

TAREE STREET

MULTIPLE DWELLINGS

CUMULUS RESPECTFULLY ACKNOWLEDGES THE FIRST PEOPLES OF AUSTRALIA, THEIR ELDERS PAST, PRESENT AND EMERGING, WHO WERE AND ARE THE KEEPERS OF THEIR CULTURAL AND SPIRITUAL KNOWLEDGE AND TRADITIONS, AND THE TRADITIONAL OWNERS OF THE LAND ON WHICH WE LIVE AND WORK.

ARCHITECT/BSIP
 ARCHITECT / ACCREDITED DESIGNER
 PETER WALKER
 ACCREDITATION N^o
 CC2143E
 ARCHITECT ADDRESS
 SUITE 2, LEVEL 2, 147 MACQUARIE STREET HOBART, TAS 7000
 +61(3) 6231 4841

CLIENT/OWNER/PRINCIPAL
 CLIENT NAME
 Mary Bessell
 CLIENT ADDRESS
 Level 5, 22 Elizabeth Street HOBART TAS 7000

PROJECT INFORMATION
 PROJECT N^o
 J23001
 PROJECT NAME
 TAREE STREET
 MULTIPLE DWELLINGS

PROJECT ADDRESS
 5A TAREE ST
 GLENORCHY
 TAS 7011

DETAILS
 NCC CLASSIFICATION CLASS 1A
 CONSTRUCTION TYPE
 TITLE REFERENCE C.T. 43591/1
 DESIGN WIND SPEED REFER ENG
 SOIL CLASS REFER ENG
 CLIMATE ZONE 7
 BAL RATING N/A
 ALPINE AREA N/A
 CORROSION LEVEL C2
 OTHER HAZARDS



○ FACADE ELEVATION VIEW

AREA ANALYSIS - SUMMARY				
Dwelling No.	BEDROOMS	TYPE	INTERNAL AREA (m2)	POS (m2)
TH01	2 BED	TYPE 1A	78.8	29.0
TH02	2 BED	TYPE 1A	78.8	30.0
TH03	2 BED	TYPE 2	89.7	37.9
TH04	2 BED	TYPE 1B	76.7	31.4
TH05	2 BED	TYPE 1A	78.8	28.9
TH06	2 BED	TYPE 2	89.7	38.0
TH07	2 BED	TYPE 1B	76.7	30.2
TH08	2 BED	TYPE 1A	78.8	29.7
TH09	2 BED	TYPE 1A	78.8	29.7
TH10	2 BED	TYPE 1A	78.8	29.7
TH11	2 BED	TYPE 1C	76.3	29.3
TH12	1 BED	TYPE 4B	57.1	23.6
TH13	1 BED	TYPE 4A	62.1	23.6
TH14	1 BED	TYPE 3	67.8	48.1
TH15	2 BED	TYPE 1A	78.8	37.7
TH16	2 BED	TYPE 1A	78.8	37.4
TH17	2 BED	TYPE 2	89.7	47.5
TH18	2 BED	TYPE 1B	76.7	37.7
TH19	2 BED	TYPE 1A	78.8	37.4
TH20	2 BED	TYPE 1A	78.8	23.6
UNIT 21	2 BED	TYPE 5	79.1	75.2
UNIT 22	2 BED	TYPE 5	79.1	46.2
UNIT 23	2 BED	TYPE 5	79.1	94.8
			1,787.8 m²	876.6 m²

CAR PARKING	
TYPE	COUNT
ACCESSIBLE	1
MOTORBIKE	2
RESIDENT	31
VISITOR	8
	42

As per Tasmanian Planning Scheme Table C2.1 Parking Space Requirements, Visitor parking for multiple dwellings in the General Residential Zone if on an internal lot requires 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)

With 23 dwellings, required **Visitor car spaces = 8 (7.6 rounded)**

Car parking based on a ratio of 1.35 car space/s for each dwelling as per outlined in the Traffic Engineering Report therefore equating to 31 resident car spaces.

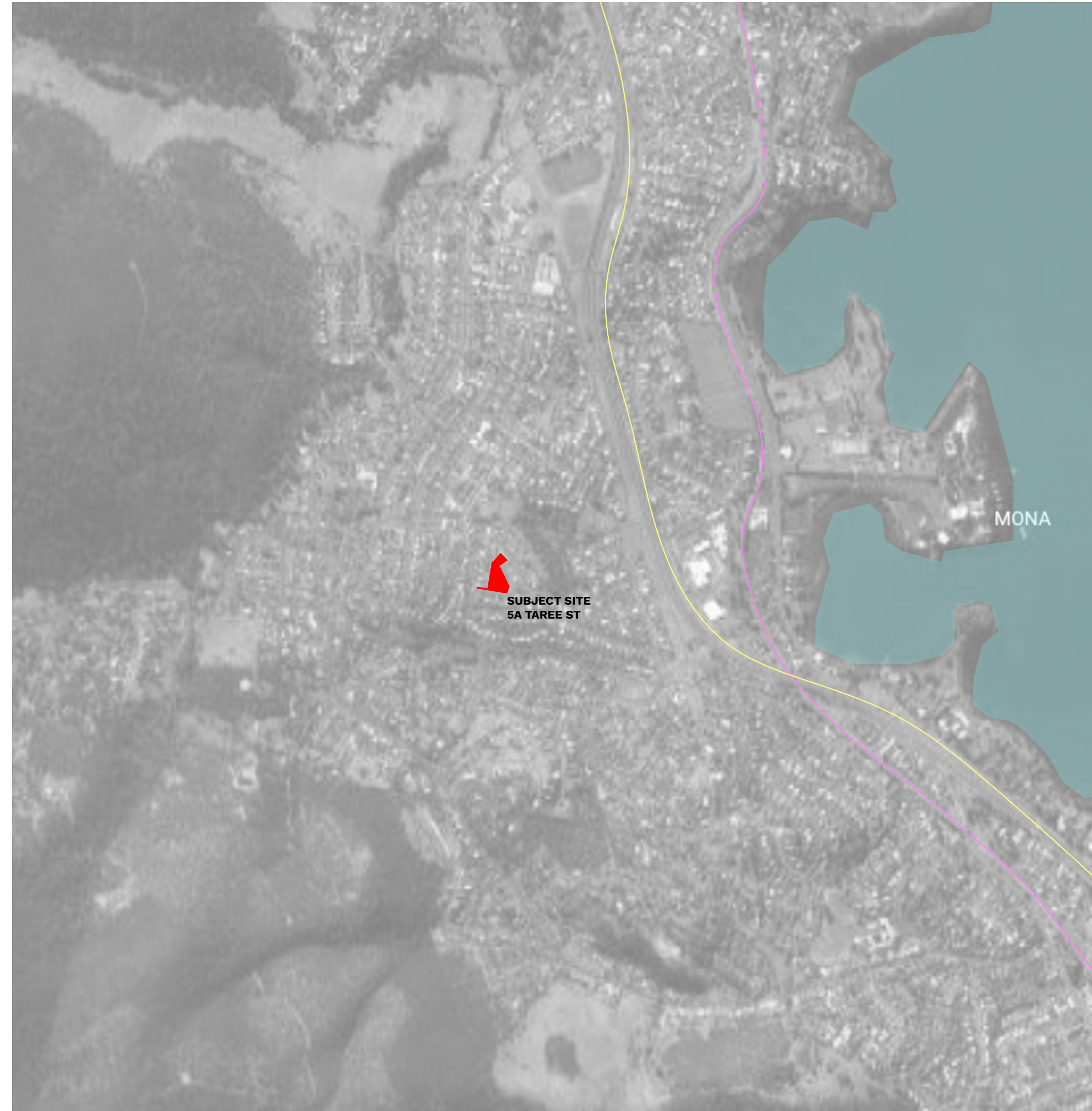
14 external bike spaces are available for visitors or residents in the centre waste storage building. It is assumed residents will also keep bikes within their dwellings.

TOTAL SITE AREA (m2)	5,741.1	
SITE COVERAGE (BUILDING FOOTPRINT)		
BUILDING	AREA (m2)	
EAST BLOCK	518.4	
NORTH BLOCK	257.1	
SOUTH & SOUTH-EAST BLOCK	914.6	
WASTE & BIKES STORAGE	27.9	
	1,718.0 m²	% OF SITE AREA = 30%
COMMUNAL AREA	1,425.0	% OF SITE AREA = 25%
POS	876.6	% OF SITE AREA = 15%

DRAWING LIST			
No.		REV	DATE
DA000	COVER PAGE	DA01	23/6/2023
DA001	EXISTING CONTEXT ANALYSIS	DA01	23/6/2023
DA002	SITE ANALYSIS	DA01	23/6/2023
DA003	DEMOLITION SITE PLAN	DA01	23/6/2023
DA100	OVERALL SITE PLAN	DA01	23/6/2023
DA101	LOWER GROUND LEVEL PLA...	DA01	23/6/2023
DA102	LOWER GROUND PLAN - 2/2	DA01	23/6/2023
DA103	GROUND LEVEL PLAN - 1/2	DA01	23/6/2023
DA104	GROUND LEVEL PLAN - 2/2	DA01	23/6/2023
DA105	LEVEL 01 PLAN - 1/2	DA01	23/6/2023
DA106	LEVEL 01 PLAN - 2/2	DA01	23/6/2023
DA200	ELEVATIONS - NORTH BLOCK	DA01	23/6/2023
DA201	ELEVATIONS - EAST BLOCK	DA01	23/6/2023
DA202	ELEVATIONS - SOUTH EAST ...	DA01	23/6/2023
DA203	ELEVATIONS - SOUTH BLOCK	DA01	23/6/2023
DA300	LHA / AREA ANALYSIS	DA01	23/6/2023
DA301	MATERIAL SCHEDULE	DA01	23/6/2023
DA400	SHADOW DIAGRAMS - SITE	DA01	23/6/2023
DA500	3D PERSPECTIVES	DA01	23/6/2023
DA501	3D PERSPECTIVES	DA01	23/6/2023

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REV	DATE	PURPOSE	PROJECT STAGE	DRAWING TITLE
01	8/6/2023	Preliminary For info	CONCEPT DESIGN	COVER PAGE
DA01	23/6/2023	DEVELOPMENT APPLICATION	ARCHITECT	DATE
			PETER WALKER, CC2143E	23/6/2023
			DRAWN BY	ORIGINAL SIZE
			TB	A1
			CHECKED BY	REVISION
			PW	DA01
			DRAWING N ^o	
			J23001-DA000	



LOCATION PLAN



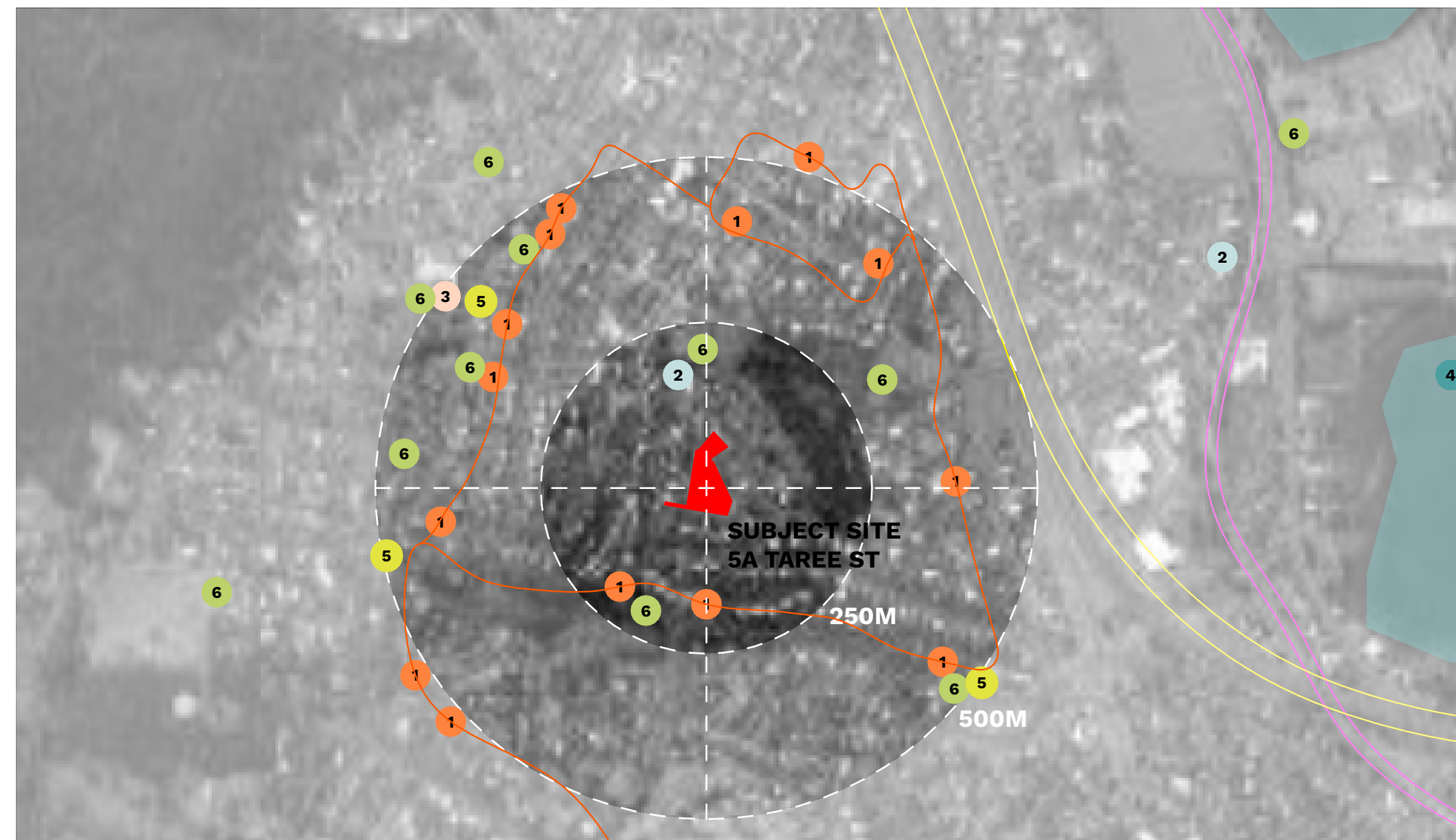
EXISTING INTERNAL AND EXTERNAL VIEWS OF PROPOSED SITE



SINGLE STOREY WEATHERBOARD COTTAGES GABLE + HIP ROOFS



TWO STOREY MASONRY BASE AND WEATHERBOARD GABLE + HIP ROOFS SLOPING GARDENS



- 1 BUS STOPS
- 2 CHILD CARE CENTRE
- 3 COMMUNITY CENTRE
- 4 MONA
- 5 SHOPS
- 6 PUBLIC PARKS AND RESERVES
- OLD RAIL CORRIDOR BIKE PATH
- HIGHWAY

REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DA0	23/6/23	DEVELOPMENT APPLICATION
1	023	

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PROJECT NAME
**TAREE STREET
 MULTIPLE
 DWELLINGS**

PROJECT ADDRESS
 5A TAREE ST
 GLENORCHY
 TAS 7011

PROJECT STAGE
 CONCEPT DESIGN

DRAWING TITLE
 EXISTING CONTEXT
 ANALYSIS

ARCHITECT
 PETER WALKER, CC2143E

DRAWN BY
 TB

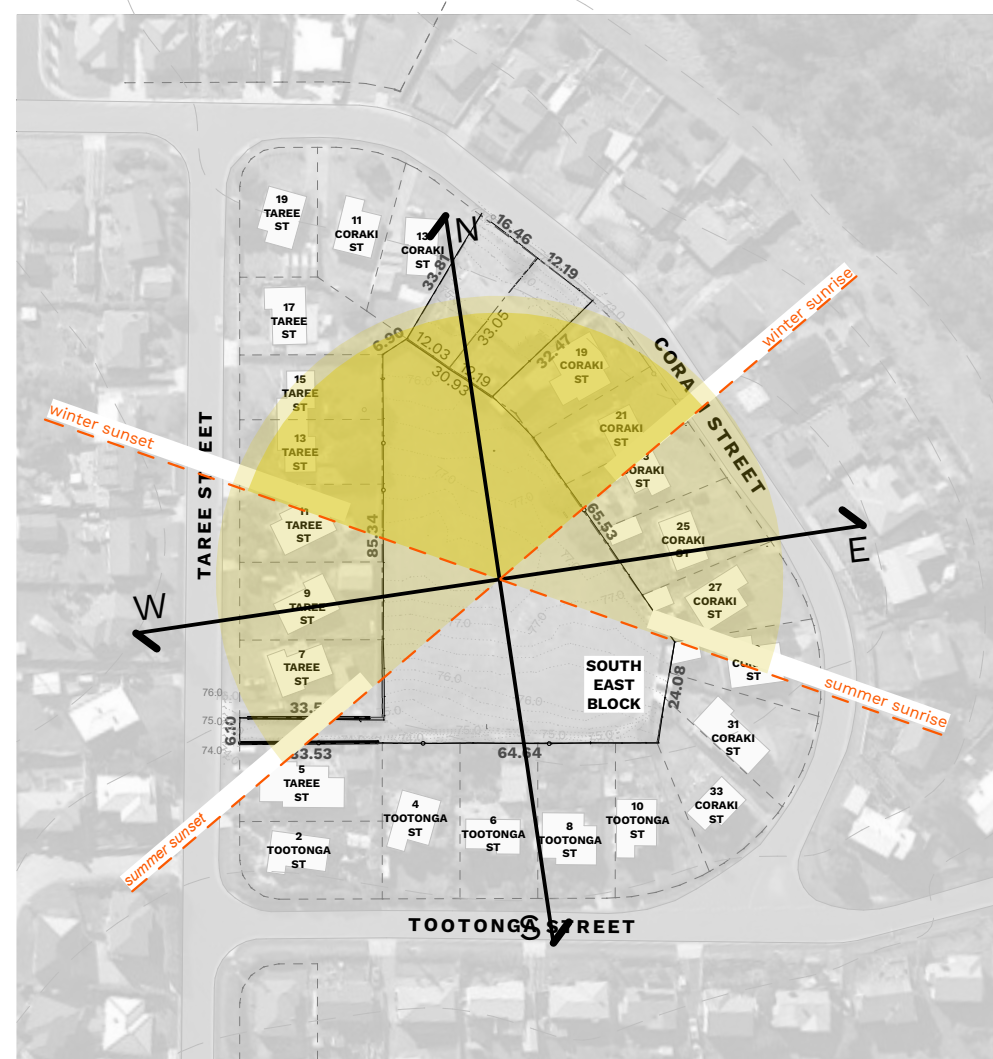
CHECKED BY
 PW

DATE
 23/6/2023

ORIGINAL SIZE
 A1

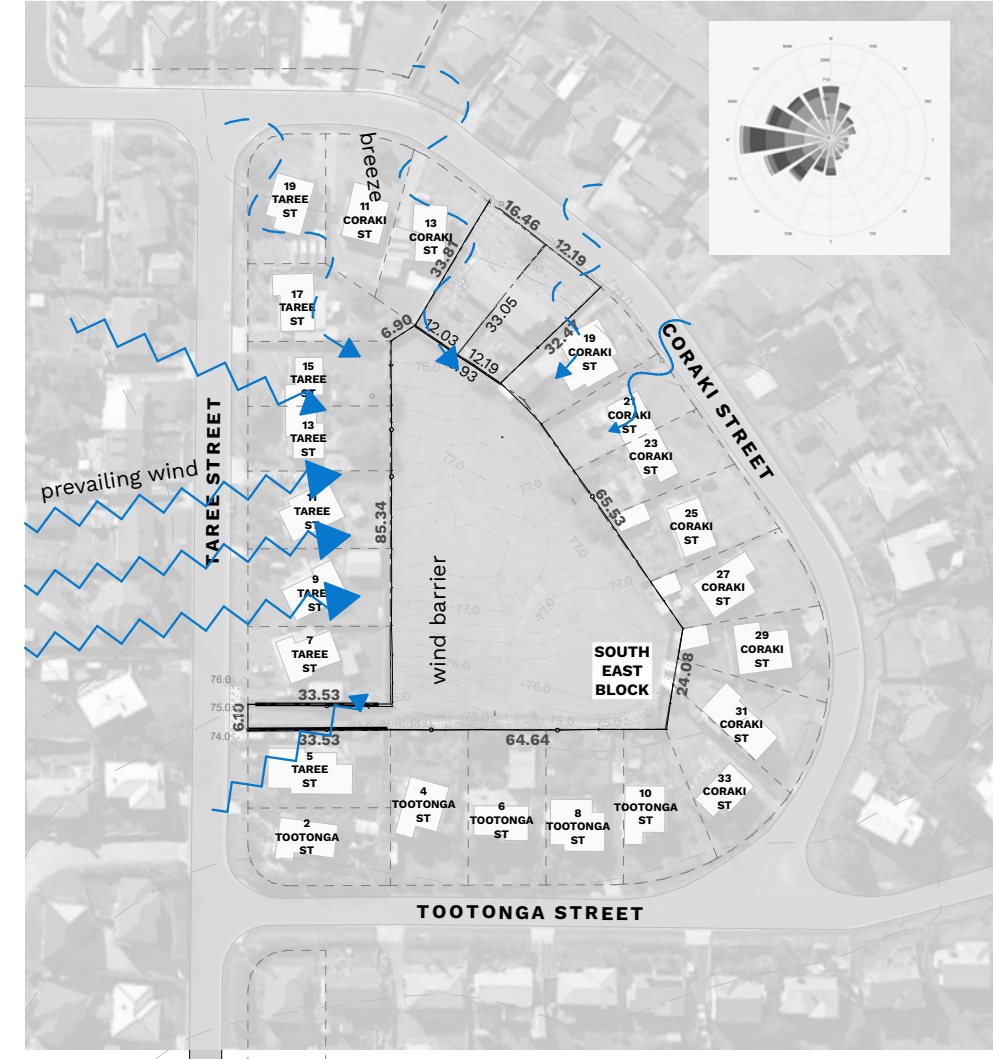
DRAWING Nº
 J23001-DA001

REVISION
 DA01



ORIENTATION

THE SITE IS LOCATED ON A SPUR WHICH PROVIDES MINIMAL OVERSHADOWING FROM NEIGHBOURING PROPERTIES AND LANDFORMS. THIS ALLOWS FOR EXCELLENT SOLAR ACCESS DURING THE COLDER WINTER MONTHS



WIND

THE SITE EXPERIENCES STRONG WESTERLY AND SOUTH-WESTERLY WINDS, WITH LIGHTER BREEZES COMING FROM THE NORTH. NEIGHBOURING PROPERTIES AND BACKYARDS PROVIDE A MINOR WIND BARRIER FROM THE WEST.



CONSTRAINTS

THE SITE IS CURRENTLY ZONED AS GENERAL RESIDENTIAL WHICH HAS INTERNAL LOT BOUNDARY SETBACKS AS 4.5M WITH A BUILDING ENVELOPE HEIGHT OF 8.5M

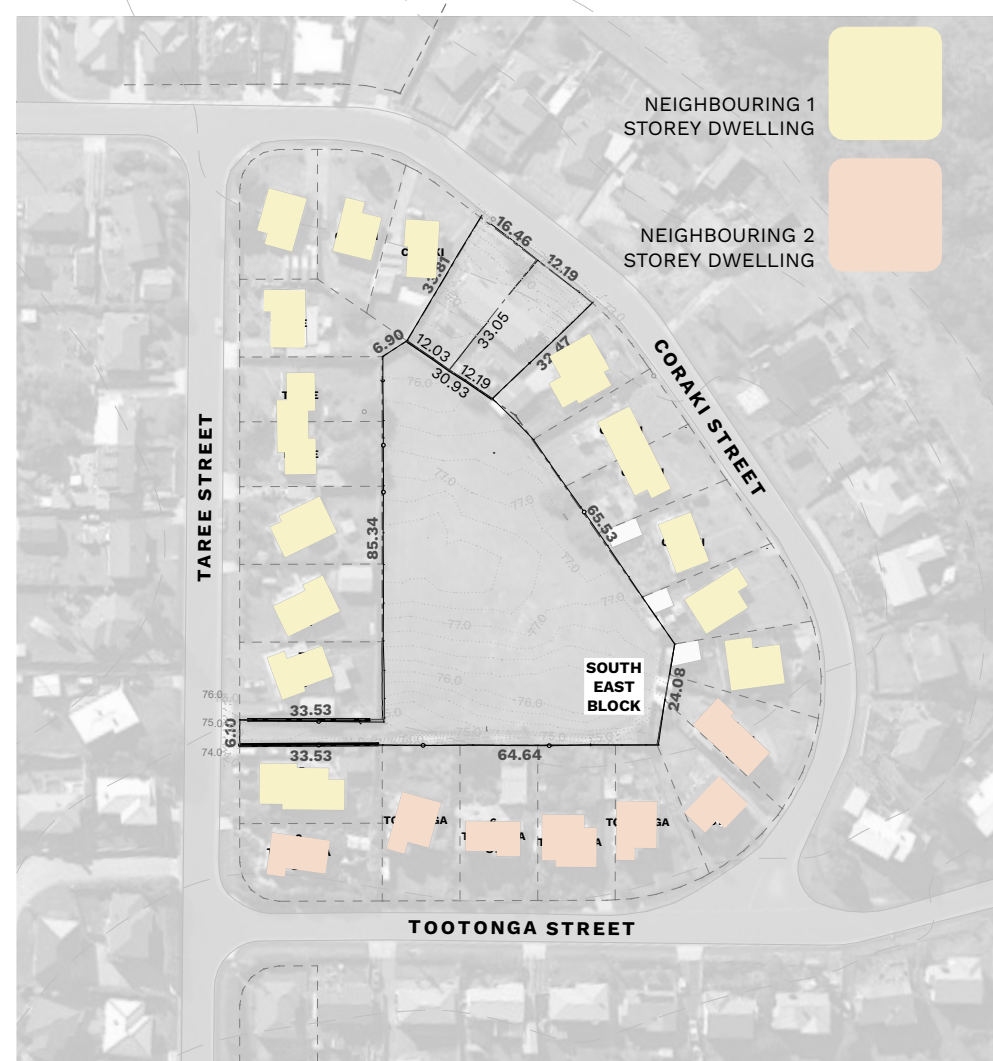


VIEWS

AS THE SITE IS LOCATED ON A SPUR OF THE FOOTHILLS SURROUNDING THE NORTHERN SUBURBS OF HOBART NEARLY 360 DEGREE VIEWS CAN BE SEEN, INCLUDING VIEWS TO MT WELLINGTON NATIONAL PARK, MEEHAN RANGES AND THE DERWENT RIVER LOOKING NORTH AND SOUTH

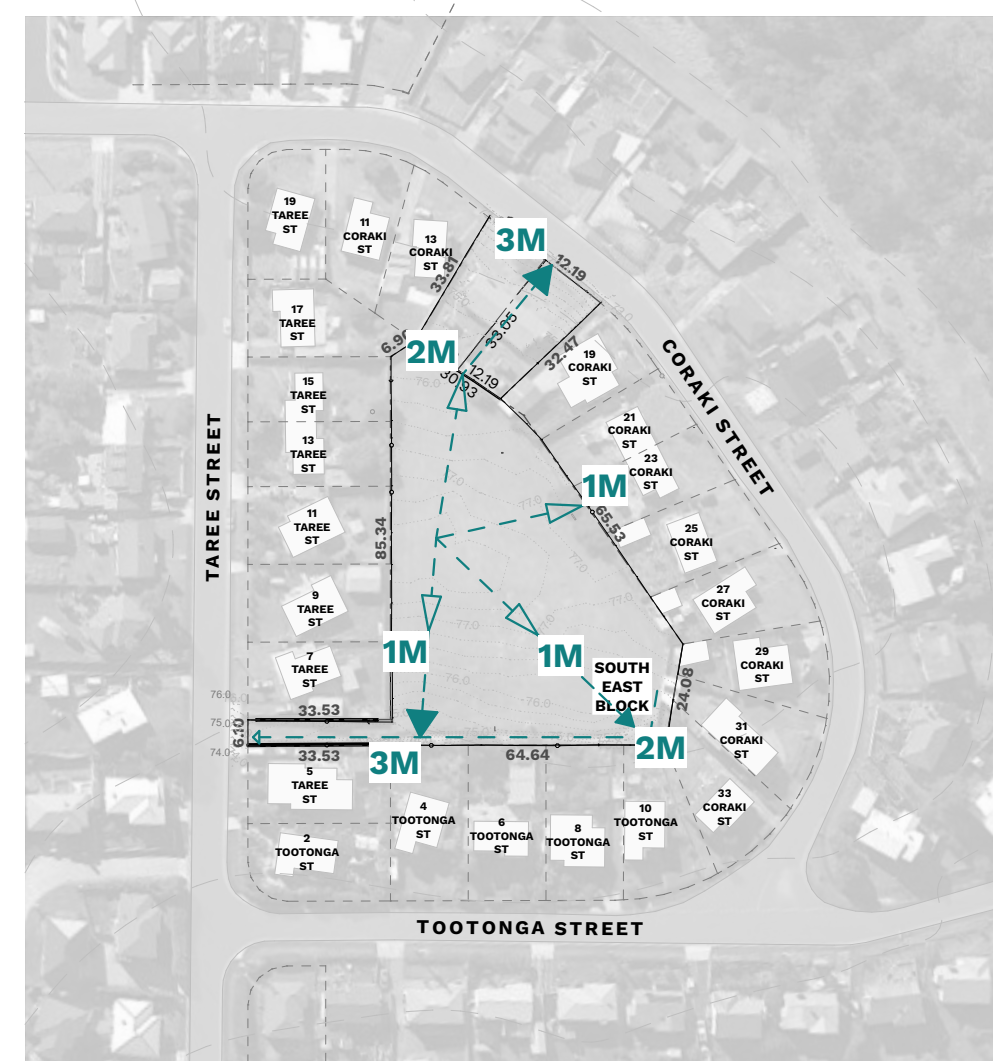
REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DAO	23/6/23	DEVELOPMENT APPLICATION
1	023	

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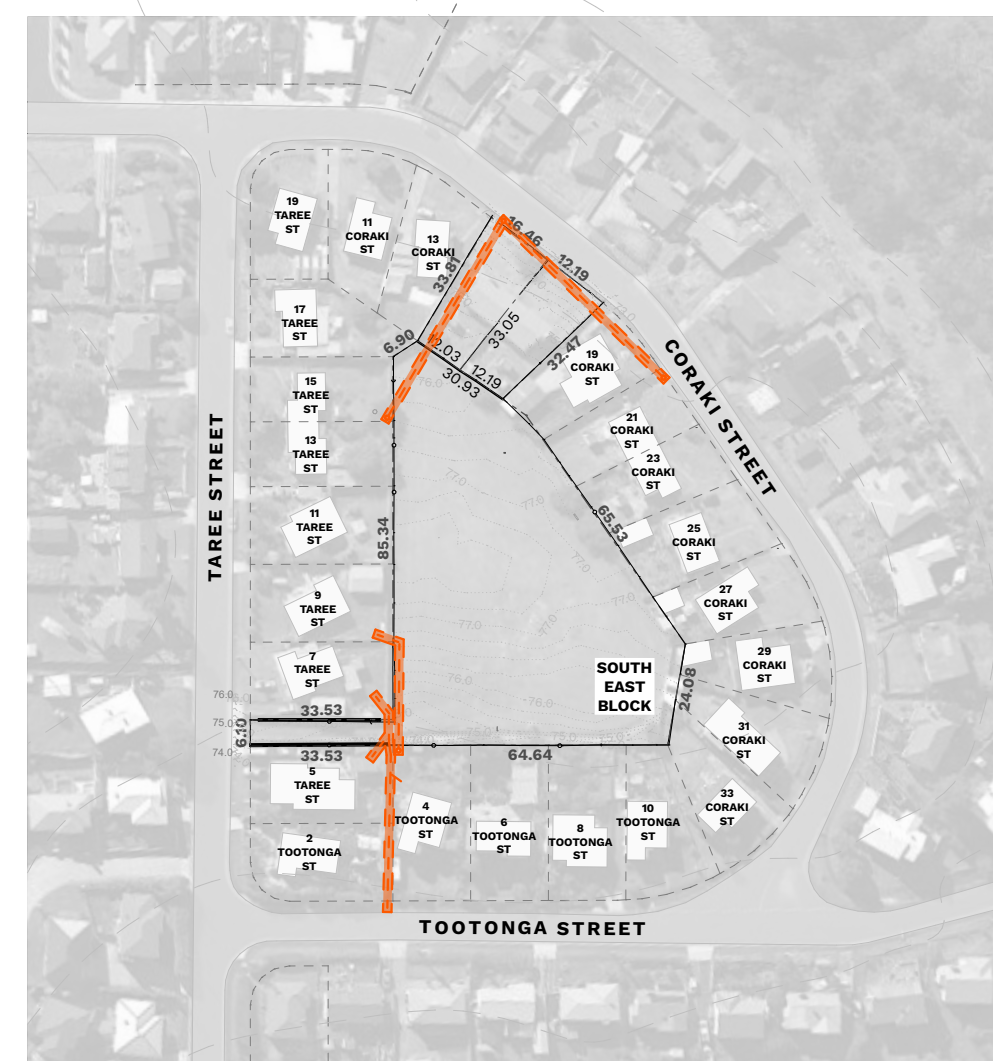
NEIGHBOURING CHARACTER

TO THE NORTH, EAST AND WEST, WHERE THE TOPOGRAPHY IS REASONABLY FLAT, THE EXISTING NEIGHBOURING DWELLINGS ARE PREDOMINANTLY SINGLE STOREY WEATHERBOARD COTTAGES. TO THE SOUTH, THE EXISTING DWELLINGS GENERALLY SIT ATOP A MASONRY GARAGE AND ARE TWO STOREY TO DEAL WITH A CONSIDERABLY STEEPER SLOPE



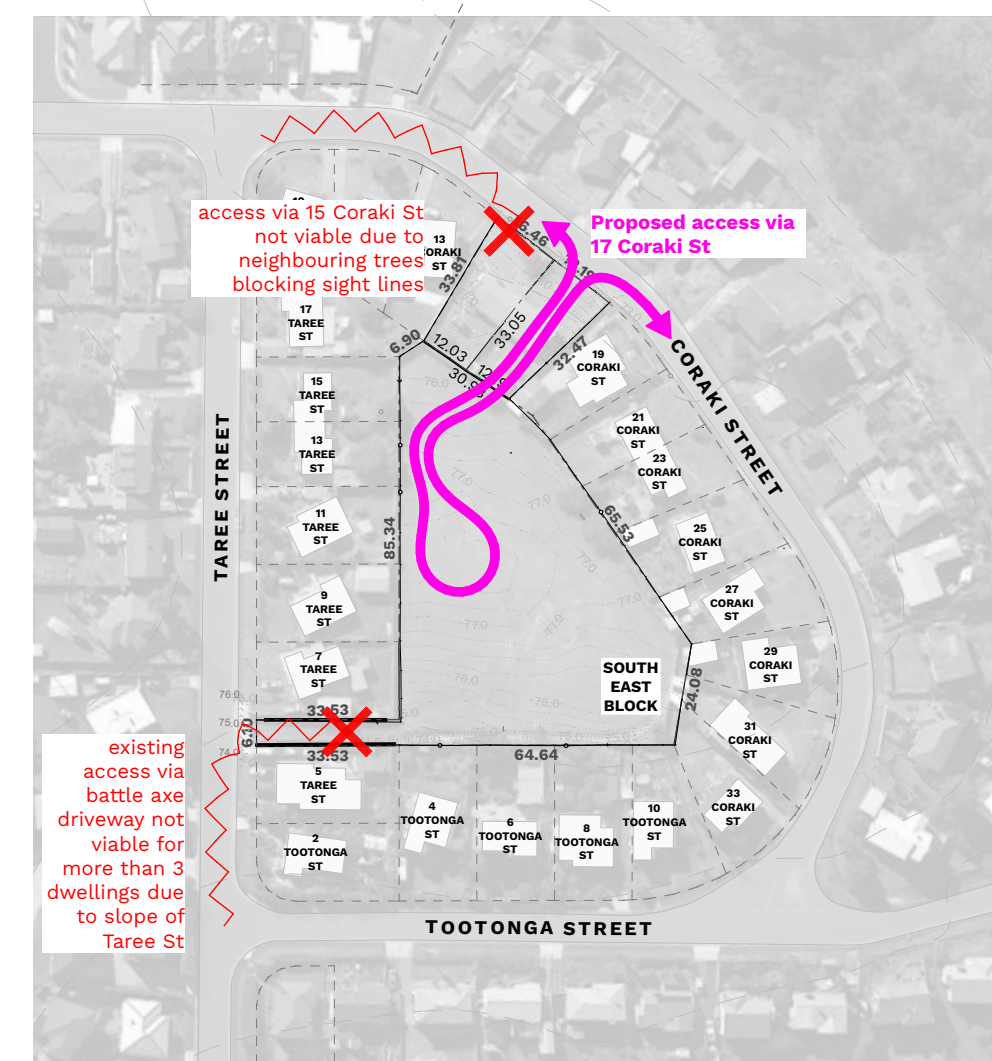
TOPOGRAPHY

THE CENTRE OF THE SITE IS THE HIGHEST POINT AND HAS A GENTLE SLOPE THAT RADIATES OUTWARD TOWARD THE NORTH, EAST AND SOUTH-EAST. THE LOW POINT IS A SHARP 1 IN 8 DROP OFF TO THE SOUTHERN CORNER OF THE SITE THAT LEADS INTO THE BATTLE-AXE HANDLE ACCESS WAY TO TAREE STREET



SERVICES

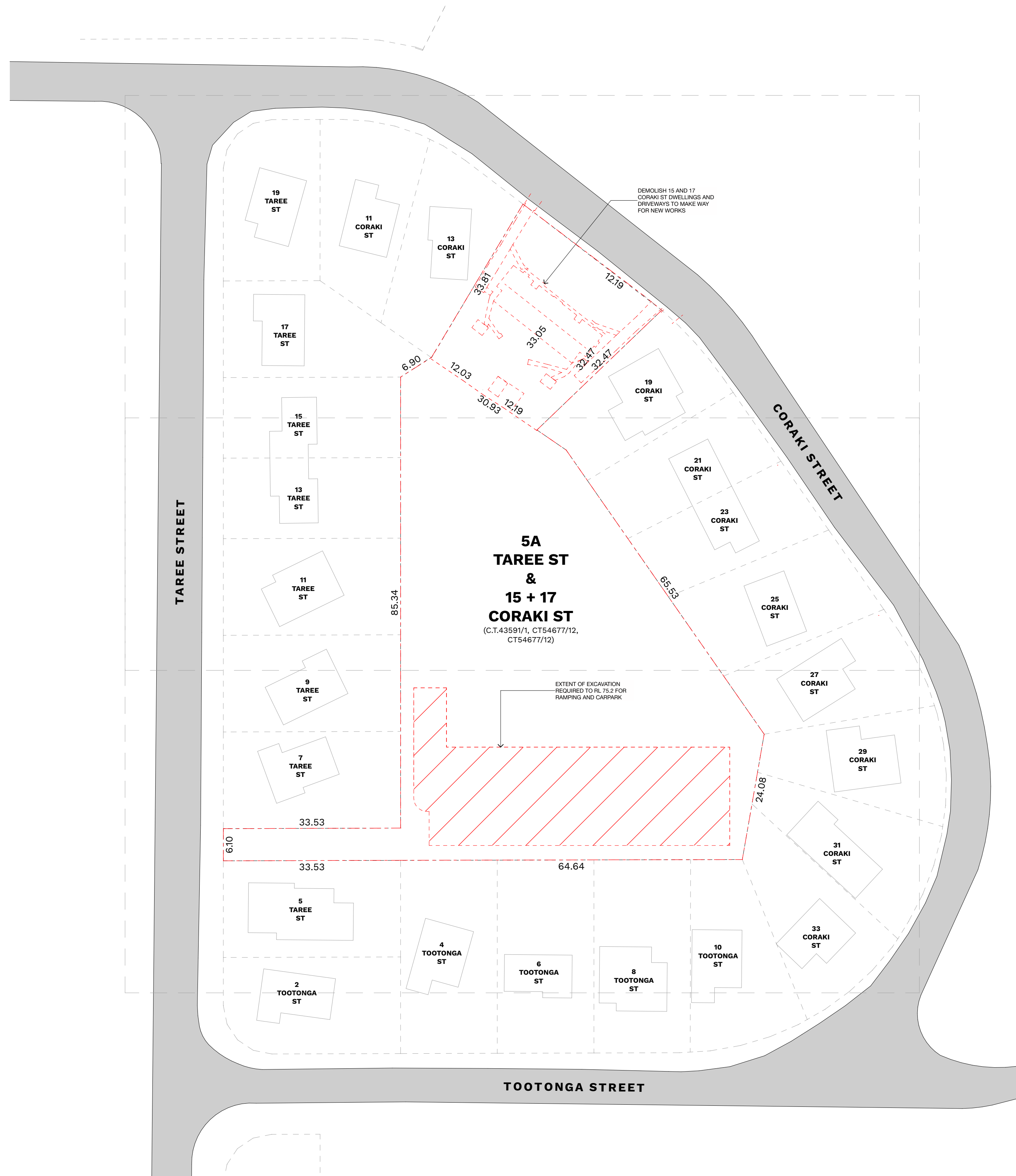
THE SITE HAS FEW EXISTING SERVICES. IN THE NORTHERN CORNER OF THE EXISTING 15 CORAKI STREET TITLE A STORMWATER AND SEWER LINE AND ASSOCIATED EASEMENT FEEDS INTO CORAKI STREET. SIMILARLY IN THE SOUTHERN CORNER OF THE SITE AN EXISTING STORMWATER AND SEWER LINE SERVICES EXISTING NEIGHBOURING DWELLINGS



ACCESS

DUE TO THE STEEP SLOPE OF TAREE ST, VEHICULAR ACCESS VIA THE EXISTING BATTLE AXE HANDLE IS NOT POSSIBLE. SIMILARLY UTILISING THE 15 CORAKI ST DRIVEWAY IS PROBLEMATIC DUE TO EXISTING VEGETATION BLOCKING SITE LINES FOR SAFE VEHICULAR MOVEMENT.

PROJECT NAME	TAREE STREET MULTIPLE DWELLINGS
PROJECT ADDRESS	5A TAREE ST GLENORCHY TAS 7011
PROJECT STAGE	CONCEPT DESIGN
DRAWING TITLE	SITE ANALYSIS
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	TB
CHECKED BY	PW
DATE	23/6/2023
ORIGINAL SIZE	A1
DRAWING N°	J23001-DA002
REVISION	DA01



DEMOLITION PLAN - GROUND FLOOR
1:500

REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DA0	23/6/23	DEVELOPMENT APPLICATION
1	023	

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PROJECT NAME
**TAREE STREET
MULTIPLE
DWELLINGS**

PROJECT ADDRESS
5A TAREE ST
GLENORCHY
TAS 7011

PROJECT STAGE
CONCEPT DESIGN

DRAWING TITLE
DEMOLITION SITE PLAN

ARCHITECT
PETER WALKER, CC2143E

DRAWN BY
TB

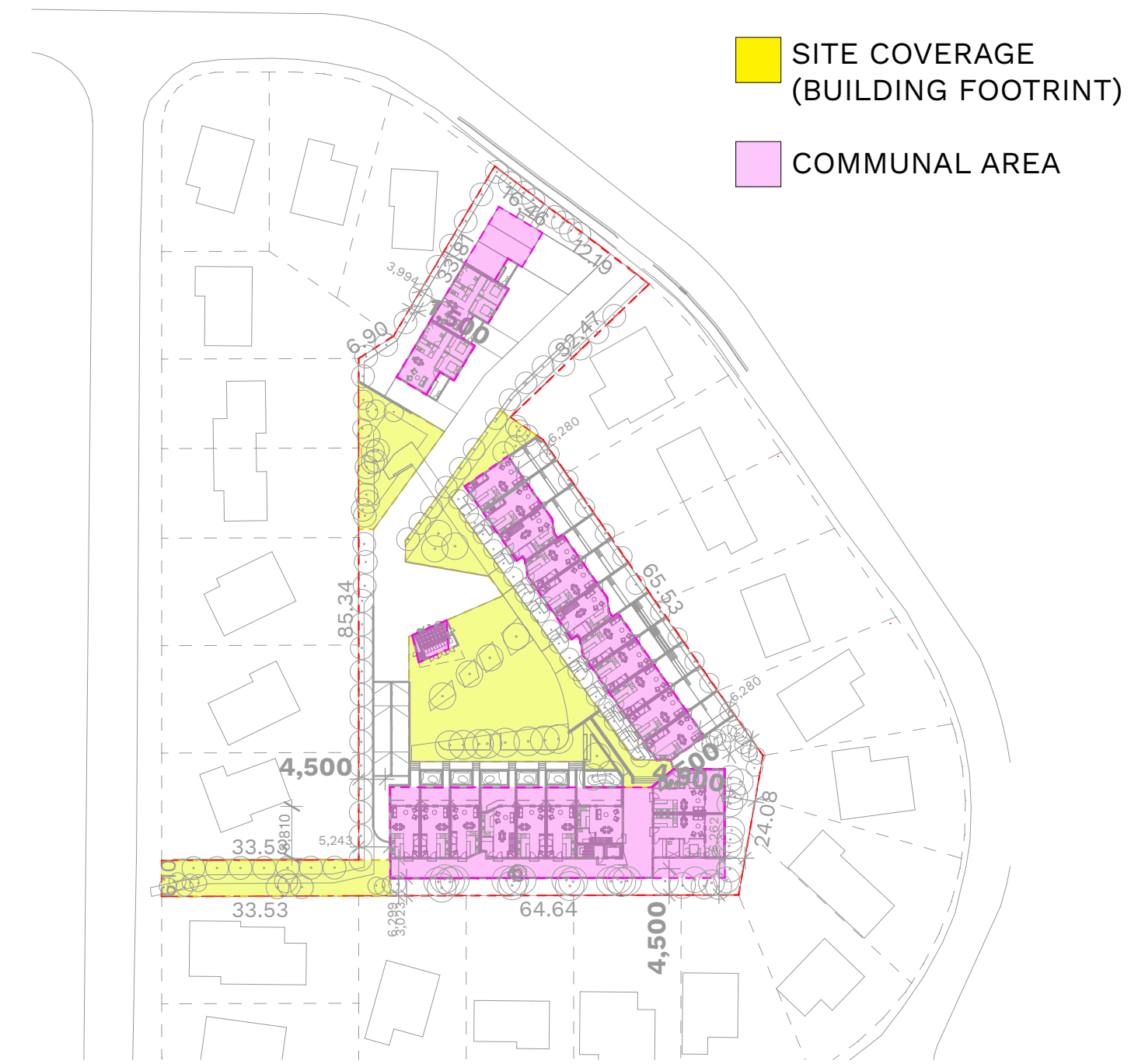
CHECKED BY
PW

DATE
23/6/2023

ORIGINAL SIZE
A1

DRAWING N°
J23001-DA003

REVISION
DA01



COMMUNAL AREA	1,425.0
POS	876.6

SITE COVERAGE (BUILDING FOOTPRINT)	
BUILDING	AREA (m2)
EAST BLOCK	518.4
NORTH BLOCK	257.1
SOUTH & SOUTH-EAST BLOCK	914.6
WASTE & BIKES STORAGE	27.9
TOTAL	1,718.0 m²

CAR PARKING	
TYPE	COUNT
ACCESSIBLE	1
MOTORBIKE	2
RESIDENT	31
VISITOR	8
TOTAL	42

As per Tasmanian Planning Scheme Table C2.1 Parking Space Requirements, Visitor parking for multiple dwellings in the General Residential Zone if on an internal lot requires 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)

With 23 dwellings, required **Visitor car spaces = 8 (7.6 rounded)**

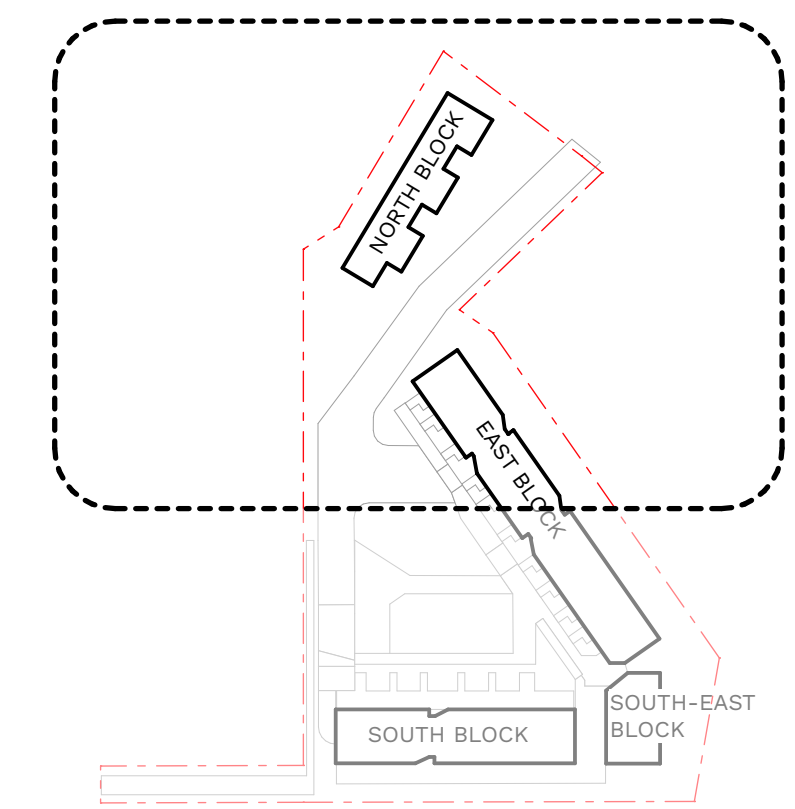
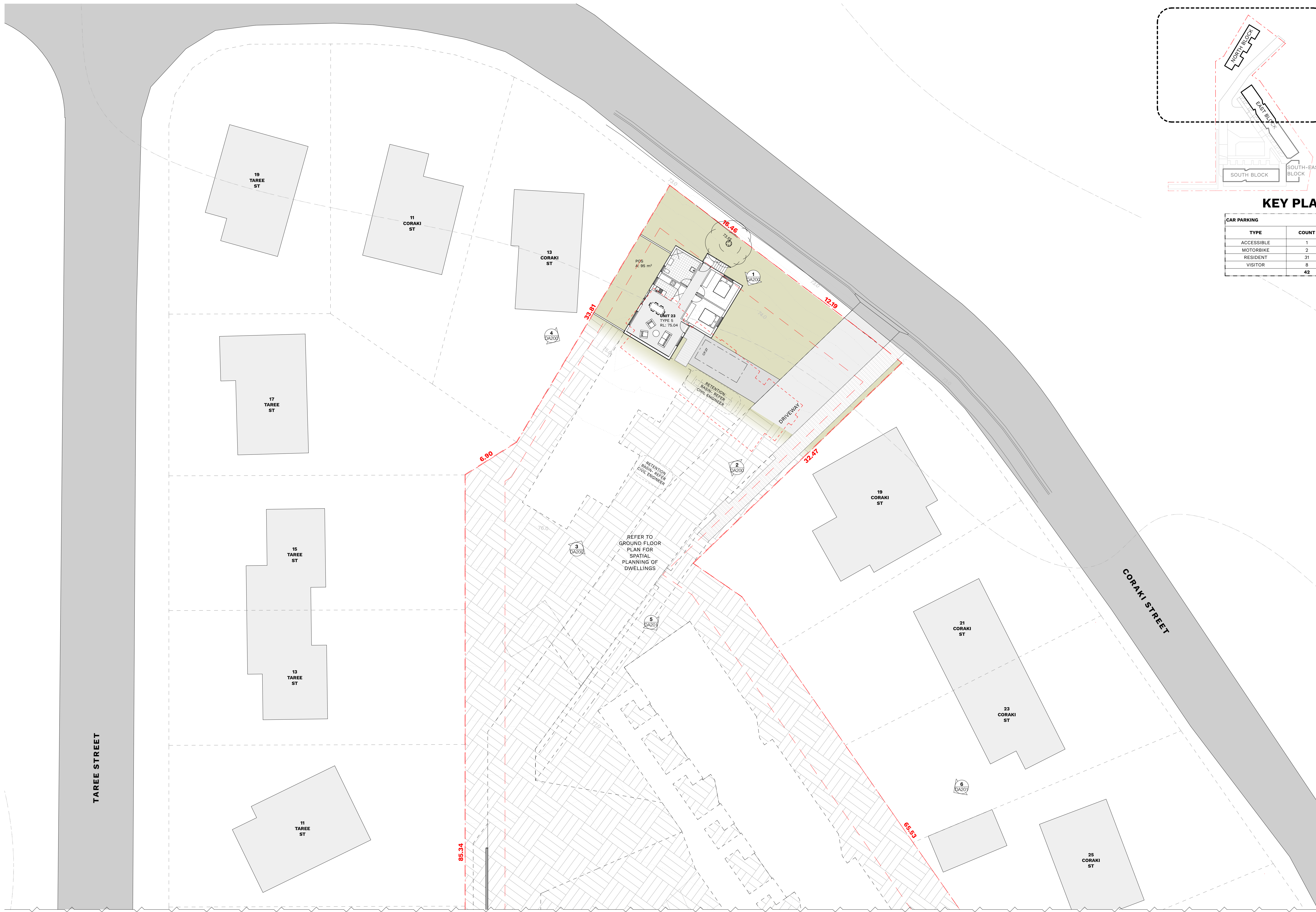
Car parking based on a ratio of 1.35 car space/s for each dwelling as per outlined in the Traffic Engineering Report therefore equating to 31 resident car spaces.

14 external bike spaces are available for visitors or residents in the centre waste storage building. It is assumed residents will also keep bikes within their dwellings.

REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DA0	23/6/2023	DEVELOPMENT APPLICATION
1	023	

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PROJECT NAME	TAREE STREET MULTIPLE DWELLINGS
PROJECT ADDRESS	5A TAREE ST GLENORCHY TAS 7011
PROJECT STAGE	CONCEPT DESIGN
DRAWING TITLE	OVERALL SITE PLAN
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	TB
CHECKED BY	PW
DATE	23/6/2023
ORIGINAL SIZE	A1
DRAWING Nº	J23001-DA100
REVISION	DA01



CAR PARKING

TYPE	COUNT
ACCESSIBLE	1
MOTORBIKE	2
RESIDENT	31
VISITOR	8
TOTAL	42

REV	DATE	PURPOSE
01	9/6/20	23 Preliminary For Info
DA0	23/6/2	DEVELOPMENT APPLICATION
1	023	

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PROJECT STAGE
 CONCEPT DESIGN

DRAWING TITLE
 LOWER GROUND LEVEL
 PLAN - 1/2

ARCHITECT
 PETER WALKER, CC2143E

DRAWN BY
 TB

CHECKED BY
 PW

DATE
 23/6/2023

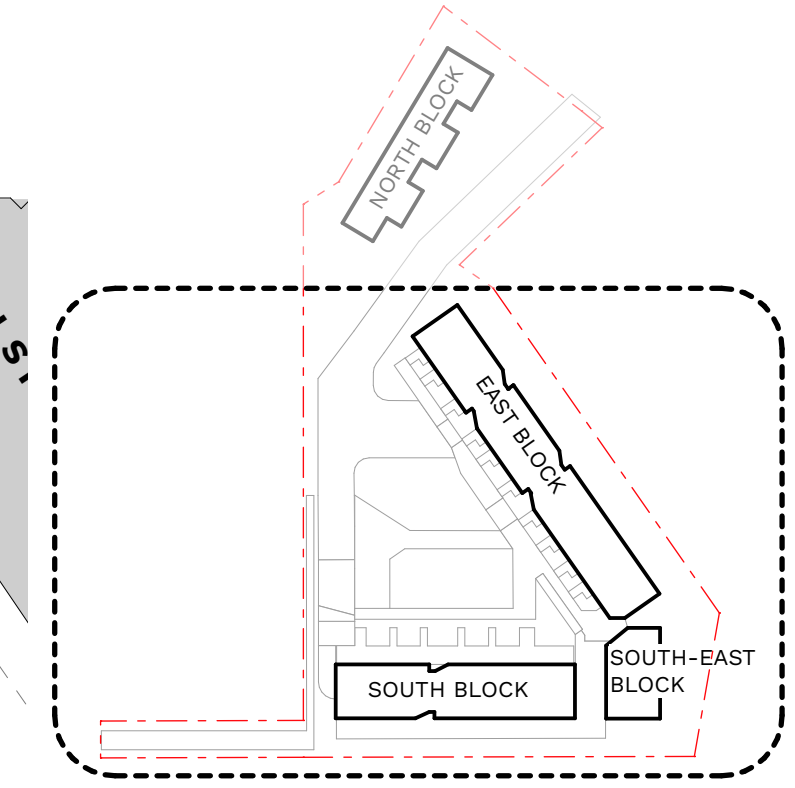
ORIGINAL SIZE
 A1

DRAWING N°
 J23001-DA101

REVISION
 DA01

REFER TO DRAWING DA102

REFER TO DRAWING DA101



CAR PARKING	
TYPE	COUNT
ACCESSIBLE	1
MOTORBIKE	2
RESIDENT	31
VISITOR	8
TOTAL	42

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PROJECT STAGE
 CONCEPT DESIGN

DRAWING TITLE
 LOWER GROUND PLAN - 2/2

ARCHITECT
 PETER WALKER, CC2143E

DRAWN BY
 TB

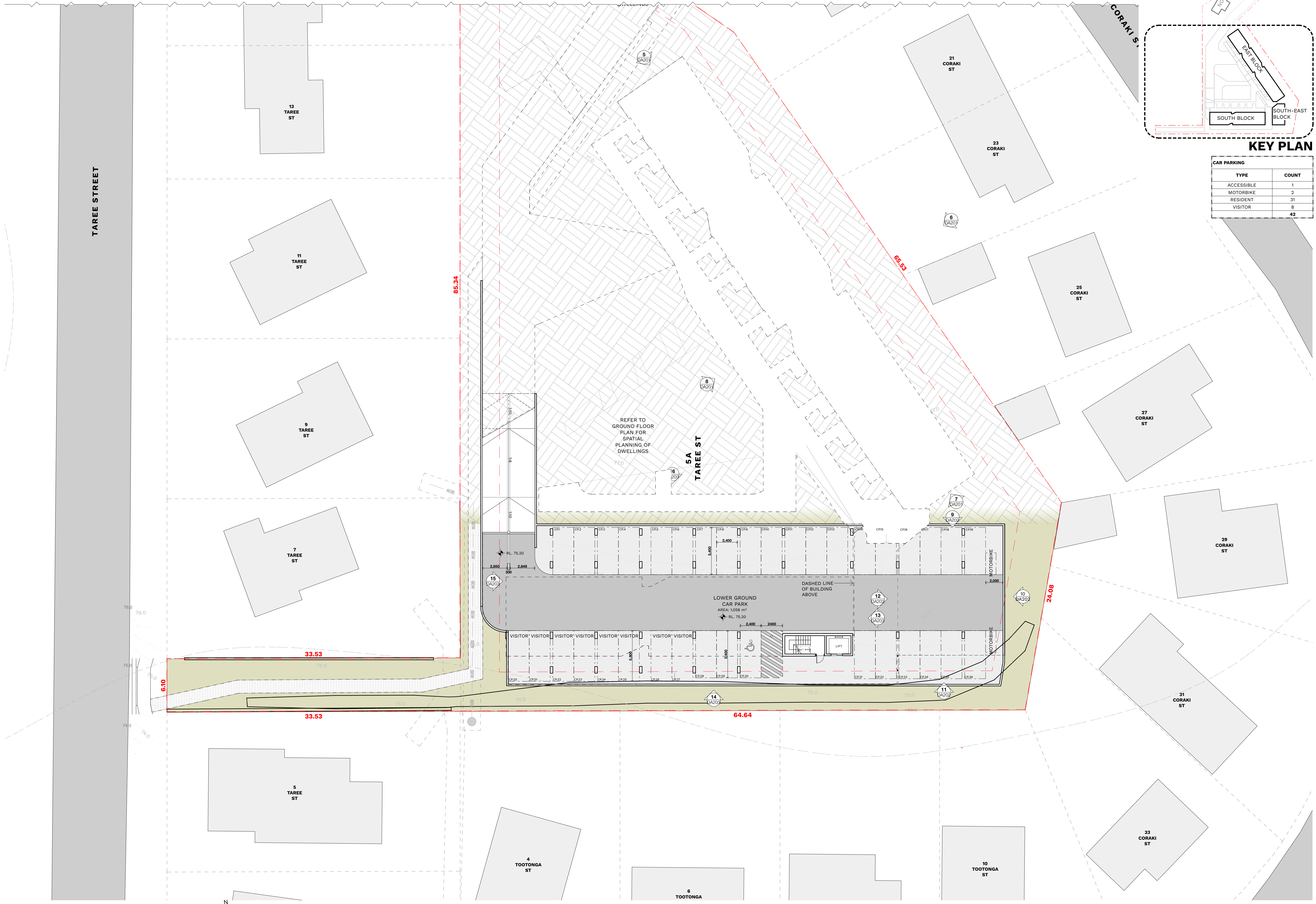
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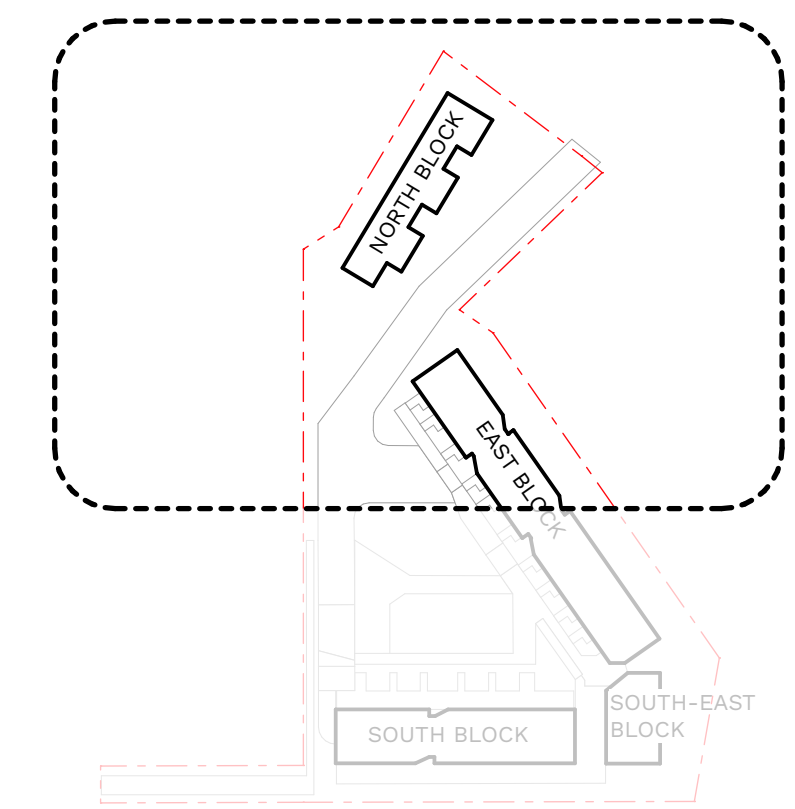
DATE
 23/6/2023

ORIGINAL SIZE
 A1

DRAWING Nº
 J23001-DA102

REVISION
 DA01





KEY PLAN

CAR PARKING	
TYPE	COUNT
ACCESSIBLE	1
MOTORBIKE	2
RESIDENT	31
VISITOR	8
TOTAL	42

REV	DATE	PURPOSE
01	9/6/20	Preliminary For Info
02	23	
03	23/6/2	DEVELOPMENT APPLICATION
04	023	

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 GROUND FLOOR / SUITE 2, 33 GEORGE ST.
 LAUNCESTON TAS 7250
 +61(3) 6332 0930
 MELBOURNE
 LEVEL 3, 75-76 HARDWARE LN.
 MELBOURNE VIC 3183
 +61(3) 9521 4518
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PROJECT NAME
**TAREE STREET
 MULTIPLE
 DWELLINGS**

PROJECT ADDRESS
 5A TAREE ST
 GLENORCHY
 TAS 7011

PROJECT STAGE
CONCEPT DESIGN

DRAWING TITLE
GROUND LEVEL PLAN - 1/2

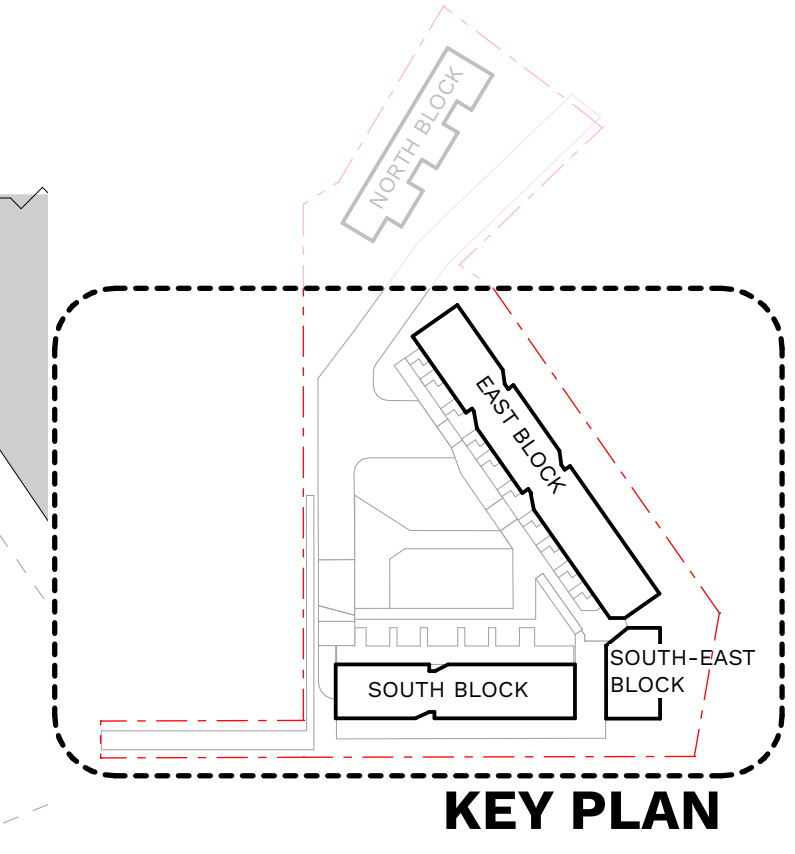
ARCHITECT
 PETER WALKER, CC2143E
 DRAWN BY
 TB
 CHECKED BY
 PW

DATE
 23/6/2023
 ORIGINAL SIZE
 A1

DRAWING Nº
 J23001-DA103
 REVISION
 DA01

REFER TO DRAWING DA104

REFER TO DRAWING DA103



REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DA0	23/6/2	DEVELOPMENT APPLICATION
1	023	

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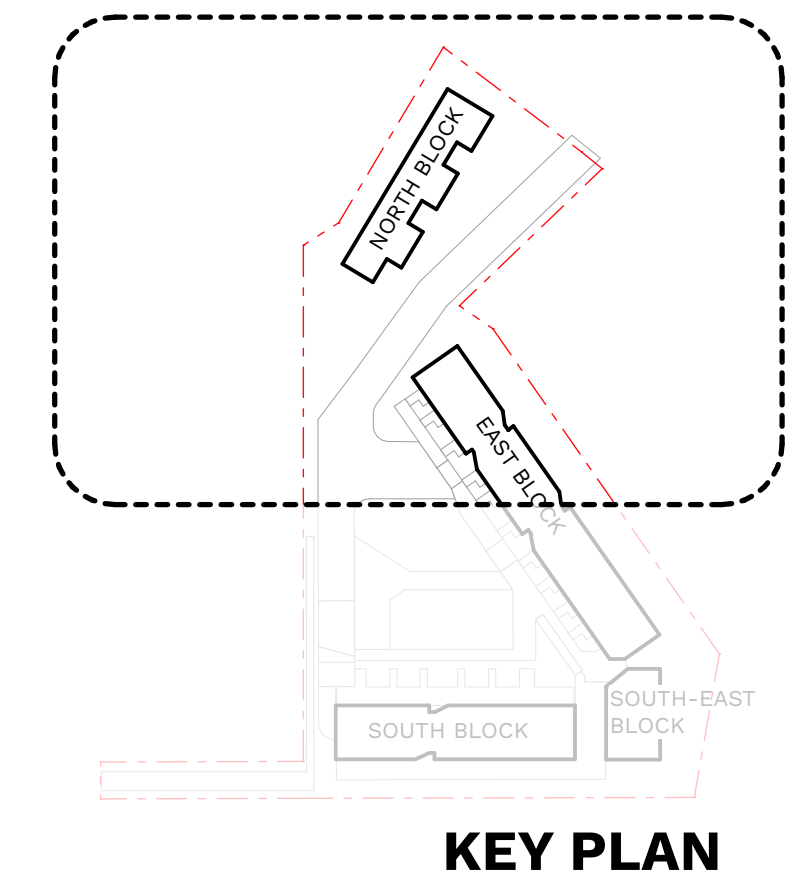
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 GROUND FLOOR / SUITE 2, 33 GEORGE ST.
 LAUNCESTON TAS 7250
 +61(3) 6333 0930

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 MELBOURNE VIC 3183
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 ADELAIDE SA 5006
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PROJECT NAME	TAREE STREET MULTIPLE DWELLINGS
PROJECT ADDRESS	5A TAREE ST GLENORCHY TAS 7011
PROJECT STAGE	CONCEPT DESIGN
DRAWING TITLE	GROUND LEVEL PLAN - 2/2
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	TB
CHECKED BY	PW
DATE	23/6/2023
ORIGINAL SIZE	A1
DRAWING N°	J23001-DA104
REVISION	DA01



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U N I T S

REV	DATE	PURPOSE
01	9/6/20	Preliminary For Info
23		
DA0	23/6/2	DEVELOPMENT APPLICATION
1	023	

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LAUNCESTON TAS 7250
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PROJECT NAME
**TAREE STREET
MULTIPLE
DWELLINGS**

PROJECT ADDRESS
5A TAREE ST
GLENORCHY
TAS 7011

PROJECT STAGE
CONCEPT DESIGN

DRAWING TITLE
LEVEL 01 PLAN - 1/2

ARCHITECT
PETER WALKER, CC2143E

DRAWN BY
TB

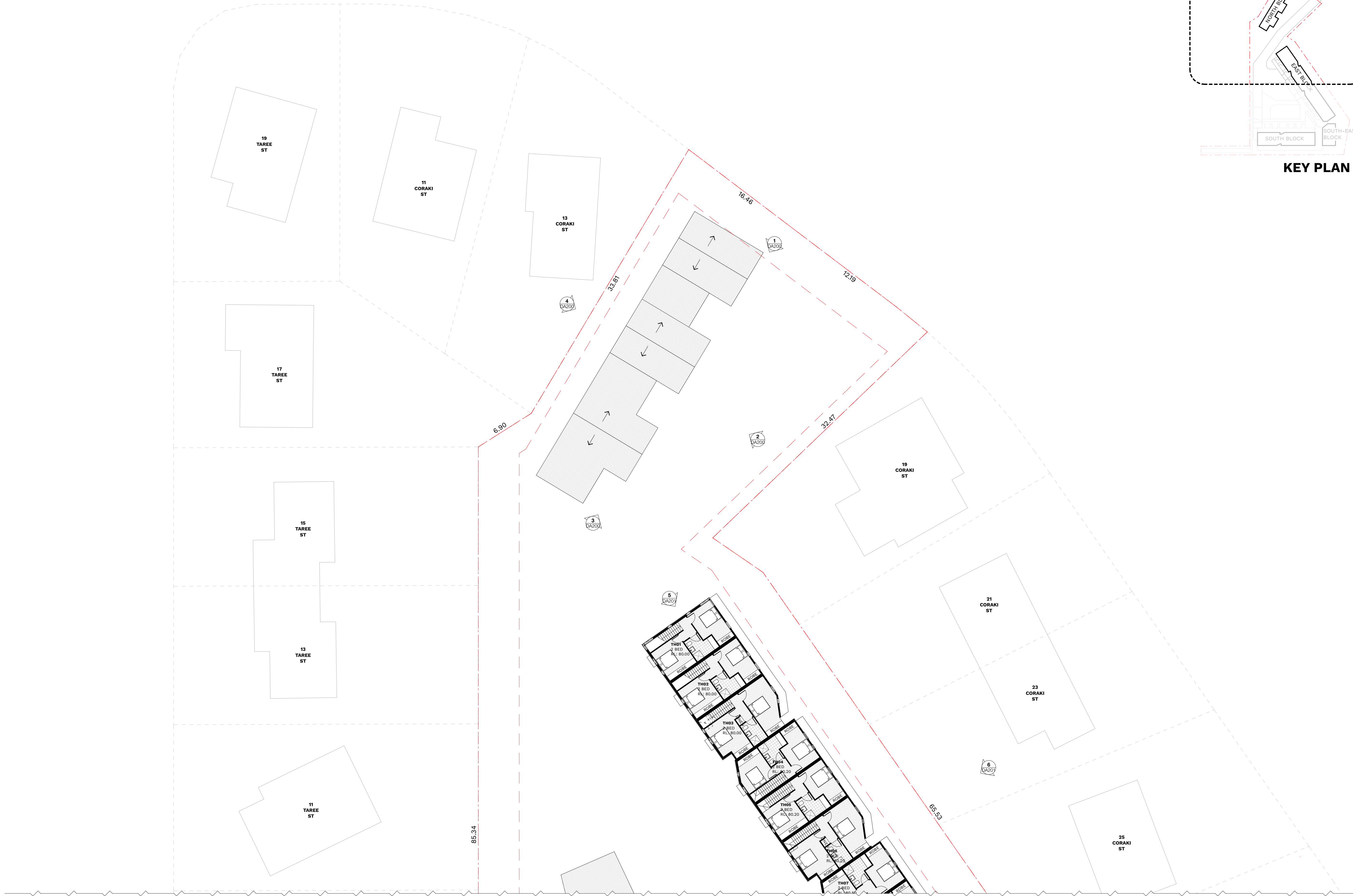
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PW

DATE
23/6/2023

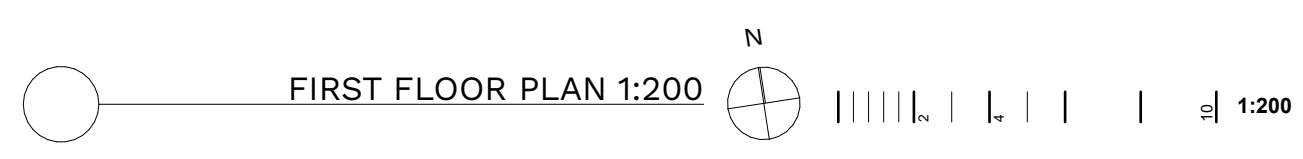
ORIGINAL SIZE
A1

DRAWING N°
J23001-DA105

REVISION
DA01



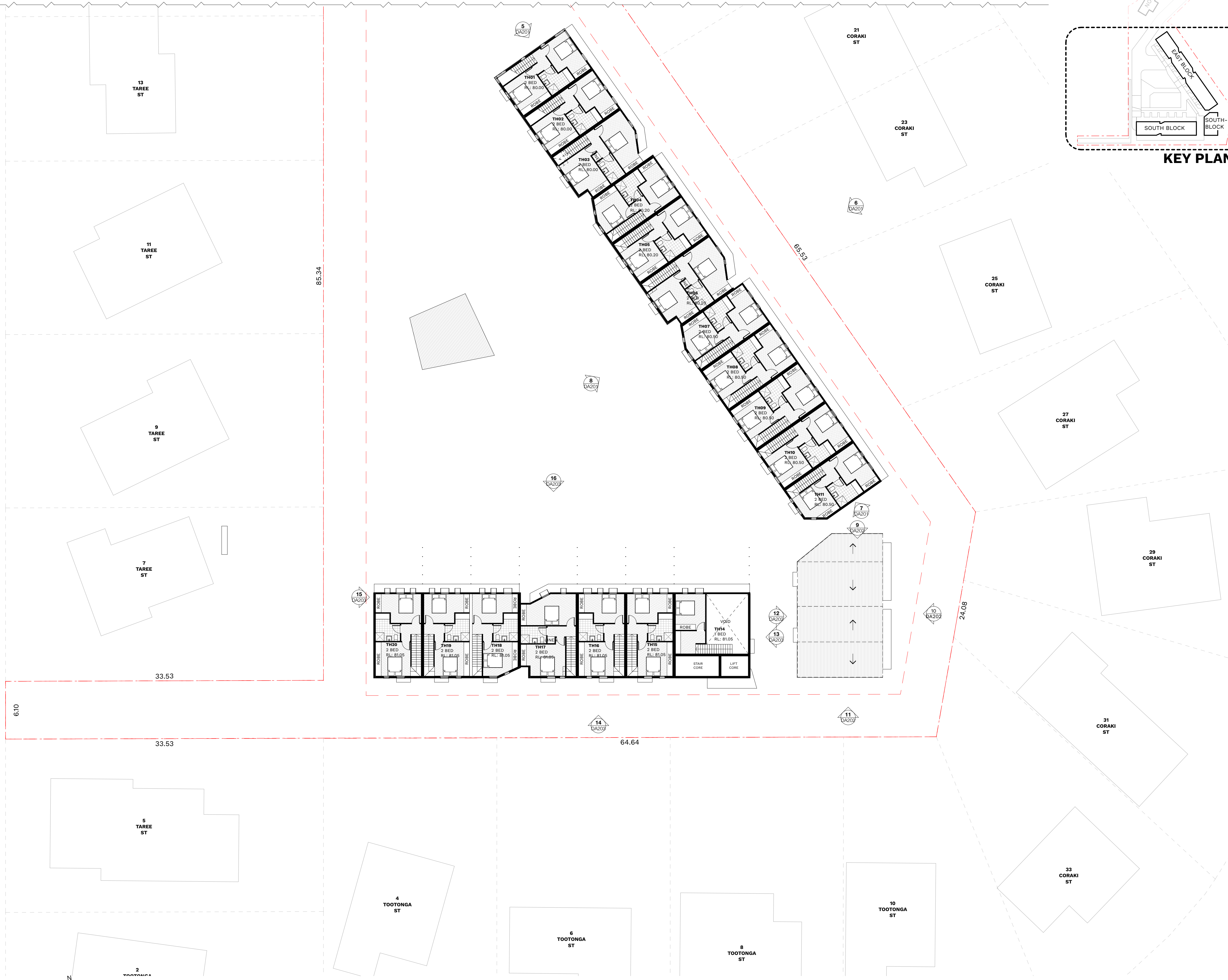
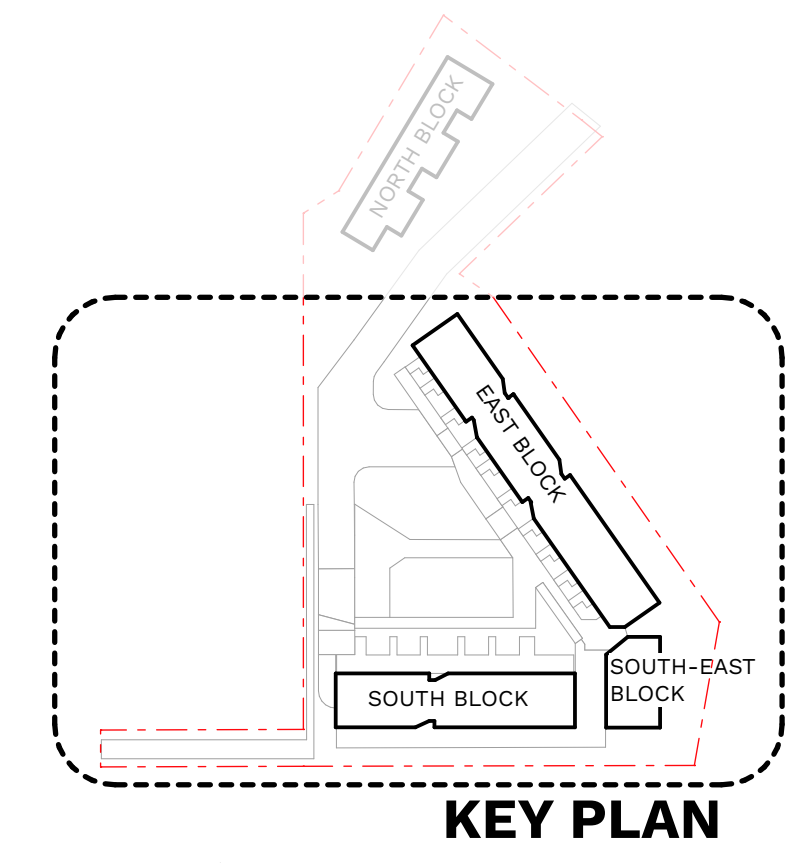
REFER TO DRAWING DA106



REFER TO DRAWING DA105

C EST 2011

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REV	DATE	PURPOSE
01	9/6/20	23 Preliminary For Info
DA0	23/6/2	DEVELOPMENT APPLICATION
1	023	

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 LAUNCESTON TAS 7250
 +61(3) 6332 0930
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PROJECT NAME
**TAREE STREET
 MULTIPLE
 DWELLINGS**

PROJECT ADDRESS
 5A TAREE ST
 GLENORCHY
 TAS 7011

PROJECT STAGE
 CONCEPT DESIGN

DRAWING TITLE
 LEVEL 01 PLAN - 2/2

ARCHITECT
 PETER WALKER, CC2143E

DRAWN BY
 TB

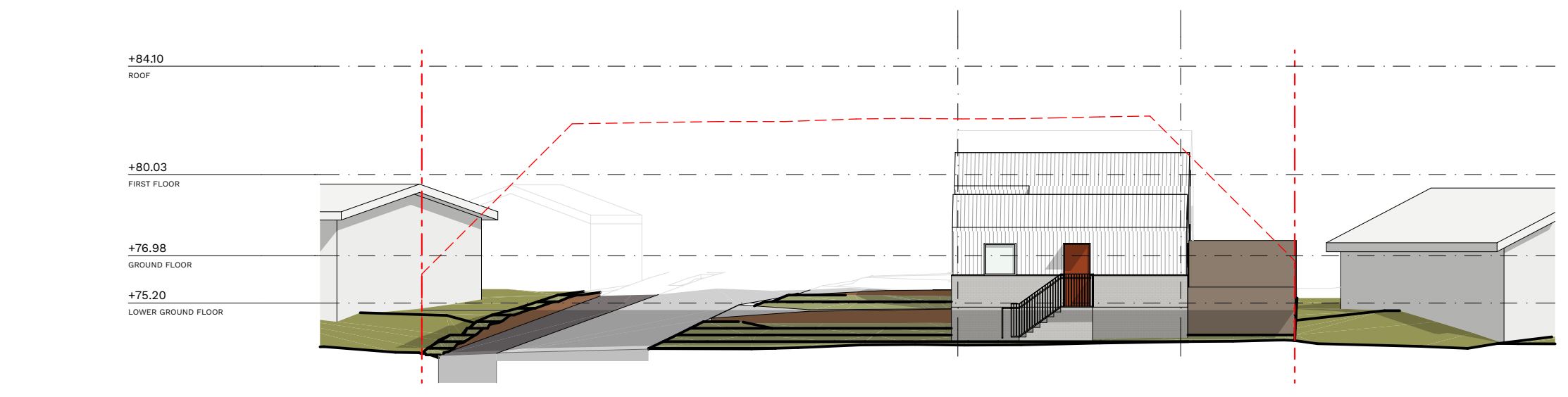
CHECKED BY
 PW

DATE
 23/6/2023

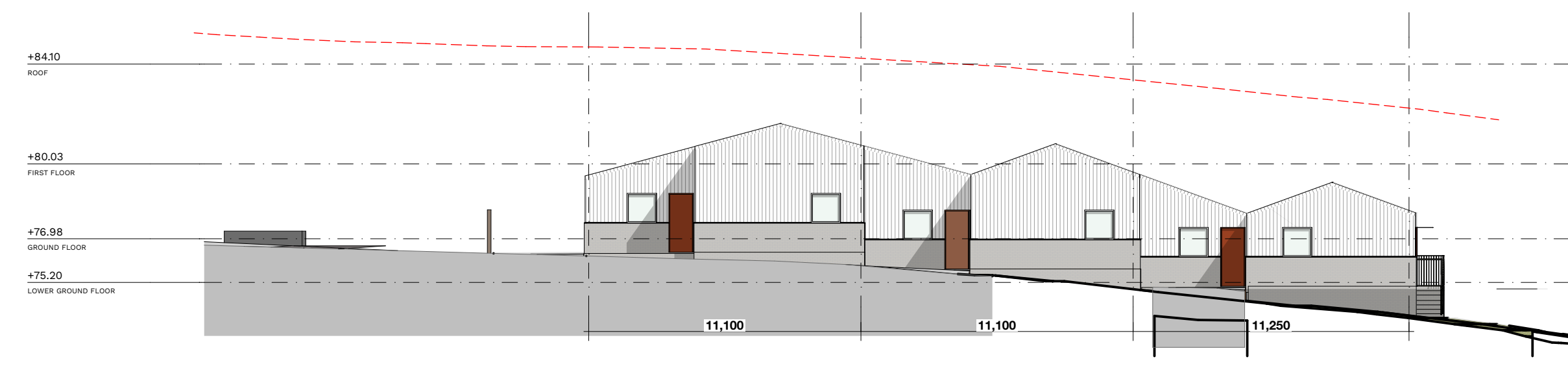
ORIGINAL SIZE
 A1

DRAWING N°
 J23001-DA106

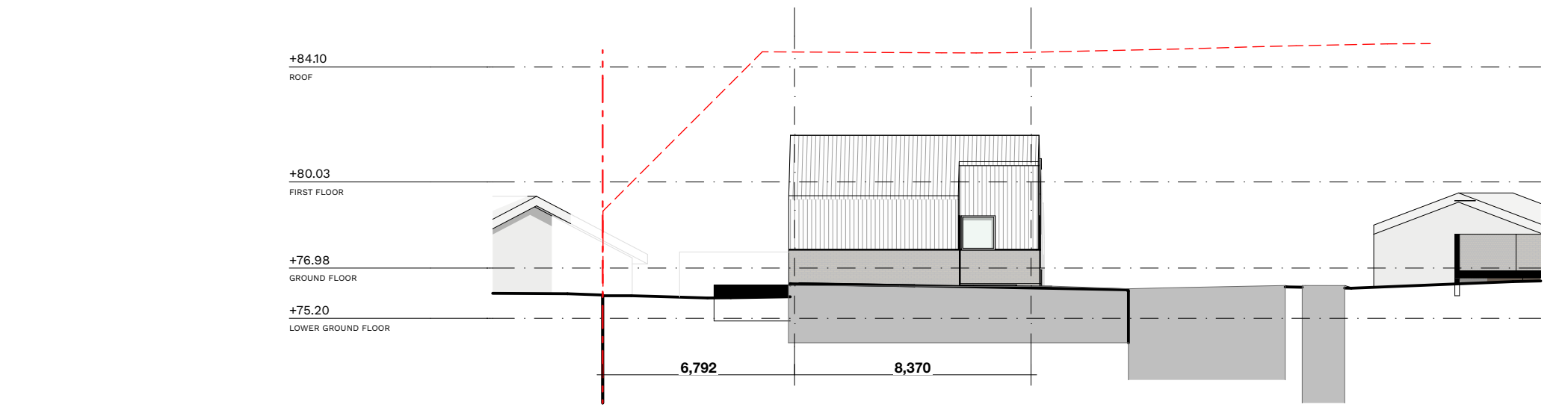
REVISION
 DA01



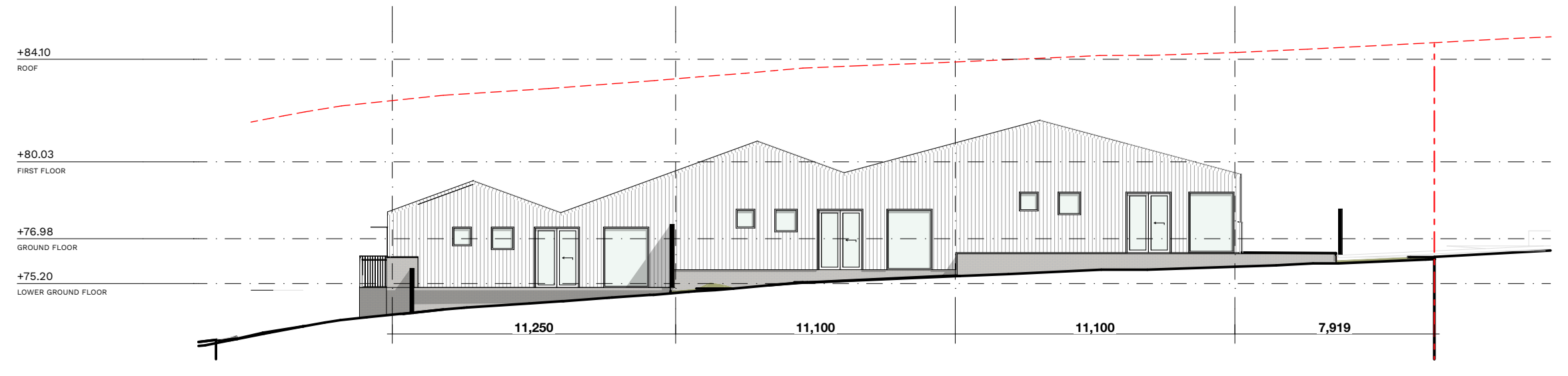
1 NORTH BLOCK - NORTH ELEVATION
1:200



2 NORTH BLOCK - EAST ELEVATION
1:200



3 NORTH BLOCK - SOUTH ELEVATION
1:200



4 NORTH BLOCK - WEST ELEVATION
1:200

MATERIALS LEGEND

- BR-01 Brickwork, Colour: Grey
- EC-01 External Lightweight Cladding, Colour: White
- EC-02 External Lightweight Cladding, Colour: Warm Grey
- EC-03 External Lightweight Cladding, Colour: Grey
- EC-04 External Lightweight Cladding, Colour: Dark Grey
- EC-05 External Textured Sheet cladding, Colour: White
- M-01 Perforated Metal Mesh, Colour: Grey
- M-02 Partitions between POS, Colour: Grey

REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DA0	23/6/23	DEVELOPMENT APPLICATION
1	023	

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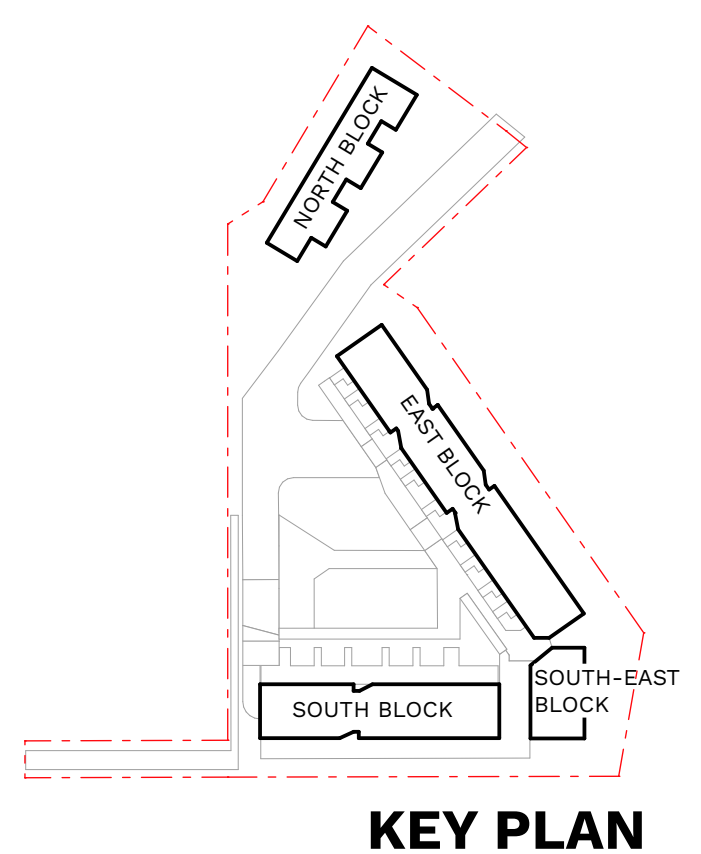
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 LAUNCESTON TAS 7250
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MELBOURNE
 LEVEL 3, 75-76 HARDWARE LN.
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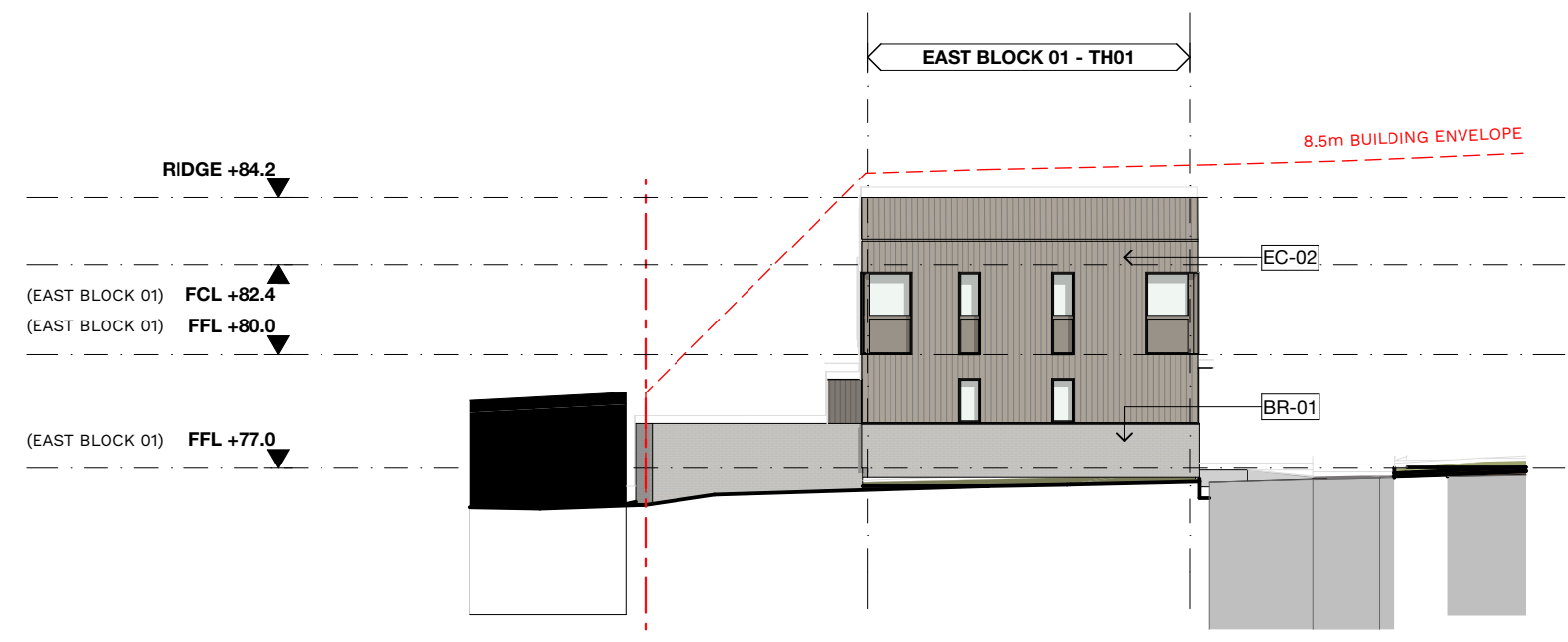
PROJECT NAME	
TAREE STREET MULTIPLE DWELLINGS	
PROJECT ADDRESS	
5A TAREE ST GLENORCHY TAS 7011	
PROJECT STAGE	
CONCEPT DESIGN	
DRAWING TITLE	
ELEVATIONS - NORTH BLOCK	
ARCHITECT	
PETER WALKER, CC2143E	
DRAWN BY	CHECKED BY
TB	PW
DATE	ORIGINAL SIZE
23/6/2023	A1
DRAWING N°	REVISION
J23001-DA200	DA01



KEY PLAN

MATERIALS LEGEND

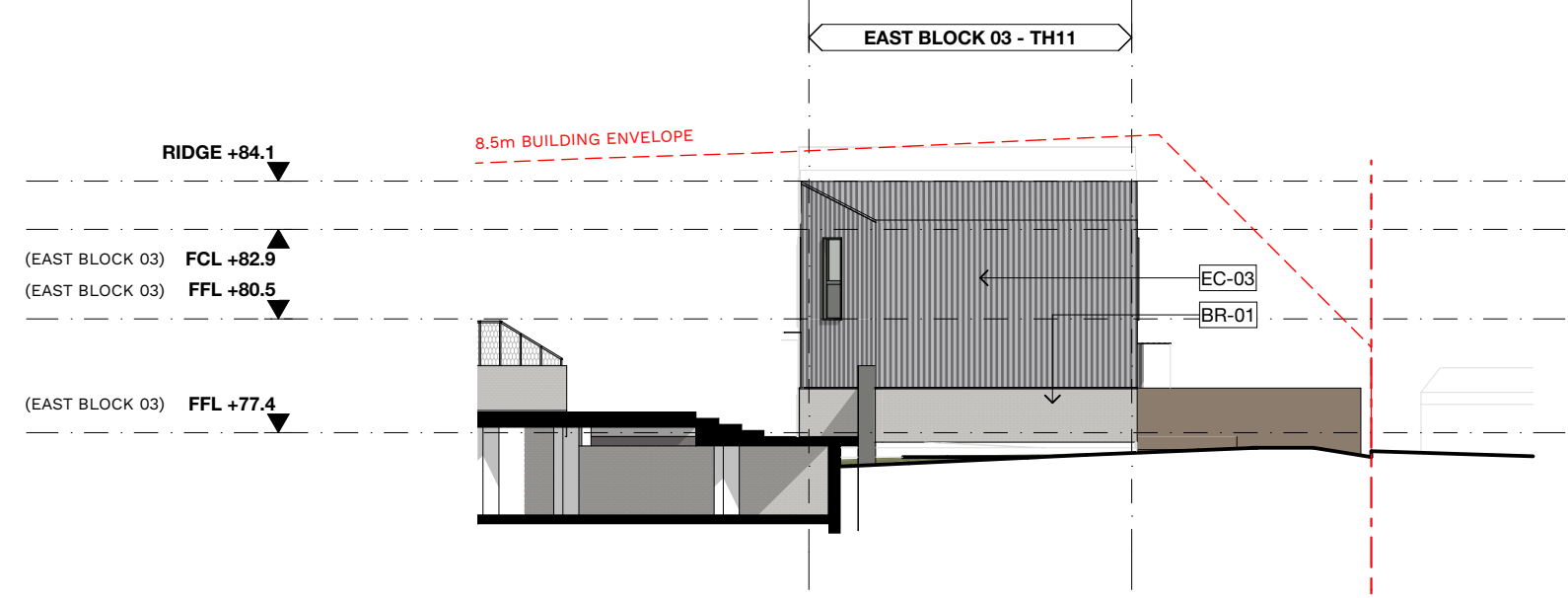
BR-01	Brickwork, Colour: Grey
EC-01	External Lightweight Cladding, Colour: White
EC-02	External Lightweight Cladding, Colour: Warm Grey
EC-03	External Lightweight Cladding, Colour: Grey
EC-04	External Lightweight Cladding, Colour: Dark Grey
EC-05	External Textured Sheet cladding, Colour: White
M-01	Perforated Metal Mesh, Colour: Grey
M-02	Partitions between POS, Colour: Grey



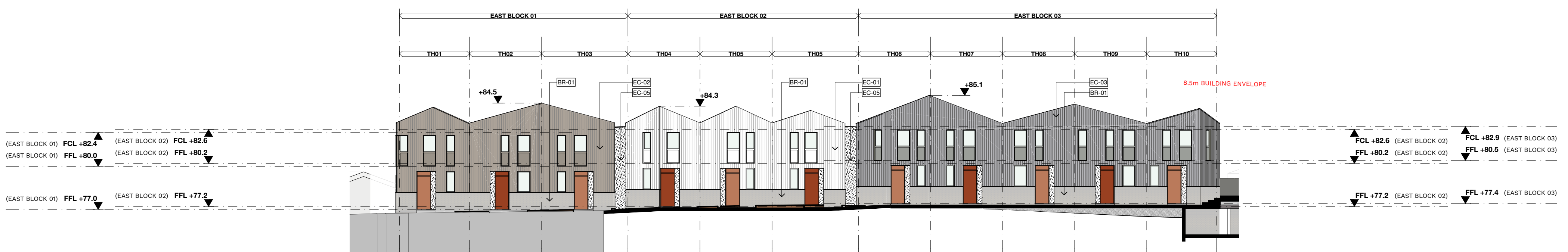
5 EAST BLOCK - NORTH ELEVATION 1:200



6 EAST BLOCK - EAST ELEVATION 1:200



7 EAST BLOCK - SOUTH ELEVATION 1:200



8 EAST BLOCK - WEST ELEVATION 1:200

REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
02	23	
03	23/6/2023	DEVELOPMENT APPLICATION
04	023	

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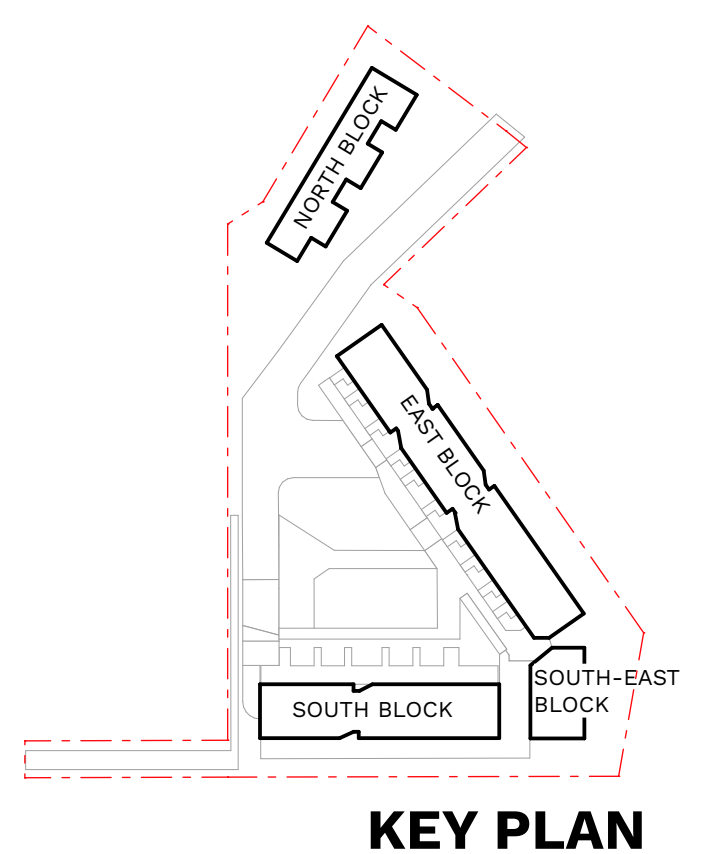
LAUNCESTON
 GROUND FLOOR / SUITE 2, 33 GEORGE ST.
 LAUNCESTON TAS 7250
 +61(3) 6332 0930

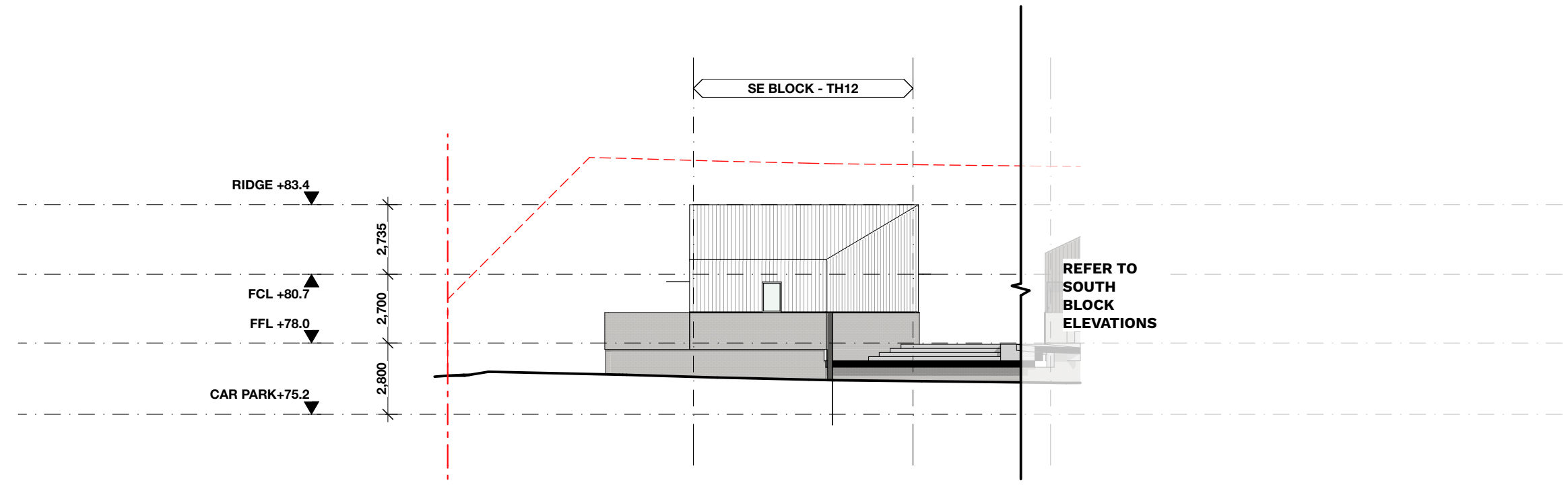
MELBOURNE
 LEVEL 3, 75-76 HARDWARE LN.
 MELBOURNE VIC 3183
 +61(3) 9521 4518

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 49A O'CONNELL ST.
 ADELAIDE SA 5006
 +61(8) 7071 1060

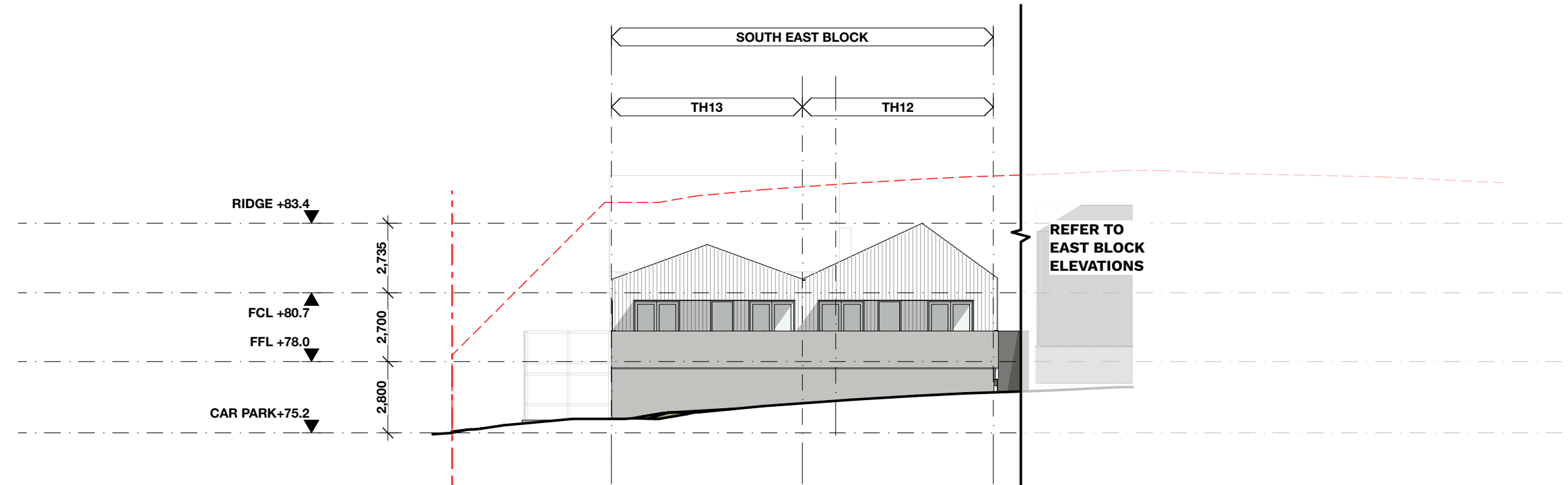
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PROJECT NAME	TAREE STREET MULTIPLE DWELLINGS
PROJECT ADDRESS	5A TAREE ST GLENORCHY TAS 7011
PROJECT STAGE	CONCEPT DESIGN
DRAWING TITLE	ELEVATIONS - EAST BLOCK
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	TB
CHECKED BY	PW
DATE	23/6/2023
ORIGINAL SIZE	A1
DRAWING N°	J23001-DA201
REVISION	DA01

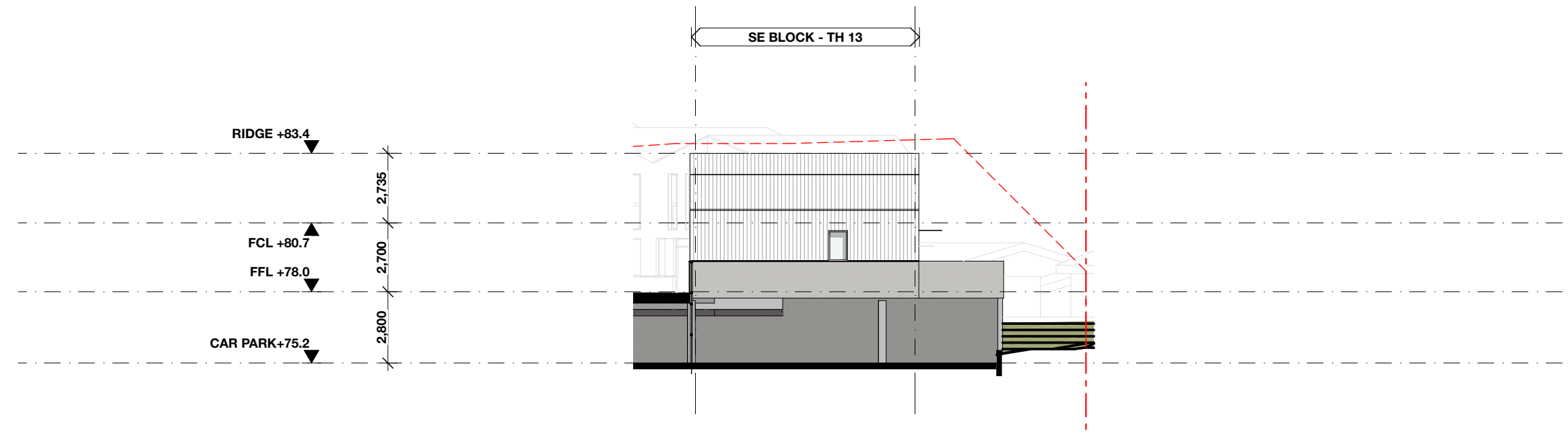




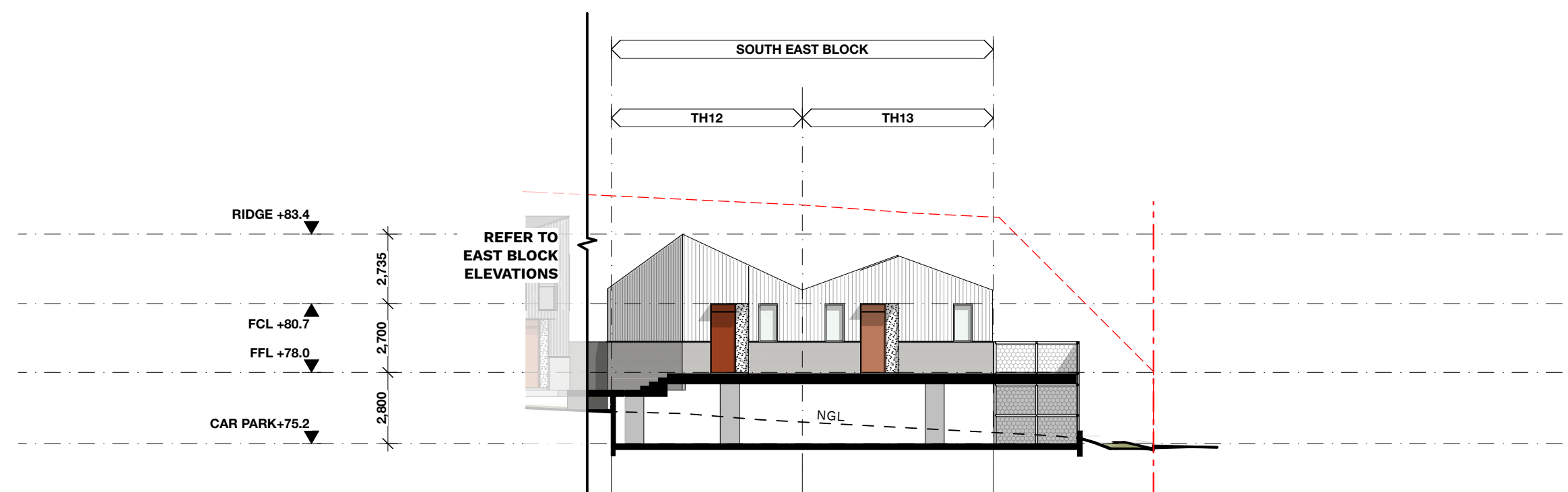
9 SOUTH-EAST BLOCK - NORTH ELEVATION
1:200



10 SOUTH-EAST BLOCK - EAST ELEVATION
1:200



11 SOUTH-EAST BLOCK - SOUTH ELEVATION
1:200



12 SOUTH-EAST BLOCK - WEST ELEVATION
1:200

MATERIALS LEGEND	
BR-01	Brickwork, Colour: Grey
EC-01	External Lightweight Cladding, Colour: White
EC-02	External Lightweight Cladding, Colour: Warm Grey
EC-03	External Lightweight Cladding, Colour: Grey
EC-04	External Lightweight Cladding, Colour: Dark Grey
EC-05	External Textured Sheet cladding, Colour: White
M-01	Perforated Metal Mesh, Colour: Grey
M-02	Partitions between POS, Colour: Grey

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REV	DATE	PURPOSE
DA0	23/6/23	DEVELOPMENT APPLICATION
1	023	

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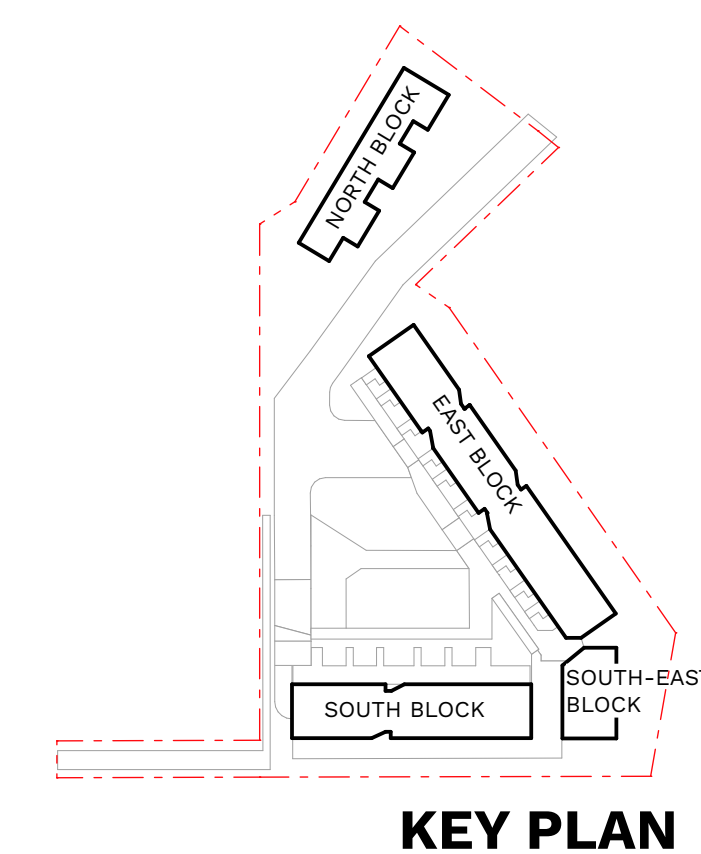
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LAUNCESTON TAS 7250
+61(3) 6332 0930

MELBOURNE
LEVEL 3, 75-76 HARDWARE LN.
MELBOURNE VIC 3183
+61(3) 9521 4518

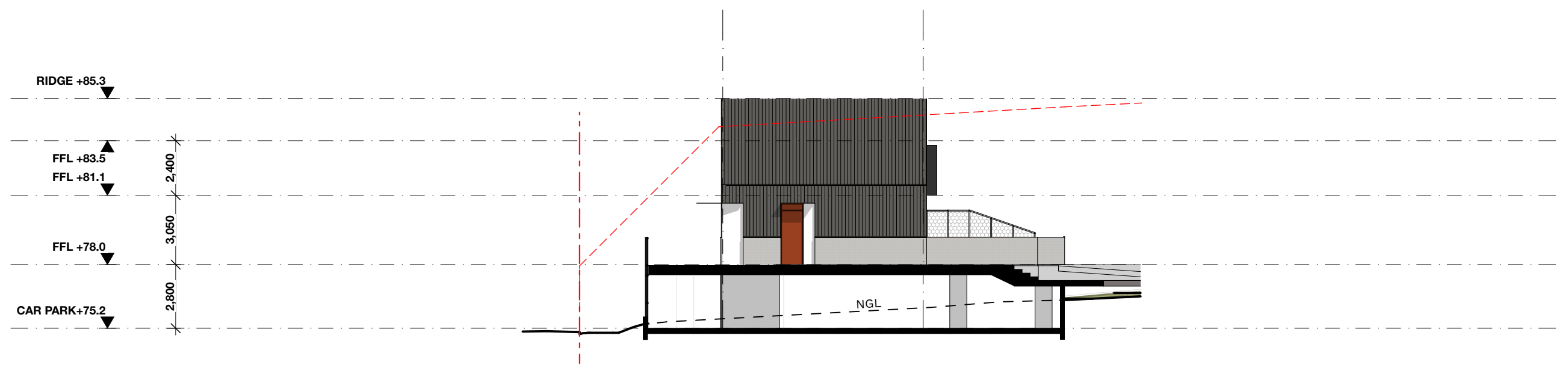
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ADELAIDE SA 5006
+61(8) 7071 1060

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PROJECT NAME	TAREE STREET MULTIPLE DWELLINGS
PROJECT ADDRESS	5A TAREE ST GLENORCHY TAS 7011
PROJECT STAGE	CONCEPT DESIGN
DRAWING TITLE	ELEVATIONS - SOUTH EAST BLOCK
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	TB
CHECKED BY	PW
DATE	23/6/2023
ORIGINAL SIZE	A1
DRAWING N°	J23001-DA202
REVISION	DA01



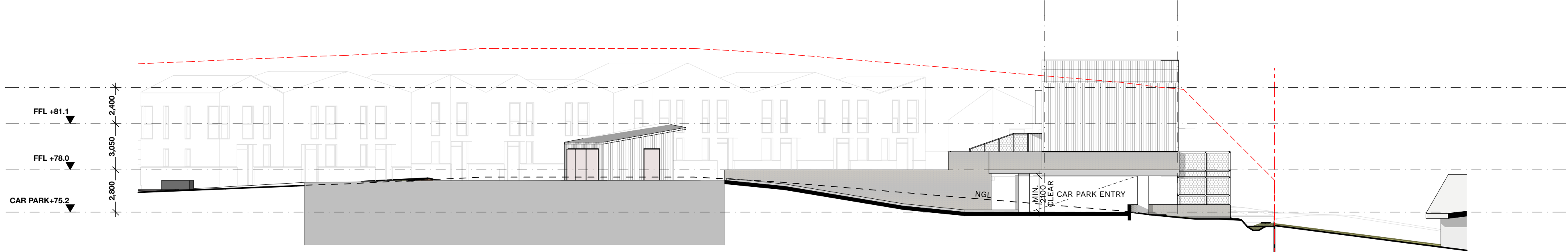
KEY PLAN



13 SOUTH BLOCK - EAST ELEVATION
1:200



14 SOUTH BLOCK - SOUTH ELEVATION
1:200



15 SOUTH BLOCK - WEST ELEVATION
1:200



16 SOUTH BLOCK - NORTH ELEVATION
@ A1:200

MATERIALS LEGEND	
BR-01	Brickwork, Colour: Grey
EC-01	External Lightweight Cladding, Colour: White
EC-02	External Lightweight Cladding, Colour: Warm Grey
EC-03	External Lightweight Cladding, Colour: Grey
EC-04	External Lightweight Cladding, Colour: Dark Grey
EC-05	External Textured Sheet cladding, Colour: White
M-01	Perforated Metal Mesh, Colour: Grey
M-02	Partitions between POS, Colour: Grey

REV	DATE	PURPOSE
DA0	23/6/23	DEVELOPMENT APPLICATION
1	023	

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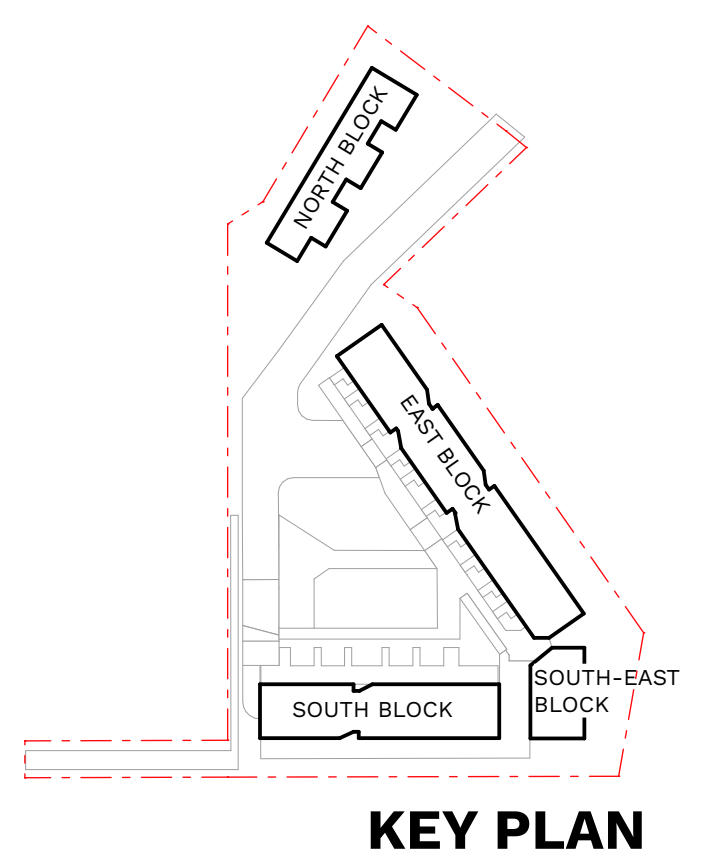
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LAUNCESTON TAS 7250
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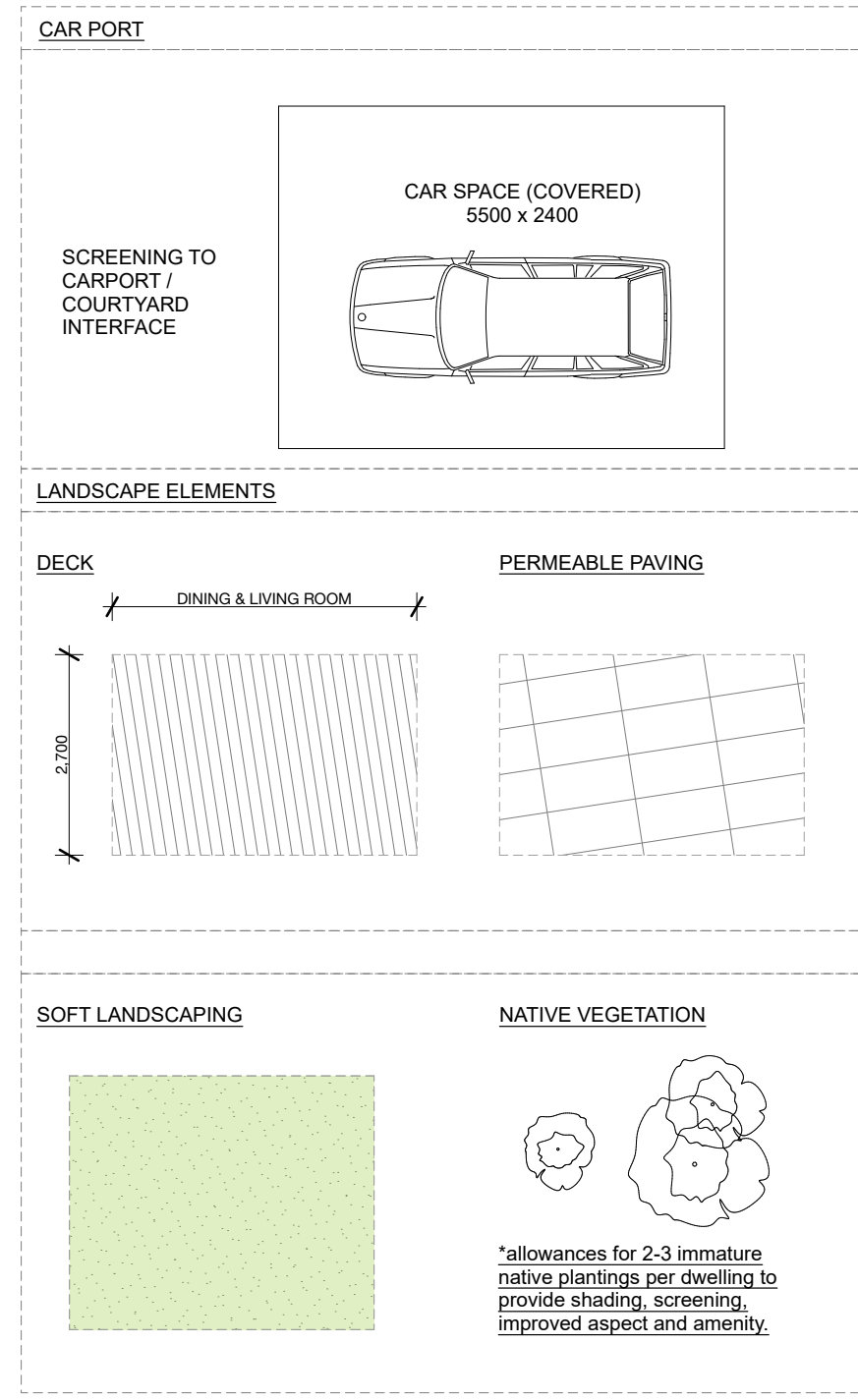
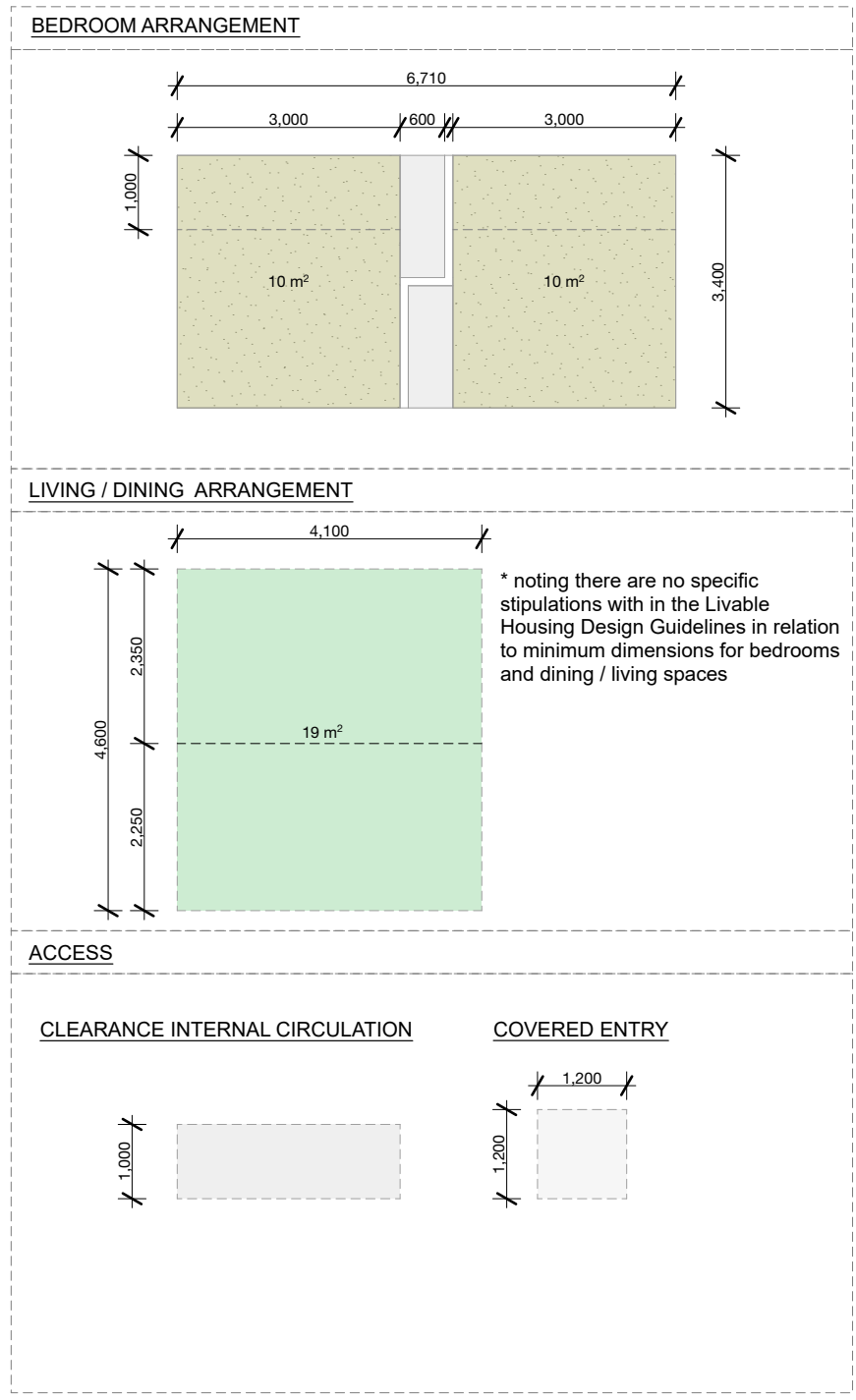
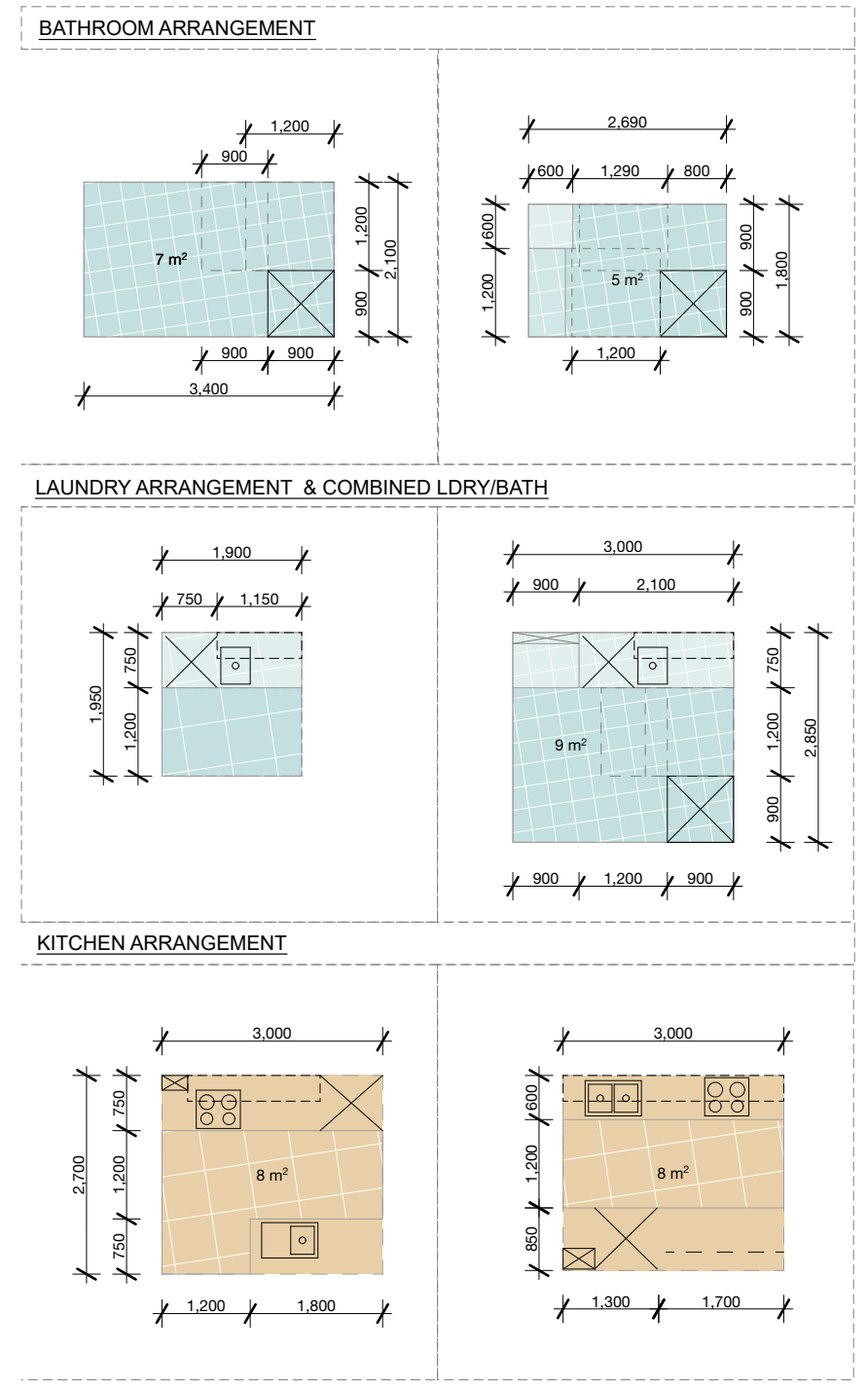
PROJECT NAME	TAREE STREET MULTIPLE DWELLINGS
PROJECT ADDRESS	5A TAREE ST GLENORCHY TAS 7011
PROJECT STAGE	CONCEPT DESIGN
DRAWING TITLE	ELEVATIONS - SOUTH BLOCK
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	TB
CHECKED BY	PW
DATE	23/6/2023
ORIGINAL SIZE	A1
DRAWING N°	J23001-DA203
REVISION	DA01





Livable Housing Design Guidelines
Livable Housing Design

Fourth Edition

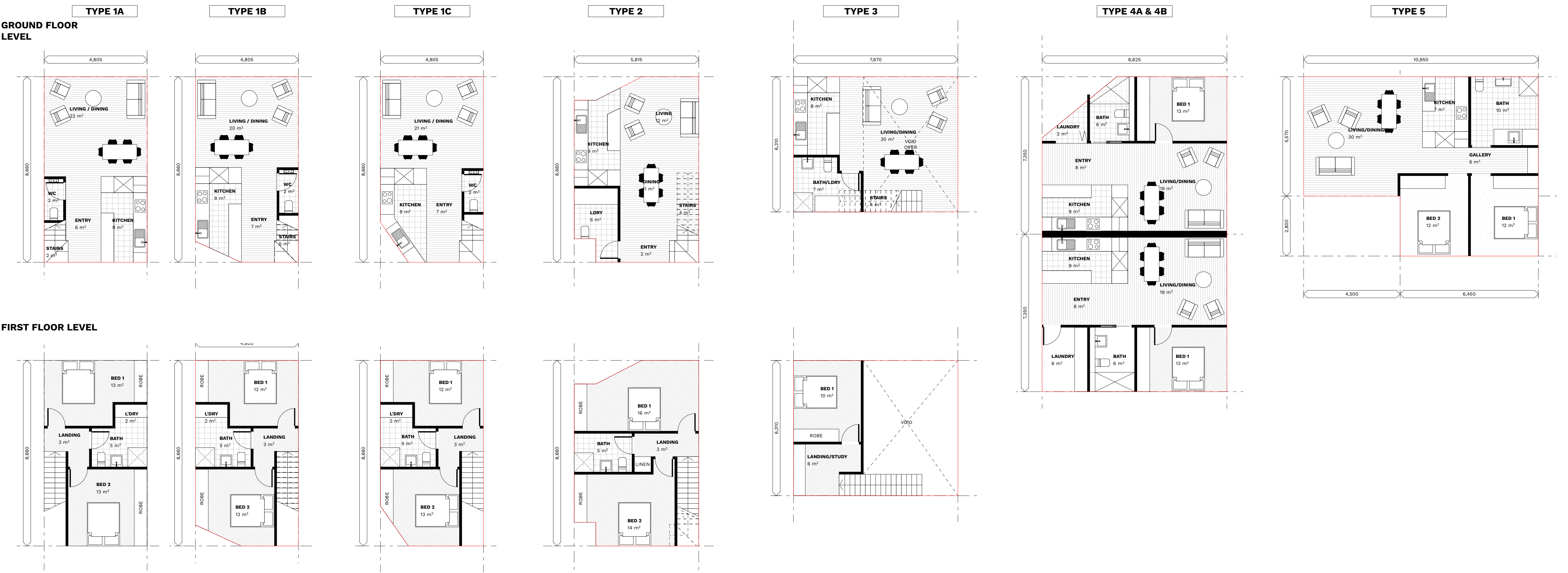


AREA ANALYSIS - SUMMARY

Dwelling No.	BEDROOMS	TYPE	INTERNAL AREA (m ²)	POS (m ²)
TH01	2 BED	TYPE 1A	78.8	29.0
TH02	2 BED	TYPE 1A	78.8	30.0
TH03	2 BED	TYPE 2	89.7	37.9
TH04	2 BED	TYPE 1B	76.7	31.4
TH05	2 BED	TYPE 1A	78.8	28.9
TH06	2 BED	TYPE 2	89.7	38.0
TH07	2 BED	TYPE 1B	76.7	30.2
TH08	2 BED	TYPE 1A	78.8	29.7
TH09	2 BED	TYPE 1A	78.8	29.7
TH10	2 BED	TYPE 1A	78.8	29.7
TH11	2 BED	TYPE 1C	76.3	29.3
TH12	1 BED	TYPE 4B	57.1	23.6
TH13	1 BED	TYPE 4A	62.1	23.6
TH14	1 BED	TYPE 3	67.8	48.1
TH15	2 BED	TYPE 1A	78.8	37.7
TH16	2 BED	TYPE 1A	78.8	37.4
TH17	2 BED	TYPE 2	89.7	47.5
TH18	2 BED	TYPE 1B	76.7	37.7
TH19	2 BED	TYPE 1A	78.8	37.4
TH20	2 BED	TYPE 1A	78.8	23.6
UNIT 21	2 BED	TYPE 5	79.1	75.2
UNIT 22	2 BED	TYPE 5	79.1	46.2
UNIT 23	2 BED	TYPE 5	79.1	94.8
			1,787.8 m²	876.6 m²

* noting that kitchens, laundries and bedrooms have been designed to reflect LHA 'Gold' standard stipulations, per Tasmanian Gov. Dept. of Communities Design Policy for Social Housing Update (September 2020)

DWELLING TYPES



U
M
U
L
U
S

REV	DATE	PURPOSE
01	9/6/20	23 Preliminary For Info
DA0	23/6/2	023 DEVELOPMENT APPLICATION
1	023	

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PROJECT NAME
TAREE STREET MULTIPLE DWELLINGS

PROJECT ADDRESS
5A TAREE ST
GLENORCHY
TAS 7011

PROJECT STAGE
CONCEPT DESIGN

DRAWING TITLE
LHA / AREA ANALYSIS

ARCHITECT
PETER WALKER, CC2143E

DRAWN BY
TB

CHECKED BY
PW

DATE
23/6/2023

ORIGINAL SIZE
A1

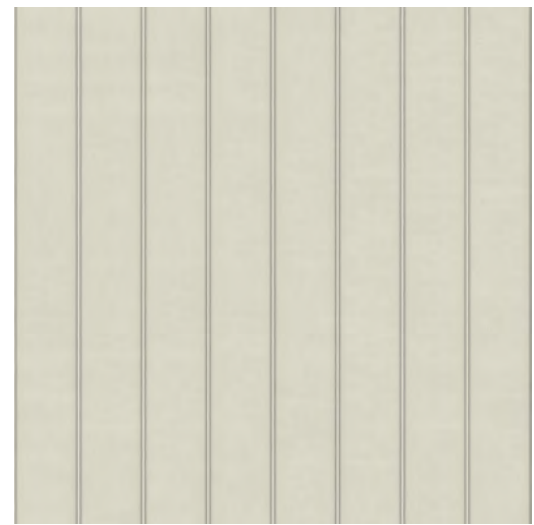
DRAWING N°
J23001-DA300

REVISION
DA01



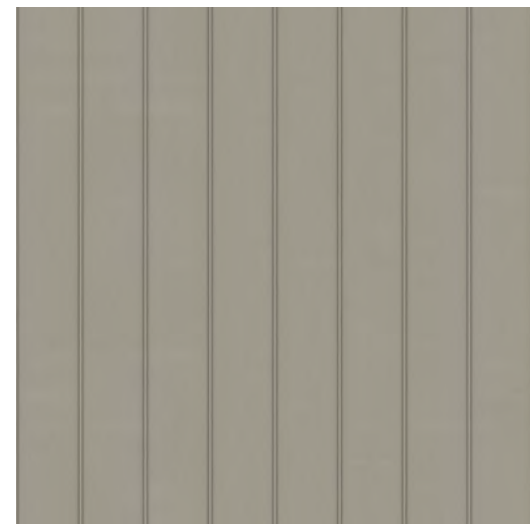
BR-01

Brickwork, Colour: Grey



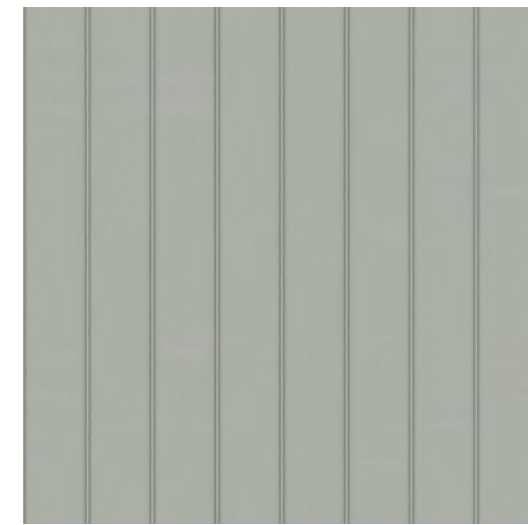
EC-01

External Lightweight Cladding,
Colour: White



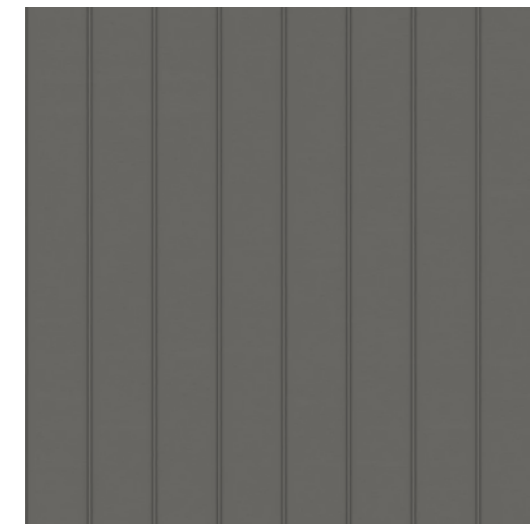
EC-02

External Lightweight Cladding,
Colour: Warm Grey



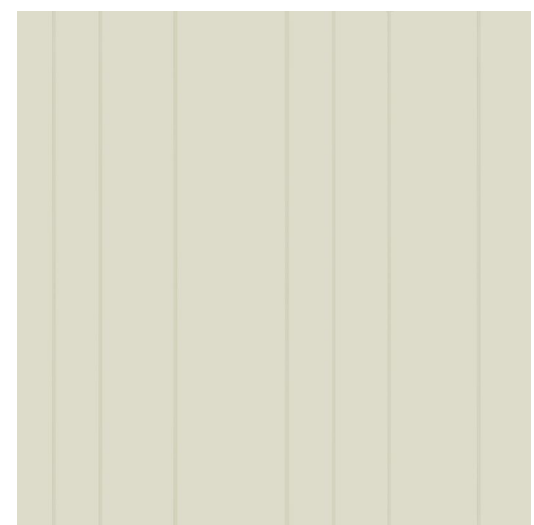
EC-03

External Lightweight Cladding,
Colour: Grey



EC-04

External Textured Sheet,
Colour: Dark Grey



EC-05

External Textured Sheet cladding,
Colour: White



F-01

Perforated Metal Mesh,
Colour: Grey



F-02

Perforated Metal Mesh,
Colour: Grey

REV	DATE	PURPOSE
DA01	23/6/2023	DEVELOPMENT APPLICATION

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PROJECT ADDRESS	
5A TAREE ST GLENORCHY TAS 7011	
PROJECT STAGE	
CONCEPT DESIGN	
DRAWING TITLE	
MATERIAL SCHEDULE	
ARCHITECT	
PETER WALKER, CC2143E	
DRAWN BY	CHECKED BY
TB	PW
DATE	
23/6/2023	
ORIGINAL SIZE	
A1	
DRAWING N°	
J23001-DA301	
REVISION	
DA01	



SITE SHADOWS JUN 21 - 9 AM
Scale 1:760.8631



SITE SHADOWS JUN 21 - 11 AM
Scale 1:760.8631



SITE SHADOWS JUN 21 - 1 PM
Scale 1:760.8631



SITE SHADOWS JUN 21 - 3 PM
Scale 1:760.8631

LEGEND

- EXISTING SHADOWS
- PERMITTED BUILDING ENVELOPE
- PROPOSED SHADOWS
- PROPOSED SHADOWS WITHIN THE PERMITTED BUILDING ENVELOPE

REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DA0	23/6/23	DEVELOPMENT APPLICATION
1	023	

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PROJECT NAME	TAREE STREET MULTIPLE DWELLINGS
PROJECT ADDRESS	5A TAREE ST GLENORCHY TAS 7011
PROJECT STAGE	CONCEPT DESIGN
DRAWING TITLE	SHADOW DIAGRAMS - SITE
ARCHITECT	PETER WALKER, CC2143E
DRAWN BY	TB
CHECKED BY	PW
DATE	23/6/2023
ORIGINAL SIZE	A1
DRAWING N°	J23001-DA400
REVISION	DA01



ENTRY TO SITE



EASTERN DWELLINGS FROM COURTYARD



ENTRY APPROACH



SOUTHERN DWELLINGS FROM COURTYARD



CORNER VIEW



FACADE ELEVATION VIEW

REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DA0	23/6/23	DEVELOPMENT APPLICATION
1	023	

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PROJECT ADDRESS	
5A TAREE ST GLENORCHY TAS 7011	
PROJECT STAGE	
CONCEPT DESIGN	
DRAWING TITLE	
3D PERSPECTIVES	
ARCHITECT	
PETER WALKER, CC2143E	
DRAWN BY	CHECKED BY
TB	PW
DATE	ORIGINAL SIZE
23/6/2023	A1
DRAWING N°	REVISION
J23001-DA500	DA01

REV	DATE	PURPOSE
01	9/6/2023	Preliminary For Info
DA0	23/6/23	DEVELOPMENT APPLICATION
1	023	

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PROJECT ADDRESS	
5A TAREE ST GLENORCHY TAS 7011	
PROJECT STAGE	
CONCEPT DESIGN	
DRAWING TITLE	
3D PERSPECTIVES	
ARCHITECT	
PETER WALKER, CC2143E	
DRAWN BY	CHECKED BY
TB	PW
DATE	ORIGINAL SIZE
23/6/2023	A1
DRAWING N°	REVISION
J23001-DA501	DA01



VIEW OF BREAK BETWEEN DWELLINGS



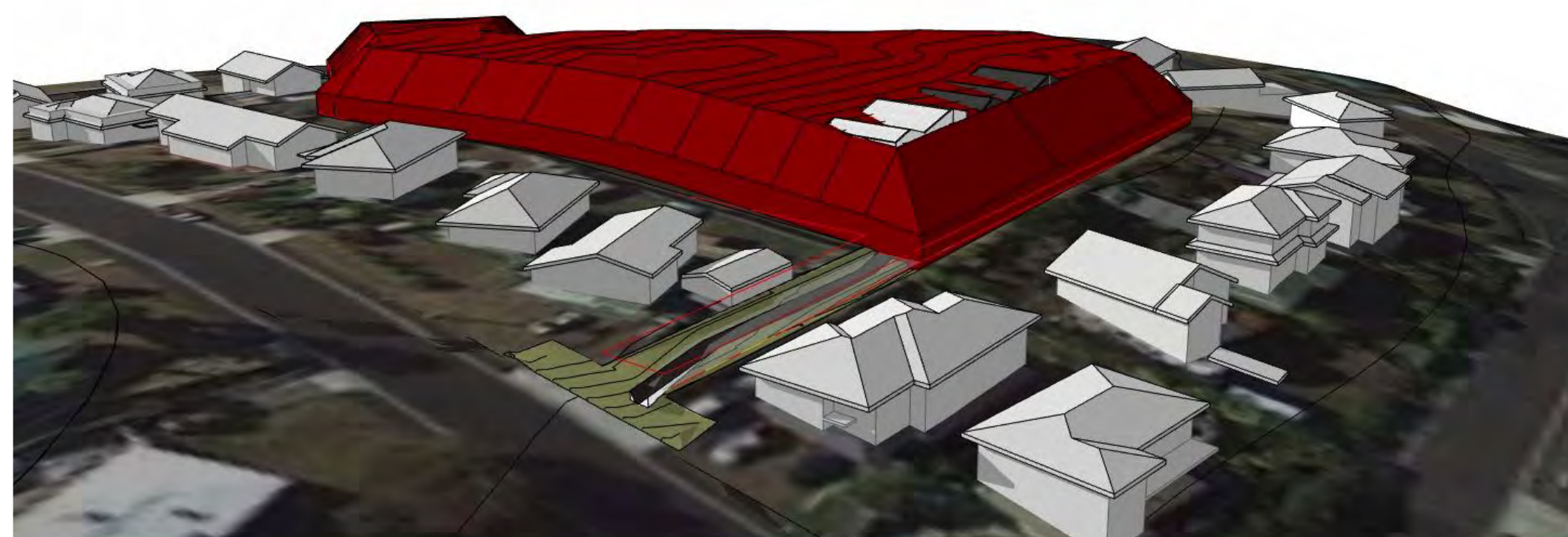
FACADE ELEVATION OF SOUTHERN DWELLINGS



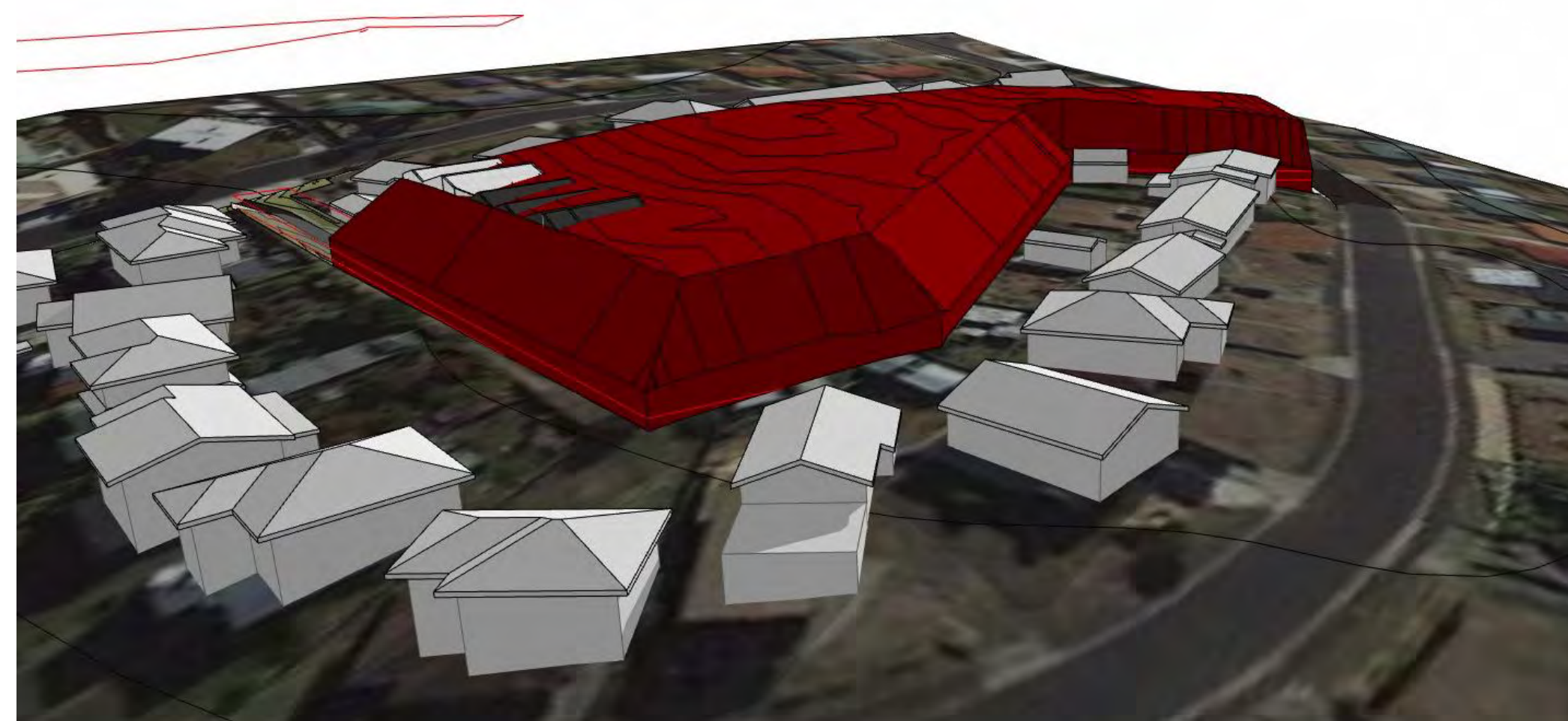
FACADE ELEVATION OF EASTERN DWELLINGS



SOUTHERN CIRCULATION FACADE VIEW



BUILDING ENVELOPE



BUILDING ENVELOPE