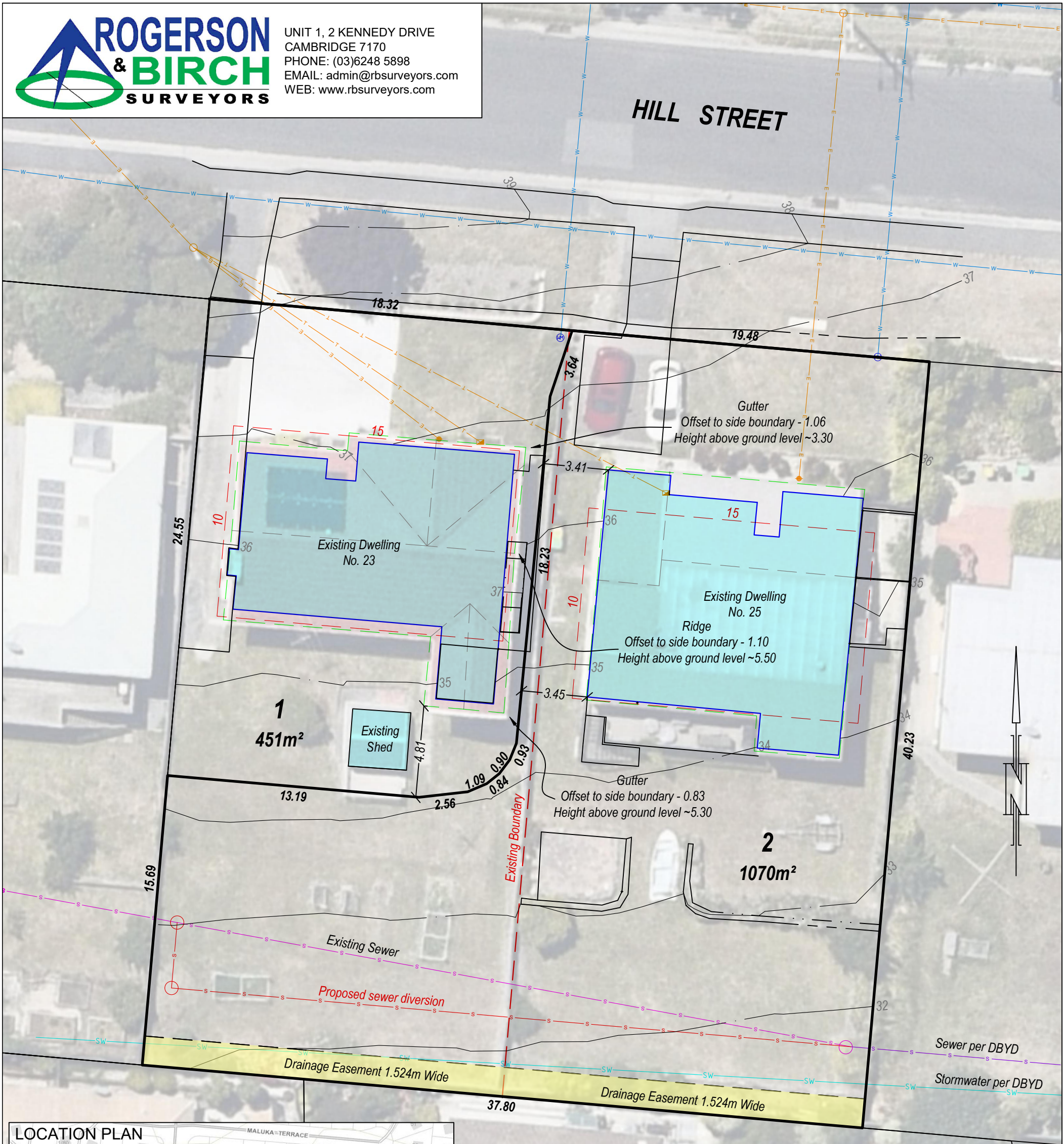
DRAINAGE EASEMENT (5'0") 1-52 WIDE
SHOWN THUS: ---

LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.





UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com



Development Standards for Subdivision
10.6.1 General Residential

- A1 - Lot 1 complies with minimum lot area. Lot 2 does not comply with minimum lot area, but we believe it will satisfy P1
- A2 - Complies. A building area will fit on both lots
- A3 - Complies. Both lots have greater than minimum frontage.
- A4 - Complies. There are no internal lots.
- A5 - Complies. There are only two lots.

0m 5m 10m 15m 20m
1:200

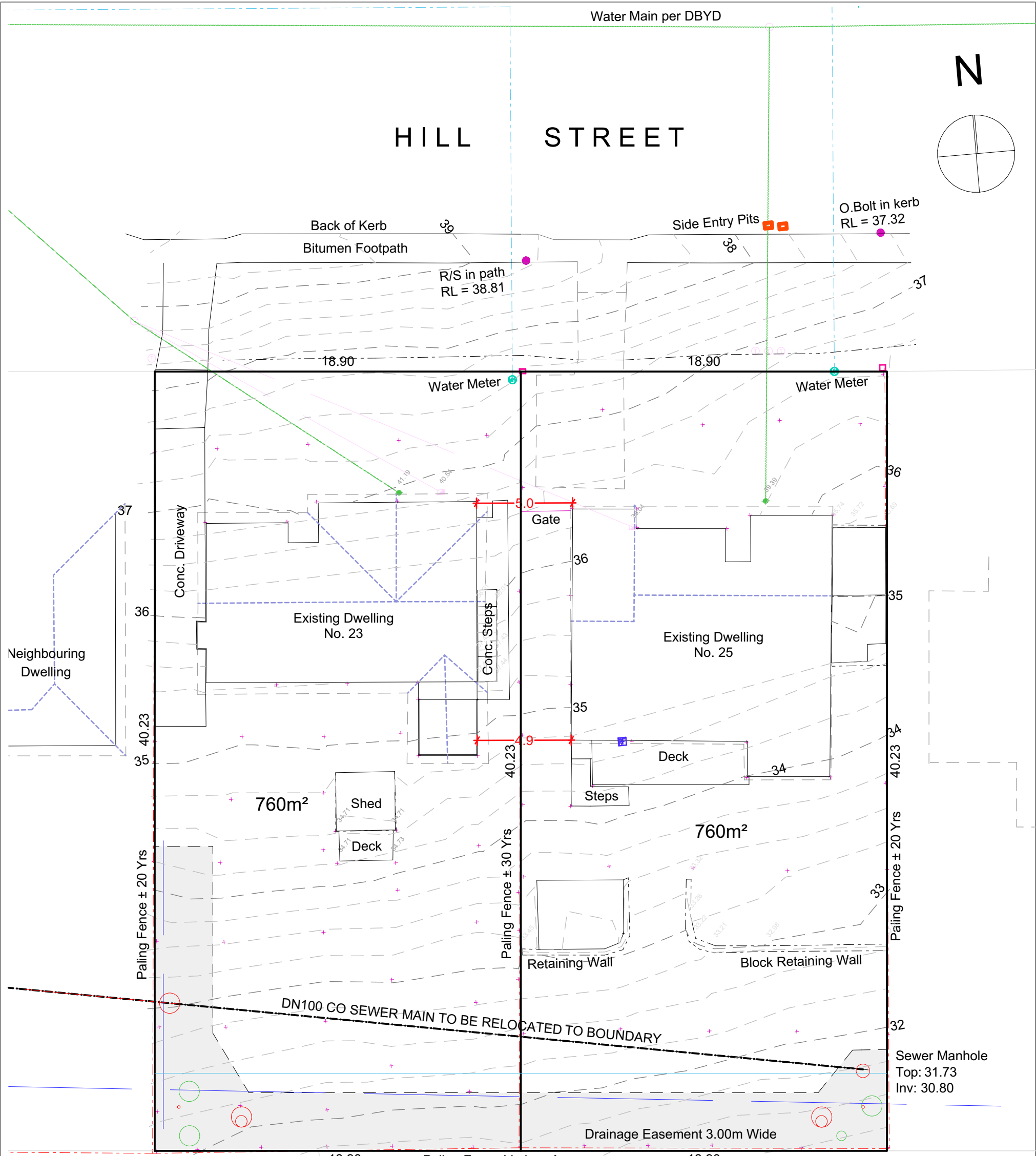
This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval. All measurements and areas are subject to the final survey. Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania	OWNER: BRENT MATHEW MCDERMOTT & BELINDA DIANE COLLIS TITLE REFERENCE: C.T.20241/2 & 3 LOCATION: 23 & 25 HILL STREET BELLERIVE	Proposed Subdivision	
		Date: 26-10-2021	Reference: MCBRE01 11839-01
		Scale: 1:200 (A3)	Municipality: CLARENCE

23 & 25 Hill St, Bellerive

General Information	
Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	Brent McDermont & Belinda Collis
Building Classification	1a
Title Reference	20241/3
Climate Zone	7
Zoning	General Residential



Drawing No:	Description
DA.01	Existing Site Plan
DA.02	Site Plan
DA.03	Landscaping Plan
DA.04	23 Hill Street Existing H...
DA.05	Unit 1 - 25 Hill Street
DA.06	Unit 2 Lower Floor Plan
DA.07	Unit 2 Upper Floor Plan
DA.08	Unit 3 Lower Floor Plan
DA.09	Unit 3 Upper Floor Plan
DA.10	Sections
DA.11	Elevations
DA.12	Elevations
DA.13	Elevations
DA.14	Elevations
DA.15	3D Building Envelope
DA.16	Shadow Study 01
DA.17	Shadow Study 02
DA.18	Shadow Study 03
DA.19	Shadow Study 04
DA.20	3D Sun Study June 21
DA.21	3D Sun Study Sep 21



Existing Site Plan

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Proposal:	Unit Development	Scale:	1:200	Job No:	164-2019	Pg No:	DA.01
Client:	Brent McDermont & Belinda Collis	Date:	14.11.19	Engineer:			
Address:	23 & 25 Hill St, Bellerive	Drawn:	JRN	Building Surveyor:			

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Amendments	
Date	Description
22.07.26	Planning RFI

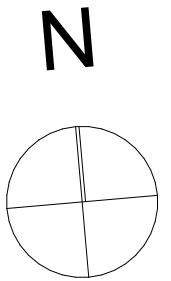


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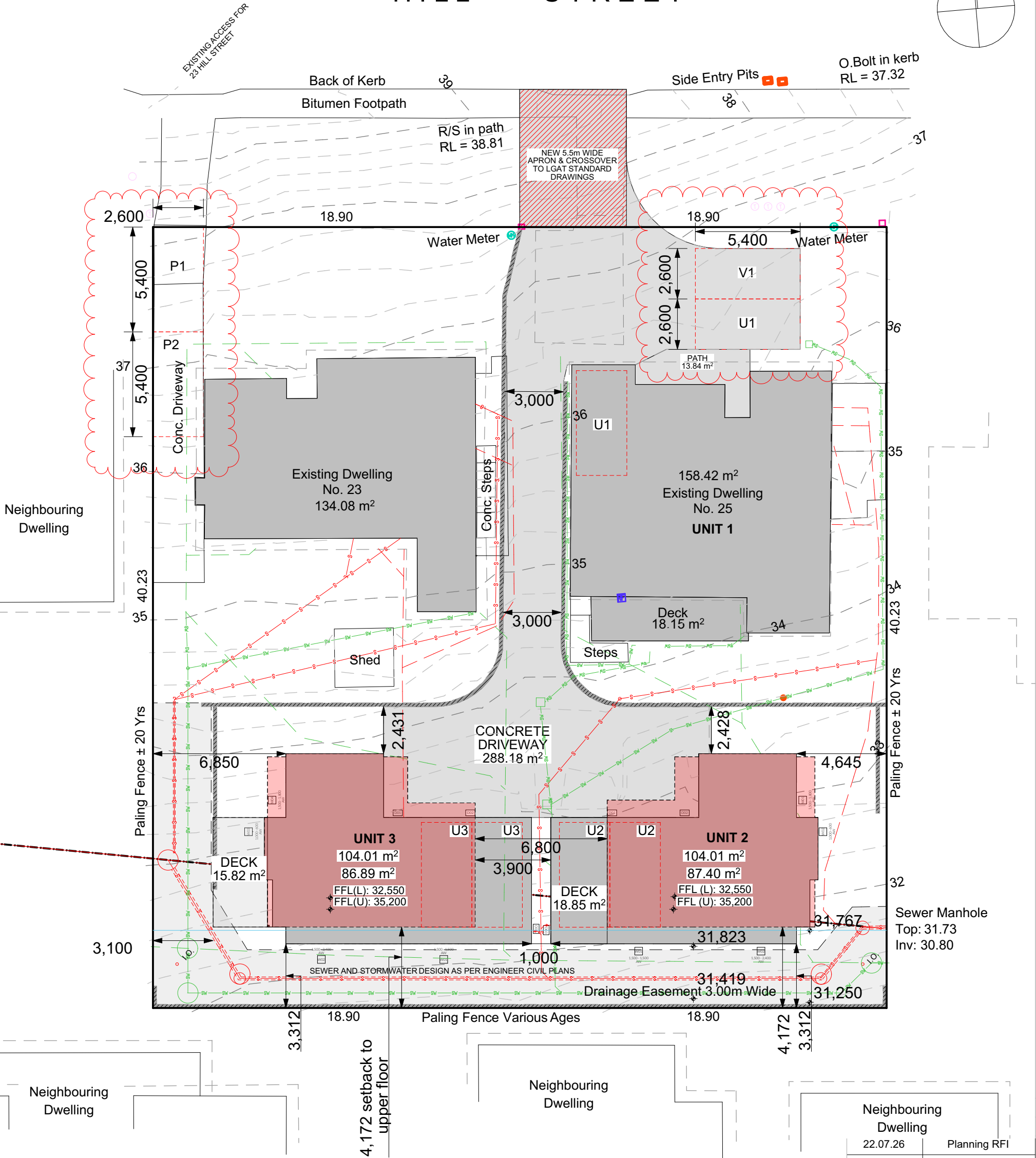


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Site Areas	
Site area	1069.51 sqm
Total Building Area	389.02 sqm
Total Site Coverage	36.37%



HILL STREET



Site Plan

REMOVE REDUNDANT STORMWATER AND SEWER PIPEWORK WHERE SHOWN. CAP AND PERMANENTLY SEAL ALL REDUNDANT CONNECTIONS AT THE POINT OF DISCONNECTION USING AN APPROVED WATERTIGHT METHOD. COMPLETE WORKS TO THE REQUIREMENTS OF COUNCIL AND TASWATER, AS APPLICABLE.

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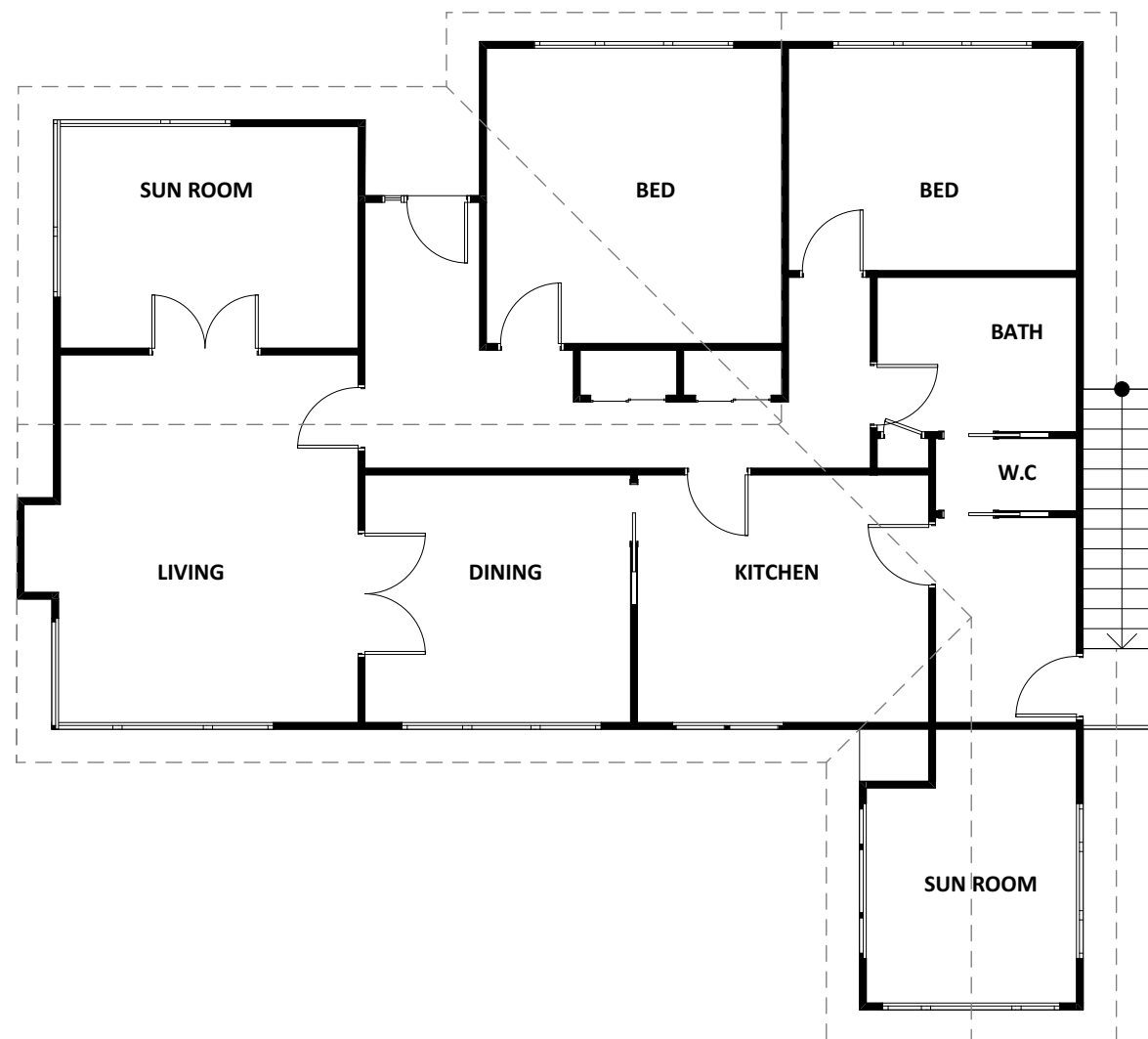
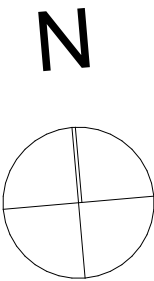
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Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	

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Neighbouring Dwelling
22.07.26
Planning RFI

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Total	134 sqm
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23 Hill Street Existing House



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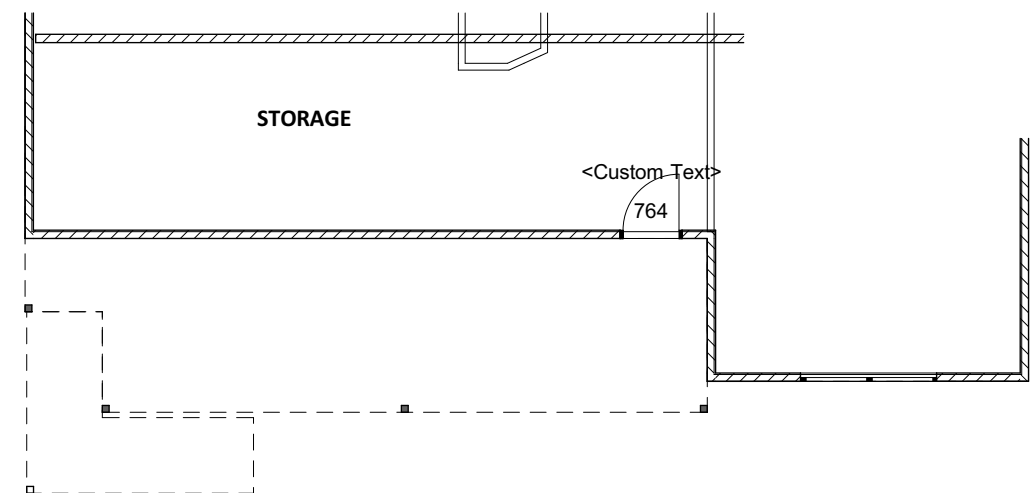
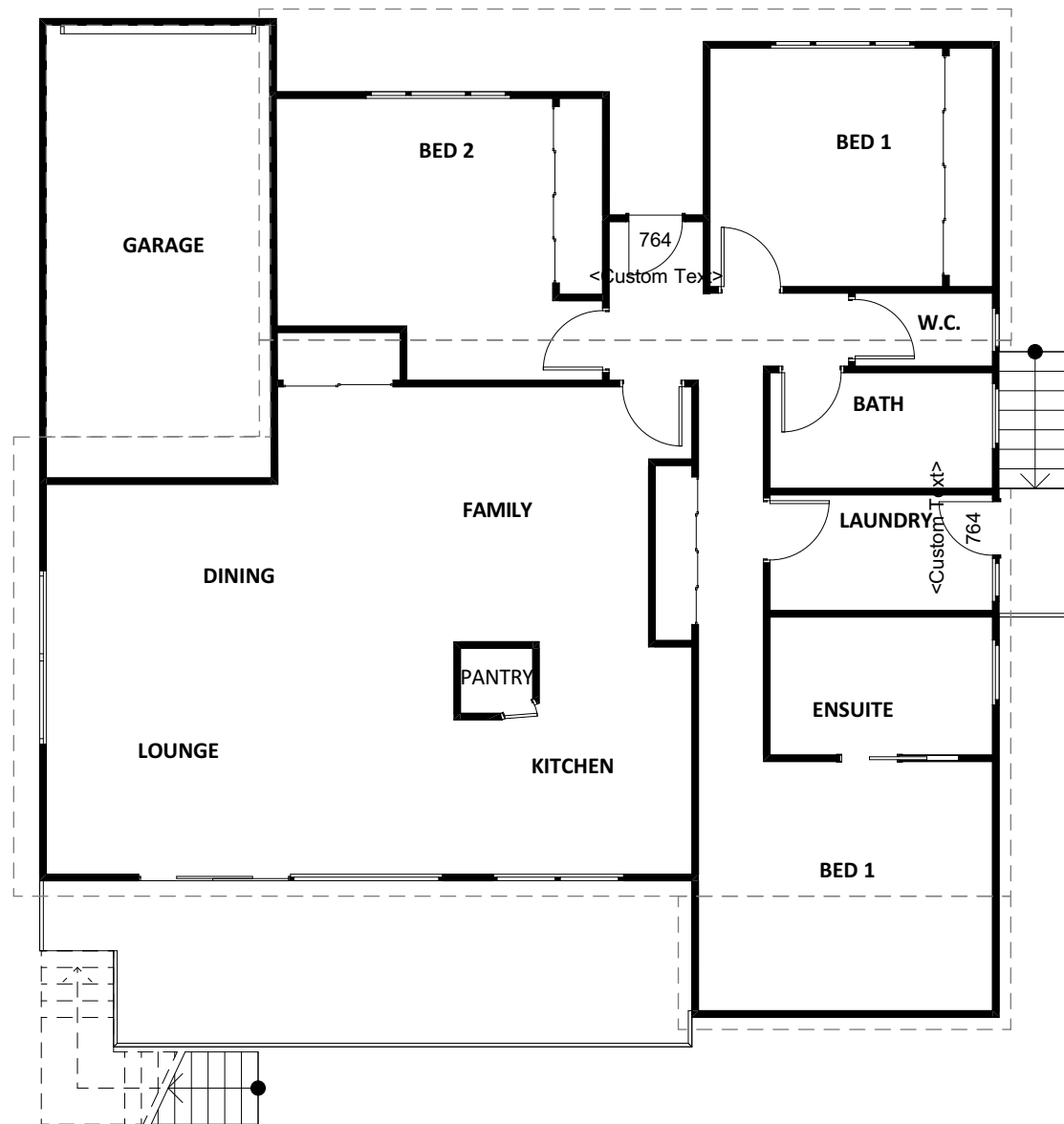
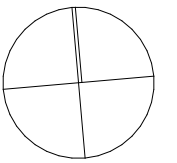
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Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	

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Amendments	
Date	Description



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Total	158.52 sqm
Deck	18.15 sqm

Unit 1 - 25 Hill Street

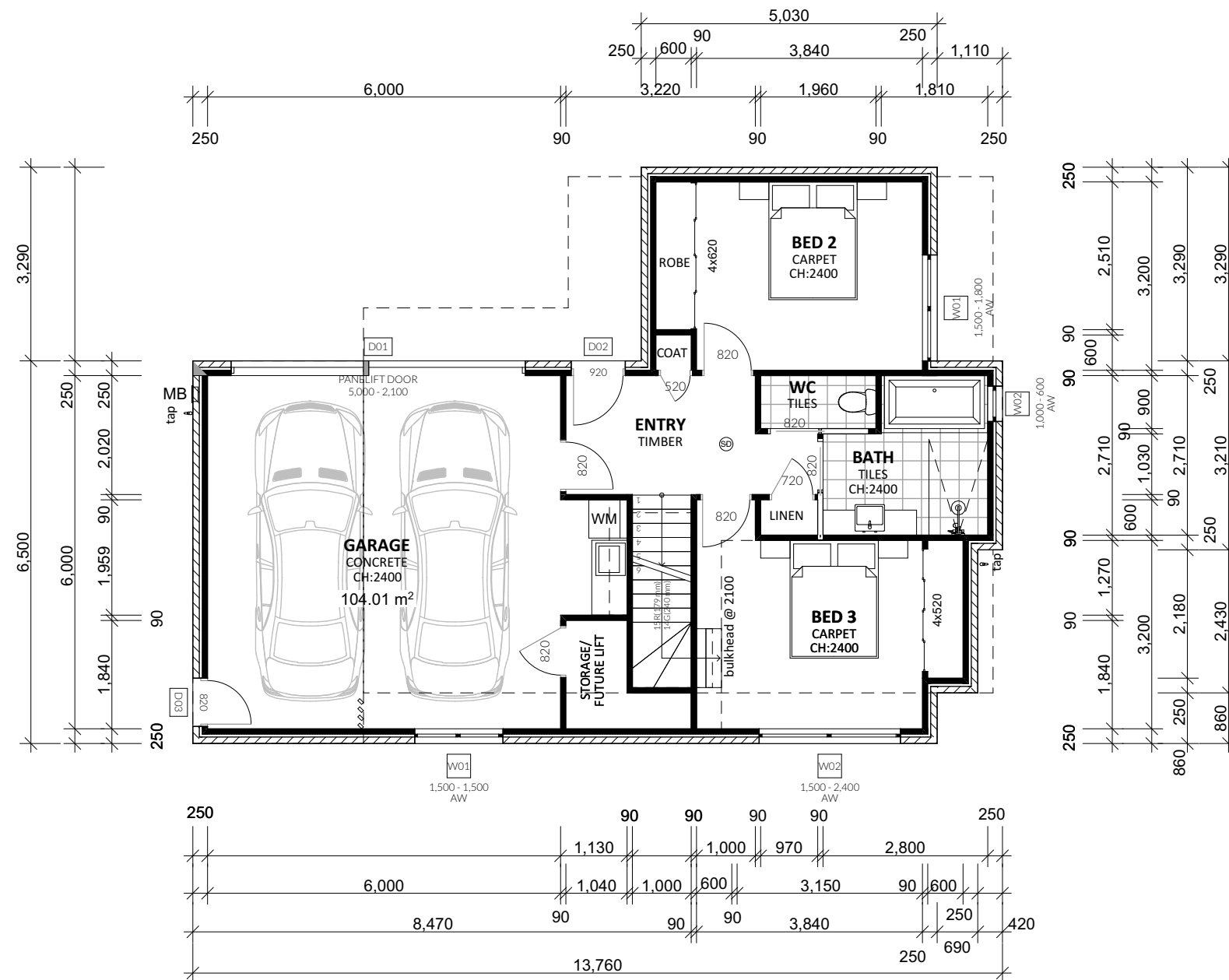
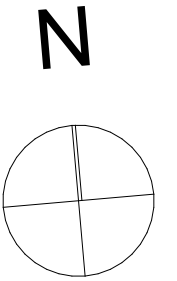


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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 164-2019	Pg No: DA.05
Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	
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Amendments	
Date	Description





Floor Areas	
Lower Floor	102.34 sqm
Upper Floor	93.31 sqm
Total	195.65 sqm
Deck	18.85 sqm

Unit 2 Lower Floor Plan

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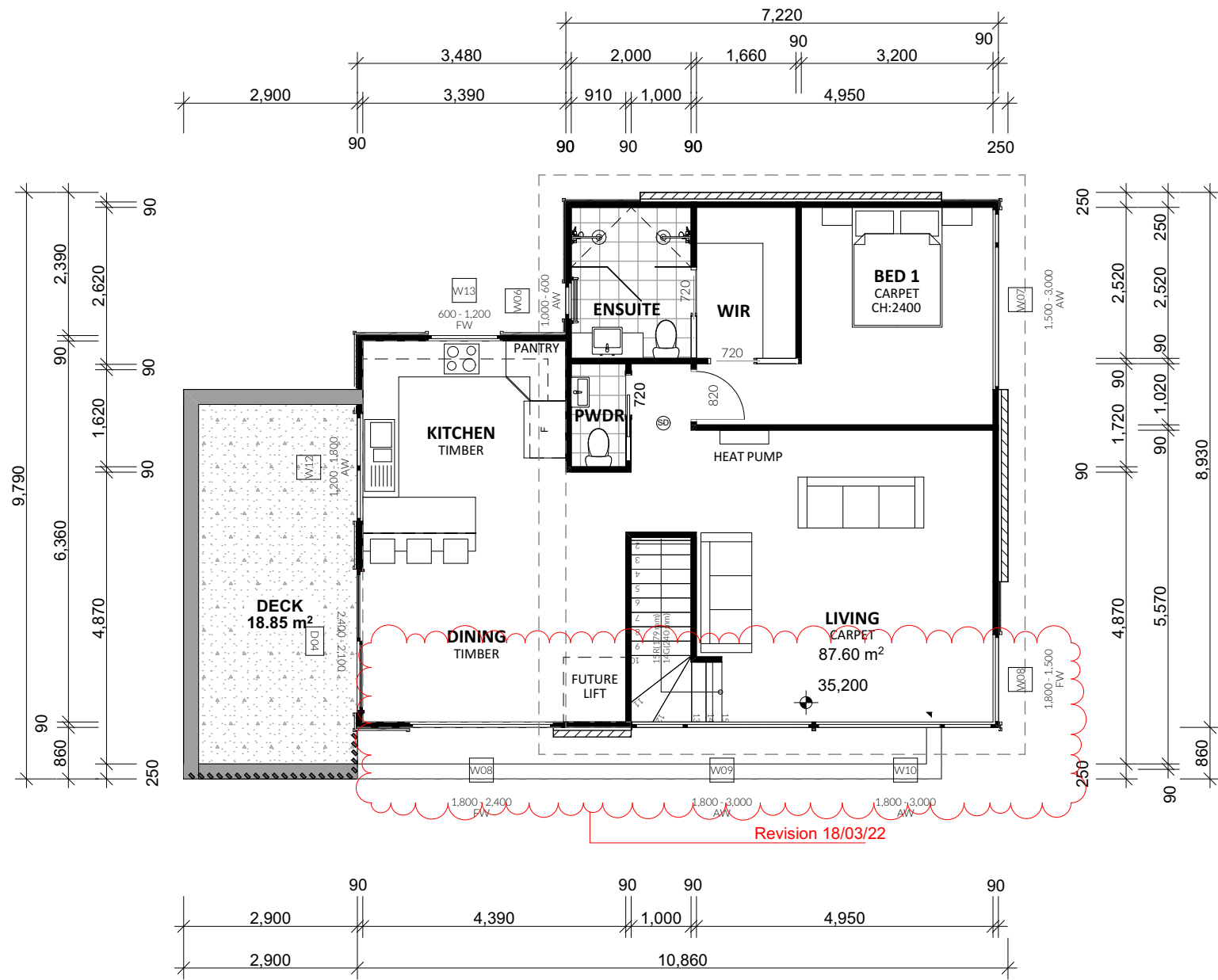
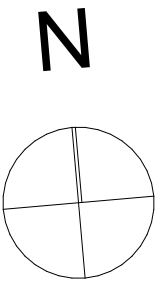
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Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	

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Amendments	
Date	Description



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Floor Areas	
Lower Floor	104.01 sqm
Upper Floor	87.60 sqm
Total	191.61 sqm
Deck	18.85 sqm

Unit 2 Upper Floor Plan

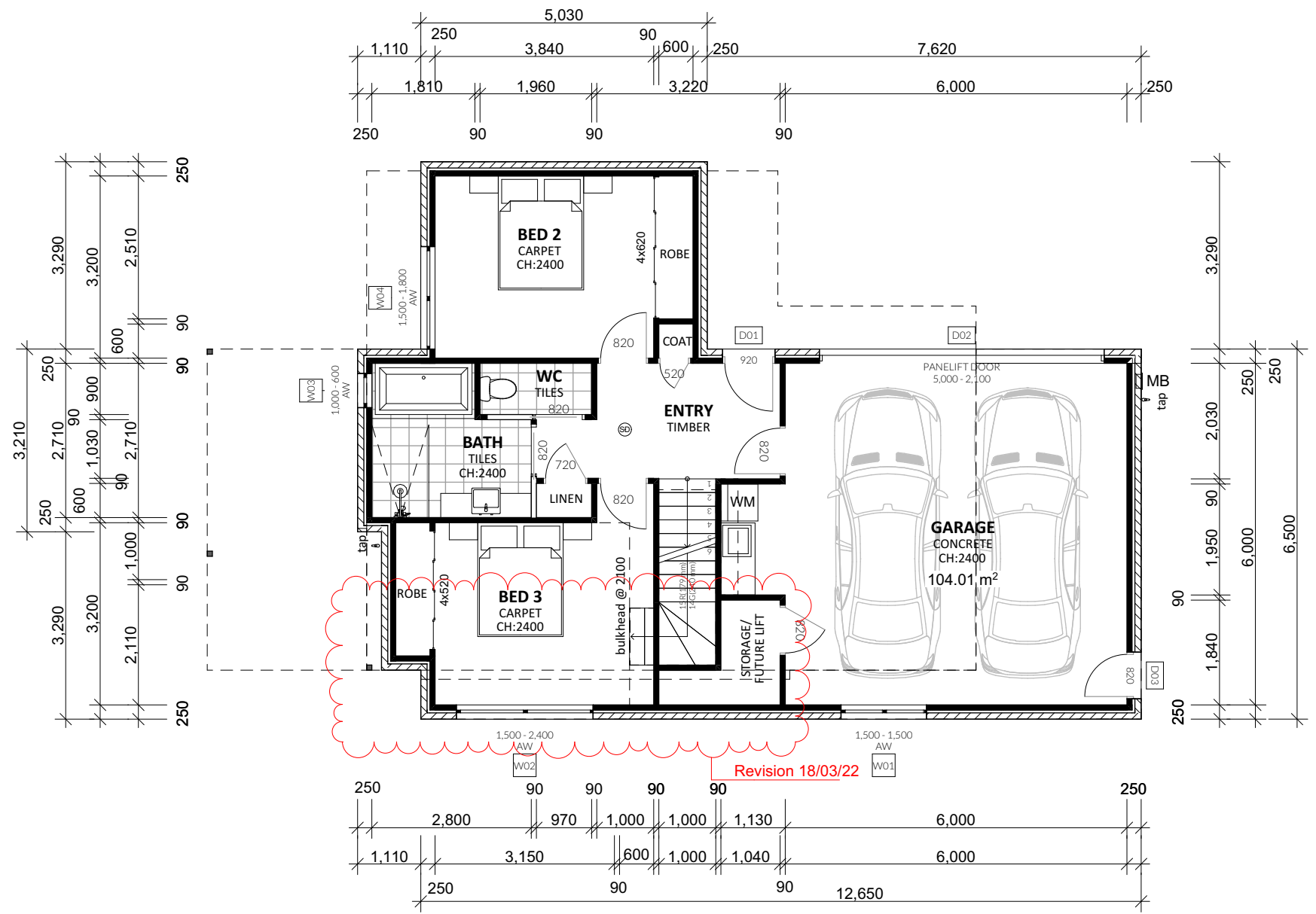
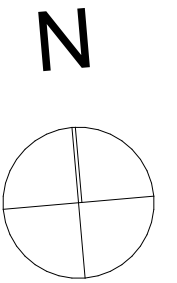


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Amendments	
Date	Description



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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 164-2019 Pg No: DA.07
Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:
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Floor Areas	
Lower Floor	104.01 sqm
Upper Floor	87.09 sqm
Total	191.10 sqm
Deck	15.79 sqm

Unit 3 Lower Floor Plan



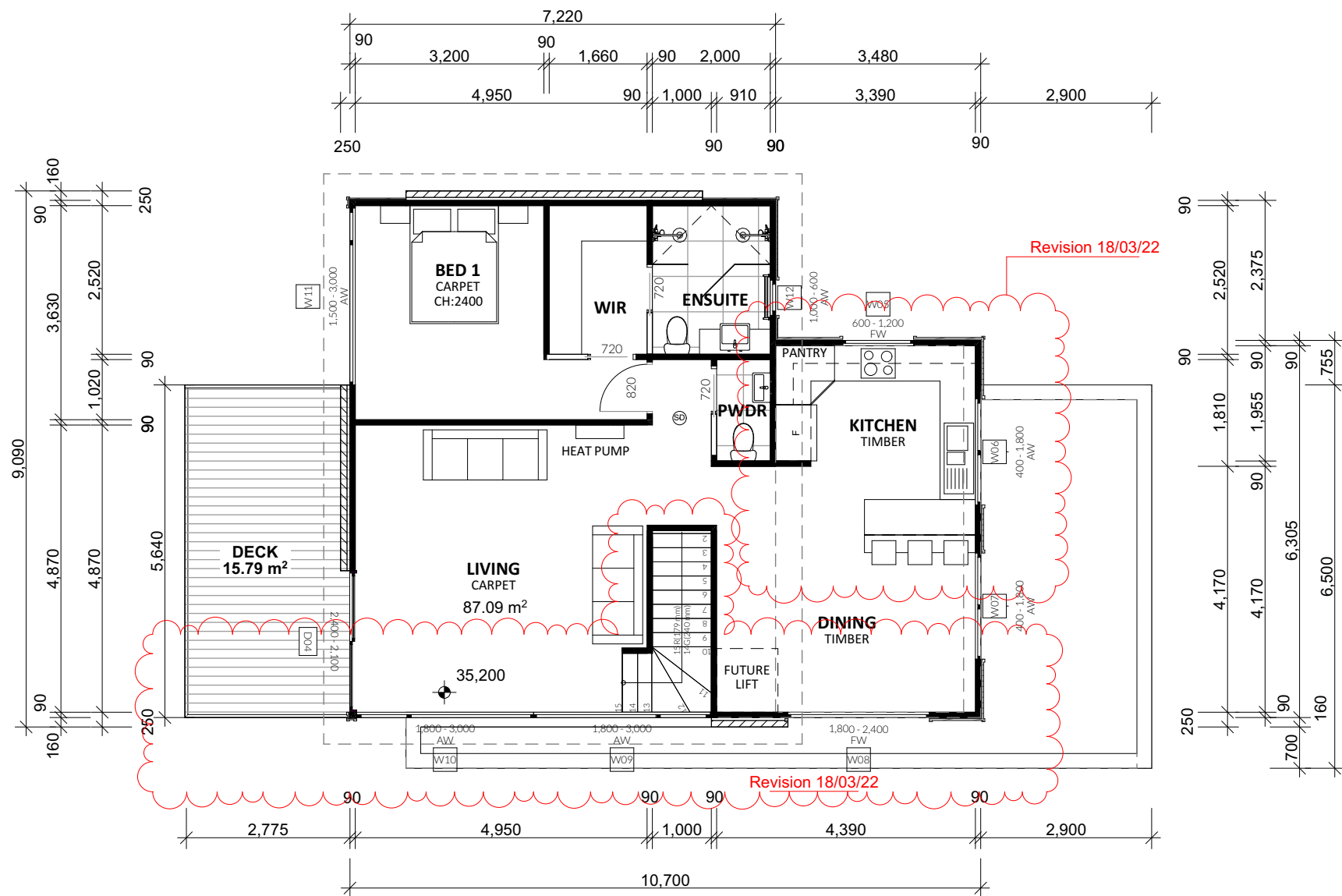
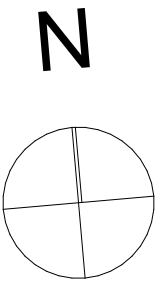
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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 164-2019	Pg No: DA.08
Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	
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Amendments	
Date	Description



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Floor Areas	
Lower Floor	104.01 sqm
Upper Floor	87.09 sqm
Total	191.10 sqm
Deck	15.79 sqm

Unit 3 Upper Floor Plan

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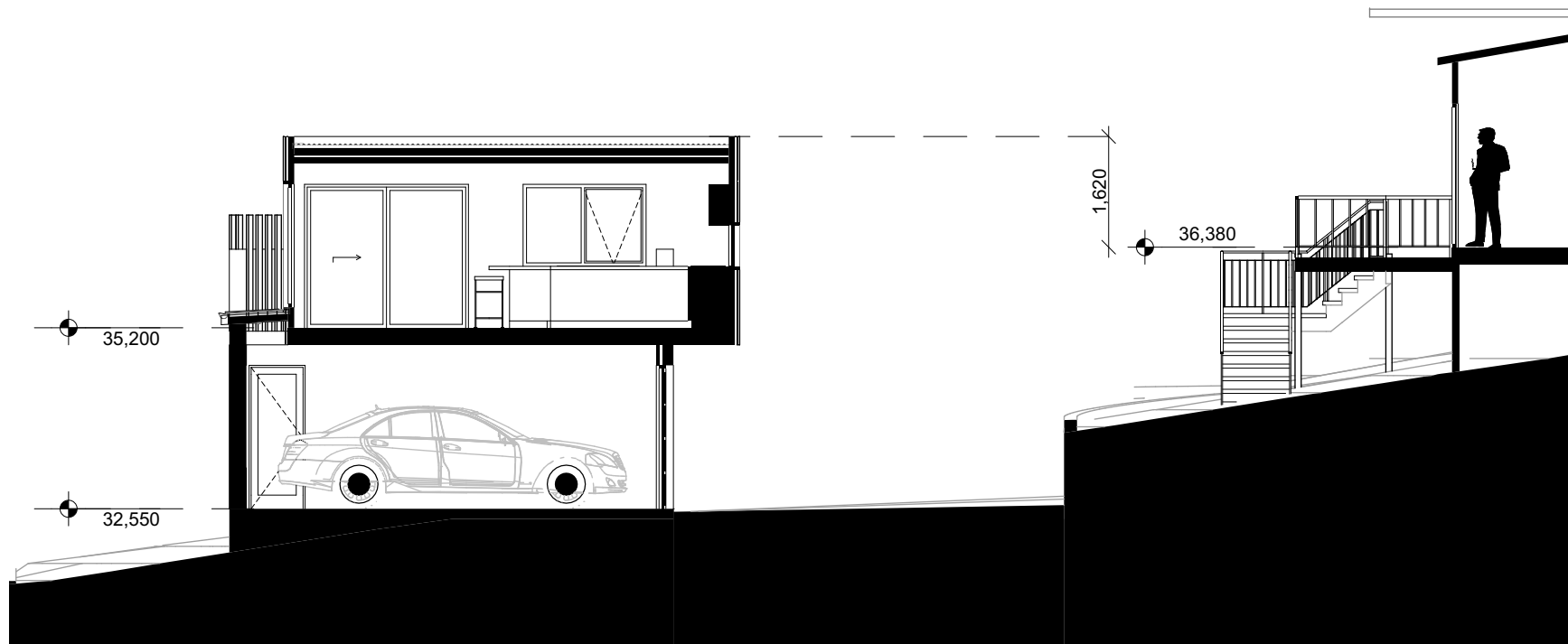
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Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	

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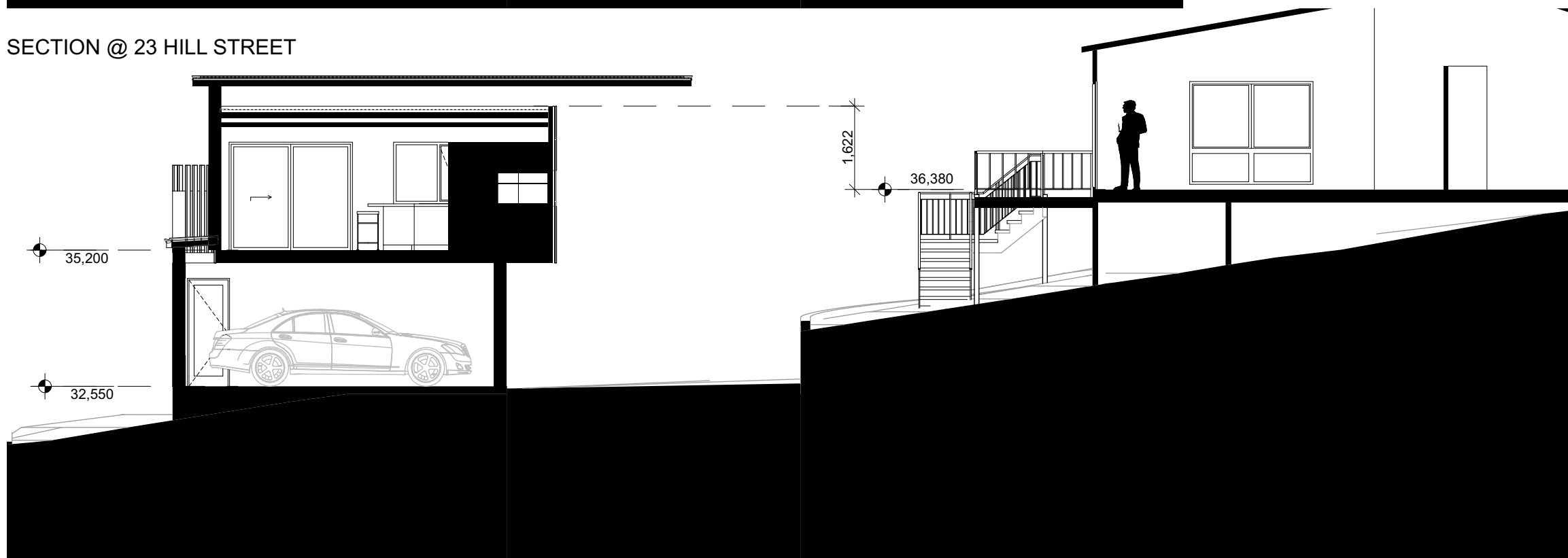
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Date	Description



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SECTION @ 23 HILL STREET



SECTION @ 25 HILL STREET

Sections



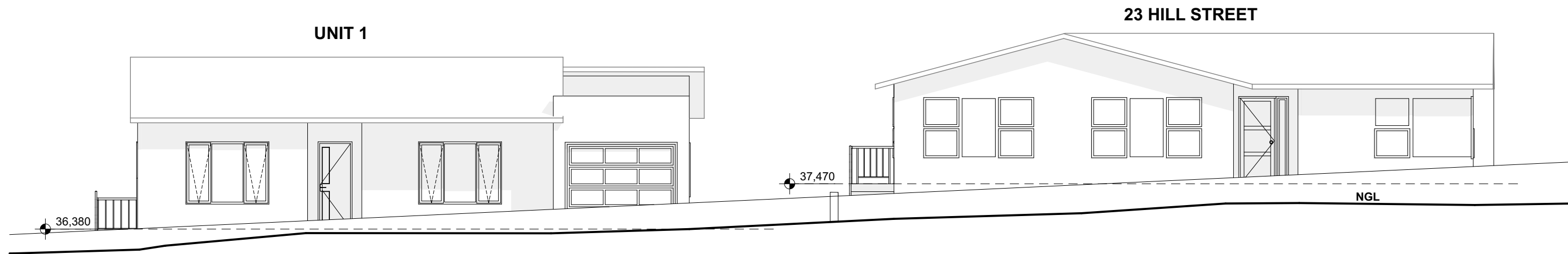
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Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	

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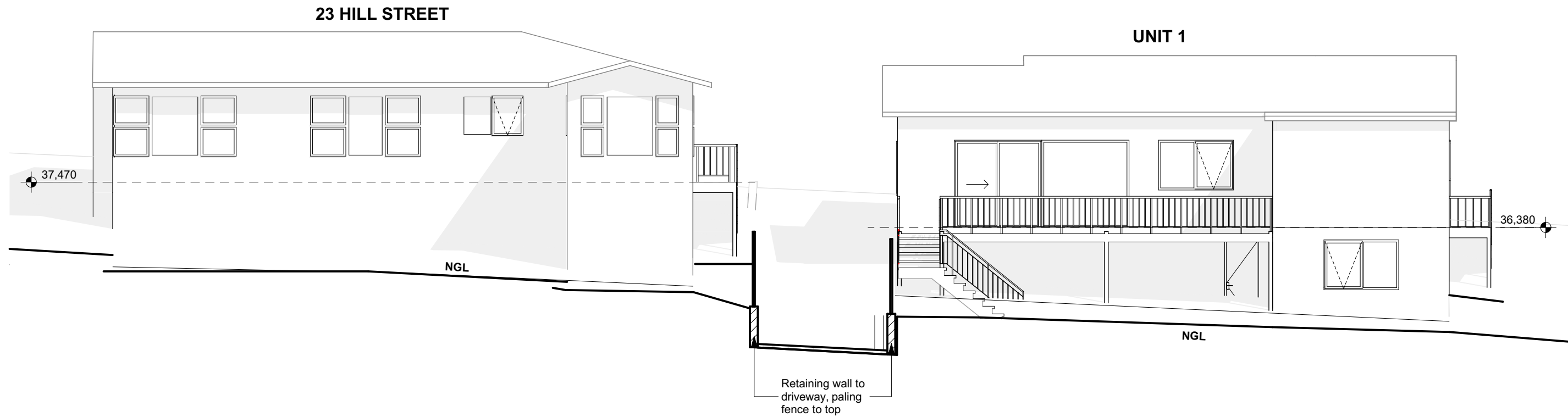
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Date	Description



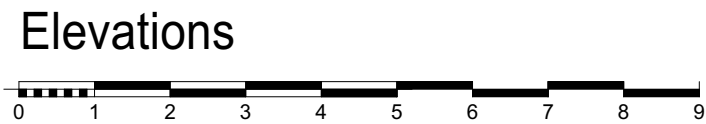
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U1 & 23 Hill Street North Elevation



U1 & 23 Hill Street South Elevation



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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 164-2019	Pg No: DA.11
Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	
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Amendments	
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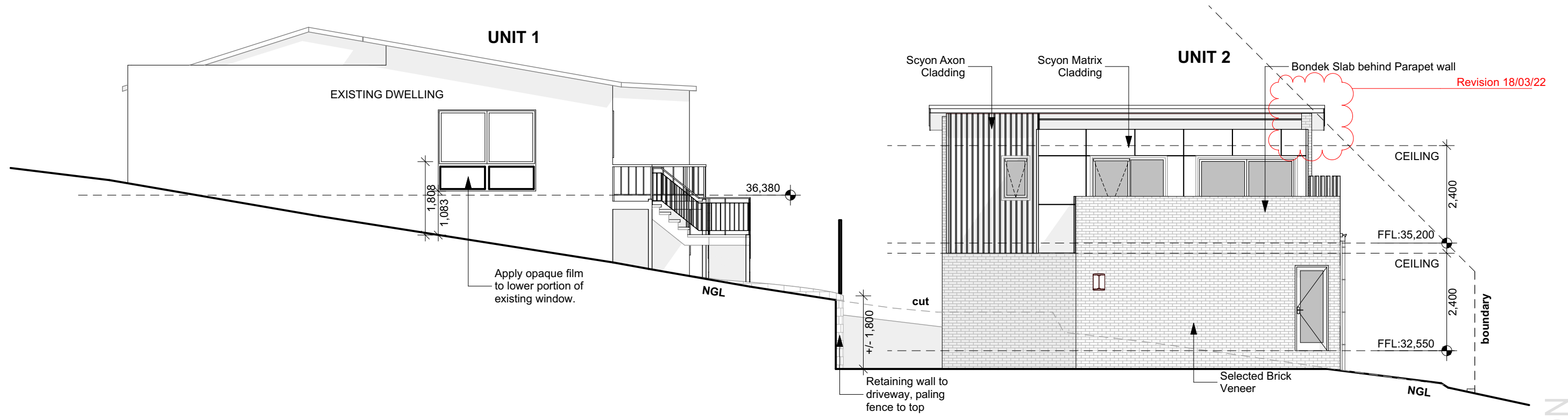


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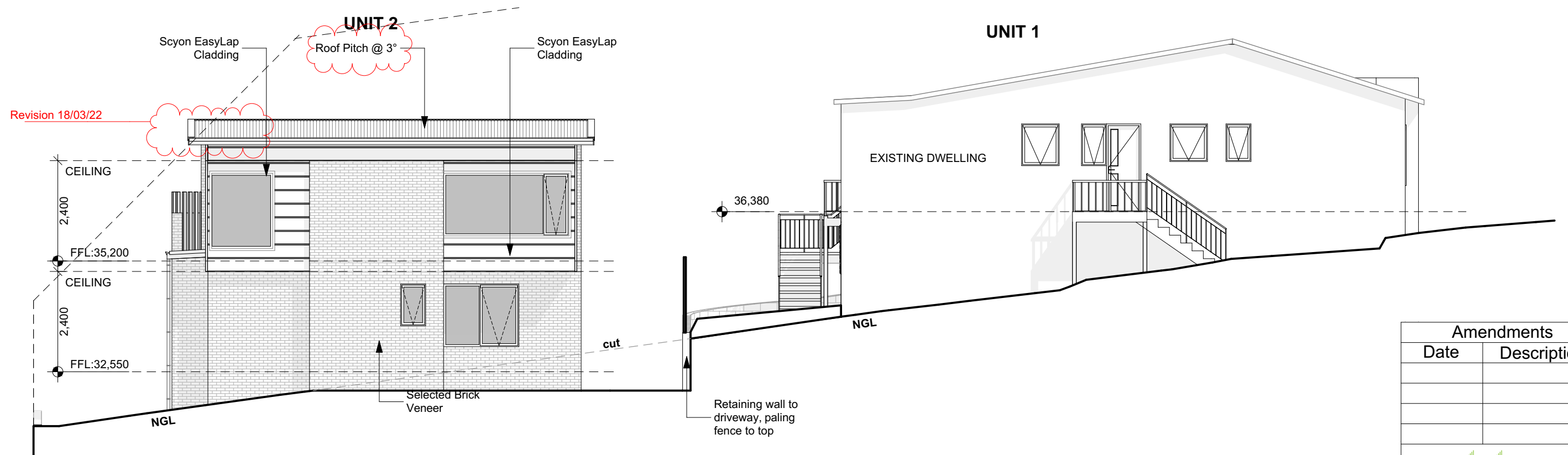


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U1 & U2 West Elevation



U1 & U3 East Elevation

Elevations



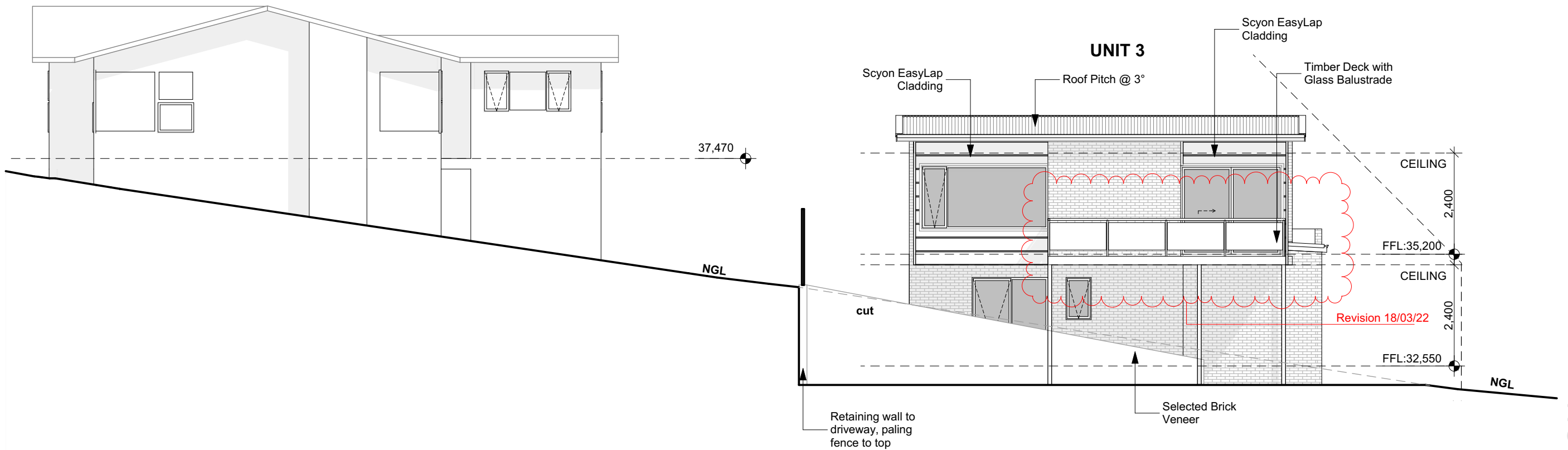
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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 164-2019	Pg No: DA.12
Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	
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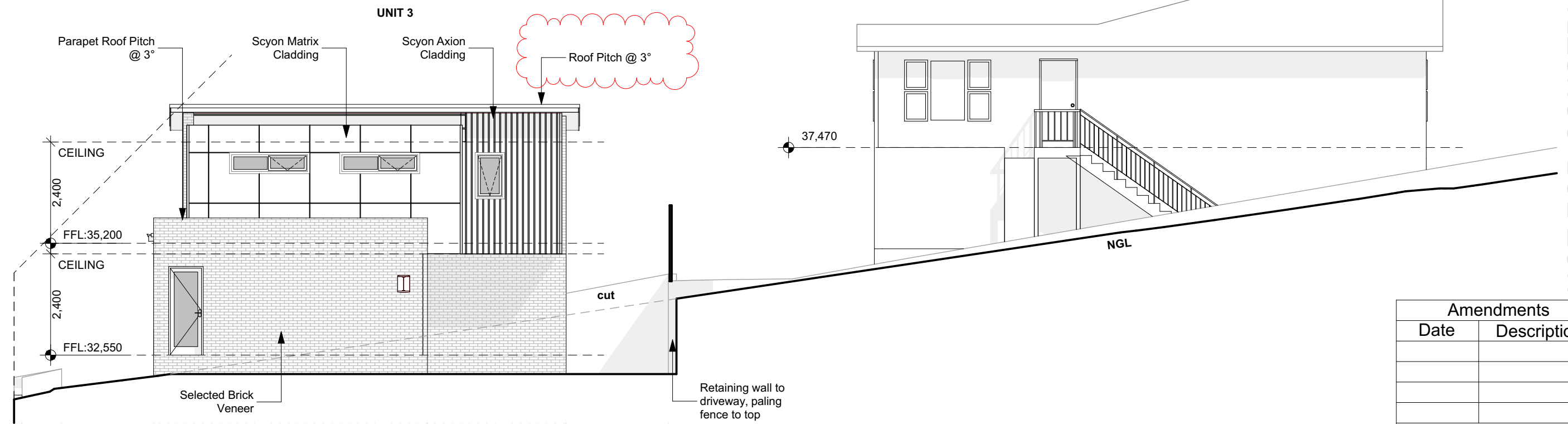
Amendments	
Date	Description



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23 Hill St & U3 West Elevation



23 Hill Street & U3 East Elevation

Elevations



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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 164-2019	Pg No: DA.13
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Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	

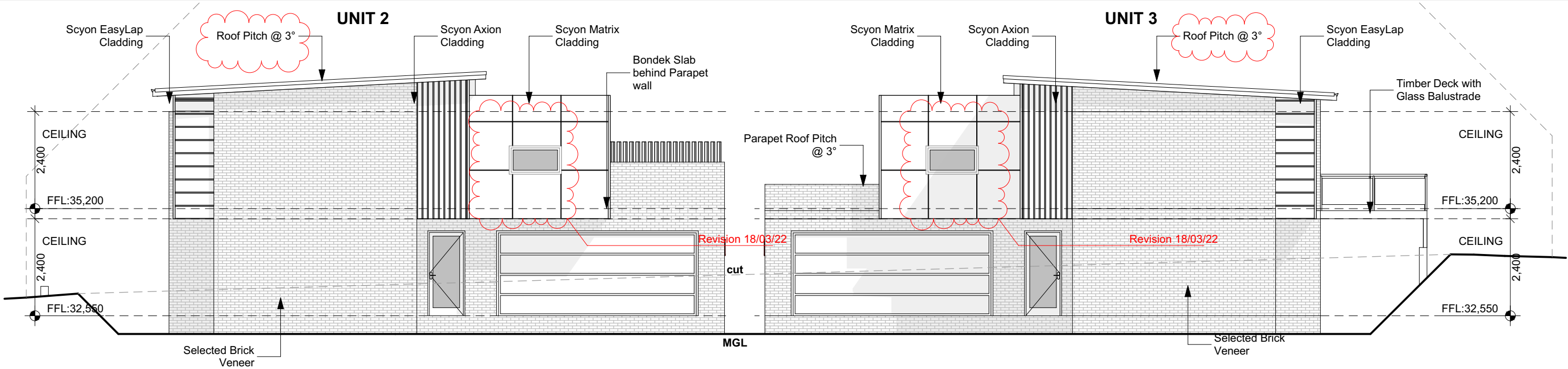
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Amendments	
Date	Description

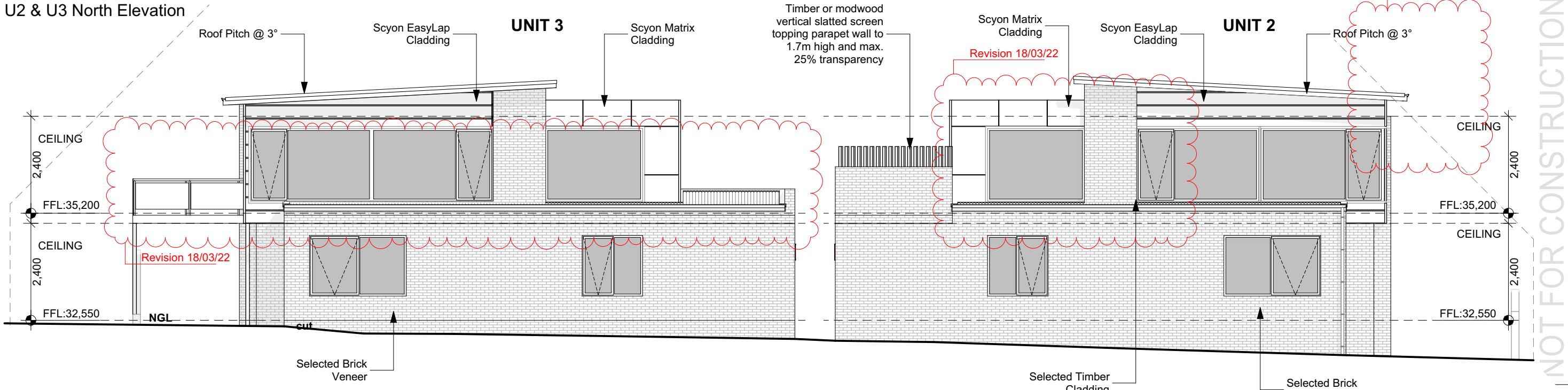
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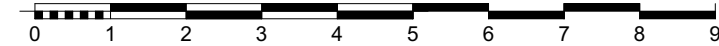


U2 & U3 North Elevation



U2 & U3 South Elevation

Elevations



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Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 164-2019	Pg No: DA.14
Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 E: jnickerson@pinnacledrafting.com.au				

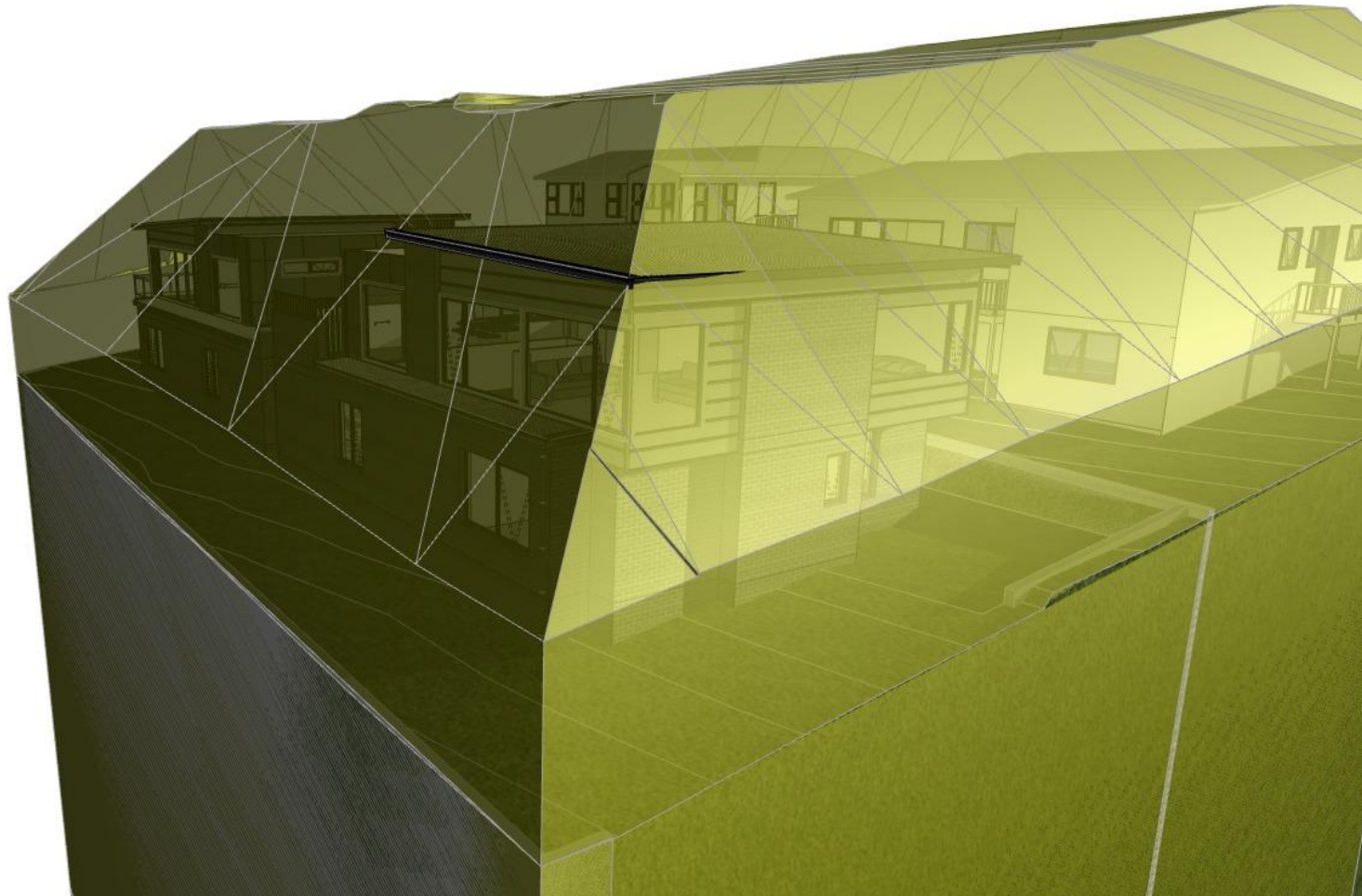
Amendments	
Date	Description



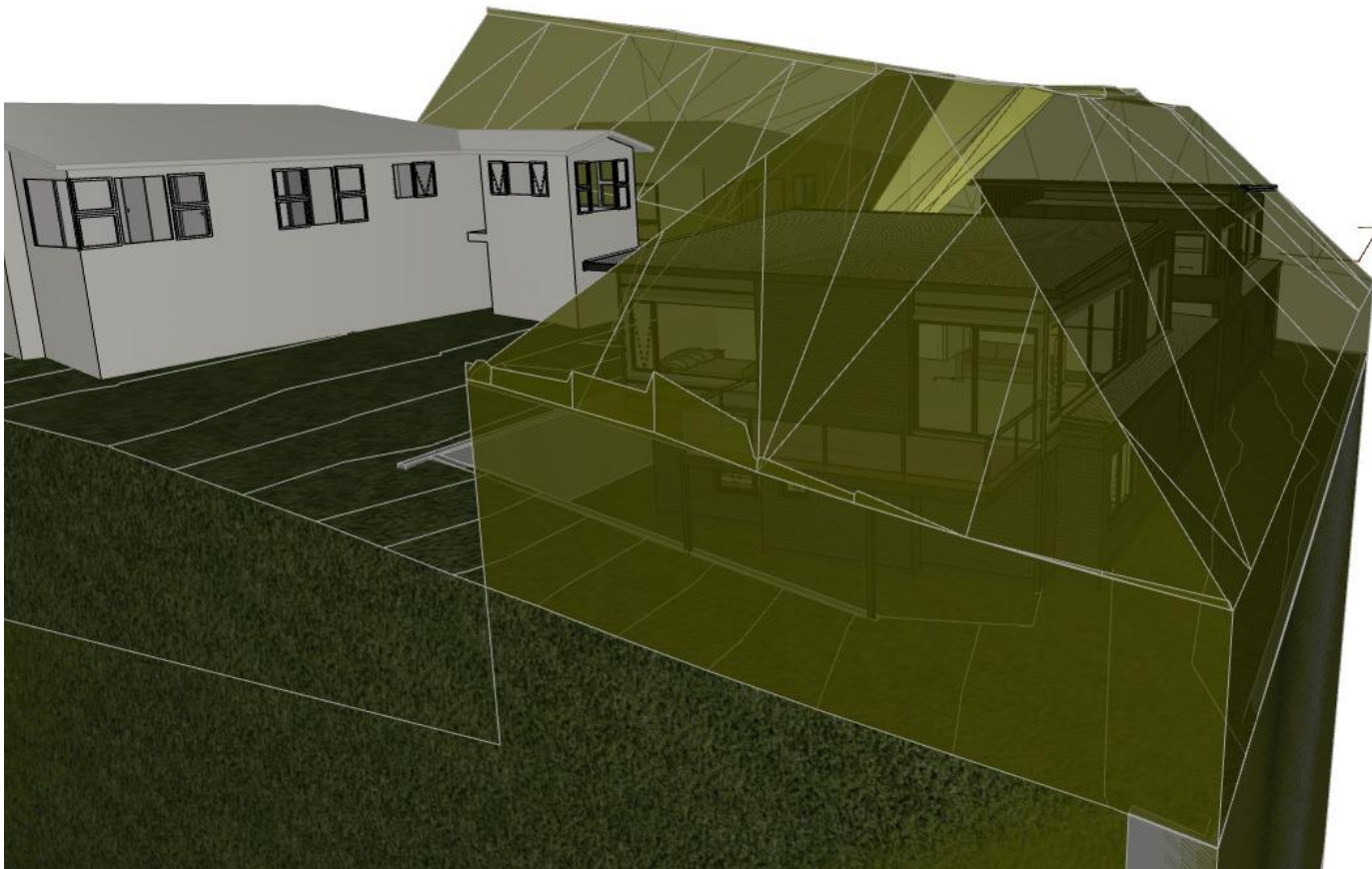
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



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BUILDING ENVELOPE



BUILDING ENVELOPE

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3D Building Envelope



Proposal:	Unit Development	Scale: 1:204.37 @ A3	Job No: 164-2019	Pg No: DA.15
Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:	

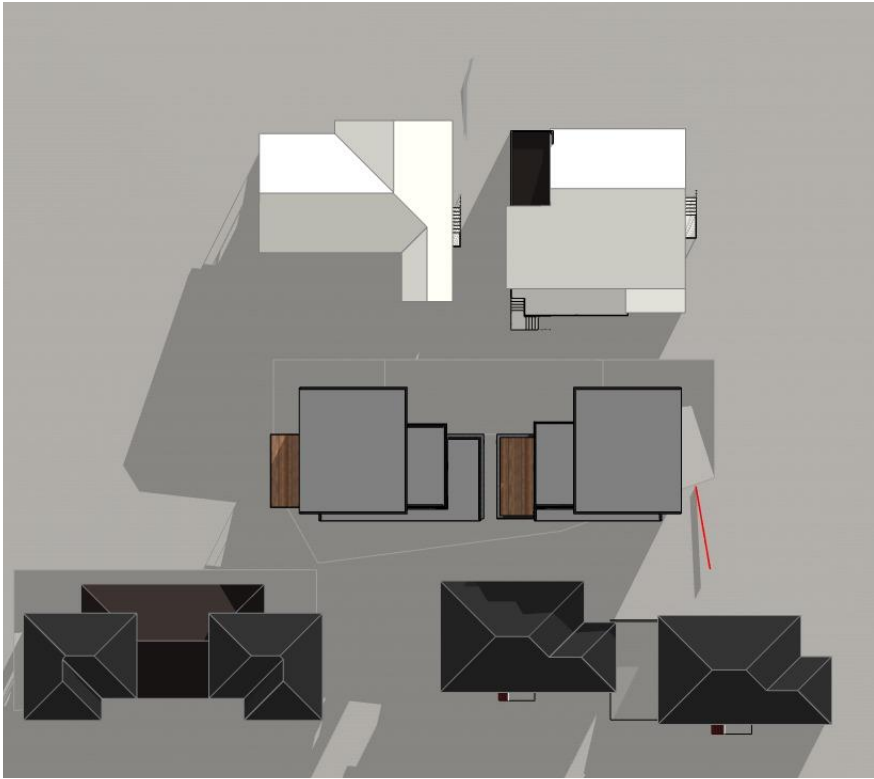
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Amendments	
Date	Description





SHADOWS @ 0900 ON JUNE 21st



SHADOWS @ 1000 ON JUNE 21st



SHADOWS @ 1100 ON JUNE 21st



SHADOWS @ 1200 ON JUNE 21st

Shadow Study 01



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Proposal:	Unit Development	Scale:	@ A3	Job No: 164-2019	Pg No: DA.16
Client:	Brent McDermont & Belinda Collis	Date:	14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn:	JRN	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 E: jnickerson@pinnacledrafting.com.au					

Amendments	
Date	Description



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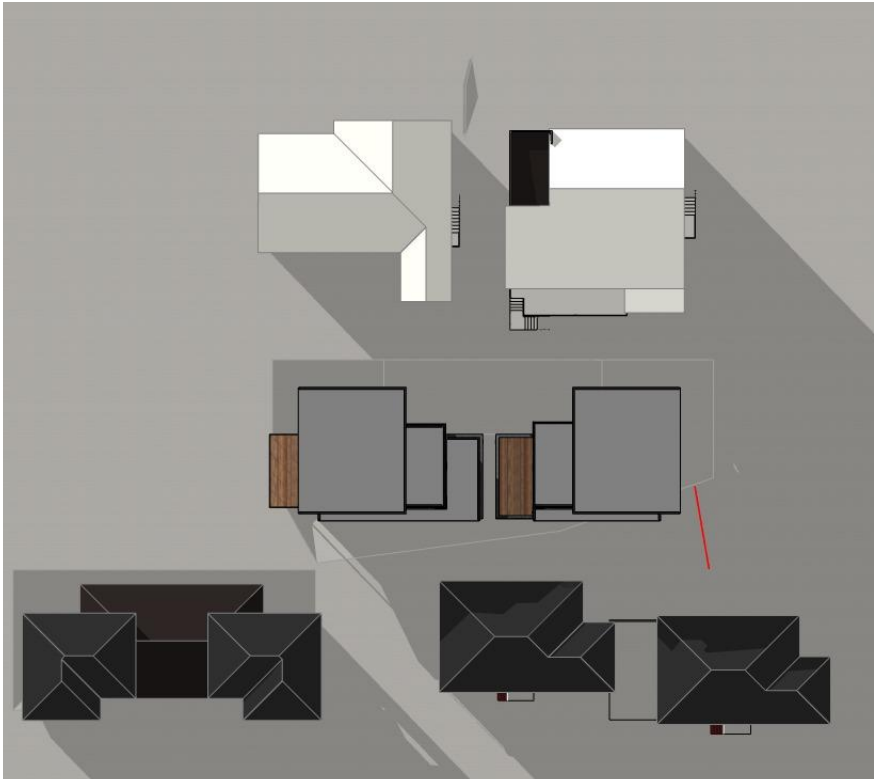
NOT FOR CONSTRUCTION



SHADOWS @ 1300 ON JUNE 21st



SHADOWS @ 1400 ON JUNE 21st



SHADOWS @ 1500 ON JUNE 21st

Shadow Study 02



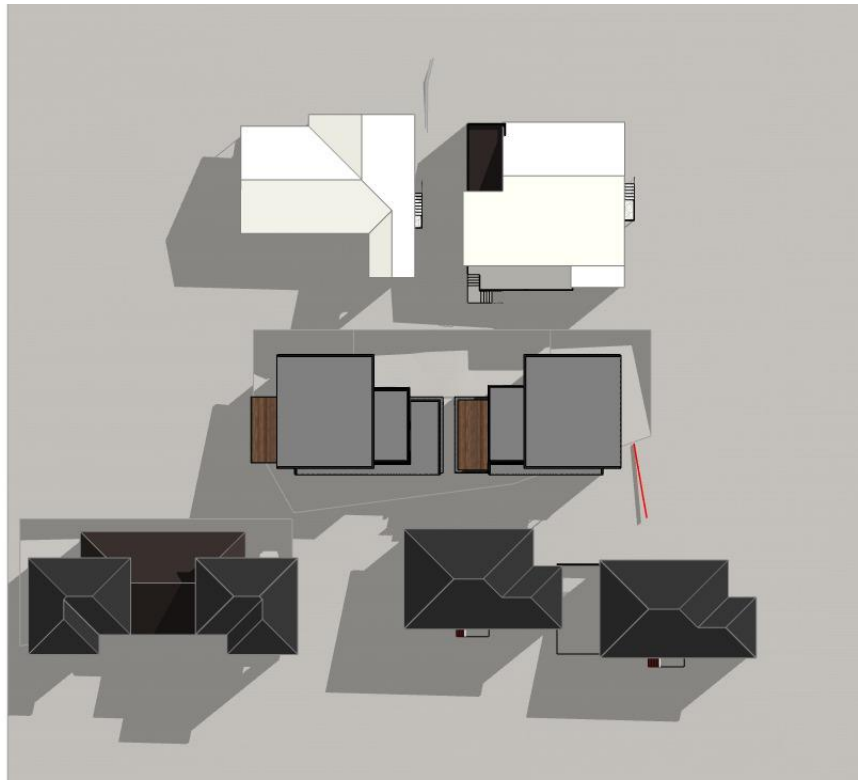
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Client:	Brent McDermont & Belinda Collis	Date:	14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn:	JRN	Building Surveyor:	

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Amendments	
Date	Description



NOT FOR CONSTRUCTION



SHADOWS @ 0900 ON SEPTEMBER 21st



SHADOWS @ 1000 ON SEPTEMBER 21st



SHADOWS @ 1100 ON SEPTEMBER 21st



SHADOWS @ 1100 ON SEPTEMBER 21st

Shadow Study 03



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Proposal:	Unit Development	Scale:	@ A3	Job No: 164-2019	Pg No: DA.18
Client:	Brent McDermont & Belinda Collis	Date:	14.11.19	Engineer:	
Address:	23 & 25 Hill St, Bellerive	Drawn:	JRN	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 E: jnickerson@pinnacledrafting.com.au					

Amendments	
Date	Description



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SHADOWS @ 1300 ON SEPTEMBER 21st



SHADOWS @ 1400 ON SEPTEMBER 21st



SHADOWS @ 1500 ON SEPTEMBER 21st

Shadow Study 04



Proposal:	Unit Development	Scale:	@ A3	Job No: 164-2019	Pg No: DA.19
Client:	Brent McDermont & Belinda Collis	Date: 14.11.19	Engineer:		
Address:	23 & 25 Hill St, Bellerive	Drawn: JRN	Building Surveyor:		
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 E: jnickerson@pinnacledrafting.com.au					

Amendments	
Date	Description



NOT FOR CONSTRUCTION



JUNE 21 9 AM



JUNE 21 10 AM



JUNE 21 11 AM



JUNE 21 NOON



JUNE 21 1 PM



JUNE 21 2 PM



JUNE 21 3 PM



JUNE 21 4 PM



JUNE 21 9 AM



JUNE 21 10 AM



JUNE 21 11 AM



JUNE 21 NOON



JUNE 21 1 PM



JUNE 21 2 PM

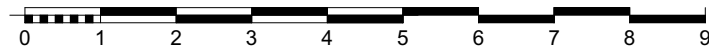


JUNE 21 3 PM



JUNE 21 4 PM

3D Sun Study June 21



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Proposal:	Unit Development	Scale:	@ A3	Job No:	164-2019	Pg No:	DA.20
Client:	Brent McDermont & Belinda Collis	Date:	14.11.19	Engineer:			
Address:	23 & 25 Hill St, Bellerive	Drawn:	JRN	Building Surveyor:			
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 E: jnickerson@pinnacledrafting.com.au							

Amendments	
Date	Description



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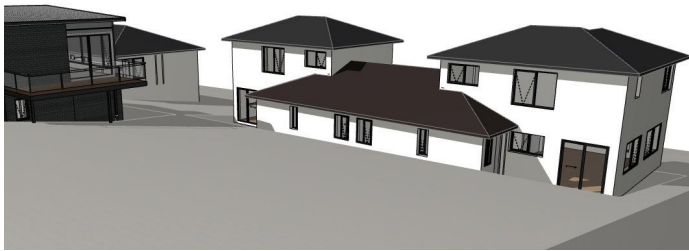


pinnacle
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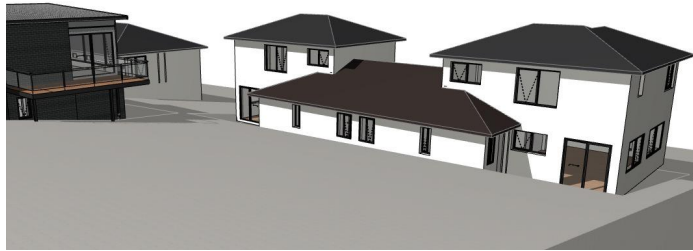
NOT FOR CONSTRUCTION



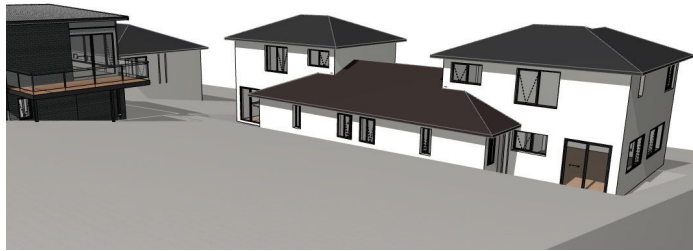
SEP 21 9 AM



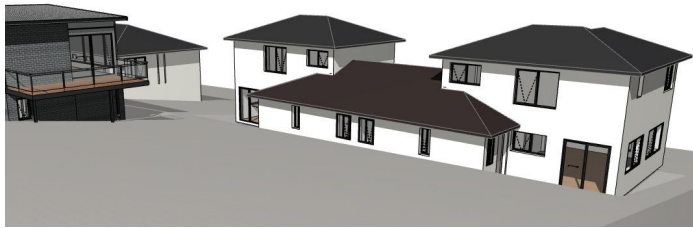
SEP 21 10 AM



SEP 21 11 AM



SEP 21 NOON



SEP 21 1 PM



SEP 21 2 PM



SEP 21 3 PM



SEP 21 4 PM



SEP 21 9 AM



SEP 21 10 AM



SEP 21 11 AM



SEP 21 NOON



SEP 21 1 PM



SEP 21 2 PM



SEP 21 3 PM



SEP 21 4 PM

3D Sun Study Sep 21



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Proposal:	Unit Development	Scale:	@ A3	Job No:	164-2019	Pg No:	DA.21
Client:	Brent McDermont & Belinda Collis	Date:	14.11.19	Engineer:			
Address:	23 & 25 Hill St, Bellerive	Drawn:	JRN	Building Surveyor:			

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CIVIL DRAWINGS
BRENT MCDERMONT AND BELINDA COLLIS
23 AND 25 HILL STREET
BELLERIVE 7018

C0.01	COVER	C	16/11/2021
C0.02	SITE NOTES	C	16/11/2021
C1.00	EXISTING LAYOUT PLAN	B	17/08/2021
C1.01	PROPOSED LAYOUT PLAN	C	16/11/2021
C1.02	GRADING PLAN	C	16/11/2021
C1.03	TURNPATH PLAN	B	17/08/2021
C3.00	SECTIONS	B	17/08/2021

			DRAWN:	TP	 ALDANMARK CONSULTING ENGINEERS Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au	PROJECT:	23 AND 25 HILL STREET	STAGE:	COVER SHEET			
C	DEVELOPMENT APPROVAL	16/11/2021	CHECKED:	SP		CLIENT:	BRENT MCDERMONT AND BELINDA COLLIS	ISSUE:	DEVELOPMENT APPROVAL			
B	DEVELOPMENT APPROVAL	17/08/2021	DESIGN:			ADDRESS:	23 AND 25 HILL STREET BELLERIVE TAS 7018			SCALE:	TOTAL SHEETS: 7	SIZE: A1
A	DEVELOPMENT APPROVAL	10/08/2021	CHECKED:							PROJECT No. 20E52-58	SHEET: C0.01	REV: C
REV	DESCRIPTION	DATE	CERTIFIED:									

GENERAL NOTES:

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, HYDRAULIC AND STRUCTURAL DRAWINGS AND SPECIFICATIONS. STANDARDS REFERENCED ARE TO BE THE MOST CURRENT VERSION.
- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED 'FOR CONSTRUCTION' AND AUTHORISED FOR ISSUE ACCORDINGLY.
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEALGAT STANDARD DRAWINGS AND SPECIFICATIONS, AUSTRALIAN STANDARDS, (WSAA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- IPWEALGAT STANDARD DRAWINGS TO BE READ IN CONJUNCTION WITH COUNCIL EXCLUSION SHEETS TSD-E01-v1 & TSD-E02-v1.
- ALL WORKS ARE TO BE MAINTAINED IN A SAFE CONDITION.
- CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS
- CONTRACTOR TO OBTAIN APPROVALS, SERVICE CLEARANCES AND COORDINATE WORK WITH ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT.
- A "START OF WORKS NOTICE" MUST BE OBTAINED FROM COUNCIL PRIOR TO ANY WORKS COMMENCING.
- SURVEY DATA UNDERTAKEN AND PROVIDED BY ROGERSON & BIRCH SURVEYORS .
- ARCHITECTURAL UNIT AND SITE LAYOUT UNDERTAKEN AND PROVIDED BY PINNACLE DRAFTING & DESIGN.
- FLOOR LEVELS SET BY ARCHITECT. DRIVEWAY GRADING BASED ON THESE.

WORKPLACE HEALTH & SAFETY NOTES:

- BEFORE THE CONTRACTOR COMMENCES WORK THE CONTRACTOR SHALL UNDERTAKE A SITE SPECIFIC PROJECT PRE-START HAZARD ANALYSIS / JOB SAFETY ANALYSIS (JSA) WHICH SHALL IDENTIFY IN DOCUMENTED FORM;
- THE TYPE OF WORK
 - HAZARDS AND RISKS TO HEALTH AND SAFETY.
 - THE CONTROLS TO BE APPLIED IN ORDER ELIMINATE OR MINIMIZE THE RISK POSED BY THE IDENTIFIED HAZARDS.
 - THE MANNER IN WHICH THE RISK CONTROL MEASURES ARE TO BE IMPLEMENTED.

THESE ARE TO BE SUBMITTED TO THE SUPERINTENDENT AND/OR OTHER RELEVANT WORKPLACE SAFETY OFFICERS.

FOR THIS PROJECT, POSSIBLE HAZARDS INCLUDE (BUT ARE NOT LIMITED TO):

- EXCAVATION OF ANY TYPE & DEPTHS
- CONTAMINATED SOILS
- CONSTRUCTION IN GROUND WITH HIGH WATER TABLE
- PELLING / LOPPING AND/OR REMOVAL OF EXISTING TREES/VEGETATION
- UNDERGROUND STRUCTURES (MANHOLES / SUMPS / ETC)
- CONFINED SPACES
- OVERHEAD POWER LINES
- UNDERGROUND STORMWATER, WATER AND SEWER PIPES
- TELECOMMUNICATION CABLES - BOTH UNDERGROUND & OVERHEAD
- ELECTRICAL/POWER CABLES - BOTH UNDERGROUND & OVERHEAD
- WORKING AT HEIGHTS
- WORKING WITH ASBESTOS CONTAINING MATERIALS
- TRAFFIC MANAGEMENT

EARTHWORKS & DRIVEWAY NOTES:

- ALL EARTHWORKS SHALL BE IN ACCORDANCE WITH AS3798 "GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS".
- ALL VEGETATION AND TOPSOIL SHALL BE STRIPPED AND GRUBBED IN THE AREA OF PROPOSED WORKS.
- NEW OR MODIFIED DRIVEWAY CROSSINGS SHALL BE IN ACCORDANCE WITH IPWEA STANDARD DRAWING TSD-R09-v2 AND MUST BE INSPECTED AND APPROVED BY COUNCIL.
- EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- FILL MATERIAL SHALL BE WELL GRADED AND FREE OF BOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED TO BE OTHERWISE.
- FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
 - TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
 - THE SUB GRADE SHALL HAVE A MINIMUM BEARING CAPACITY OF 100 kPa.
 - FILL IN EMBANKMENTS SHALL BE KEYED 150mm INTO NATURAL GROUND.
 - THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
 - EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% STD. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS IS ACHIEVED.
- WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO CONFIRM AN APPROVED BASE.
- CONCRETE PAVEMENTS SHALL BE CURED FOR A MINIMUM OF 3 DAYS USING A CURRENT BEST PRACTICE METHOD.
- SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELLING THE JOINT, GENERALLY THIS SHALL BE WITHIN 24 HOURS.
- BATTERS SHALL BE SET TO A SAFE ANGLE OF REPOSE IN ACCORDANCE WITH THE BCA VOL 2 AS INDICATED BELOW:

SOIL TYPE (* REFER BCA 3.2.4)		EMBANKMENT SLOPES H:L	
		COMPACTED FILL	CUT
STABLE ROCK (A*)		2:3	8:1
SAND (A*)		1:2	1:2
SILT (P*)		1:4	1:4
CLAY	FIRM CLAY	1:2	1:1
	SOFT CLAY	NOT SUITABLE	2:3
SOFT SOILS (P)		NOT SUITABLE	NOT SUITABLE

NOTE: WHERE SITE CONDITIONS ARE UNSUITABLE FOR A BATTERED BANK CONSULT THE ENGINEER FOR A SUITABLE RETAINING WALL DESIGN. EMBANKMENTS THAT ARE TO BE LEFT EXPOSED MUST BE STABILISED BY VEGETATION OR SIMILAR WORKS TO PREVENT SOIL EROSION.

DRAINAGE AND SERVICES NOTES:

- ALL WORKS ASSOCIATED WITH PUBLIC STORMWATER INFRASTRUCTURE IS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA (TAS) LGAT STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL.
- ALL WORKS ASSOCIATED WITH PUBLIC SEWER AND WATER IS TO BE CARRIED OUT IN ACCORDANCE WITH THE WSA PARTS 02 & 03 (WATER AND SEWERAGE CODES OF AUSTRALIA), TASWATER SUPPLEMENTS TO THE SAME, AND TO THE SATISFACTION OF TASWATER. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHERWISE.
- HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL, LAYOUT TO BE CONFIRMED ON SITE.
- ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 AND THE NCC VOLUME 3 (PCA)
- INSTALL ALL SUB-SOIL DRAINS TO THE REQUIREMENTS OF AS3500, PART 3.1.3 OF THE NCC 2019 - VOLUME 2 AND PART FP2 OF THE NCC 2019 - VOLUME 3.
- PAVEMENT AND HARDSTAND AREAS SHALL FALL AT A MINIMUM OF 1% (1:100) TOWARD AN APPROVED DISCHARGE POINT.
- ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, IS TO BE BACKFILLED WITH COMPACTED FCR.
- DRAINAGE PIPES TO BE MIN. uPVC CLASS SN4. PIPES UNDER TRAFFICABLE AREAS TO BE SN8 U.N.O.
- MINIMUM GRADES FOR PRIVATE DRAINAGE PIPES SHALL BE 1% FOR STORMWATER AND 1.70% FOR SEWER U.N.O.
- MINIMUM COVER FOR PRIVATE DRAINAGE PIPES SHALL BE 300mm FOR STORMWATER AND 500mm FOR SEWER U.N.O.
- TASWATER SEWER MAINS TO BE MINIMUM DWN CLASS SN8 DN150 RRU WITH MINIMUM CLASS SN10 DN100 PROPERTY CONNECTIONS.
- STORMWATER MAINS TO BE MINIMUM DWN CLASS SN8 DN150 RRU OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE.
- WATER PIPES TO BE MIN. DN25 (ID 20mm) AND CONNECTION TO PROPERTY 25mm (I.D.) TYPE 'A' COPPER
- WATER CONNECTIONS SHALL BE PROVIDED WITH METERAGE AND BACKFLOW PREVENTION AS PER TASWATER STANDARD DRAWING TWS-W-0002.
- ALL PIPEWORK TO BE INSPECTED BY COUNCIL PRIOR TO BACKFILL.
- PIT DIMENSIONS SHOWN HAVE BEEN DESIGNED BY PIT CAPACITY TABLES. THESE PITS MAY NEED TO BE INCREASED IN MINIMUM INTERNAL SIZE DUE TO THE DEPTH AS PER AS3500.3 AS PER TABLE BELOW WHICH IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE TO AS3500:

DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS mm	
	WIDTH	LENGTH
≤600	450	450
>600 ≤900	600	600
>900 ≤1200	600	900
>1200	900	900

CIVIL INSPECTIONS / HOLD POINTS:

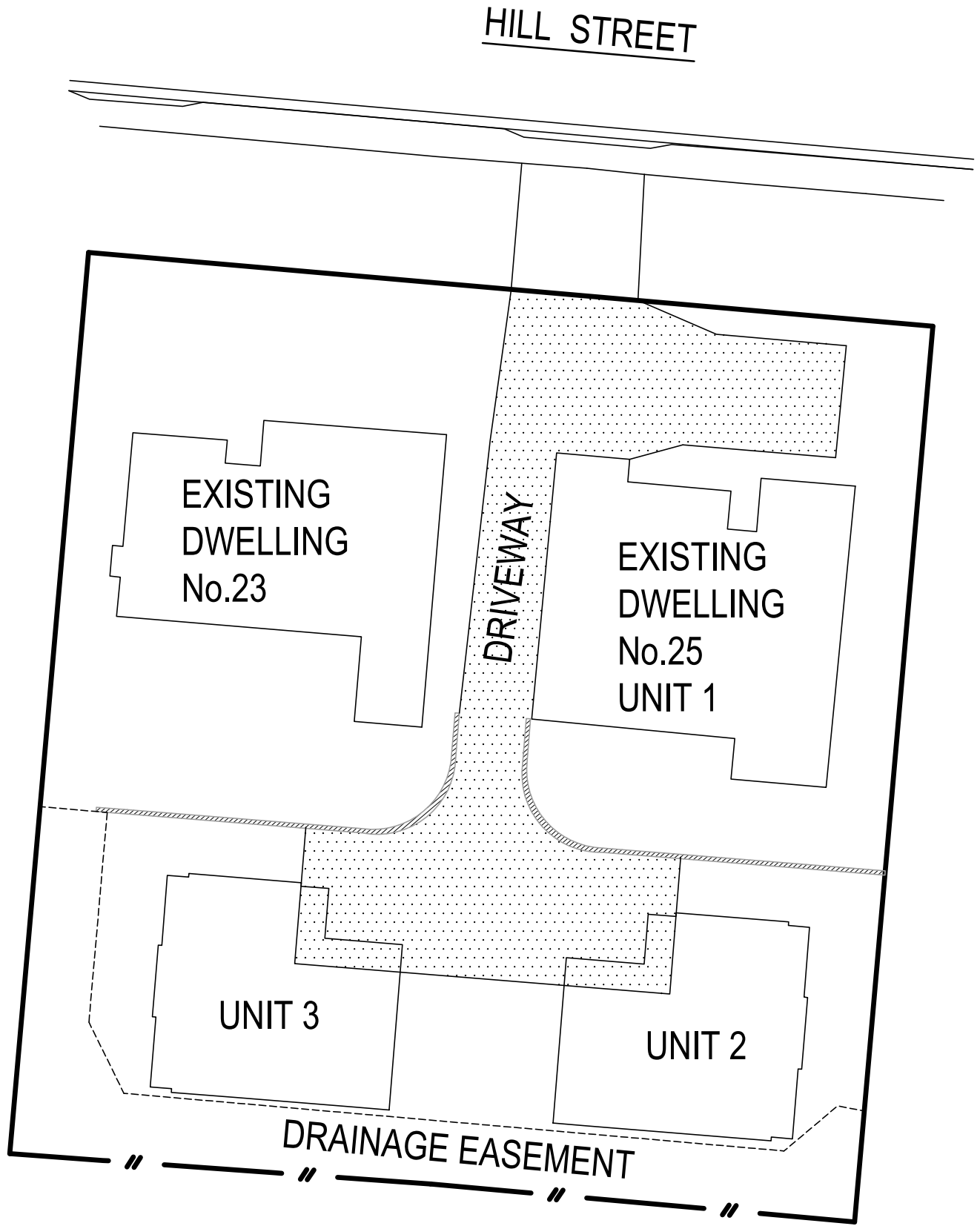
THE BUILDER IS TO ALLOW TO ENGAGE ALDANMARK ENGINEERS TO UNDERTAKE INSPECTIONS AT THE FOLLOWING HOLD POINTS OF A CIVIL WORKS NATURE:

- SUBGRADE/FORMATION LEVEL OF DRIVEWAY PAVEMENT INCLUSIVE OF PROOF ROLL
- BASE OF ROAD PAVEMENT INCLUSIVE OF PROOF ROLL
- DRIVEWAY REINFORCEMENT AND JOINTING PRIOR TO CONCRETE POUR

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

BEWARE OF UNDERGROUND SERVICES
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.

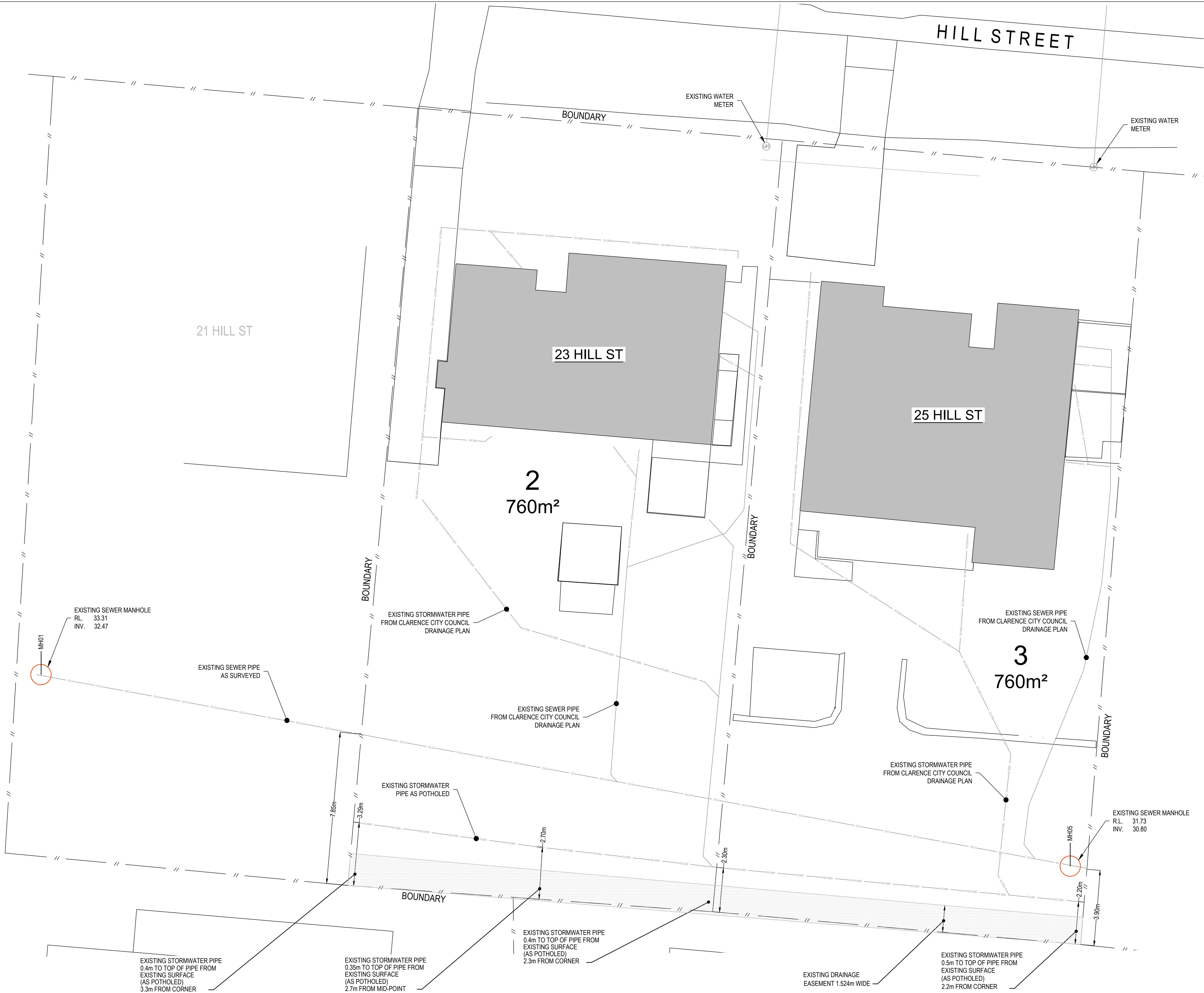
THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION.



SITE PLAN

SCALE 1:250 (A1)

			DRAWN:	TP		PROJECT:	23 AND 25 HILL ST	STAGE:	DEVELOPMENT APPROVAL	SHEET: SITE NOTES		
			CHECKED:	SP		CLIENT:	BRENT MCDERMONT AND BELINDA COLLIS	ISSUE:				
C	DEVELOPMENT APPROVAL	16/11/2021	DESIGN:			ADDRESS:	23 AND 25 HILL STREET BELLERIVE TAS 7018			SCALE:	TOTAL SHEETS: 7	SIZE: A1
B	DEVELOPMENT APPROVAL	17/08/2021	CHECKED:							PROJECT No. 20E52-58	SHEET: C0.02	REV: C
A	DEVELOPMENT APPROVAL	10/08/2021	CERTIFIED:									
REV	DESCRIPTION	DATE	APPROVAL									



LEGEND

NEW WATER

NEW DN100 SEWER AT 1.75%

NEW DN150 STORMWATER AT 1%

NEW RAIN WATER CHARGED

EXISTING DN150 SEWER

EXISTING DN100 SW

WATER VALVE

FIRE HYDRANT

WATER METER

W

S

SWD

RWC

EX S

EX SWD

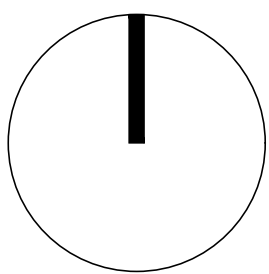
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT LOCATION SHOULD BE PROVEN ON SITE BY THE RELEVANT AUTHORITIES. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL COUNCIL & TASWATER) PRIOR TO CONSTRUCTION

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

EXISTING LAYOUT PLAN
SCALE 1:200 (A1)

			DRAWN:	TP
			CHECKED:	SP
			DESIGN:	
B	DEVELOPMENT APPROVAL	17/08/2021	CHECKED:	
A	DEVELOPMENT APPROVAL	10/08/2021	CERTIFIED:	
REV	DESCRIPTION	DATE	APPROVAL	



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

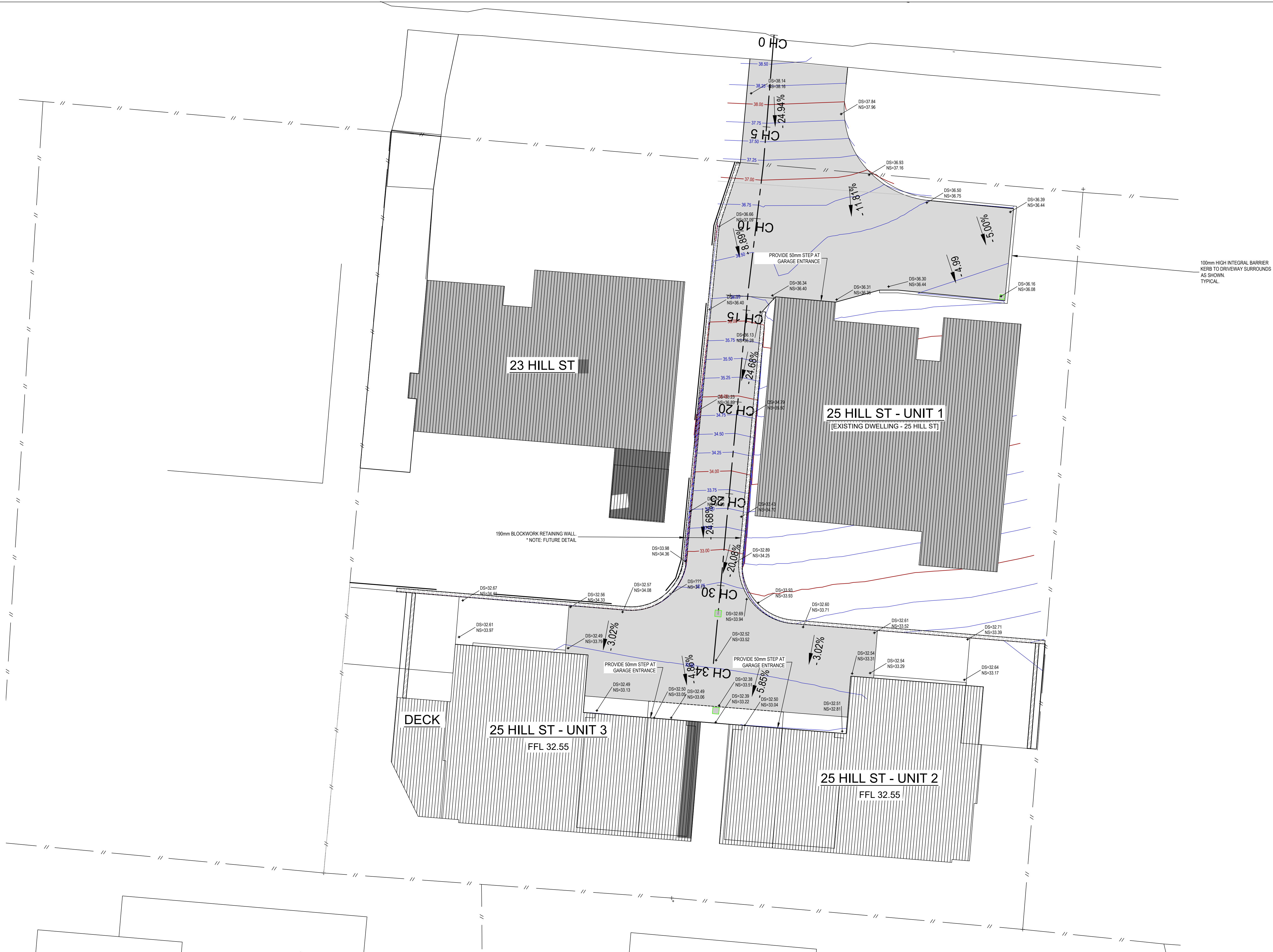
PROJECT: 23 AND 25 HILL STREET
CLIENT: BRENT MCDERMONT AND BELINDA COLLIS
ADDRESS: 23 AND 25 HILL STREET
BELLERIVE
TAS 7018

STAGE:
ISSUE: DEVELOPMENT APPROVAL

SHEET: EXISTING LAYOUT PLAN

SCALE: AS SHOWN	TOTAL SHEETS: 7	SIZE: A1
PROJECT No. 20E52-58	SHEET: C1.00	REV: B

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

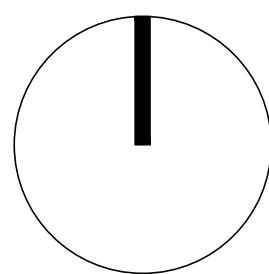


BEWARE OF UNDERGROUND SERVICES

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.

THESE DRAWINGS SHALL BE APPROVED BY
RELEVANT AUTHORITIES (INCL. COUNCIL &
TASWATER) PRIOR TO CONSTRUCTION

			DRAWN:	TP
C	DEVELOPMENT APPROVAL	16/11/2021	CHECKED:	SP
B	DEVELOPMENT APPROVAL	17/08/2021	DESIGN:	
A	DEVELOPMENT APPROVAL	10/08/2021	CHECKED:	
REV	DESCRIPTION	DATE	CERTIFIED:	APPROVAL

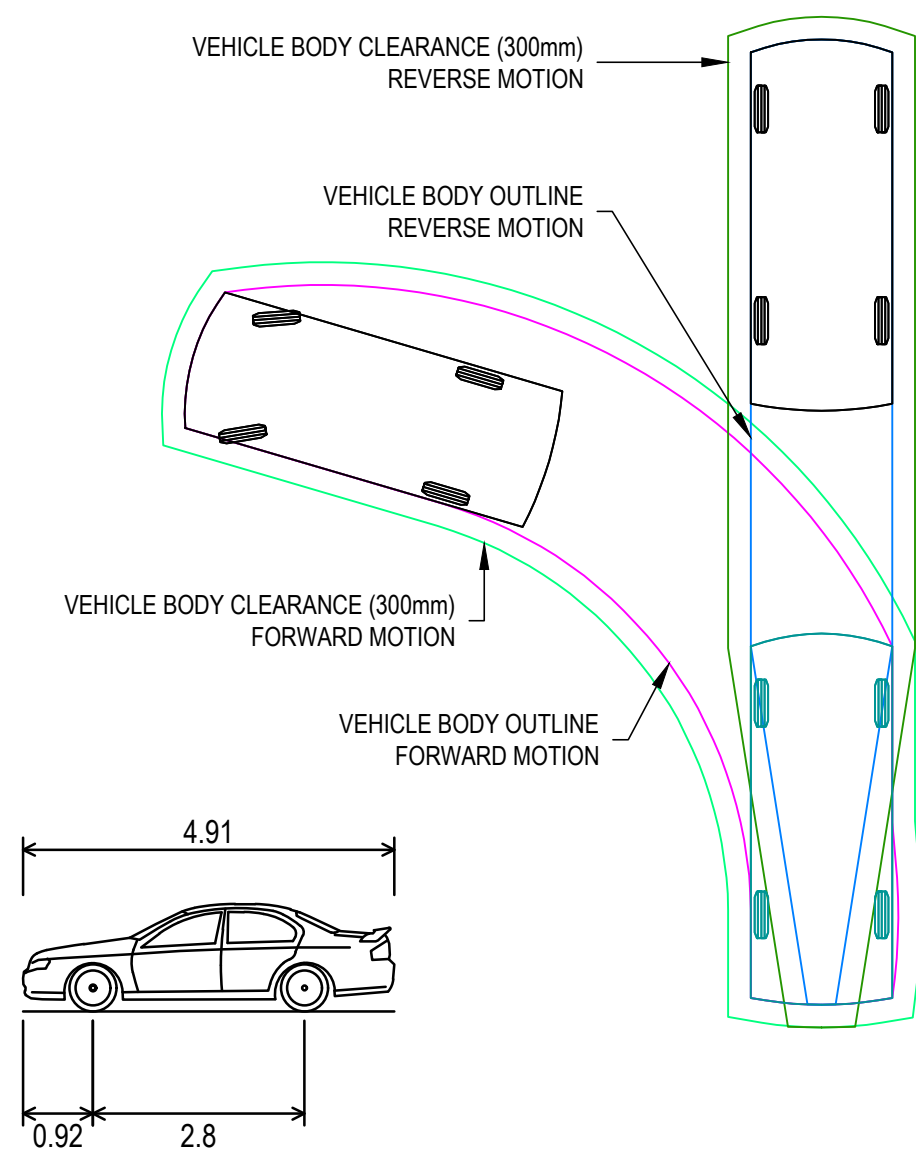
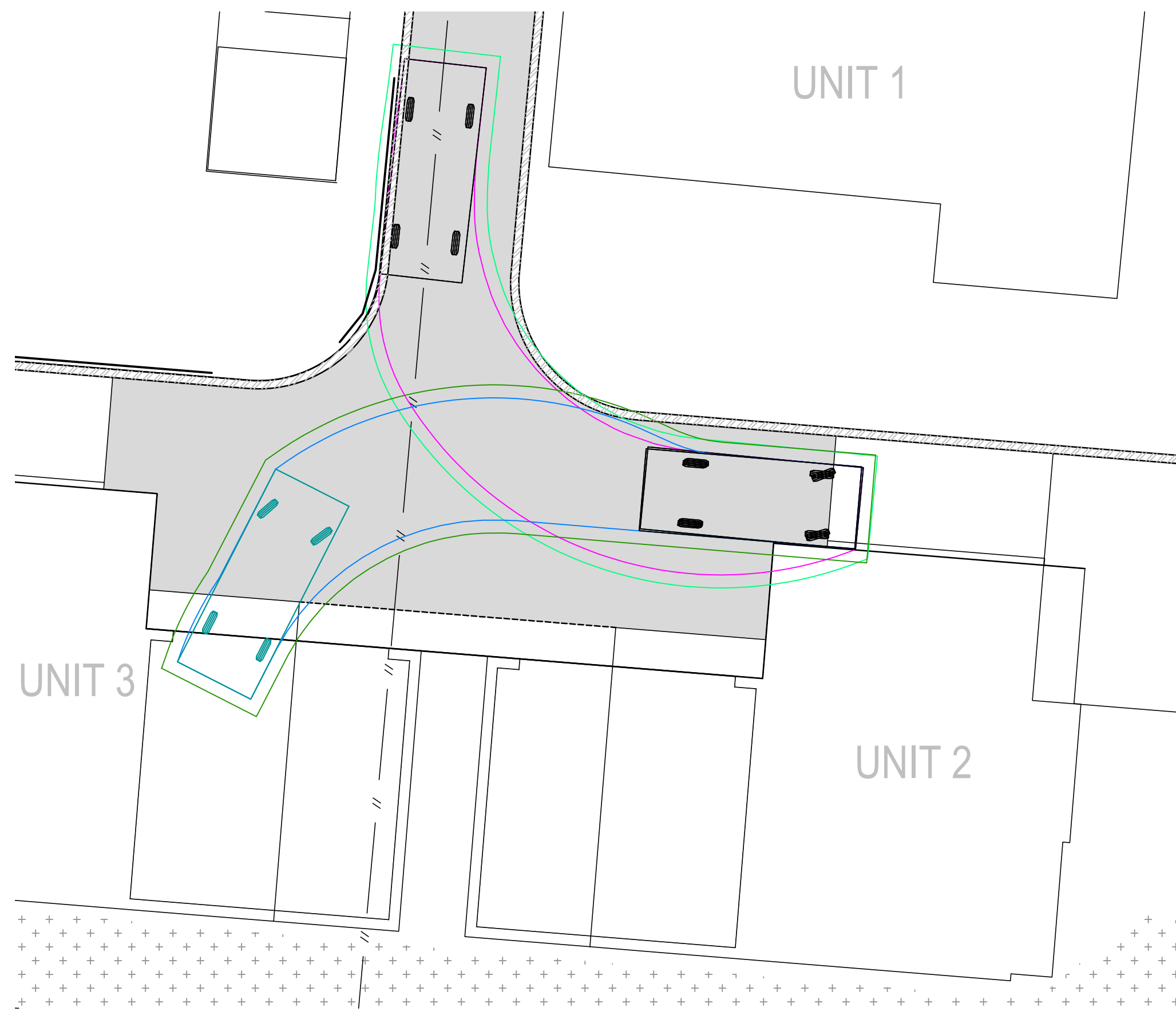
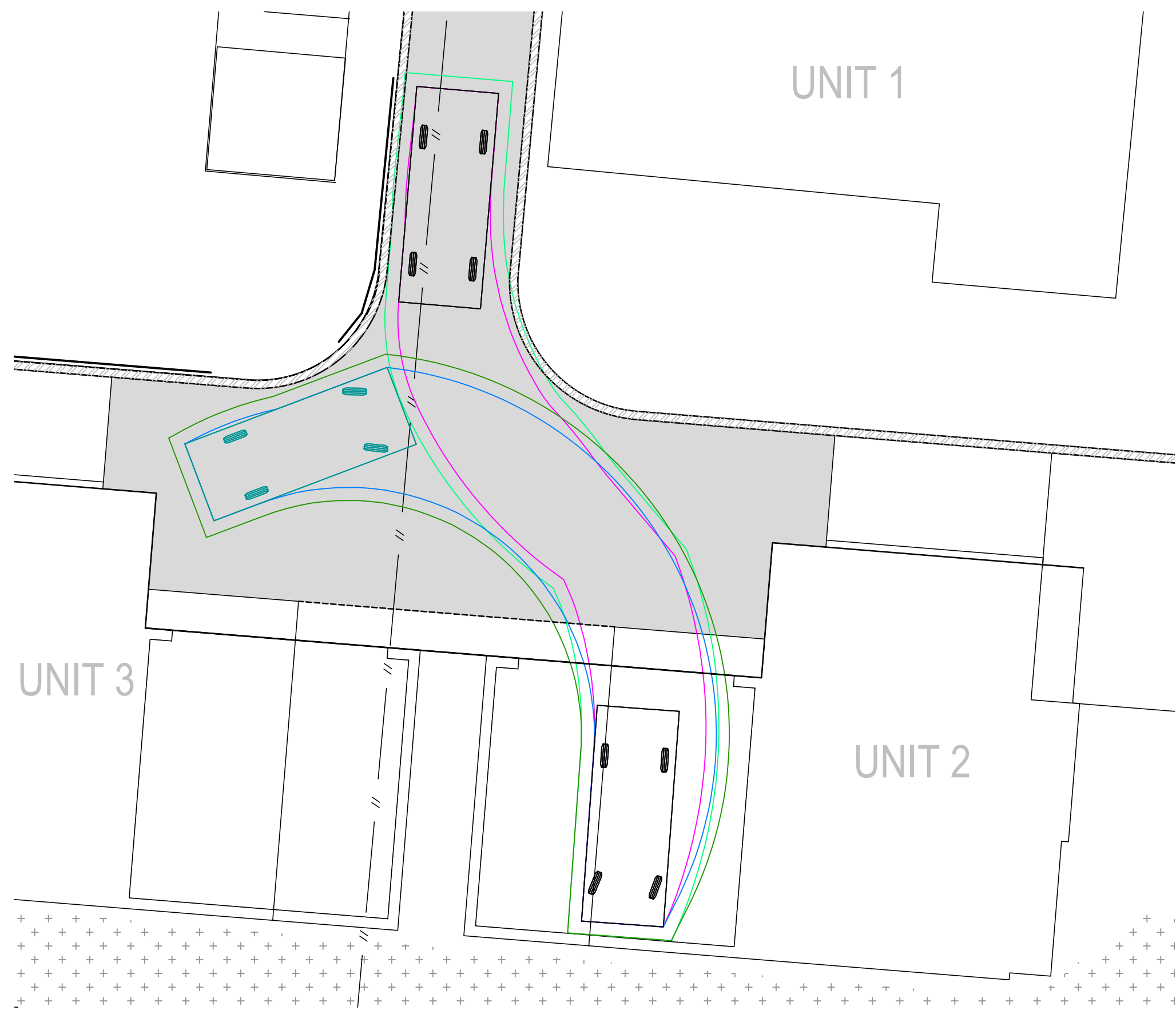
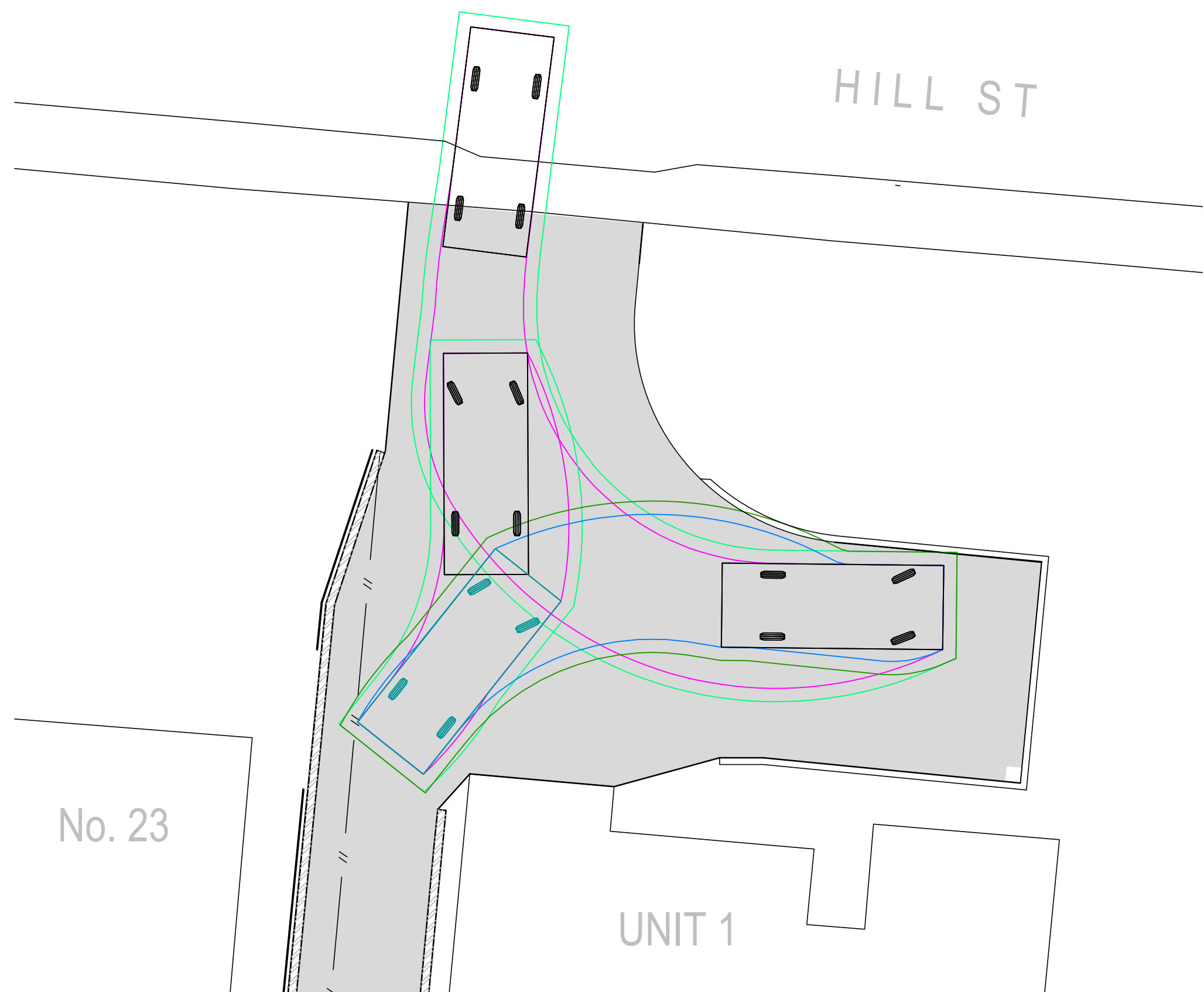


DESIGN LEVELS & GRADING PLAN

SCALE 1:100 (A1)

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

PROJECT:	23 AND 25 HILL STREET	STAGE:	SHEET: GRADING PLAN		
CLIENT:	BRENT MCDERMONT AND BELINDA COLLIS	ISSUE:			
ADDRESS:	23 AND 25 HILL STREET HOBART TAS		SCALE: AS SHOWN	TOTAL SHEETS: 7	SIZE: A1
			PROJECT No. 20E52-58	SHEET: C1.02	REV: C



B85 Vehicle (8m min radius) (2004)
Overall Length 4.910m
Overall Width 1.870m
Overall Body Height 1.421m
Min Body Ground Clearance 0.159m
Track Width 1.770m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 8.000m

VEHICLE TURNPATH - LEGEND

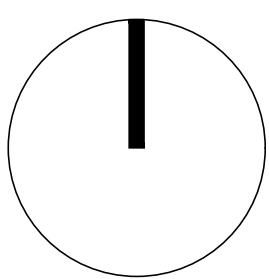
SCALE 1:100 (A1)
FROM AUTOCAD CIVIL 3D VEHICLE TRACKING SOFTWARE

THESE DRAWINGS SHALL BE APPROVED BY
RELEVANT AUTHORITIES (INCL. COUNCIL &
TASWATER) PRIOR TO CONSTRUCTION

VEHICLE TURNPATH
SCALE 1:100 (A1)

BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND 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.

			DRAWN:	TP
			CHECKED:	SP
			DESIGN:	
B	DEVELOPMENT APPROVAL	17/08/2021	CHECKED:	
A	DEVELOPMENT APPROVAL	10/08/2021	CERTIFIED:	
REV	DESCRIPTION	DATE	APPROVAL	



Lower Ground
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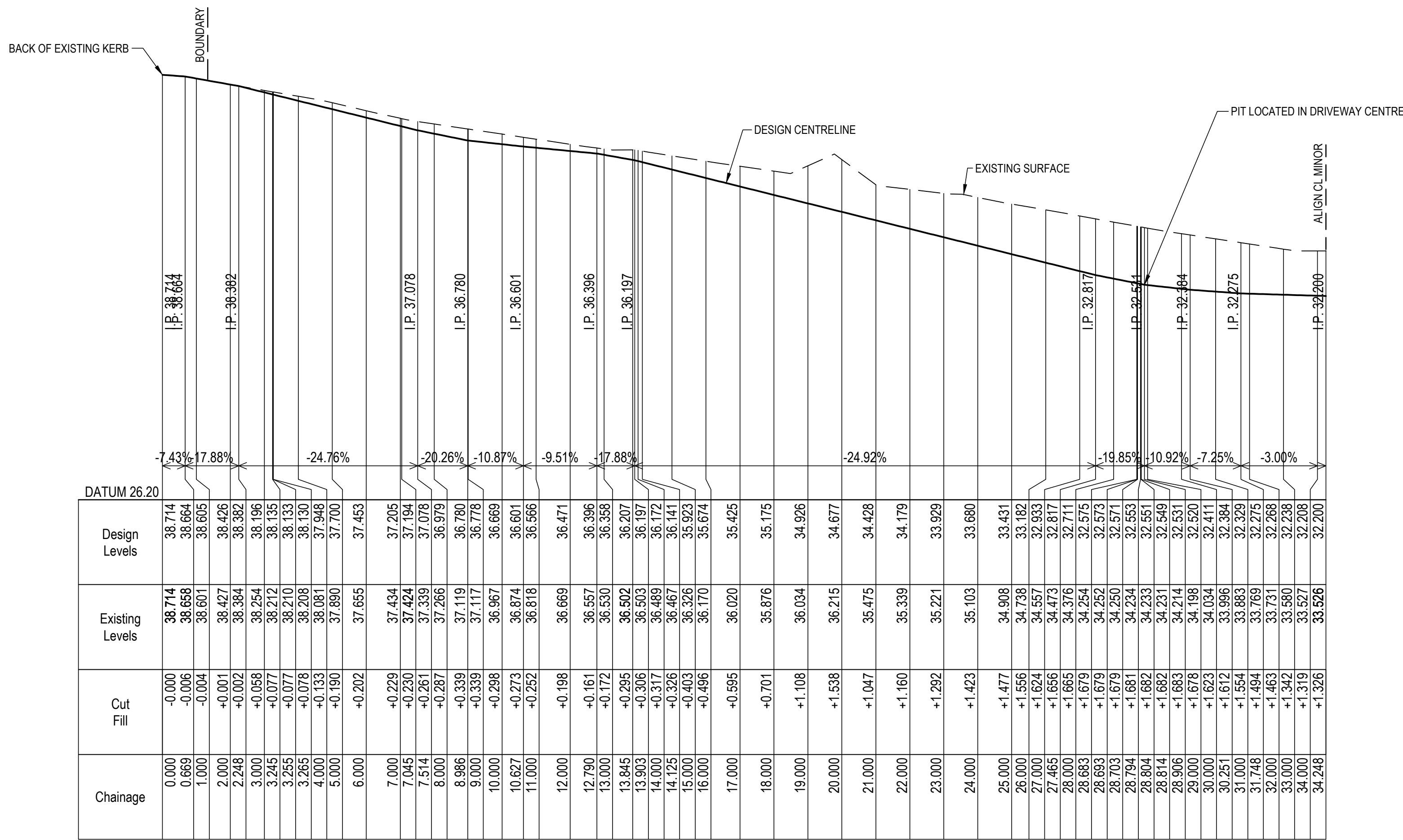
PROJECT: 23 AND 25 HILL STREET
CLIENT: BRENT MCDERMONT AND BELINDA COLLIS
ADDRESS: 23 AND 25 HILL STREET
HOBART
TAS 7018

STAGE:
ISSUE: DEVELOPMENT APPROVAL

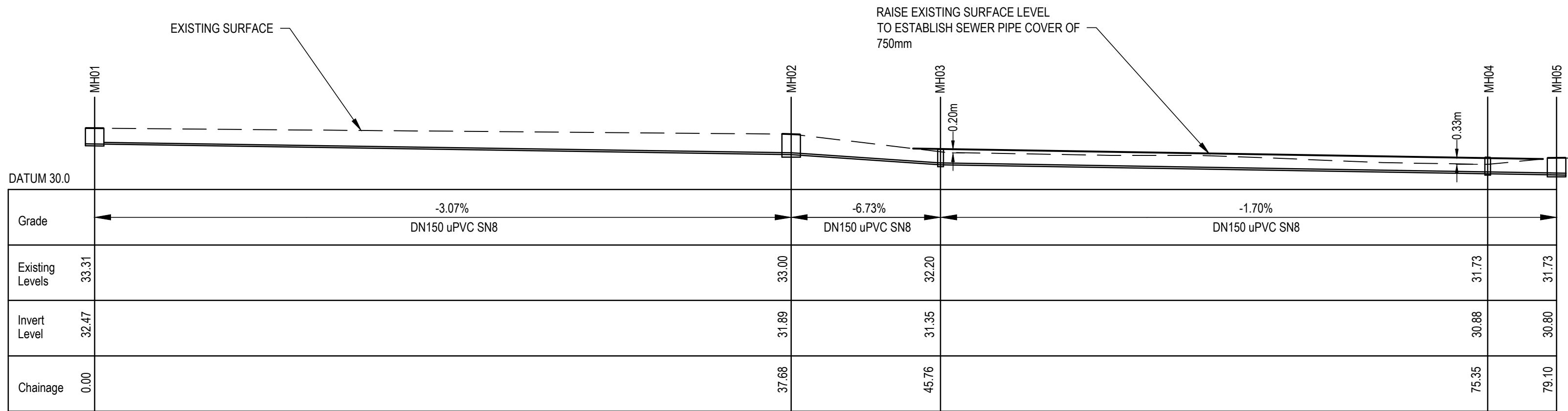
SHEET: TURNPATH PLAN

SCALE: AS SHOWN
PROJECT No. 20E52-58
TOTAL SHEETS: 7
SHEET: C1.03
SIZE: A1
REV: B

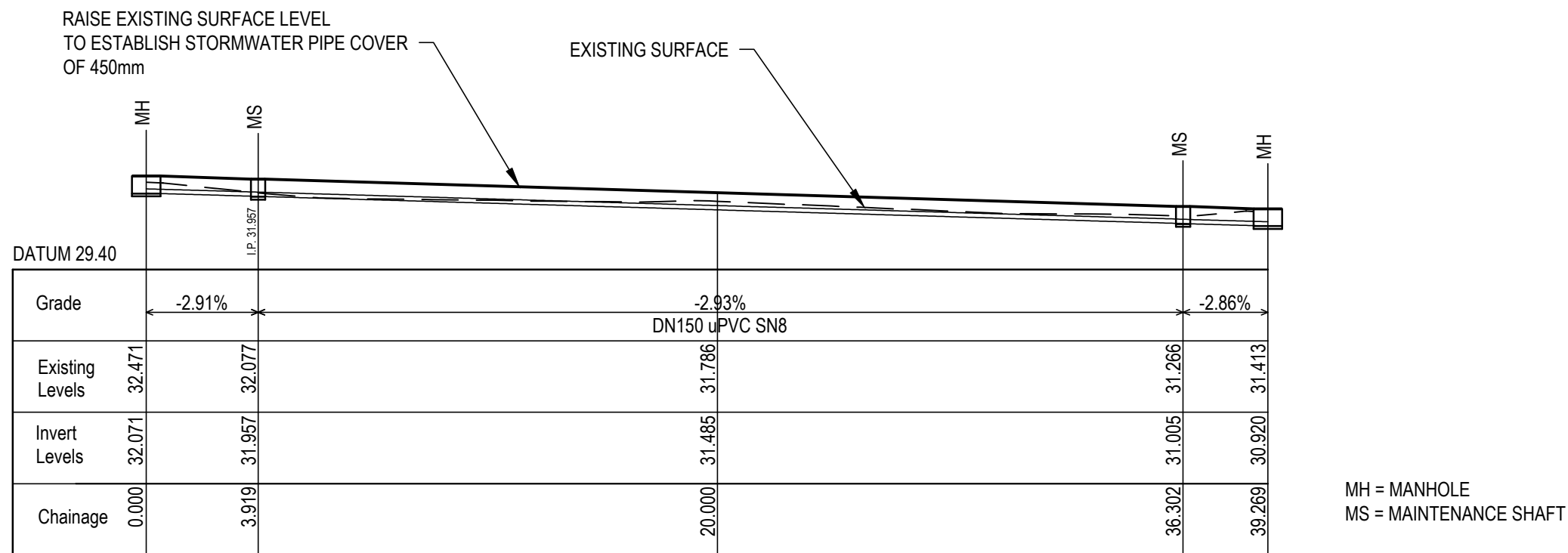
THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. ALDANMARK CONSULTING ENGINEERS ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.



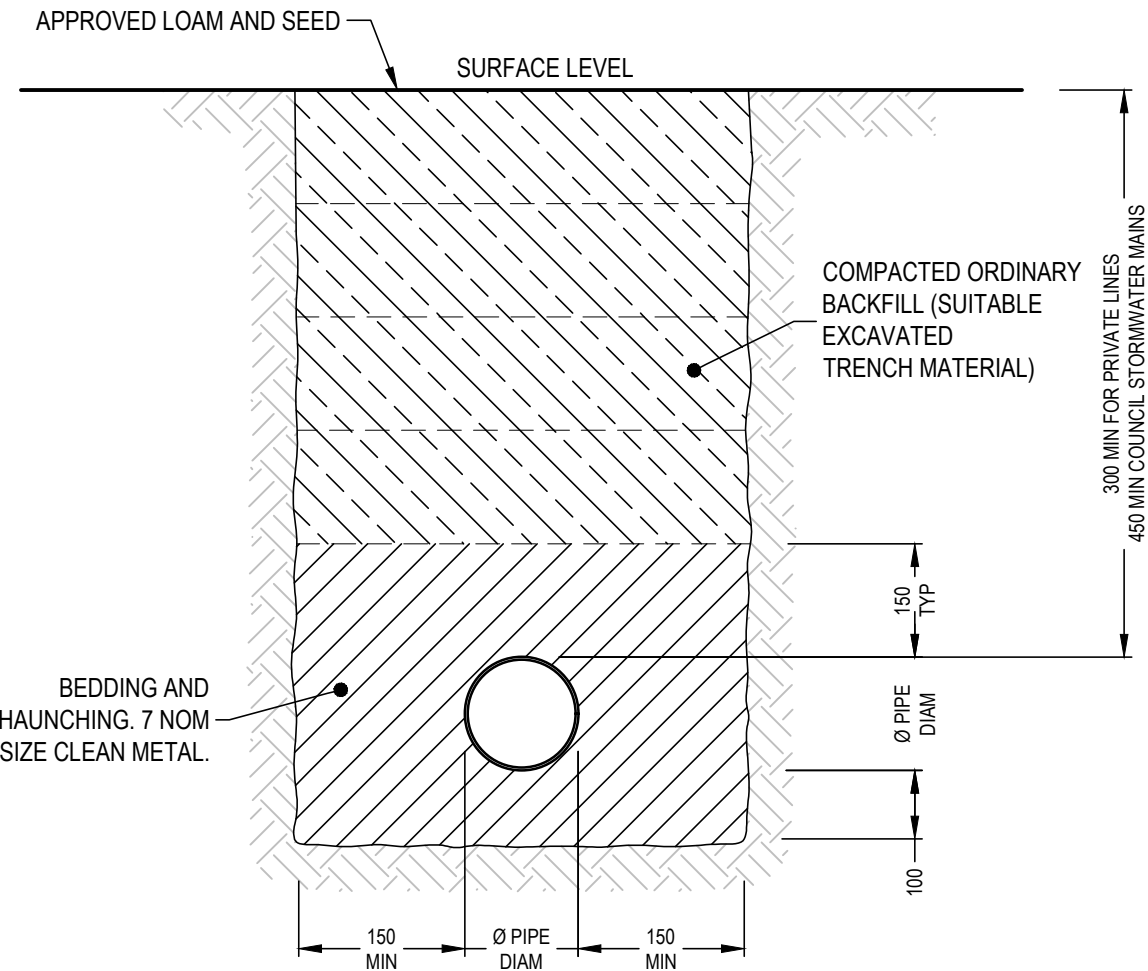
DRIVEWAY LONGSECTION
SCALE 1:100 (A1)



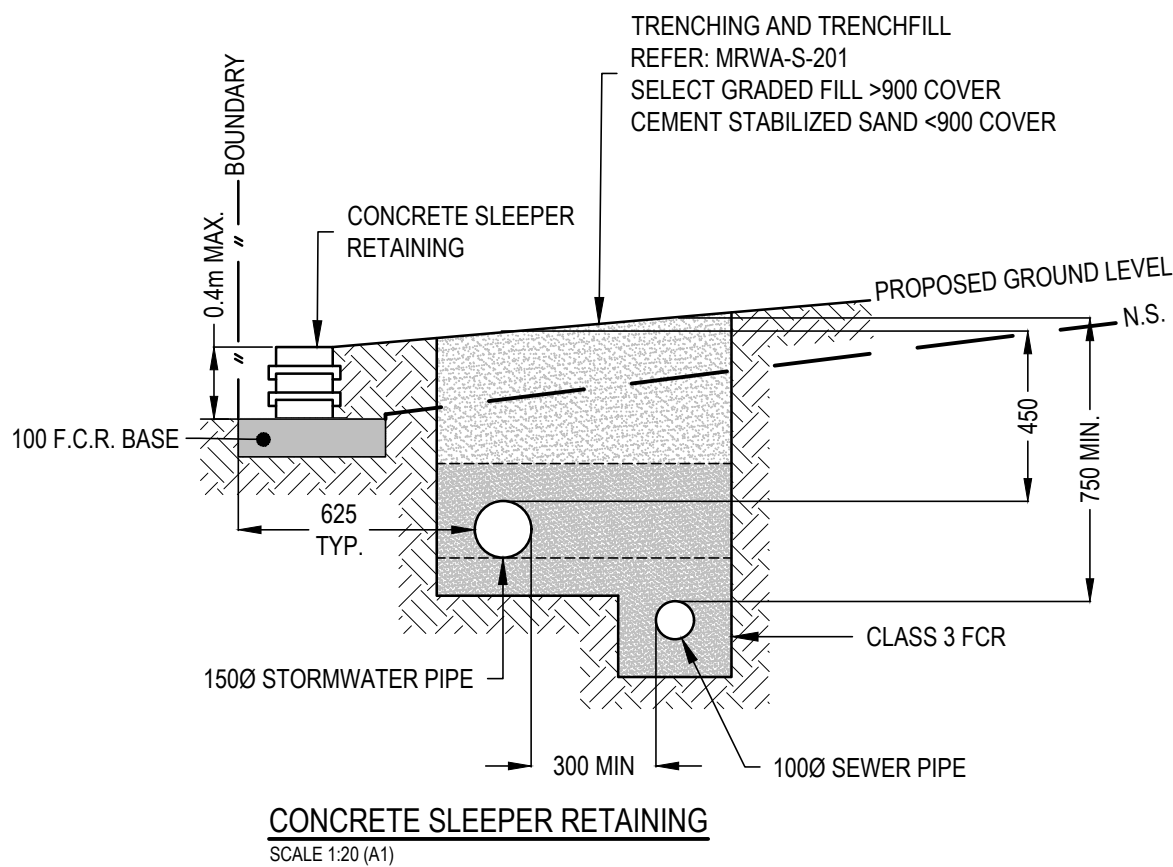
PROPOSED SEWER LONGSECTION
SCALE 1:200 (A1)



PROPOSED STORMWATER LONGSECTION
SCALE 1:200 (A1)



TYPICAL CROSS SECTION - NON TRAFFICABLE STORMWATER
REFER: LGAT TSD-G02.v2
SCALE 1:10 (A1)



CONCRETE SLEEPER RETAINING
SCALE 1:20 (A1)

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THESE DRAWINGS SHALL BE APPROVED BY RELEVANT AUTHORITIES (INCL. COUNCIL & TASWATER) PRIOR TO CONSTRUCTION			DRAWN:	TP	ALDANMARK CONSULTING ENGINEERS Lower Ground 199 Macquarie Street Hobart TAS 7000 03 6234 8666 mail@aldanmark.com.au www.aldanmark.com.au	PROJECT:	23 AND 25 HILL STREET	STAGE:	SECTIONS		
			CHECKED:	SP		CLIENT:	BRENT MCDERMONT AND BELINDA COLLIS	ISSUE:	DEVELOPMENT APPROVAL		
			DESIGN:			ADDRESS:	23 AND 25 HILL STREET HOBART TAS	SCALE:	AS SHOWN	TOTAL SHEETS:	7
			CHECKED:					PROJECT No.	20E52-58	SHEET:	C3.00
B	DEVELOPMENT APPROVAL	17/08/2021	CHECKED:							SIZE:	A1
A	DEVELOPMENT APPROVAL	10/08/2021	CERTIFIED:							REV:	B
REV	DESCRIPTION	DATE	APPROVAL								