Ex Unit 1 FFL 115.89
Unit 2 FFL 115.50

CT54625/161
837m²

Driveway transitions & grades to be in accordance with AS2890.1:2004

Earthworks will be required for driveway to comply with AS2890.1:2004

TBM spike RL 111.69

Existing sewer manhole to be re-installed to match proposed driveway height. By TasWater at developer's cost.

SW manhole

Existing apron & crossover to be widened in accordance with the LGAT Tasmanian Standard Drawings (TSD-R09 & TSD-E01): 26.22m²

Cable Hydro overhead

Engineer to design retaining wall footings over sewer pipe to TasWater requirements building

Ex. driveway and paths removed

Existing WM

Telstra pit

Stop valve

DEVINES ROAD

150 Kerb

7°46'20"

46.45

Concrete driveway 237.74m²

P1 (U1)

P2 (U1)

P3 (U2)

P4 (U2)

190 core filled Retaining wall

FFL 115.69

U1 (ex.)

Turning

1800h fence

1800h fence + 190 core filled block wall

1:10

Ex. Deck

Cut @ 115.00

U2

Side setback 3200

Side setback 3650

TBM spike RL 113.24

Rear setback 2721

Rear setback 1200

See sheet 03 for building envelope

Rear setback 1265

Side setback 2431

Side setback 3358

Ex. Timber Shed to be demolished

Ex. tree to be removed

Soil to be battered at 1:1

U1 POS
8.4.3 - A2(a)(i)
24m²
(min 4.0 m)
Gradient = 1:10
Earthworks required

U1 Total POS
8.4.3 - A1(b)
65.78m²

U2 POS
8.4.3 - A2(a)(i)
24m²
(min 4.0 m)
Gradient = 1:10
Earthworks required

U2 Total POS
8.4.3 - A1(b)
79.16m²

EX. U1 FLOOR AREA = 88.99m²

Waste Storage
8.4.8 A1
Min 1.5m² per unit (2 units)
3.00m² provided

0 2 4 6 8m
1:200

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - GLENORCHY CITY COUNCIL		
8.4.1 - Residential density for multiple dwellings		
A1	(a)	Site Density: Min. 325m² per unit 837m² / 2 (units) = 418.50m² provided
8.4.3 - Site coverage and private open space for all dwellings		
A1	(a)	Site Coverage: Max. 50% of site = 418.50m² Proposed site coverage (excl. eaves up to 0.6m): 185m² (22.10%)

No.	Date	Int.	
A	30 Sept. 21	CK	Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:
ANOTHER PERSPECTIVE PTY LTD
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Client / Project info
PROPOSED UNIT DEVELOPMENT (KINGSHOTT)
41 Devines Road,
GLENORCHY

CUNIC homes
Built for you

SITE PLAN

Drawn	CK	U193
Date	02 September 2021	Sheet
Scale	1:200	01/03