

DEVELOPMENT APPLICATION

APPLICATION NUMBER: PLN-24-196

PROPOSED DEVELOPMENT: Multiple Dwellings (Residential)

LOCATION: 3 Radcliff Crescent Rosetta

APPLICANT: Pod Matrix

ADVERTISING START DATE: 16/10/2024

ADVERTISING EXPIRY DATE: 30/10/2024

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until 30/10/2024.

During this time, any person may make representations relating to the applications by letter addressed to the General Manager, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **30/10/2024**, or for postal and hand delivered representations, by 5.00 pm on **30/10/2024**.

Multiple Dwellings

PROJECT SPECIFIC:

Homes Tasmaina 3 Radcliffe Crescent

Rosetta

Tasmanian Planning Scheme Title Reference: Vol 59690 / Folio 02

NCC DEEMED TO SATISFY Mr Marcus Ralph CC1317F

Climate Zone 7

Layout	ID	Drawing Name	Last Updated	Scale
1002.01 Caver Dage	עו	INAITIE		
1003-01 Cover Page	1	Sub Floor (4) Drawing List (6)	30/09/2024 4:31 30/09/2024 4:32	
1003-02 Site Levels	1	Sub Floor (47)	30/09/2024 4:31	1:200
1003-03 Site Location	1	Sub Floor (48)	30/09/2024 4:31	1:500
1003-04 Site Plan	1	Sub Floor (50)	30/09/2024 4:31	1:200
1003-05 Site Plan	1	Sub Floor (63)	30/09/2024 4:31	1:200
1003-06 Unit 1	1	Sub Floor (45)	30/09/2024 4:31	1:100
1003-07 Elevations	1		30/09/2024 4:32 30/09/2024 4:32	
1003-08 Elevations	1		30/09/2024 4:32 30/09/2024 4:32	
1003-09 Unit 2	1	Sub Floor (46)	30/09/2024 4:31	1:100
1003-10 Elevations	1 2		30/09/2024 4:32 30/09/2024 4:32	
1003-11 Elevations	1 2		30/09/2024 4:32 30/09/2024 4:32	
1003-12 Turning Templates	1 2	Storeys (4) Storeys (4)	30/09/2024 4:32 30/09/2024 4:32	
1003-13 Turning Templates	1	Storeys (4)	30/09/2024 4:32	1:100
1003-14 Long Section	1	Sub Floor (61)	30/09/2024 4:32	1:100
1003-15 Long Section	1	Sub Floor (61)	30/09/2024 4:32	1:100
1003-16 Services Plan	1	Sub Floor (55)	30/09/2024 4:32	
1003-17 driveway and services	1	Sub Floor (56)	30/09/2024 4:32	
1003-18 Landscape Plan	1	Sub Floor (58)	30/09/2024 4:32	1:200
1003-20 Stormwater Plan	1	Sub Floor (64)	30/09/2024 4:32	1:200

SITE INFORMATION

Lot: 02

Title: 59690 folio 02 Land Size: 668.90 sqm

Council: Glenorchy Council
Zoning: 8.0General Residential

Overlays:

D.A APPROVAL:REQUIRED

BAL:

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. PLN-24-196

DATE RECEIVED ...01/10/2024

WIND CLASSISIFCATION:

CLIMATE ZONE: 7 ENERGY RATING :Na

BUILDING CLASSISIFCATION: tba

Calculations

60.40 sqm Unit 1 floor area 70.00sqm Site Coverage unit 1 Unit 2 floor area 60.40 sqm Site Coverage Unit 2 70.00 sqm 24.00 sqm Carport Unit 1 Carport Unit 2 24.00 sqm Concrete Driveway 238.00 sqm 668.90 sqm Site Area 188.00 sqm site coverage 28.10% Site Coverage



Cadastral Parcels (one feature)



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DESIGN APPROVAL

PM-15.0**G-01** = chassis

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Multiple Dwellings

Multiple Dwellings

Guert:

Homes Tasmaina

REVISION A
30/09/24 A

REVISION A
30/09/24 A
A
SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm Obscure glass added to unit 1 Start leavation
Driveway of No 1 Raddiffe added to all site plans
Turning plans udded by Noe Escobar civil Engineer
Pinion Advisory prepared stormwater report/ calculations
New stormwater plan added

Resetta

Revision A
30/09/2024 B

RAWN BY: Marcus
Rajph

Cover Page

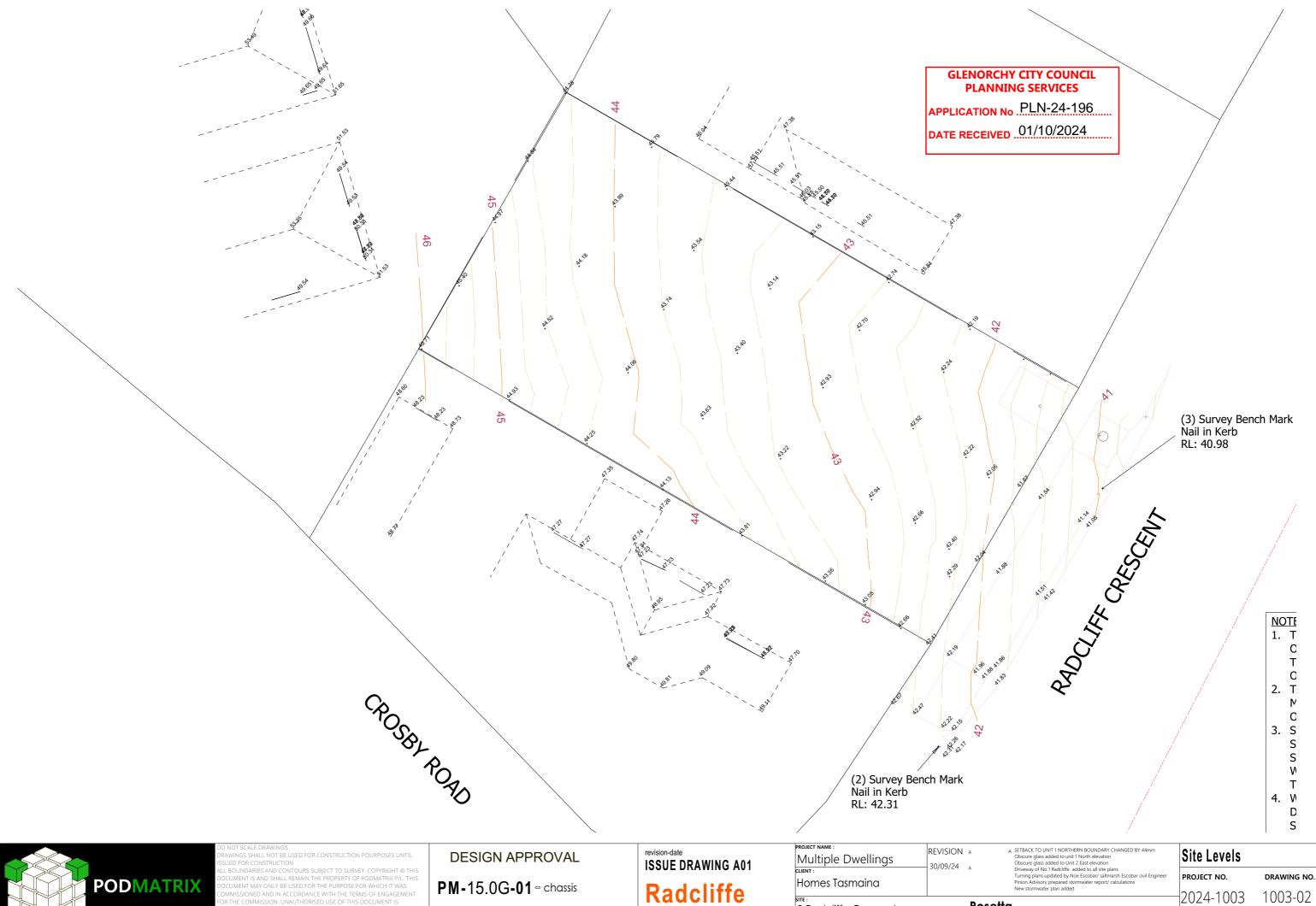
2024-1003

SCALE: 1:100, 1:1.22

DRAWING NO.

1003-01

PROJECT NO.





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Homes Tasmaina

3 Radcliffe Crescent

A SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm Obscure glass added to unit 1 North elevation Obscure glass added to Unit 2 East elevation Driveway of No 1 Radcliffe added to all site plans Turning plans updated by Noe Escobar/ saltmarsh Escobar civil Engineer Pinion Advisory prepared stormwater report/ calculations New stormwater plan added

Rosetta

Date: 30/09/2024

PROJECT NO. 2024-1003 1003-02

SCALE: 1:200





PM-15.0G-01 = chassis

Radcliffe

Homes Tasmaina Rosetta 3 Radcliffe Crescent

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Date: 30/09/2024

PROJECT NO. DRAWING NO. 1003-03 2024-1003

SCALE: 1:500



APPLICATION No. PLN-24-196 DATE RECEIVED .01/10/2024

Calculations

Unit 1 floor area 60.40 sqm 70.00sqm Site Coverage unit 1 Unit 2 floor area 60.40 sgm Site Coverage Unit 2 70.00 sqm Carport Unit 1 24.00 sgm Carport Unit 2 24.00 sqm 238.00 sqm Concrete Driveway 668.90 sqm Site Area 188.00 sqm site coverage 28.10% Site Coverage



PM-15.0G-01 - chassis

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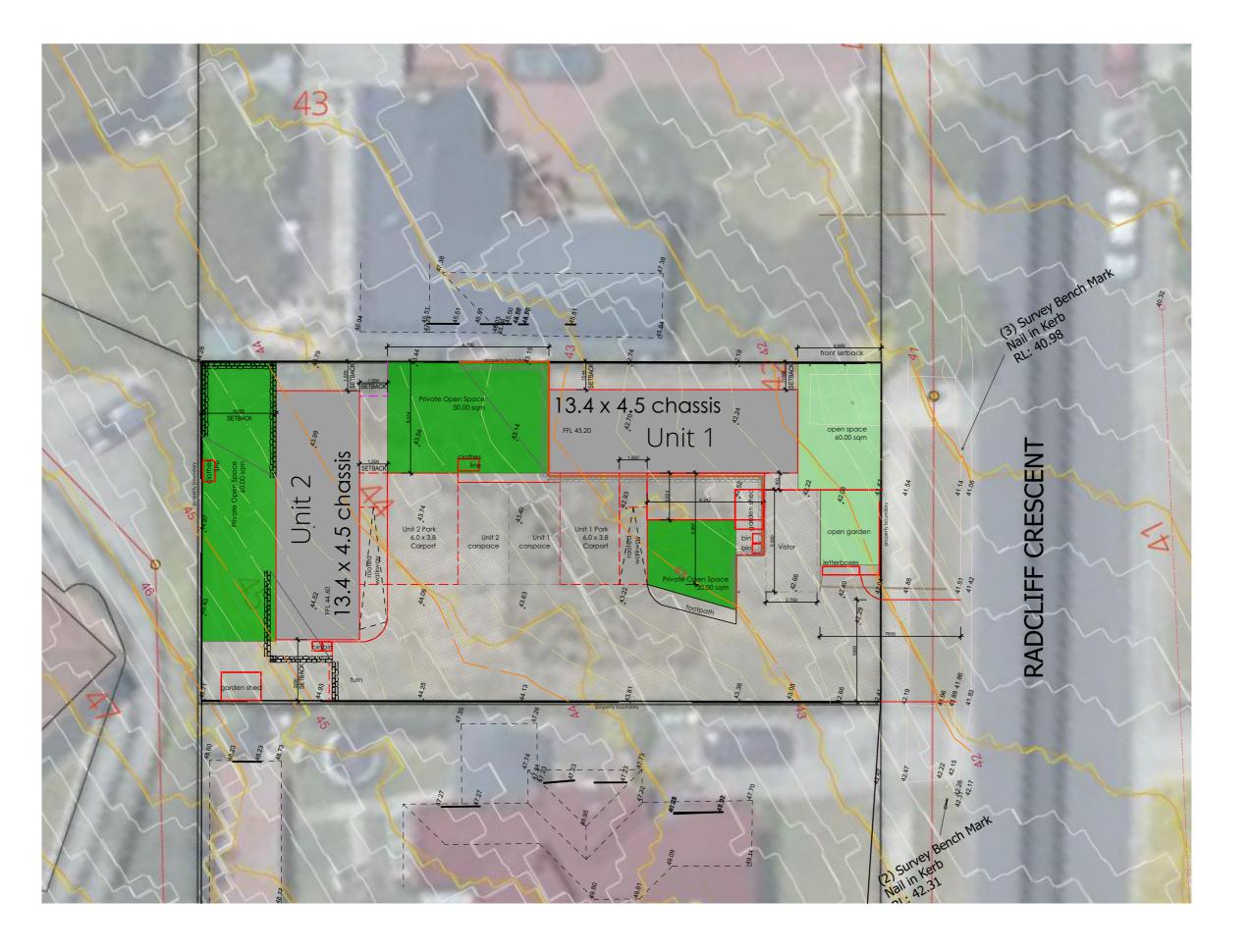
ISSUE DRAWING A01 Radcliffe

3 Radcliffe Crescent	Ro	setta
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Pinion Advisory prepared stormwater report/ calculations	
New stormwater plan added	

Date: 30/09/2024

Site Plan PROJECT NO. DRAWING NO. 2024-1003 1003-04 SCALE: 1:200



APPLICATION No PLN-24-196

DATE RECEIVED 01/10/2024

Calculations

60.40 sqm Unit 1 floor area Site Coverage unit 1 70.00sqm Unit 2 floor area 60.40 sqm Site Coverage Unit 2 70.00 sqm Carport Unit 1 24.00 sqm Carport Unit 2 24.00 sqm Concrete Driveway 238.00 sqm 668.90 sqm Site Area site coverage 188.00 sqm 28.10% Site Coverage



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ISSUE DRAWING A01
Radcliffe

3 Radcliffe Crescent	Rosetta
Homes Tasmaina	
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Date: 30/09/2024

Site Plan

PROJECT NO. DRAWING NO.

2024-1003 1003-05

SCALE: 1:200



smoke detector hard wired to electrical system extractor fan with heating elements optional

opp downpipe

OAJ articulation joint

METER meter box

LEGEND:

dw - dishwasher hp - hot plates ubo - under bench oven

ubo - under bench oven wo - wall oven bank sink - stainless kitchen sink sh - shower bth - bath wc - toilet spa - spa bath

vb -vanity basin tr - laundry trough wm - washing machine

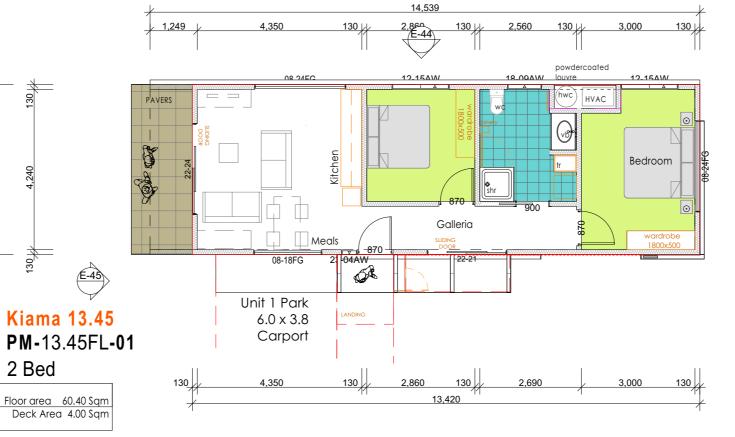
mh - manhole

820 door









70.00sqm Site Coverage unit 1 Unit 2 floor area 60.40 sqm Site Coverage Unit 2 70.00 sqm Carport Unit 1 24.00 sqm Carport Unit 2 24.00 sqm Concrete Driveway 238.00 sqm 668.90 sqm Site Area

Unit 1 floor area

60.40 sqm

188.00 sqm site coverage 28.10% Site Coverage





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ISSUE DRAWING A01 Radcliffe

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Unit 1 PROJECT NO. DRAWING NO. 1003-06 2024-1003

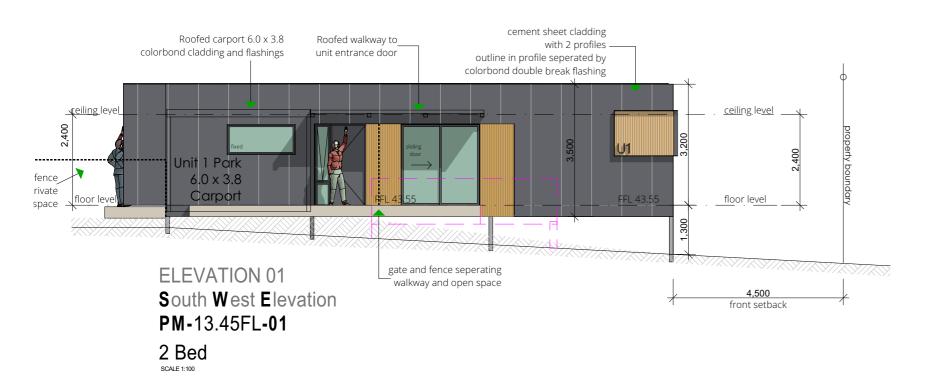
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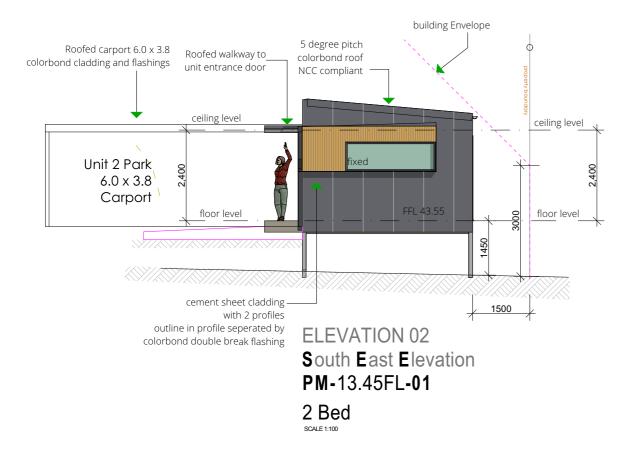
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Rosetta 3 Radcliffe Crescent Date: 30/09/2024

Unit 1 **GLENORCHY CITY COUNCIL PLANNING SERVICES**

APPLICATION No. PLN-24-196 DATE RECEIVED 01/10/2024







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Elevations PROJECT NO. DRAWING NO. 1003-07 2024-1003

SCALE: 1:100

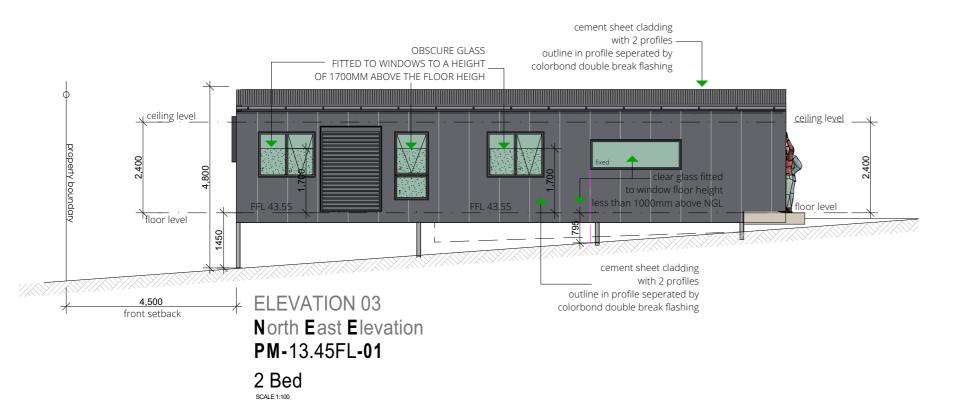
GLENORCHY CITY COUNCIL PLANNING SERVICES

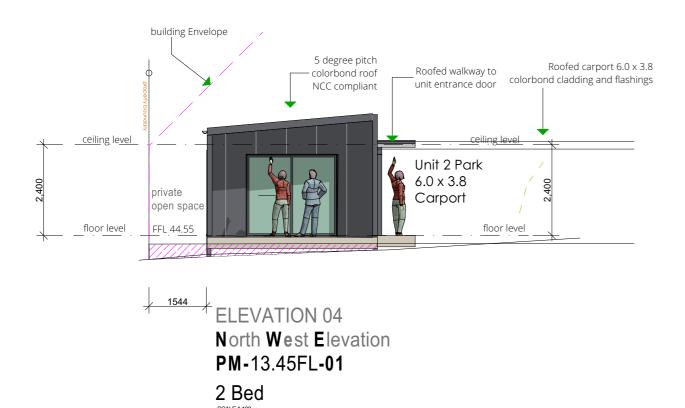
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Rosetta 3 Radcliffe Crescent

Date: 30/09/2024







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PM-15.0G-01 - chassis

Radcliffe

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ISSUE DRAWING A01	CLIENT:	30/09/24	Α
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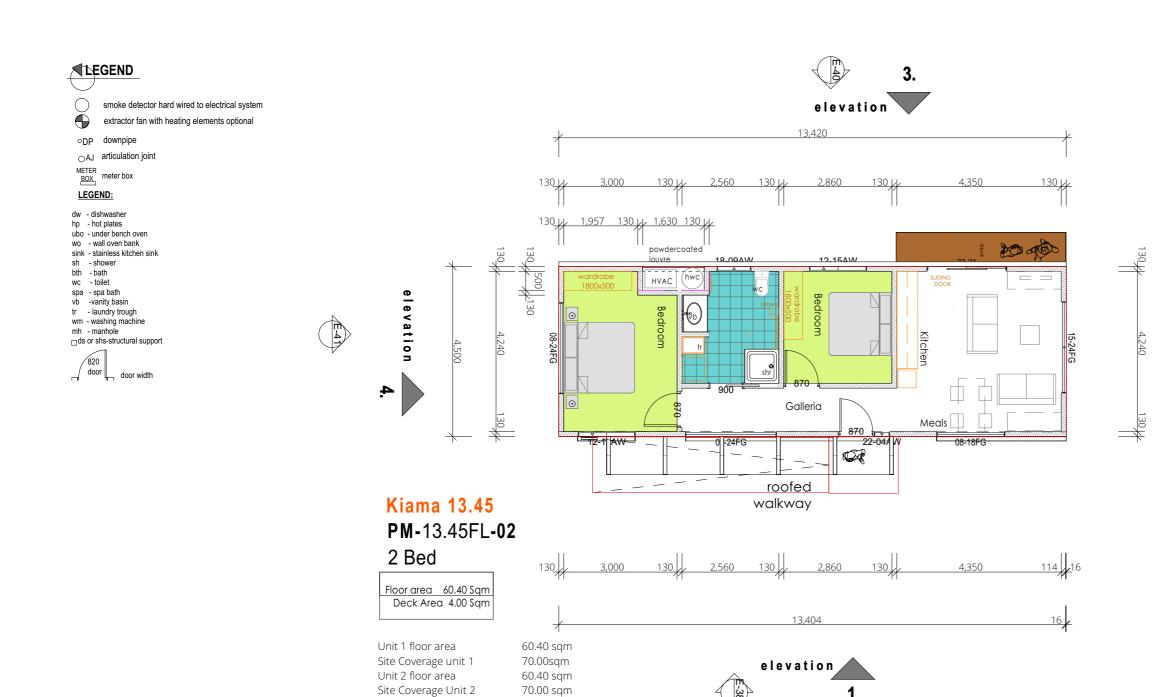
GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. PLN-24-196

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PROJECT NO. DRAWING NO. 1003-08 2024-1003

3 Radcliffe Crescent Date: 30/09/2024 C Copyright property of PODMATRIX CAMBRIDGE TASMANIA SCALE: 1:100



24.00 sqm

24.00 sqm

238.00 sqm

668.90 sqm

188.00 sqm

28.10%

Unit 2

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. PLN-24-196

DATE RECEIVED .01/10/2024



elevation

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Carport Unit 1

Carport Unit 2

Site Area

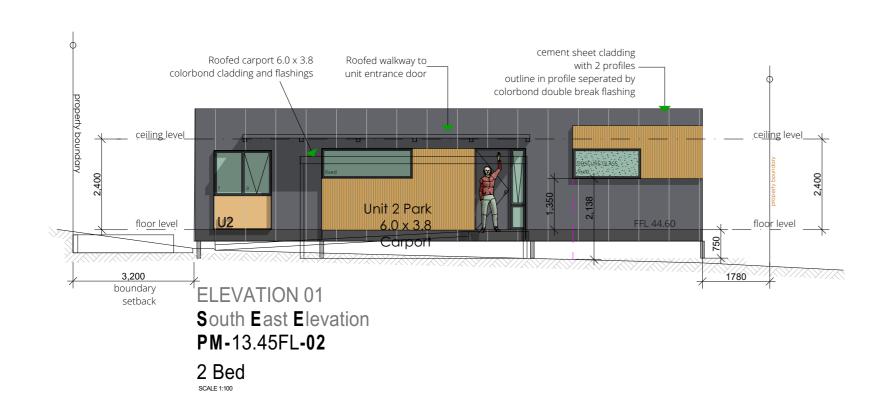
site coverage

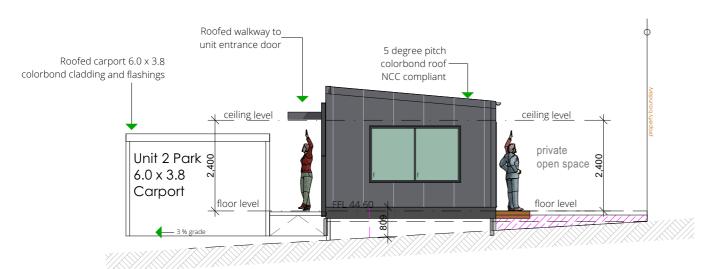
Site Coverage

Concrete Driveway

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North East Elevation PM-13.45FL-02 2 Bed



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Radcliffe

Multiple Dwellings

CLIENT:
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3 Radcliffe Crescent

A SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm
Obscure glass added to unit 1 North elevation
Obscure glass added to Unit 2 East elevation
Driveway of No 1 Radcliffe added to all site plans
Turning plans updated by Noe Escobar/ saltmarsh Escobar civil Engineer
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New stormwater plan added

Rosetta

Date: 30/09/2024

Elevations

PROJECT NO. DRAWING NO.
2024-1003 1003-10

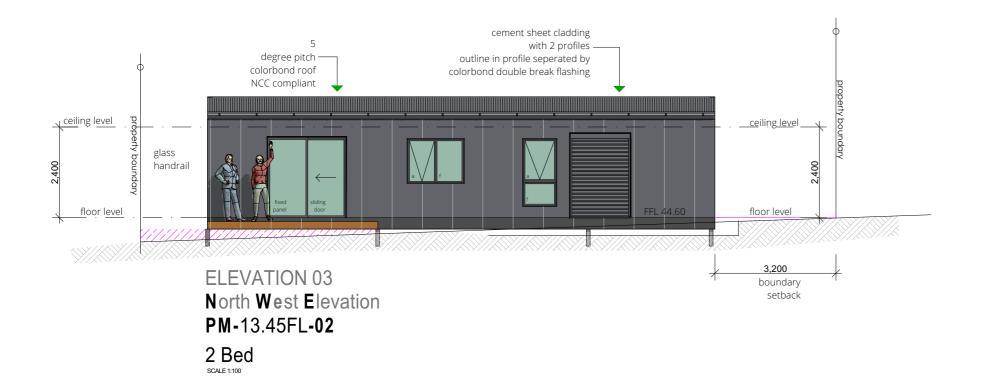
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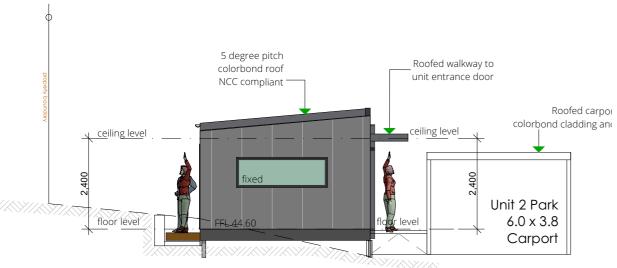
GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No. PLN-24-196

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ELEVATION 04

South West Elevation

PM-13.45FL**-02**

2 Bed



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PM-15.0G-01 - chassis

ISSUE DRAWING A01 Radcliffe

PROJECT NAME :	REVISION	
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3 Radcliffe Crescent

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Date: 30/09/2024

Elevations

PROJECT NO. DRAWING NO. 2024-1003 1003-11

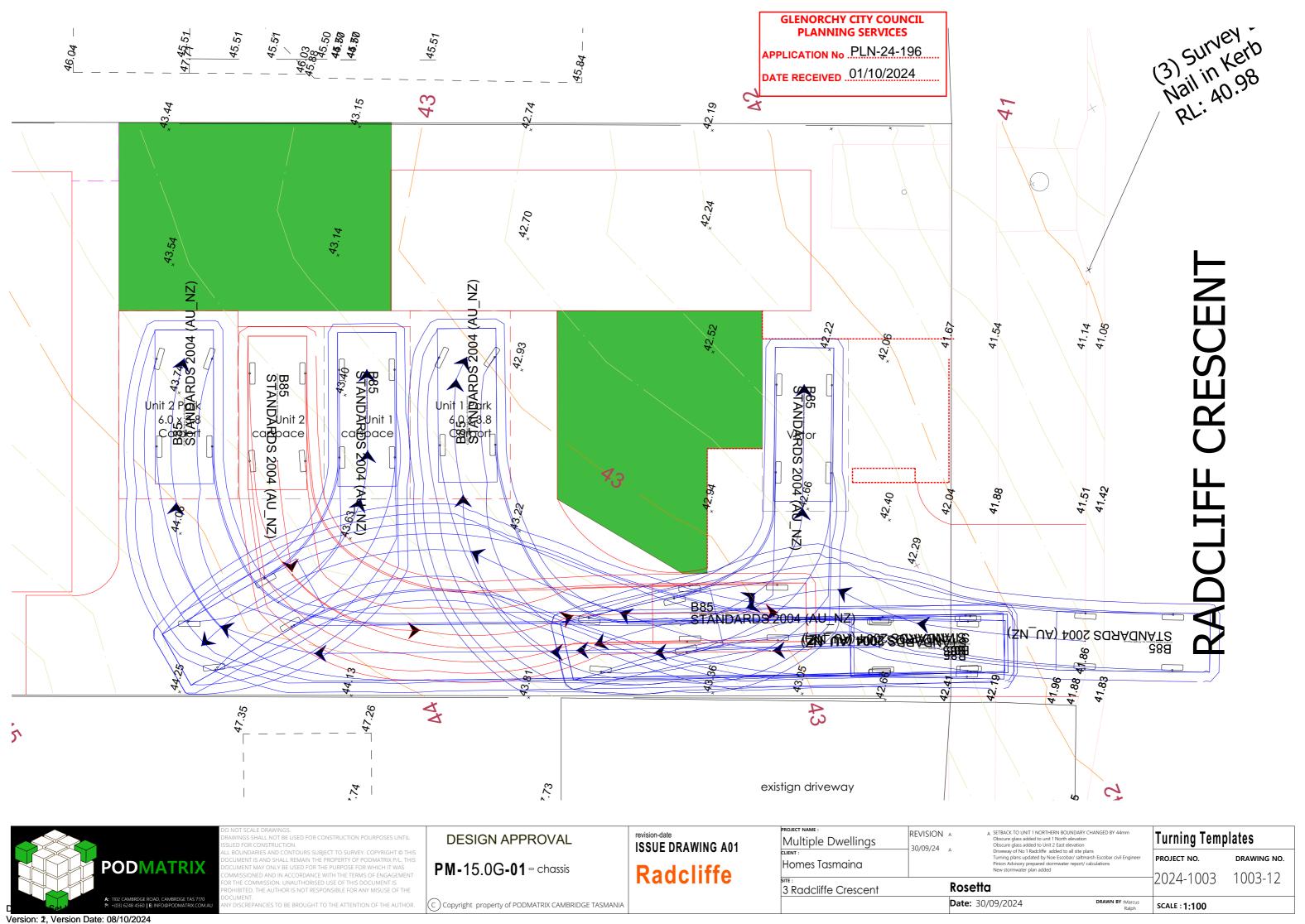
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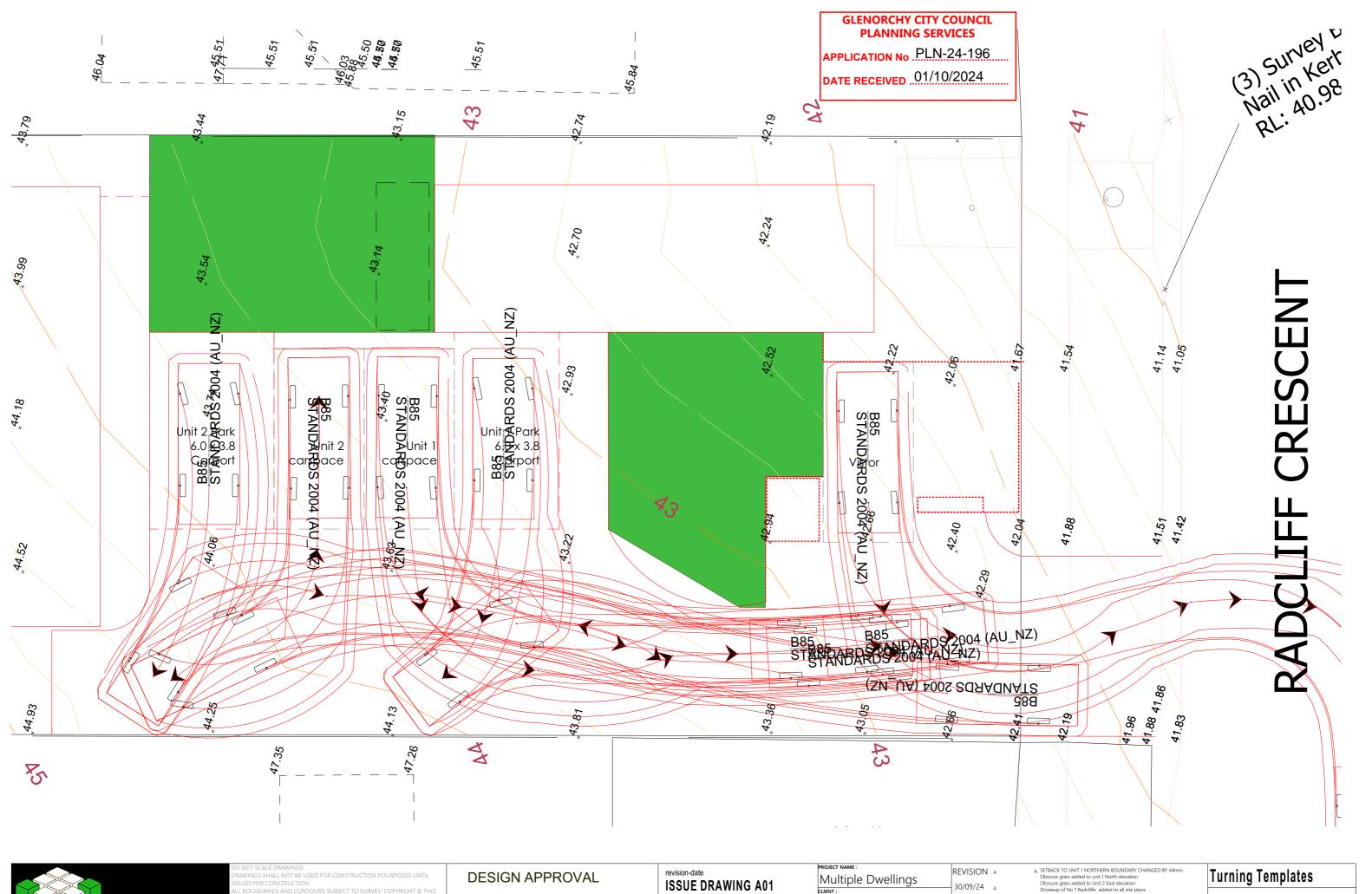
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APPLICATION No. PLN-24-196

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Radcliffe

Homes Tasmaina

3 Radcliffe Crescent

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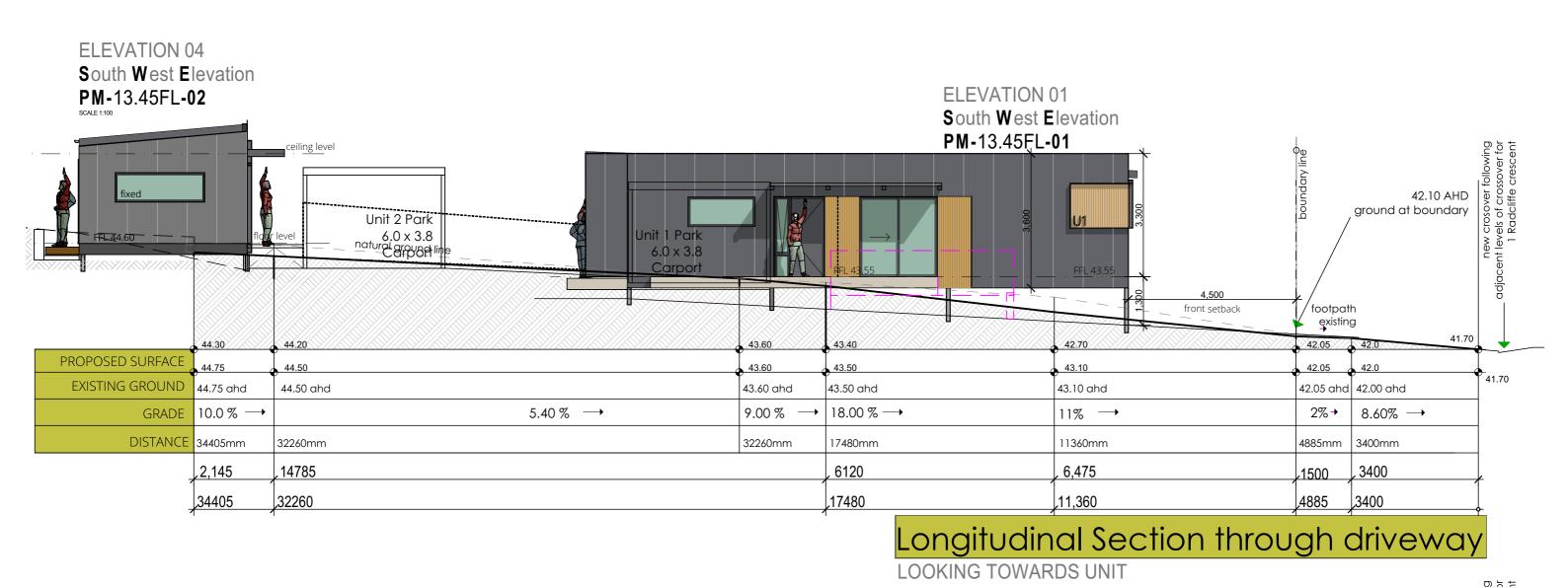
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PM-15.0G-01 - chassis

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Radcliffe

Multiple Dwellings
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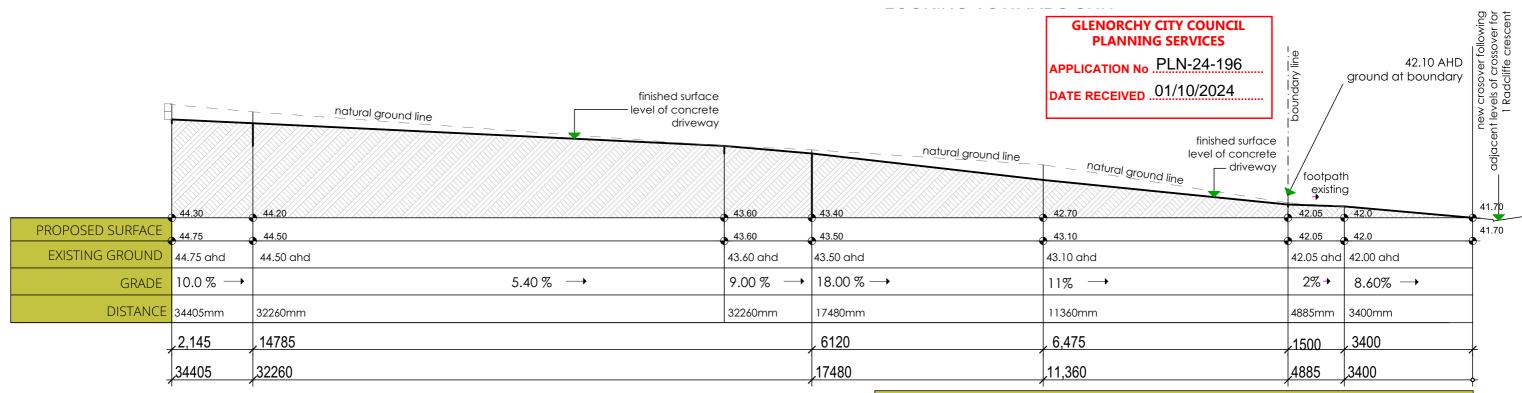
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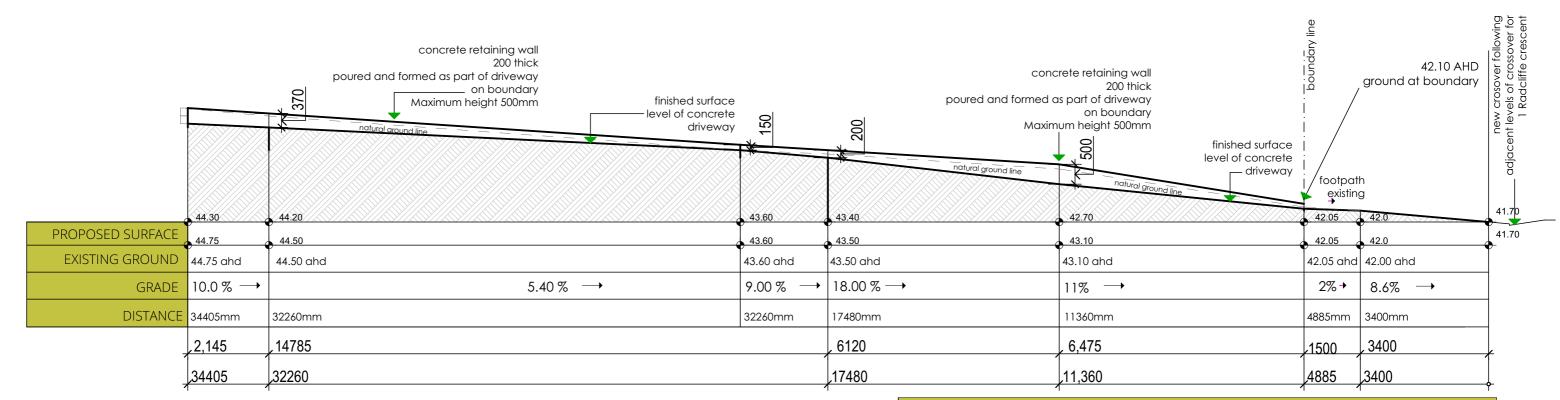
PROJECT NO. DRAWING NO. 2024-1003 1003-14

SCALE: 1:100



Longitudinal Section through driveway

DOWN CENTRELINE



Longitudinal Section through driveway

Date: 30/09/2024

SHOWING BOUNDARY CONCRETE KERB



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revision-date
ISSUE DRAWING A01
Radcliffe

Multiple Dwellings

CLIENT:
Homes Tasmaina

SITE:
3 Radcliffe Crescent

REVISION A
30/09/24 A

REVISION A
ROSetta

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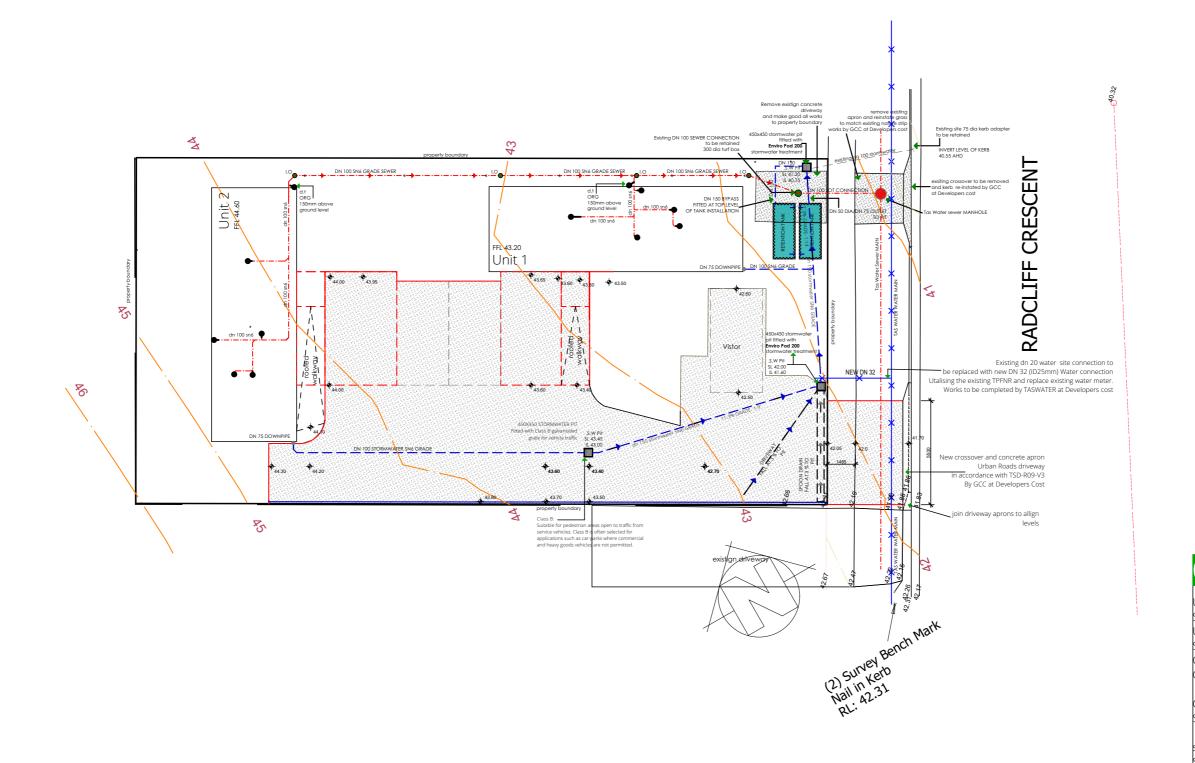
Long Section

PROJECT NO. DRAWING NO.
2024-1003 1003-15

SCALE: 1:100

APPLICATION No. PLN-24-196

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Calculations

60.40 sqm Unit 1 floor area 70.00sqm Site Coverage unit 1 60.40 sqm Unit 2 floor area Site Coverage Unit 2 70.00 sqm Carport Unit 1 24.00 sqm Carport Unit 2 24.00 sqm 238.00 sqm Concrete Driveway 668.90 sqm Site Area 188.00 sqm site coverage 28.10% Site Coverage



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DESIGN APPROVAL

PM-15.0G-01 - chassis

ISSUE DRAWING A01 Radcliffe

3 Radcliffe Crescent		Rosetta	
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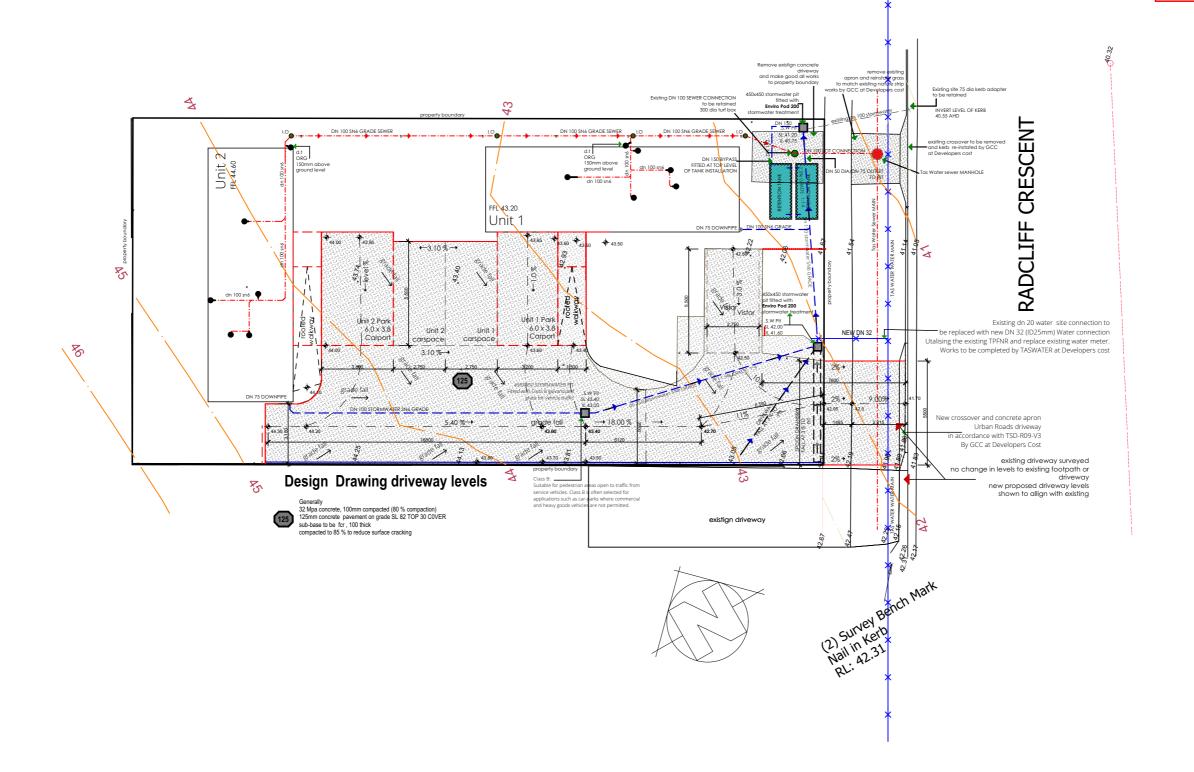
Date: 30/09/2024

Services Plan PROJECT NO. DRAWING NO. 2024-1003 1003-16

SCALE: 1:200

APPLICATION No. PLN-24-196

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Calculations	
Unit 1 floor area Site Coverage unit 1 Unit 2 floor area Site Coverage Unit 2 Carport Unit 1 Carport Unit 2	60.40 sqm 70.00sqm 60.40 sqm 70.00 sqm 24.00 sqm 24.00 sqm
Concrete Driveway Site Area	238.00 sqm 668.90 sqm
site coverage	188.00 sqm

SCALE: 1:200

28.10%

DRAWING NO.

1003-17



ONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT

ISSUE DRAWING A01

REVISION A Multiple Dwellings 30/09/24 A Homes Tasmaina **Radcliffe**

A SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm Obscure glass added to unit 1 North elevation Obscure glass added to Unit 2 East elevation Driveway of No. 18 Raddiffe addet to all site plans Turning plans updated by Noe Escobar/ saltmarsh Escobar civil Enginee Priion Addisory prepared stormwater report/ calculations New stormwater plan added

Date: 30/09/2024

driveway and services PROJECT NO. 2024-1003

Site Coverage

Rosetta 3 Radcliffe Crescent

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DESIGN APPROVAL

PM-15.0G-01 - chassis

LANDSCAPING LEGEND:





GARDEN SHED clothes line



100 thick

reinforced concrete pathway





TREES

Tall tree or small tree



concrete driveway Refer to Engineers Drawings



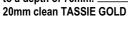
LAWN AREA 100mm loam raked level and rolled compressed seeded with general fescue /rye seed.



Garden bed cultivated with dynamic lifter pelets topped with GUM MULCH 100MM THICK



Crushed rock garden bed with weed matting to a depth of 75mm.





Crushed rock garden bed with weed matting to a depth of 75mm. 20mm clean White ICE ROCK



medium shrubs at a rate of 1 per 1.0 sqm Native Grasses at a rate of 1. per 1.0 sqm Alternate plants every 1.0 metre gum mulch bed 100mm thick ensure mulch has been weed surpressed during processing

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. PLN-24-196

DATE RECEIVED .01/10/2024

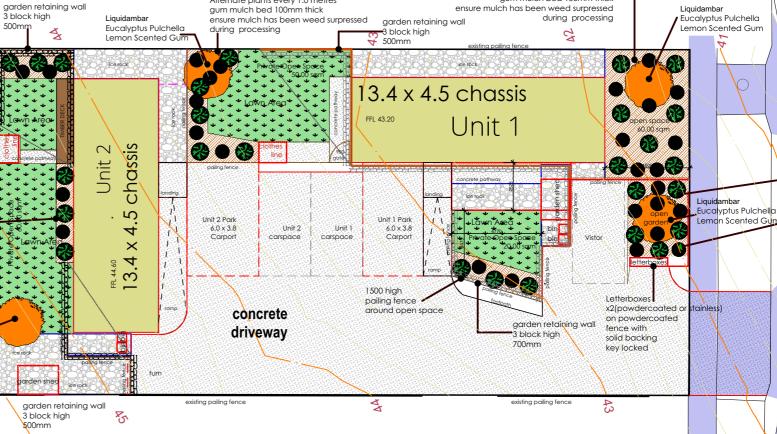
medium shrubs at a rate of 1 per 1.0 sqm Native Grasses at a rate of 1. per 1.0 sqm

Alternate plants every 1.0 metres gum mulch bed 100mm thick ensure mulch has been weed surpressed during processing



So

3 block high



medium shrubs at a rate of 1 per 1.0 sqm

Native Grasses at a rate

Alternate plants every 1.0 metres

of 1, per 1.0 sam

medium shrubs at a rate of 1 per 1.0 sqm

Native Grasses at a rate

Alternate plants every 1.0 metres

gum mulch bed 100mm thick-

of 1, per 1.0 sam

					ANDSCAPING SCHEDULE
	LISTED SPECIES MAY NOT ALL BE APPLICABLE				
The state of the s	COMMON NAME	SCIENTIFIC NAME	HEIGHT	WIDTH	NOTES
}→	TALL FEATURE TREES				
	LEMON-SCENTED GUM	EUCALYPTUS CITRIODORA	20m	8m	FEATURE TREES PREDOMINANTLY
	SPOTTED GUM	CORYMBIA MACULATA	10m	5m	FRONTING HIGHWAY
}	SMALL TREES				
	SHE OAK	ALLOCASUARINA VERTICILLATA	5m	3m	COPSE PLANTINGS ACROSS SITE
ATT A	SOUTH ESK PINE	CALLITRIS OBLONGA	4m	2m	OOI GET EANTINGS ACROSS SITE
	MEDIUM SHRUBS / BUSHES				
	WHITE CORREA	CORREA ALBA	1.5m	1.5m	BORDERING SITE ENTRY / DRIVEWAY
	SILVER BANKSIA	BANKSIA MARGINATA	3m	2m	SCREENING PLANTINGS AND AREAS
	YELLOW BOTTLEBRUSH	CALLISTEMON PALLIDUS	3m	2m	OF VISUAL IMPROVEMENT
	NATIVE GRASSES				
	TASMAN FLAX LILY	DIANELLA TASMANICA	0.5m	0.5m	BORDERING SITE ENTRY / DRIVEWAY
	GROUND COVERS				
	BRONZE RAMBLER	GREVILLEA AUSTRALIS	1m	4m	ACROSS DESIGNATED LANDSCAPED
	INTEGRIFLORA	BANKSIA INTEGRIFLORA	1m	4m	AREAS AND EMBANKMENTS
The state of the s	LARGE FEATURE TREE				
	LIQUIDAMBAR	LIQUIDAMBAR STYRACIFLUA	9.0M	4.0M	AT SPECIFIC LOCATION REQUIRING DYNAMIC SCREENING
	-	•		•	



Landscaping to consist of mucled barked bed vith understorey of native sags and Poa Grasses at a rate of 1 per sam 3-off native white pepperment to or Eucalyptus Pulchella or Lemon Scented Gum

RADCLIFF CRESCENT

(2) Survey Bench Mark (2) Survey Bench Mark

Calculations

Unit 1 floor area 60.40 sqm Site Coverage unit 1 70.00sqm Unit 2 floor area 60.40 sqm Site Coverage Unit 2 70.00 sqm 24.00 sqm Carport Unit 1 Carport Unit 2 24.00 sqm 238.00 sqm Concrete Driveway 668.90 sgm Site Area 188.00 sqm site coverage Site Coverage 28.10%



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DESIGN APPROVAL

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ISSUE DRAWING A01 Radcliffe

REVISION A Multiple Dwellings 30/09/24 Homes Tasmaina Rosetta 3 Radcliffe Crescent

A SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm Obscure glass added to unit 1 North elevation
Obscure glass added to Unit 2 East elevation
Driveway of No 1 Radcliffe added to all site plans Turning plans updated by Noe Escobar/ saltmarsh Escobar civil Engineer Pinion Advisory prepared stormwater report/ calculations New stormwater plan added

Date: 30/09/2024

Landscape Plan PROJECT NO. DRAWING NO. 2024-1003 1003-18

SCALE: 1:200

LANDSCAPING LEGEND:



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-24-196

DATE RECEIVED ...01/10/2024



GARDEN SHED clothes line







TREES

Tall tree or small tree



concrete driveway Refer to Engineers Drawings



LAWN AREA 100mm loam raked level and rolled compressed seeded with general feacue /rye seed.



Garden bed cultivated with dynamic lifter peleta topped with GUM MULCH 100MM THICK



Crushed rock garden bed with weed matting to a depth of 75mm.

to a depth of 75mm. _____ 20mm clean TASSIE GOLD



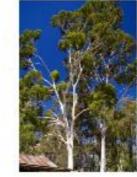
Crushed rock garden bed with weed matting to a depth of 75mm.

20mm clean White ICE ROCK





















Rosetta

Date: 30/09/2024





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DESIGN APPROVAL

PM-15.0G-01 - chassis

revision-date
ISSUE DRAWING A01
Radcliffe

PROJECT NAME :	REVISION	Д
Multiple Dwellings	30/09/24	Δ
CLIENT :	30,03,21	А
Homes Tasmaina		

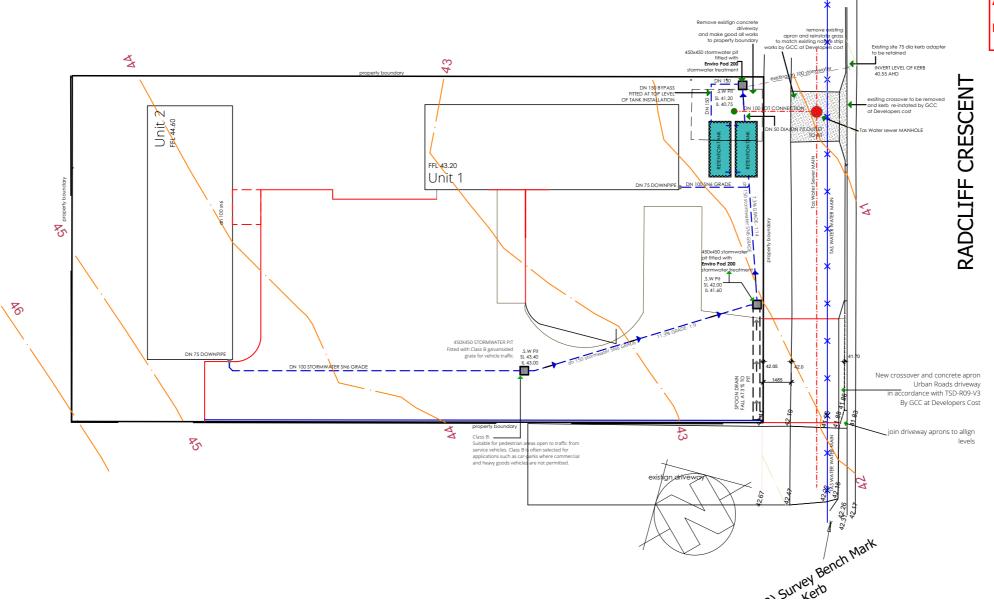
3 Radcliffe Crescent

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Obscure glass added to unit I North elevation
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New stormwater plan added

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2024-1003 1003-19

*Marcus | SCALE :



APPLICATION No. PLN-24-196

DATE RECEIVED 01/10/2024



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PM-15.0G-01- chassis

DESIGN APPROVAL

ISSUE DRAWING A01 Radcliffe

PROJECT NAME :	REVISION	٨
Multiple Dwellings	INLVISION	A
1 3	30/09/24	А
CLIENT :		
Homes Tasmaina		

3 Radcliffe Crescent

A SETBACK TO UNIT 1 NORTHERN BOUNDARY CHANGED BY 44mm
Obscure glass added to unit 1 North elevation
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Rosetta

Date: 30/09/2024

Stormwater Plan PROJECT NO. DRAWING NO. 1003-20 2024-1003

SCALE: 1:200