

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 6 DECEMBER 2021**



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PLANNING

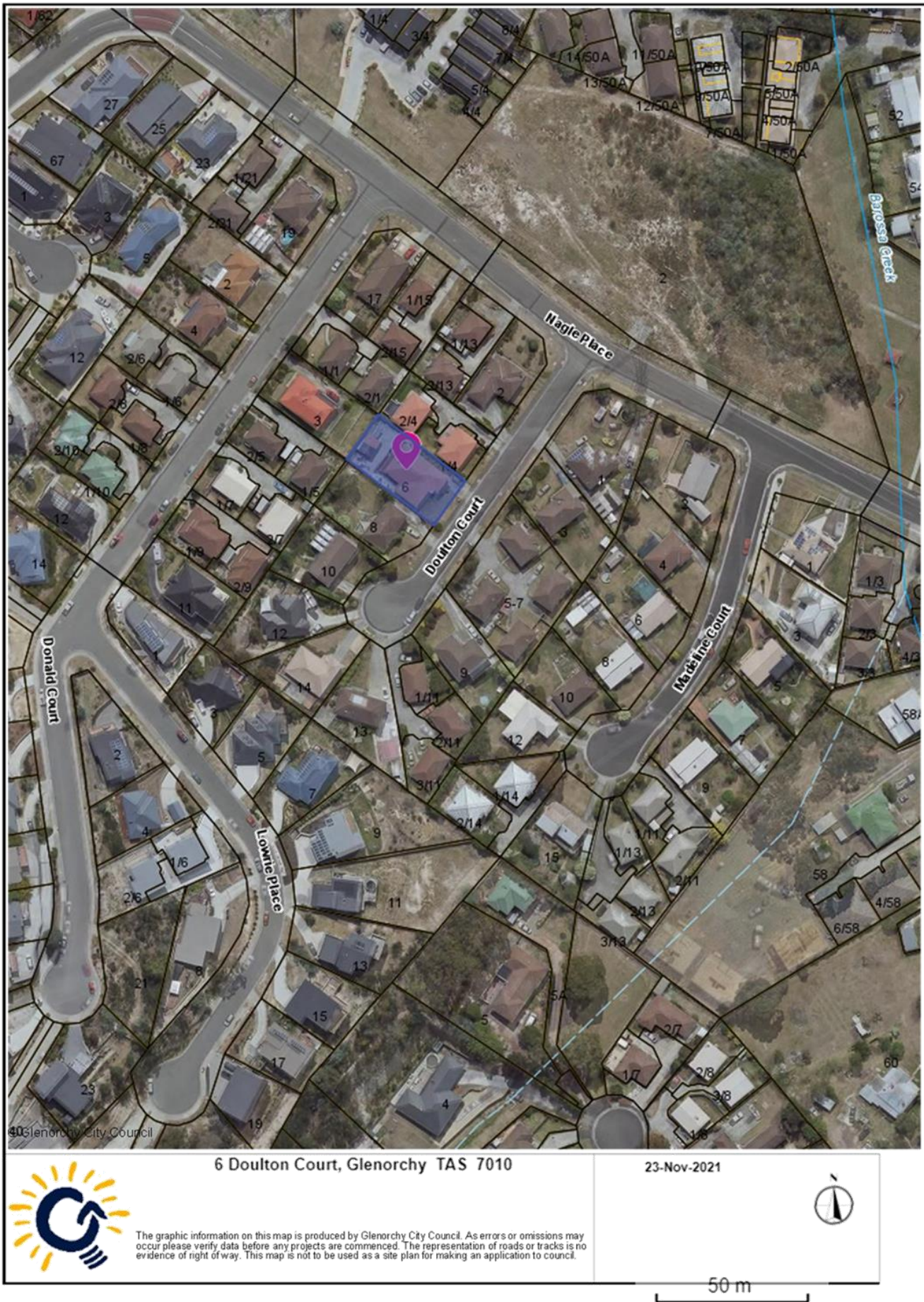
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Document Set ID: 3054494
 Version: 1 Version Date: 23/11/2021

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE
BUILDER TO VERIFY LEVELS & DIMENSIONS ON SITE.

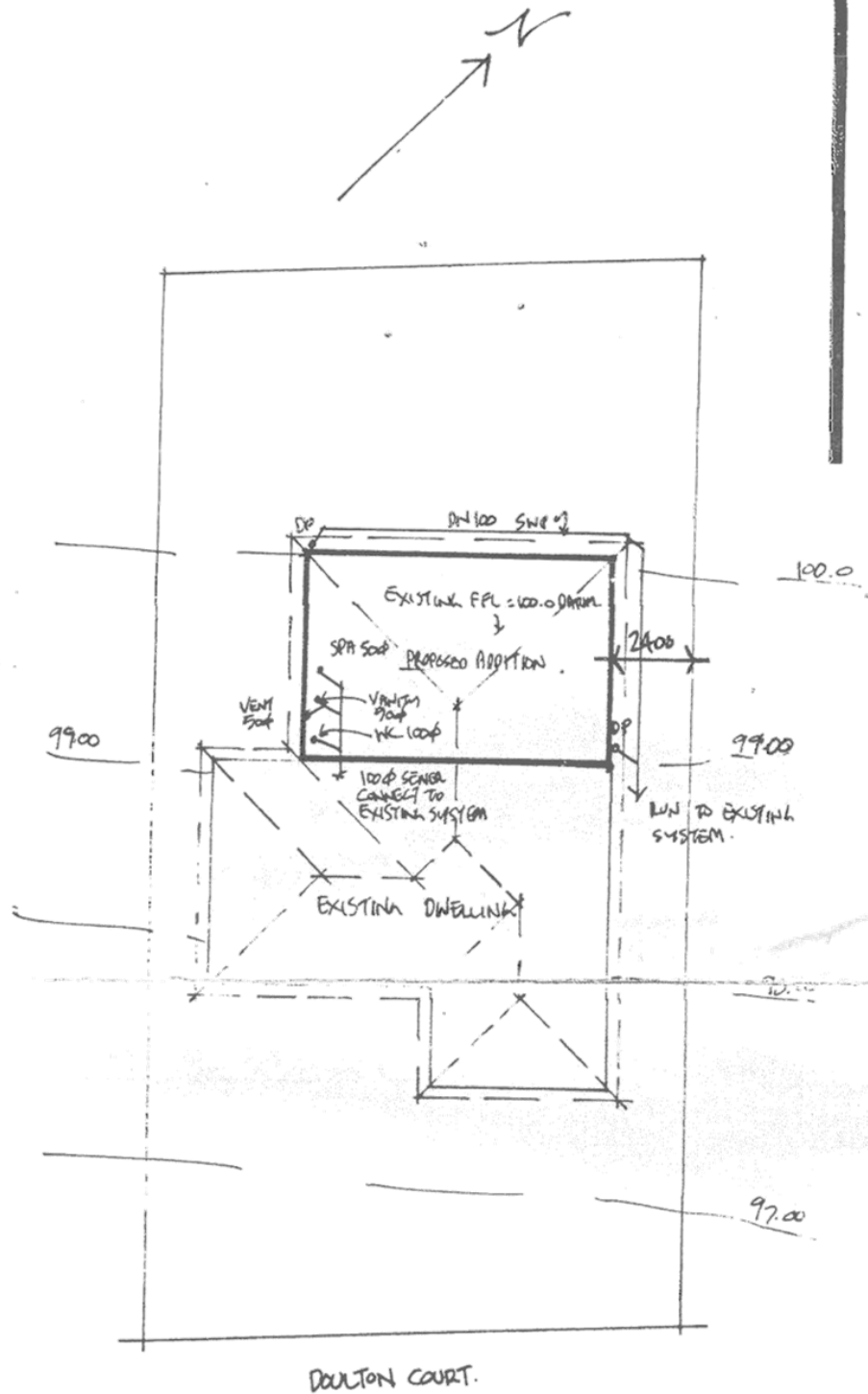
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

PLN-21-513

APPLICATION No

12/10/2021

DATE RECEIVED



SITE PLAN

Document Set ID: 3059300
Version: 1, Version Date: 12/10/2021

SITE PLAN 1:200

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-513
DATE RECEIVED 12/10/2021

**Steeline Hobart**

ABN: 75 009 543 506

Phone: (03) 6249 4988

Address: 1 Whitestone Drive
Austins Ferry TAS 7011

Fax: (03) 6249 3838

Email: tassiesheds@steeline.com.au

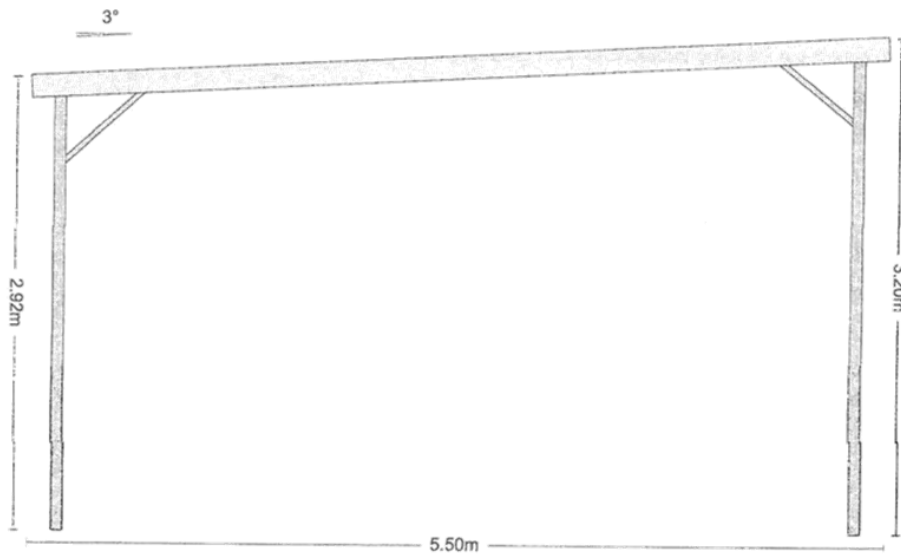
Web: www.steeline.com.au

Quotation

No: 324073

Date: 01-10-2021

Valid: 30 Days

**Front View****Side View**

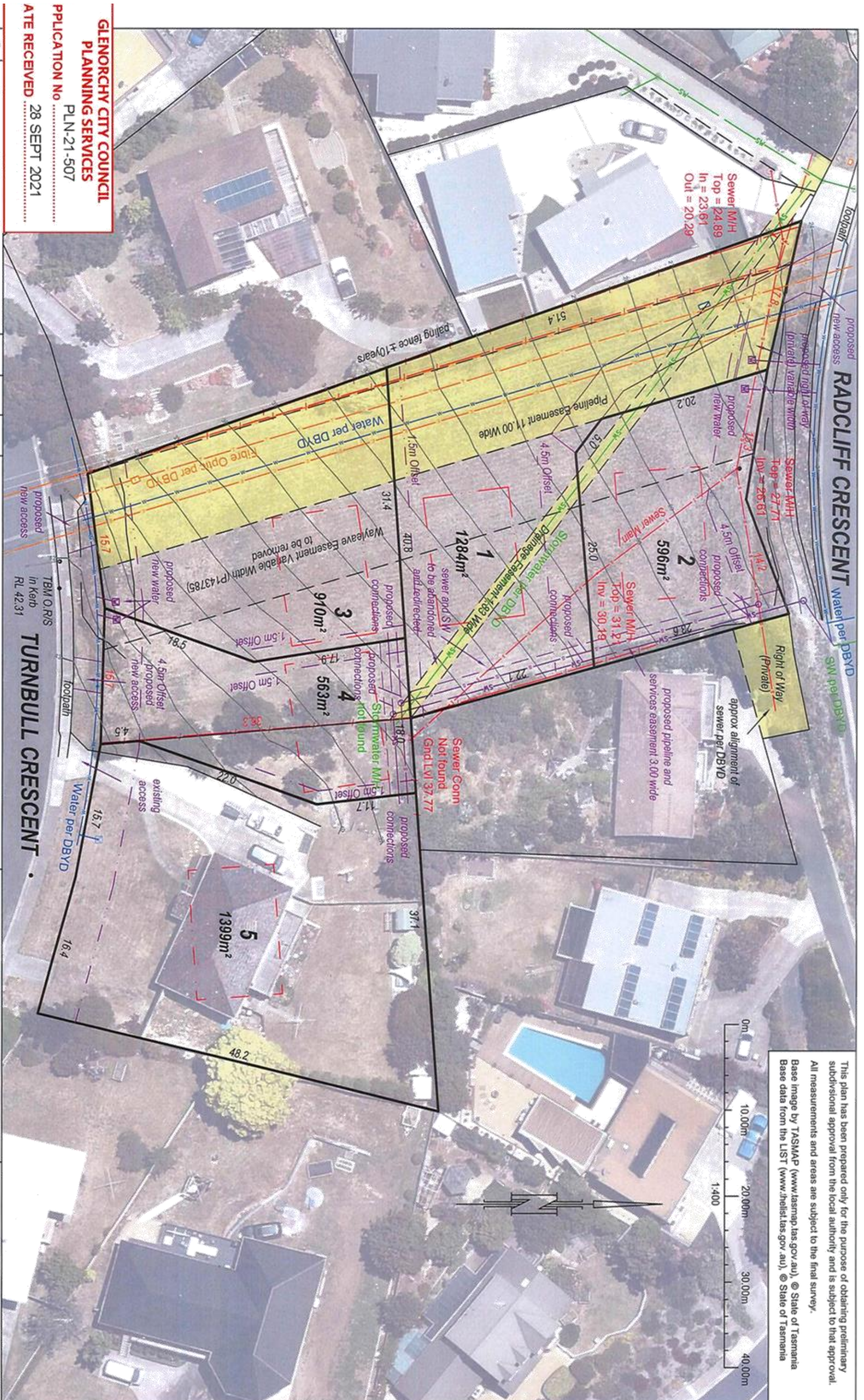


2 Turnbull Crescent, 63 and 65 Radcliff Crescent, Rosetta

50 m



Document Ref: 30-4754
Version: 1. Version Date: 22/11/2021



GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. PLN-21-507
 DATE RECEIVED 28 SEPT 2021

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A				

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

OWNER: Janet Lee Davey
TITLE REFERENCE: C.T. 103537/1 & C.T. 62765/1
LOCATION: 2 Turnbull Crescent & 65 Radcliff Crescent
ROSETTA

Proposed Subdivision

Date:	03-08-2021	Reference:	DAVEJ01	13132-02
Scale:	1:400 (A3)	Municipality:	GLENORCHY	



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-507	Council notice date	11/10/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01741-GCC	Date of response	18/10/2021
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	2 TURNBULL CRES, ROSETTA	Property ID (PID)	5346713
Description of development	Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rogerson and Birch	Proposed Subdivision Plan	N/A	03/08/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Advice: New water connections should be installed 0.5m from the side of the driveway towards the centre of the lot.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
ASSET CREATION & INFRASTRUCTURE WORKS			
4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.			
5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.			
6. The developer is required to upgrade, at their cost, 37m of the existing DN40 water main A341731 to DN63/ID50 from the junction with A344447 towards No 67 Radcliff Crescent.			
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All			



- infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
 9. Prior to the issue of a Consent to Register a Legal all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
 10. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
 11. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document, the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
 12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
 13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
 14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
 15. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.
 16. If any works are required to be carried out on CT 63785/5, written permission/consent from the owners must be provided, to TasWater's satisfaction prior to Engineering Design Approval being issued.



FINAL PLANS, EASEMENTS & ENDORSEMENTS

17. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
18. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
19. A new pipeline easement, referencing TasWater's current easement precedent, is to be provided over the existing Pipeline Easement 11.00 Wide.
20. Prior to the issue of a Consent to Register a Legal Document from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement (s) to cover existing TasWater infrastructure on CT 63785/5. All costs and expenses related to the transfer of easement(s) to TasWater are to be paid by the developer.
21. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water and sewerage infrastructure,
 - b. the easement(s) protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

22. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

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

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge



(d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

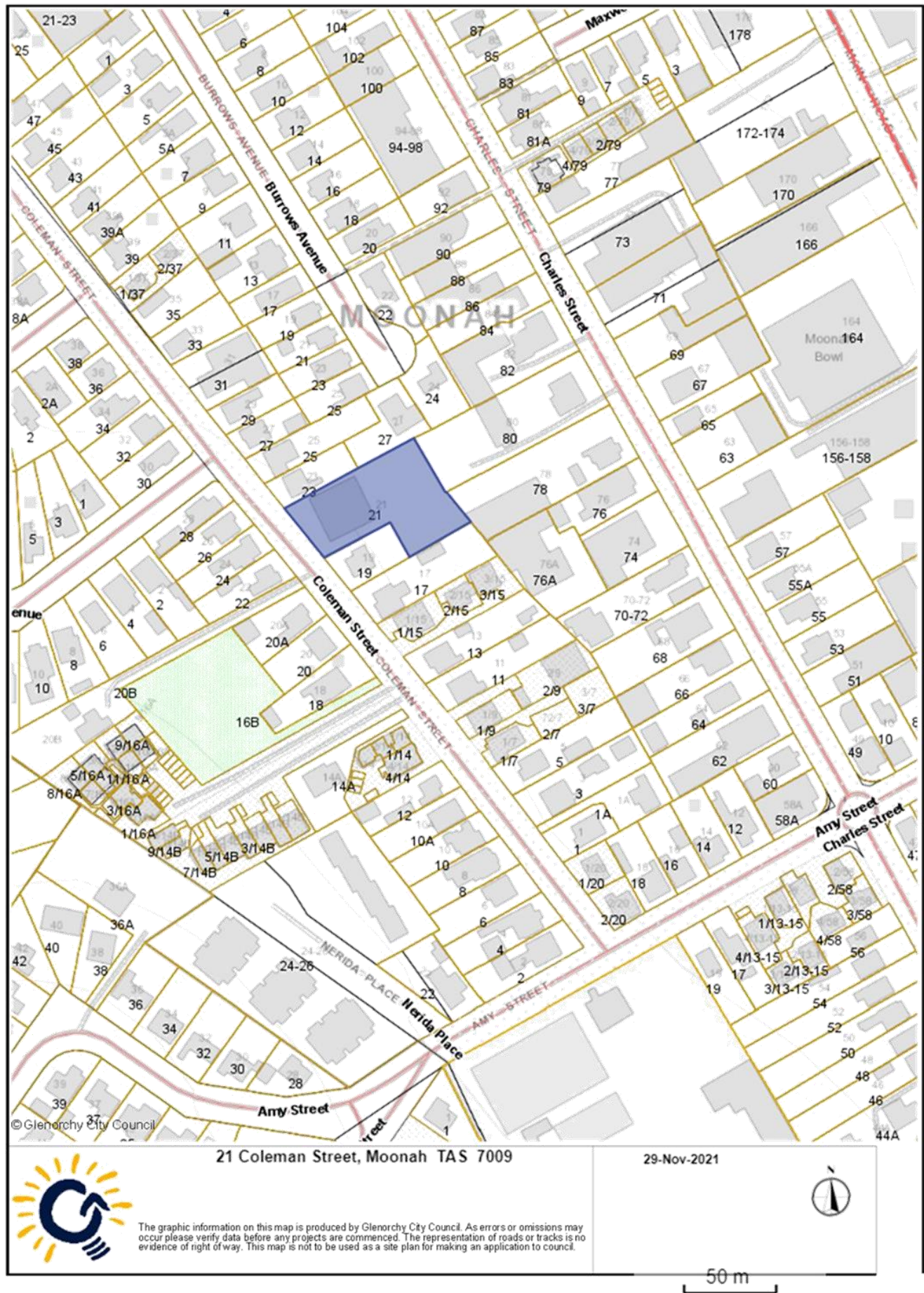
Authorised by

A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor
Development Assessment Manager

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-392	Council notice date	13/08/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01359-GCC	Date of response	13/10/2021
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	21 COLEMAN ST, MOONAH	Property ID (PID)	5419353
Description of development	Demolition and Construction of 10 Multiple Dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Quality Home Design	Site Layout revised	2	30/09/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Advice: Should a private sewer pump be required to service the development, the water property connection will require an RPZD to be installed, in accordance with TasWater's boundary backflow requirements. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. Advice: A master meter must be installed at the boundary, with sub-meters to be at the developers discretion and in accordance with TasWater's Water Metering Guidelines. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. DEVELOPMENT ASSESSMENT FEES 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

General

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

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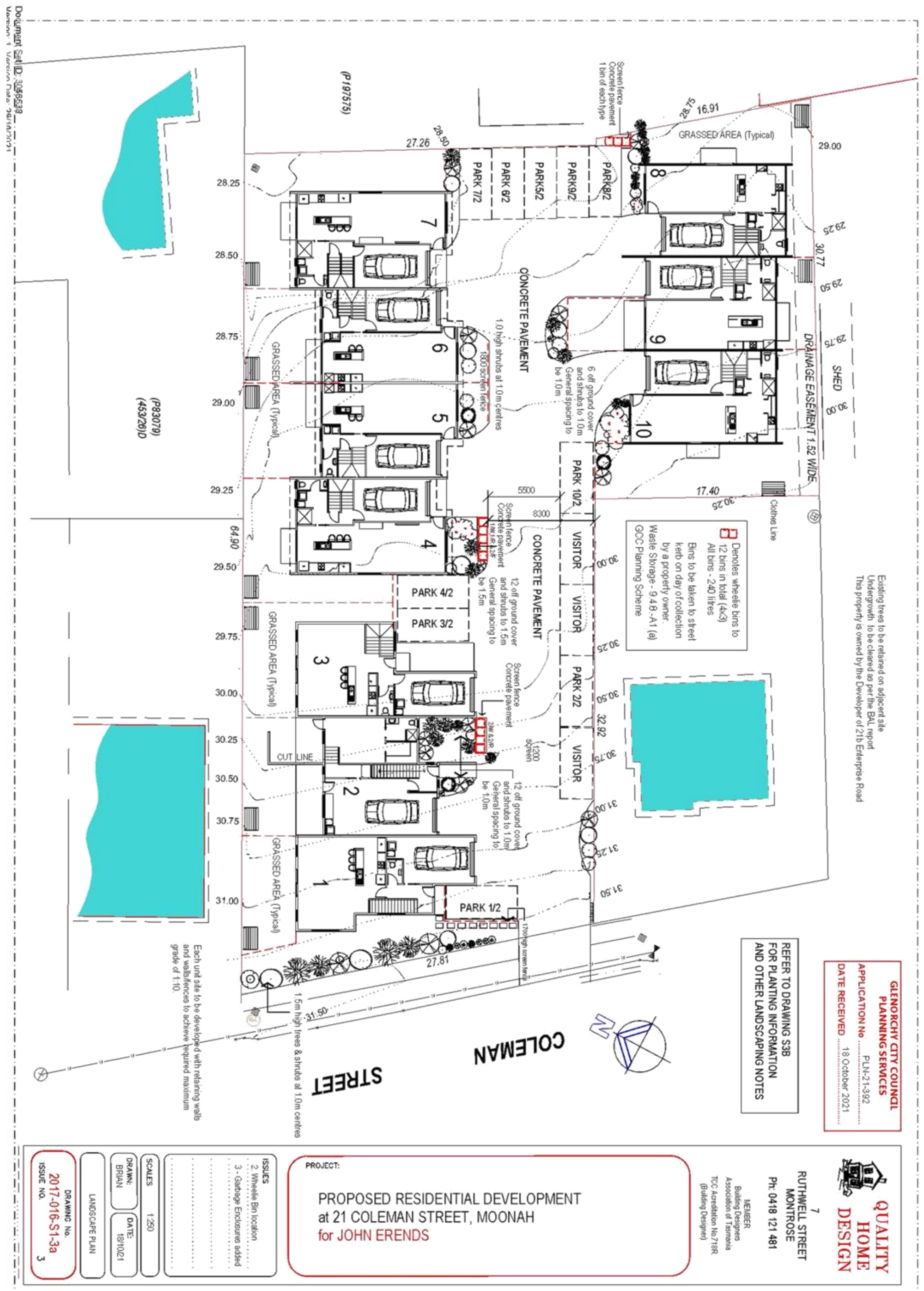
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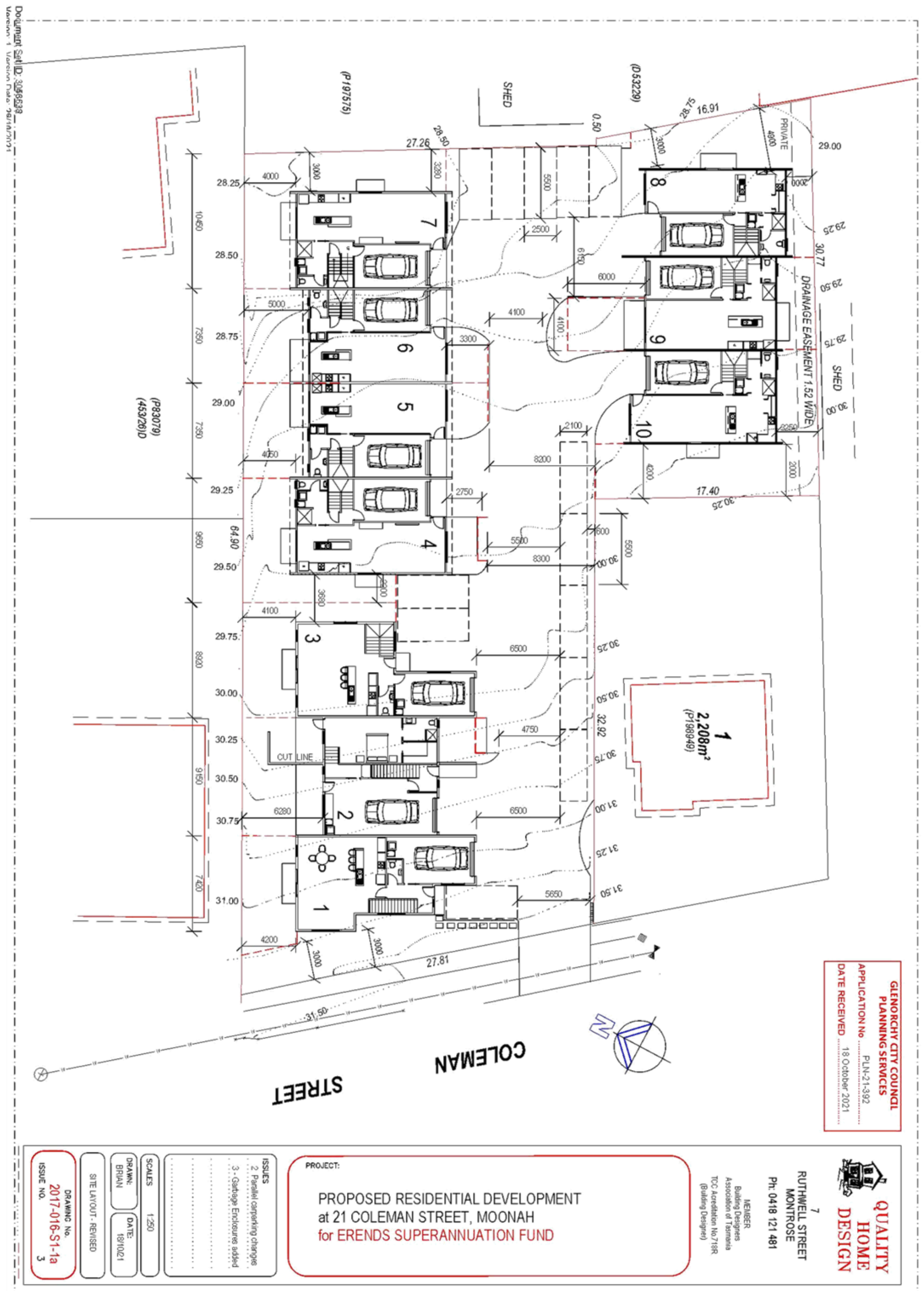
Jason Taylor

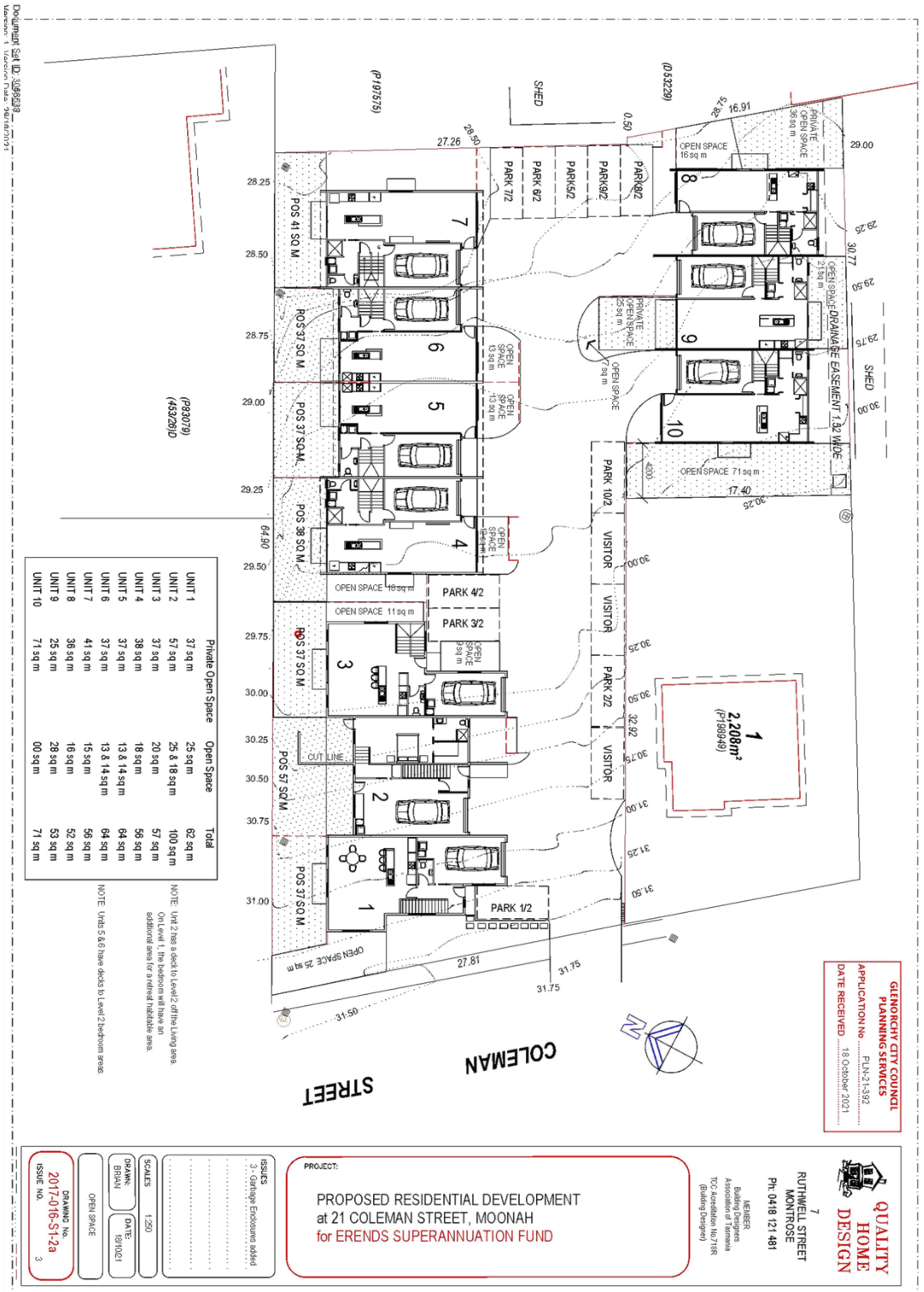
Development Assessment Manager

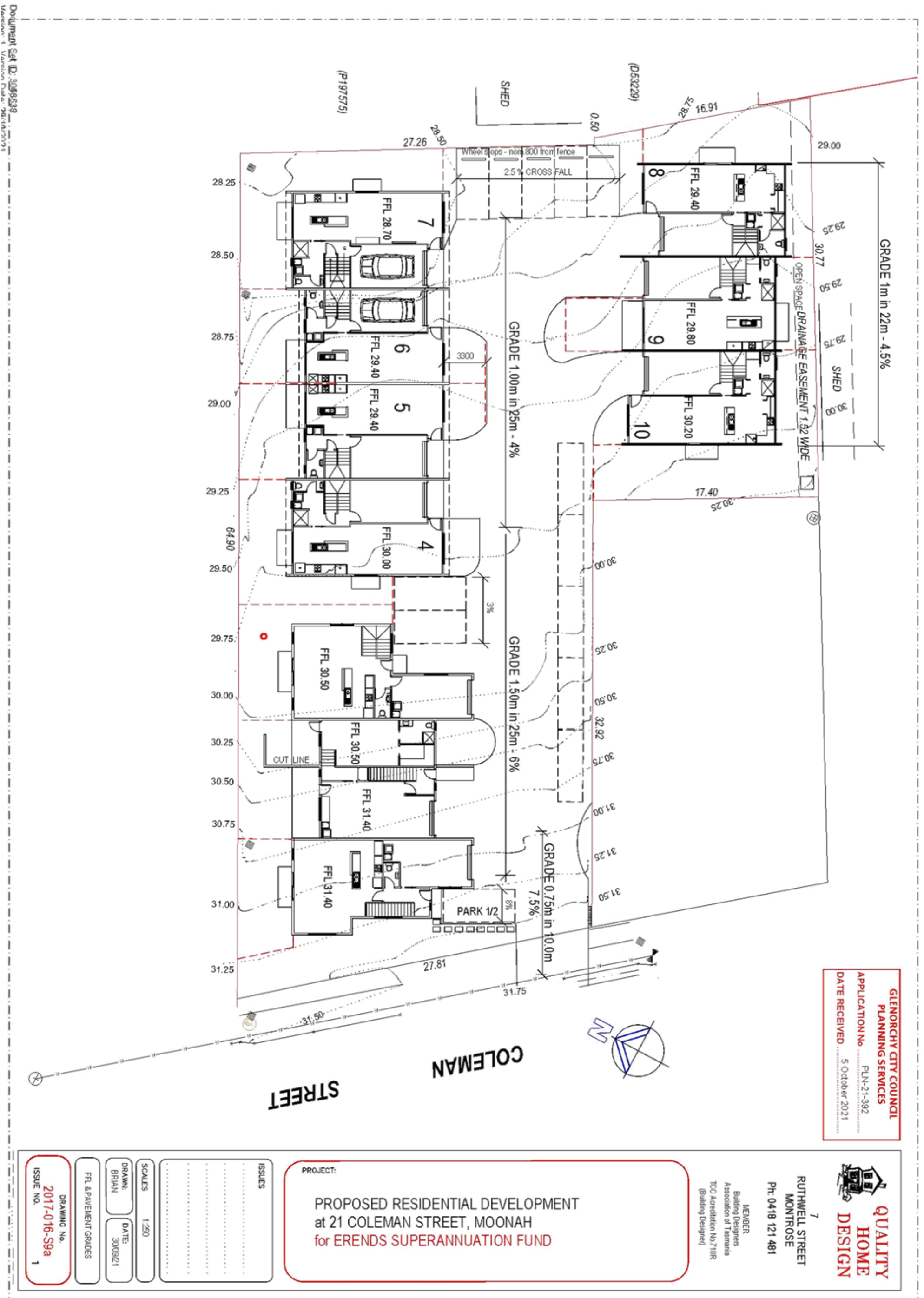
TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au









Document Set ID: 308638
Version: 1 Version Date: 26/10/2021

ALL SW PITS TO BE
600x600 GRATED PIT
WITH CLASS 'D' GRATE

Note all stormwater pipes to be PVC SN8
(DP to be DN90 PVC minimum)

GR45 to have a
SPEL stormwater installed
FIVE as per details supplied
by Spel Environmental.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-392
DATE RECEIVED 5 October 2021

QUALITY HOME DESIGN

7
RUTHWELL STREET
MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers
Association of Tasmania
TIOA Accredited No. 7135
(Building Designer)

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for ERENDS SUPERANNUATION FUND

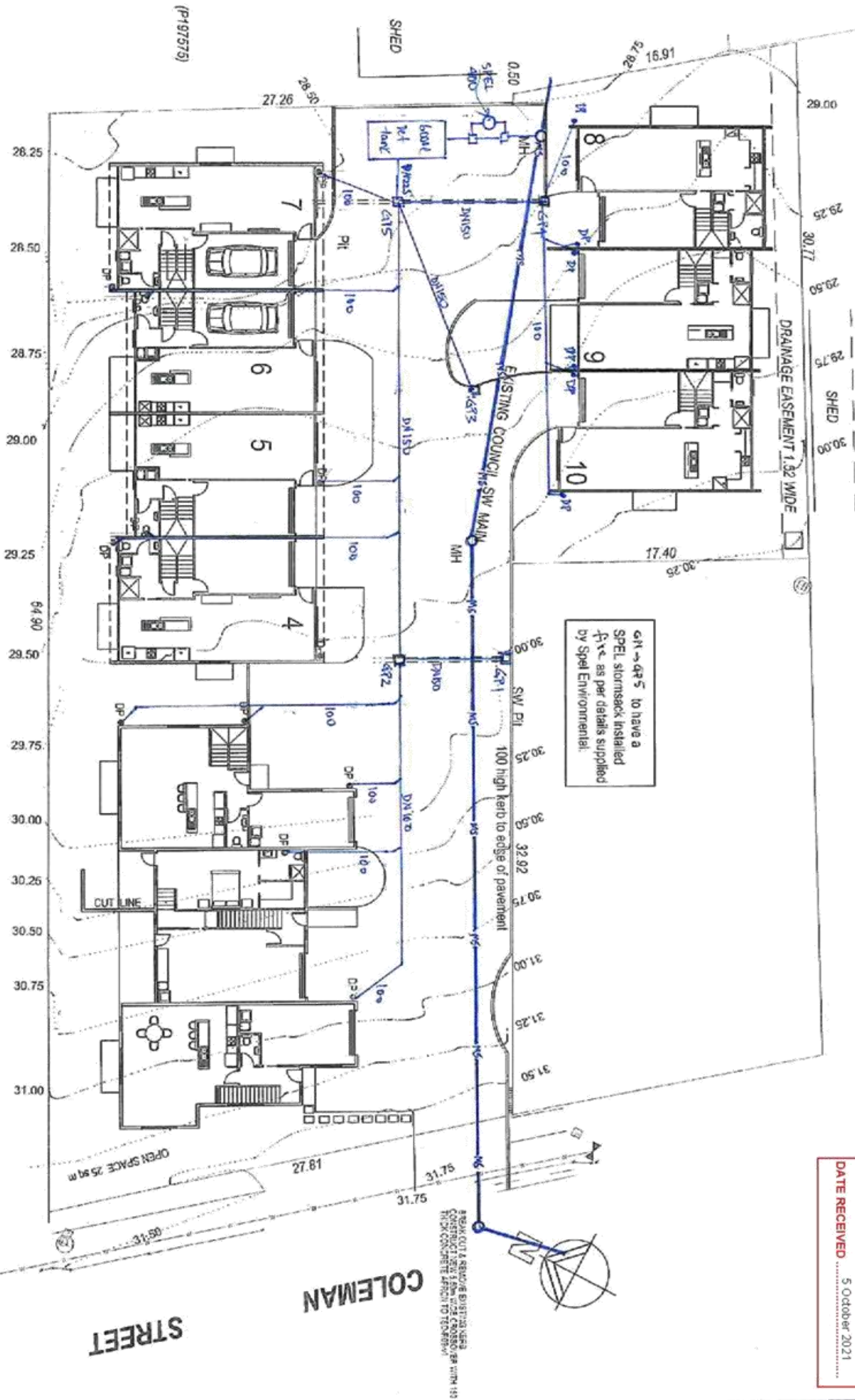
ISSUES

SCALE: 1:250

DRAWN: BRIAN
DATE: 01/06/21

STORMWATER DRAINAGE

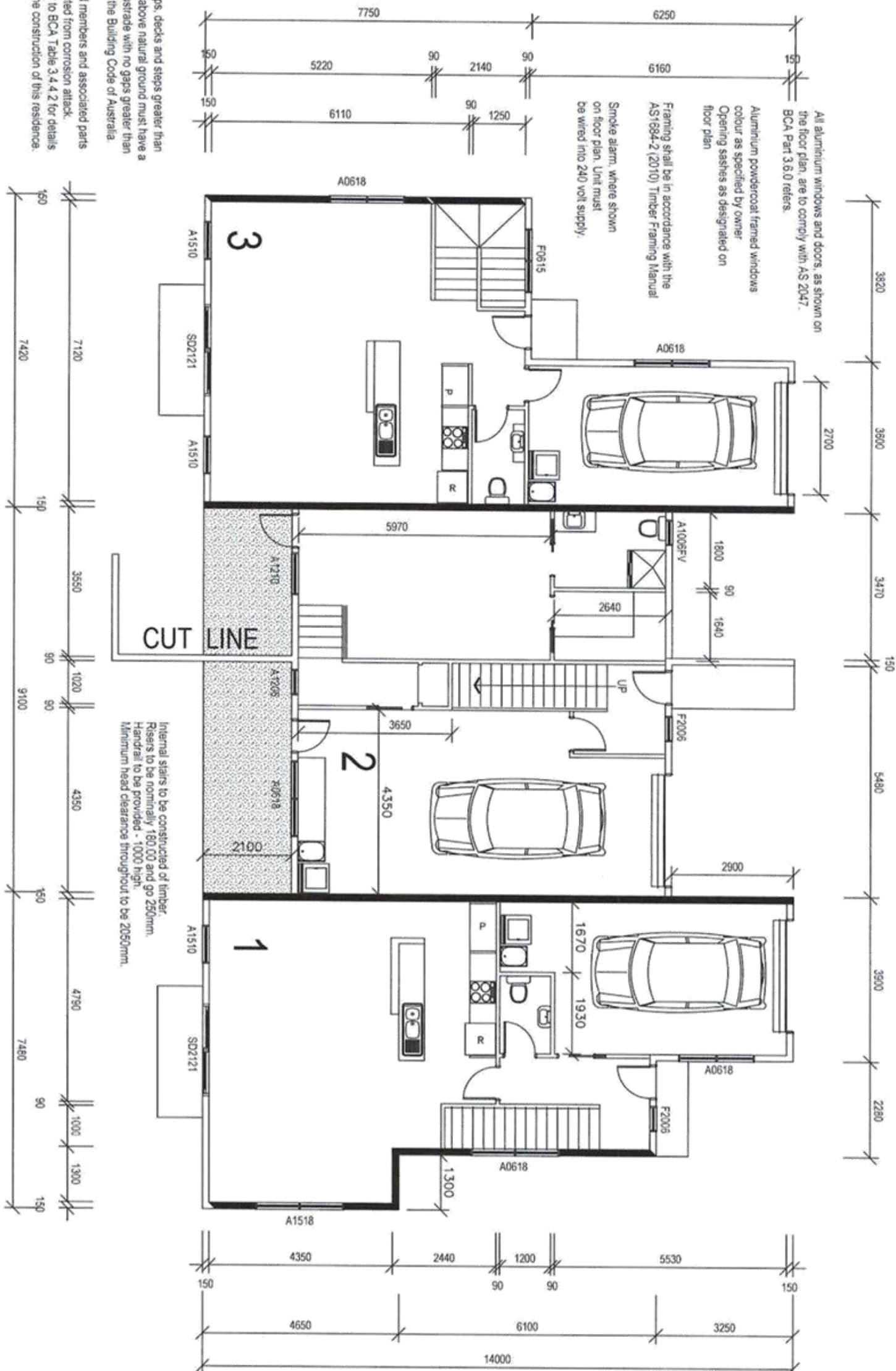
DRAWING No.
2017-018-S5a
ISSUE NO. 1



BUILDER TO ENSURE ALL TIMBER FRAMING TO BE AS PER FRAMING MANUAL LOAD TABLES. GENERALLY:
 TOP & BOTTOM PLATES - 90 x 35 (MGP)
 DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
 STUDS - 90 x 35 at 450 cts (F10)
 NOGGIN: 75 x 38 (F6)
 ROOF FRAME TO BE AS PER TRUSS SUPPLIER

STAIRS NOTES
 In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
 "Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1."

Ventilation to sub floor spaces shall be provided with brick or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.



QUALITY HOME DESIGN
 7 RUTHWELL STREET
 MONTROSE
 Ph: 0418 121 481
 MEMBER
 Building Designers
 Association of Tasmania
 TOC Accredited No. 7189
 (Building Designer)

PROJECT:

**PROPOSED RESIDENTIAL DEVELOPMENT
 at 21 COLEMAN STREET, MOONAH
 for ERENDS SUPERANNUATION FUND**

ISSUES

**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**

APPLICATION No. PLN-20-563
 DATE RECEIVED 30/06/2021

SCALES

1:100
 DRAWN: BRIAN
 DATE: 01/06/21

LEVEL 1 - UNITS 1-3

DRAWING No.
 2017-016-A-01a
 ISSUE NO. 1

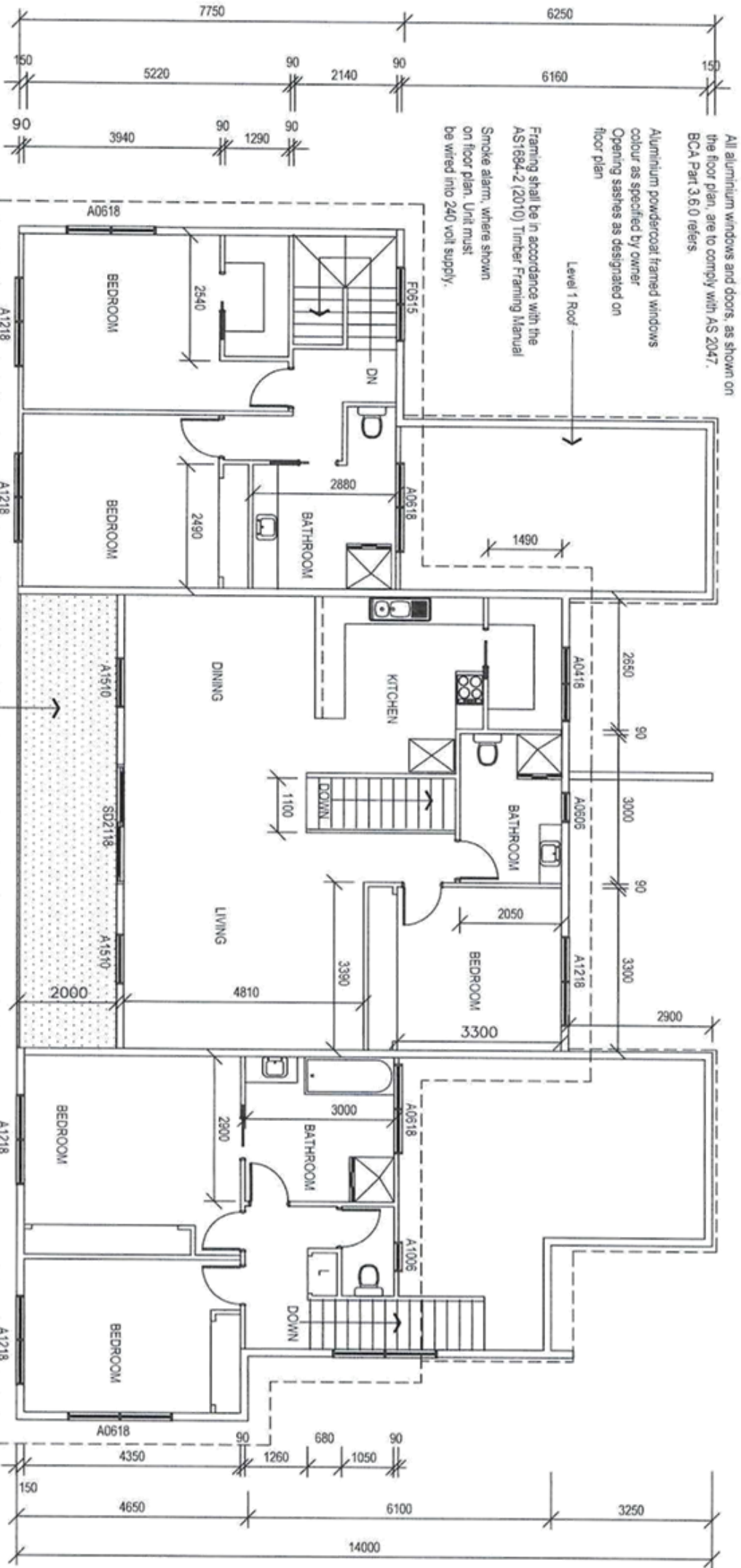
Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

0.42 colorbond corrugated steel roofing on s1salation 420 and 70 x 35 battens at 900 maximum centres, (H wood).

STAIRS NOTES

In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3

Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1.



LINTEL SCHEDULE:

TIMBER
0-1600 145 x 45 (F17)
1600-2300 195 x 45 (F17)
2300-2800 245 x 45 (F17)

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION

GENERAL WINDOW NOTE

ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS)

Wall bracing to be as per AS 1684 National Timber Framing Code & AS4055 Wind Loads for Housing

Internal stairs to be constructed of timber. Risers to be nominally 180.00 and go 250.00mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

BUILDER TO ENSURE ALL TIMBER FRAMING TO BE AS PER FRAMING MANUAL LOAD TABLES. GENERALLY: TOP & BOTTOM PLATES - 90 x 35 (NGP) DOUBLE TOP PLATE TO ALL EXTERNAL WALLS NOGGIN: 90 x 35 at 450 c/s (F10) ROOF FRAME TO BE AS PER TRUSS SUPPLIER

Floors to wet areas to have ceramic tiles or sheet vinyl.

Provide Ceramic tile splashbacks to all sanitary fittings and Lamp panel to showers.

QUALITY HOME DESIGN

7 RUTHWELL STREET MONTROSE
Ph: 0418 121 481

MEMBER
Building Designers Association of Tasmania
TDC Accreditation No. 718R
(Building Designer)

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for ERENDS SUPERANNUATION FUND

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-20-563
DATE RECEIVED 30/06/2021

ISSUES

SCALES 1:250

DRAWN: BRIAN DATE: 01/08/21

LEVEL 2 - UNITS 1-3

DRAWING No. 2017-016-A-02a
ISSUE NO. 1

STAIRS NOTES

In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1.

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.6mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.
Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

BUILDER TO ENSURE ALL TIMBER FRAMING TO BE AS PER FRAMING MANUAL LOAD TABLES, GENERALLY:
TOP & BOTTOM PLATES - 90 x 35 (MGP)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
STUDS - 90 x 35 at 450 c/s (F10)
NOGGIN: 75 x 38 (F9)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER

Internal stairs to be constructed of timber.
Risers to be nominally 180.00 and go 250mm.
Handrail to be provided - 1000 high.
Minimum head clearance throughout to be 2050mm.
Joists and bearers are to be erected braced and fixed in accordance with Australian Standard 1684.2010.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047, BCA Part 3.6.0 refers.

Aluminium powdercoated framed windows colour as specified by owner
Opening sashes as designated on floor plan

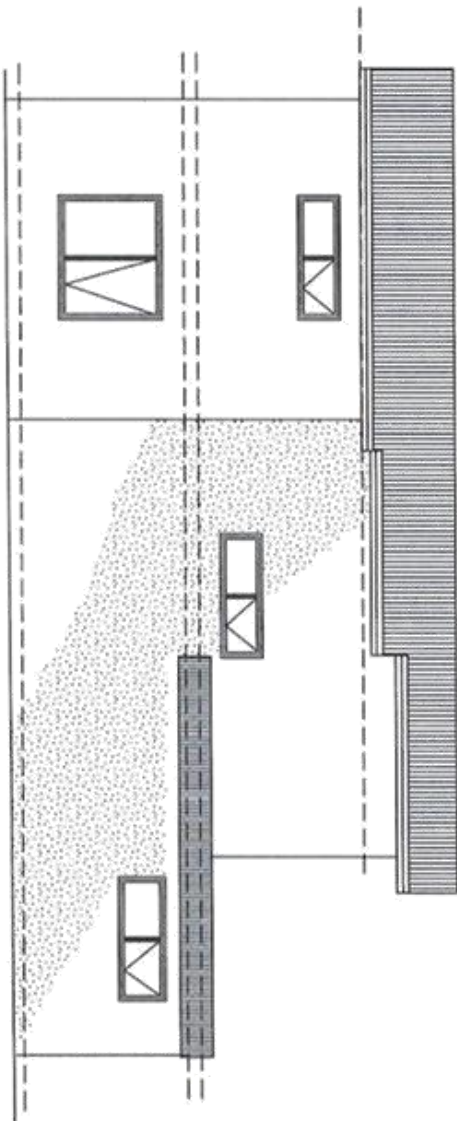
Framing shall be in accordance with the AS1684.2 (2010) Timber Framing Manual

Smoke alarm, where shown on floor plan, unit must be wired into 240 volt supply.

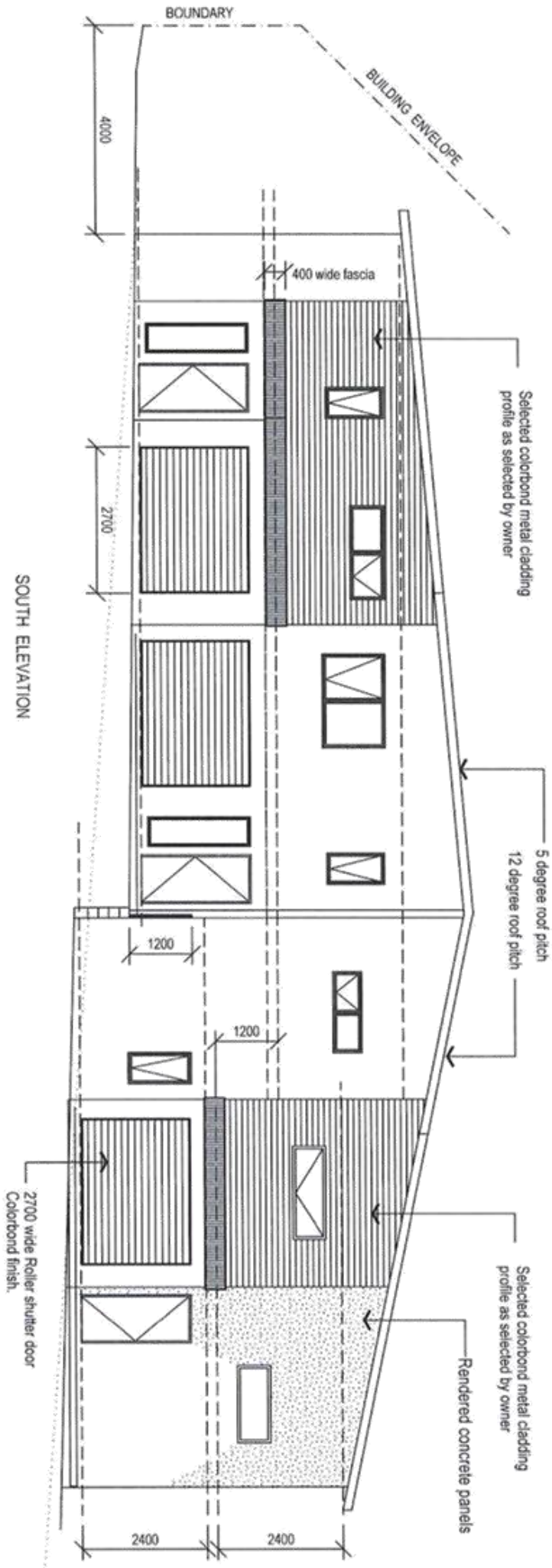
Wall bracing to be as per AS1684 National Timber Framing Code & AS4055 Wind Loads for Housing

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047, BCA Part 3.6.0 refers.

WINDOW TIMBER LINTELS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION
Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.



WEST ELEVATION



SOUTH ELEVATION

REVISED PLAN



7
RUTHWELL STREET
MONTROSE
Ph: 0418 121 481
MEMBER
Building Designers
Association of Tasmania
TOC Accreditation No. 718R
(Building Designer)

PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for ERENDS SUPERANNUATION FUND

ISSUES

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-20-563
DATE RECEIVED 30/06/2021

SCALE: 1:100

DRAWN: BRIAN
DATE: 01/06/2021

ELEVATIONS - UNITS 1-3

DRAWING No.
2017-016-A-03a
ISSUE NO. 1

STAIRS NOTES
In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
"Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1."

Ventilation to sub floor spaces shall be provided with block or brick vents, or 1.5mm galvanised sheet steel vents to suit brickwork at a rate of 6000 sq mm per metre length of wall. Place sub floor vents not more than 600mm from corners and evenly spaced between, as required, below line of bearers.

NOTE: All ramps, decks and steps greater than 1.0m in height above natural ground must have a 1.0m high balustrade with no gaps greater than 125mm as per the Building Code of Australia.

Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

BUILDER TO ENSURE ALL TIMBER FRAMING TO BE AS PER FRAMING MANUAL LOAD TABLES. GENERALLY:
TOP & BOTTOM PLATES - 90 x 35 (MGP)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
STUDS - 90 x 35 at 450 c/s (F10)
NOGGINS - 75 x 38 (F8)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047, BCA Part 3.6.0 refers.

Aluminium powdercoat framed windows colour as specified by owner.
Opening sashes as designated on floor plan

Framing shall be in accordance with the AS1684.2 (2010) Timber Framing Manual

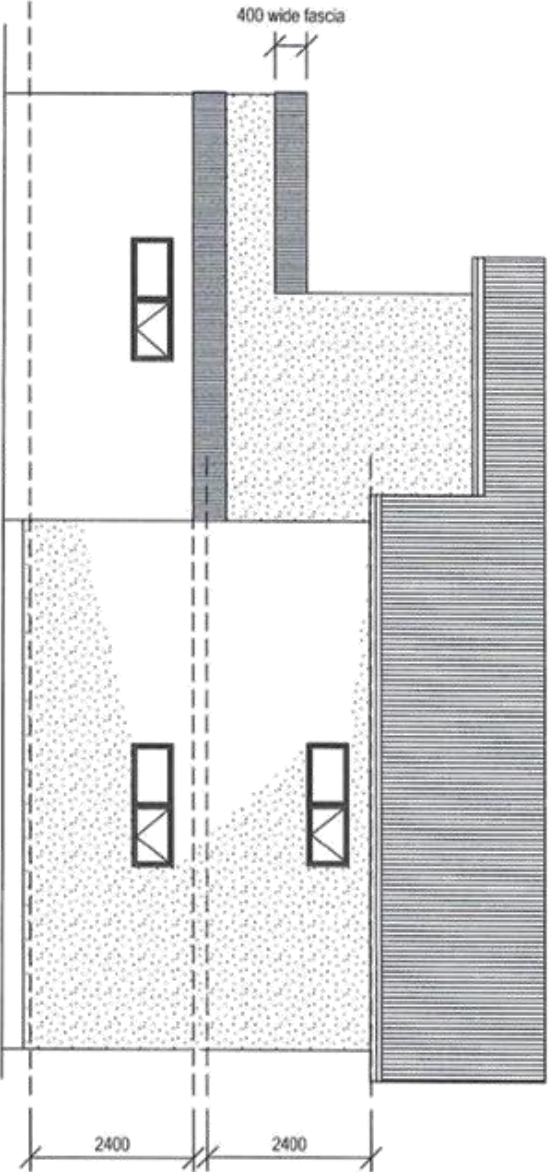
Smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.

Wall bracing to be as per AS1684 National Timber Framing Code & AS4055 Wind Loads for Housing

Internal stairs to be constructed of timber. Risers to be nominally 180.00 and go 250mm. Handrail to be provided - 1000 high. Minimum head clearance throughout to be 2050mm.

Joists and bearers are to be erected braced and fixed in accordance with Australian Standard 1684-2010.

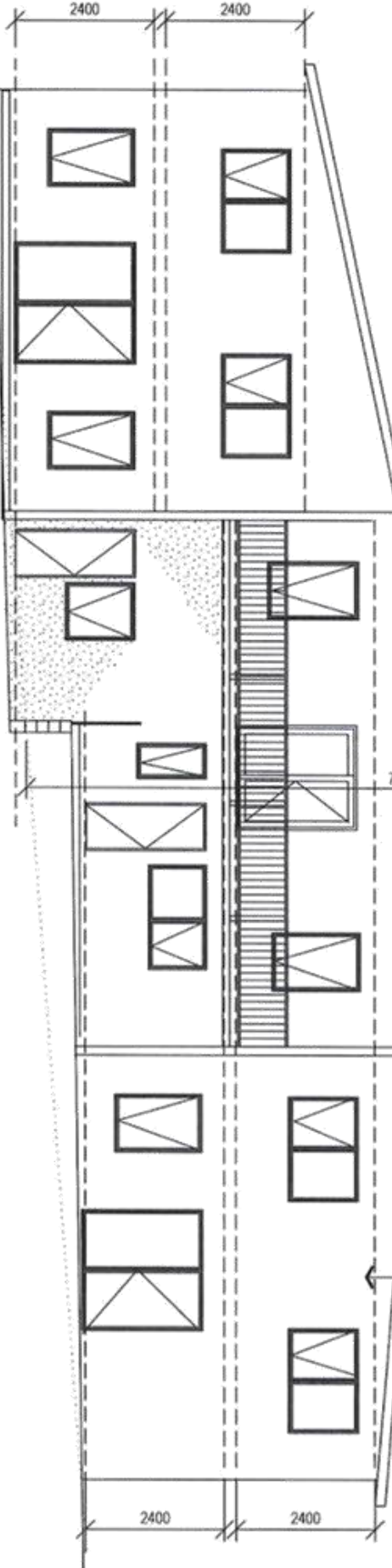
EAST ELEVATION



All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047, BCA Part 3.6.0 refers.
WINDOW TIMBER UNITS TO BE AS SPECIFIED BY TRUSS MANUFACTURER OR AS DEPICTED IN TIMBER FRAMING MANUAL and/or BUILDING SPECIFICATION
Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

12 degree roof pitch
Rendered concrete panels
5 degree roof pitch
Rendered concrete panels

NORTH ELEVATION



REVISED PLAN



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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
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for ERENDS SUPERANNUATION FUND

ISSUES

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-20-563
DATE RECEIVED 30/06/2021

SCALES 1:100

DRAWN: BRIAN DATE: 01/06/2021

ELEVATIONS - UNITS 1-3

DRAWING No. 2017-016-A-04a
ISSUE NO. 1

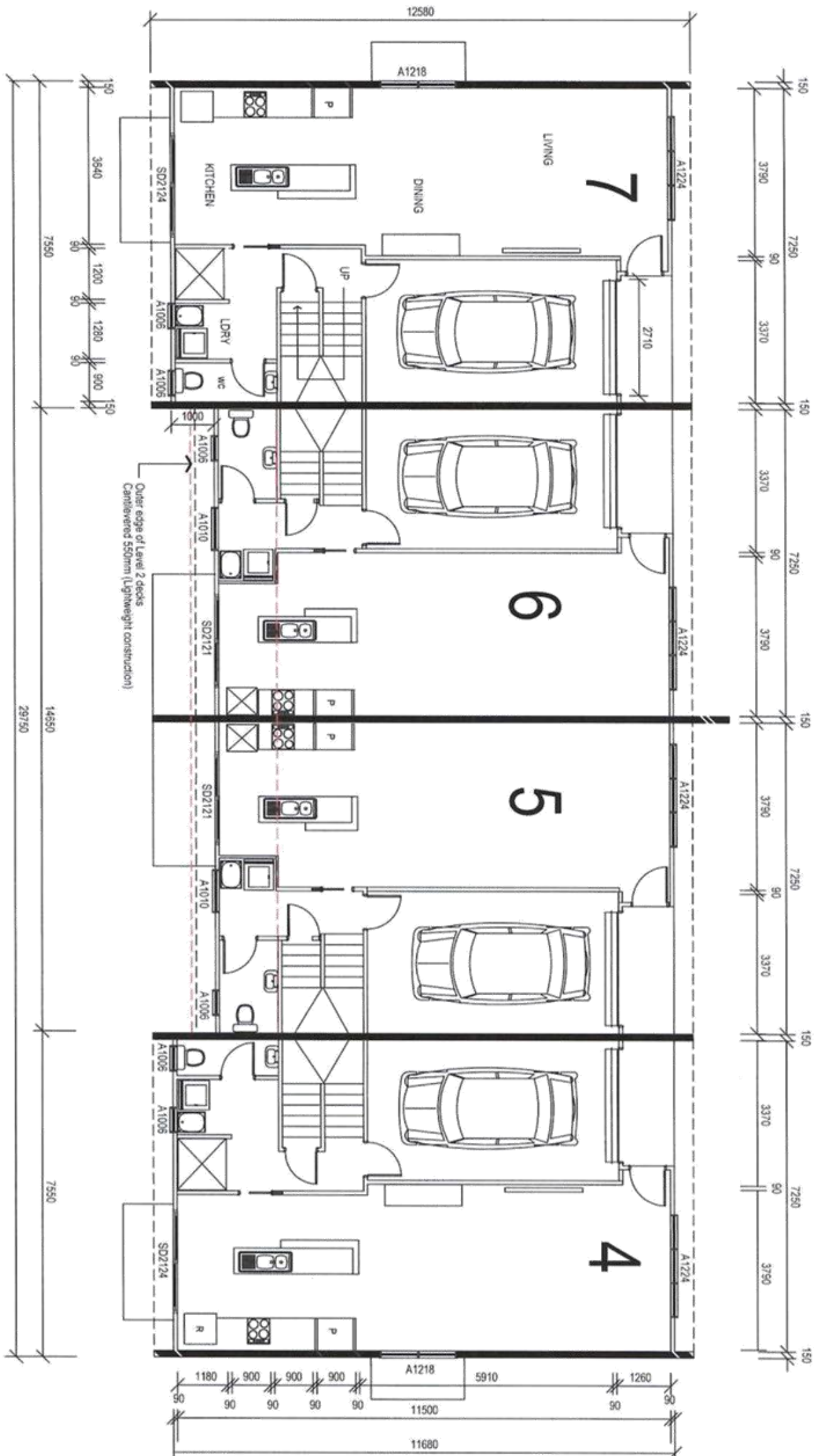
Floors to wet areas to have ceramic tiles or sheet vinyl.
Provide Ceramic tile splashbacks to all sanitary fittings and Lampanel to showers.

Framing shall be in accordance with the AS1684-2 (2010) Timber Framing Manual. Timber to be MFG12 and floor joists to be Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047. BCA Part 3.6.0 refers. Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED
FV DENOTES FIXED VENT (TOILETS)

Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.



UNIT 7 - LEVEL 1 PLAN
LEVEL 1 - 84.3 SQ M
LEVEL 2 - 77.0 SQ M

UNIT 6 - LEVEL 1 PLAN
LEVEL 1 - 74.5 SQ M
LEVEL 2 - 58.2 SQ M

UNIT 5 - LEVEL 1 PLAN
LEVEL 1 - 74.5 SQ M
LEVEL 2 - 58.2 SQ M

UNIT 4 - LEVEL 1 PLAN
LEVEL 1 - 84.3 SQ M
LEVEL 2 - 77.0 SQ M

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH AWNING SASHES WHERE SHOWN. PROVIDE FIXED VENTS TO ALL WC WINDOWS.

All construction work shall be carried out in accordance with State Building Regulations, Local Council By-Laws and relevant S.A. Codes.

BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

STAIRS NOTES

In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
Treads must have a surface with a slip resistance classification and a nosing slip with a slip resistance as described in Table 3.9.1.1.

Internal stairs to be constructed of timber.
Risers to be nominally 170.00 and go 250mm.
Handrail to be provided - 1000 high.
Minimum head clearance throughout to be 2050mm.

Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.

Part 3.8.1 Building Code of Australia
Wet areas within a building, including floors and horizontal surfaces, walls, wall junctions and joints and penetrations must be waterproofed or water resistant in accordance with Table 3.8.1.1 and/or AS3740.



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PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for ERENDS SUPERANNUATION FUND

ISSUES

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-20-563

DATE RECEIVED 30/06/2021

SCALES

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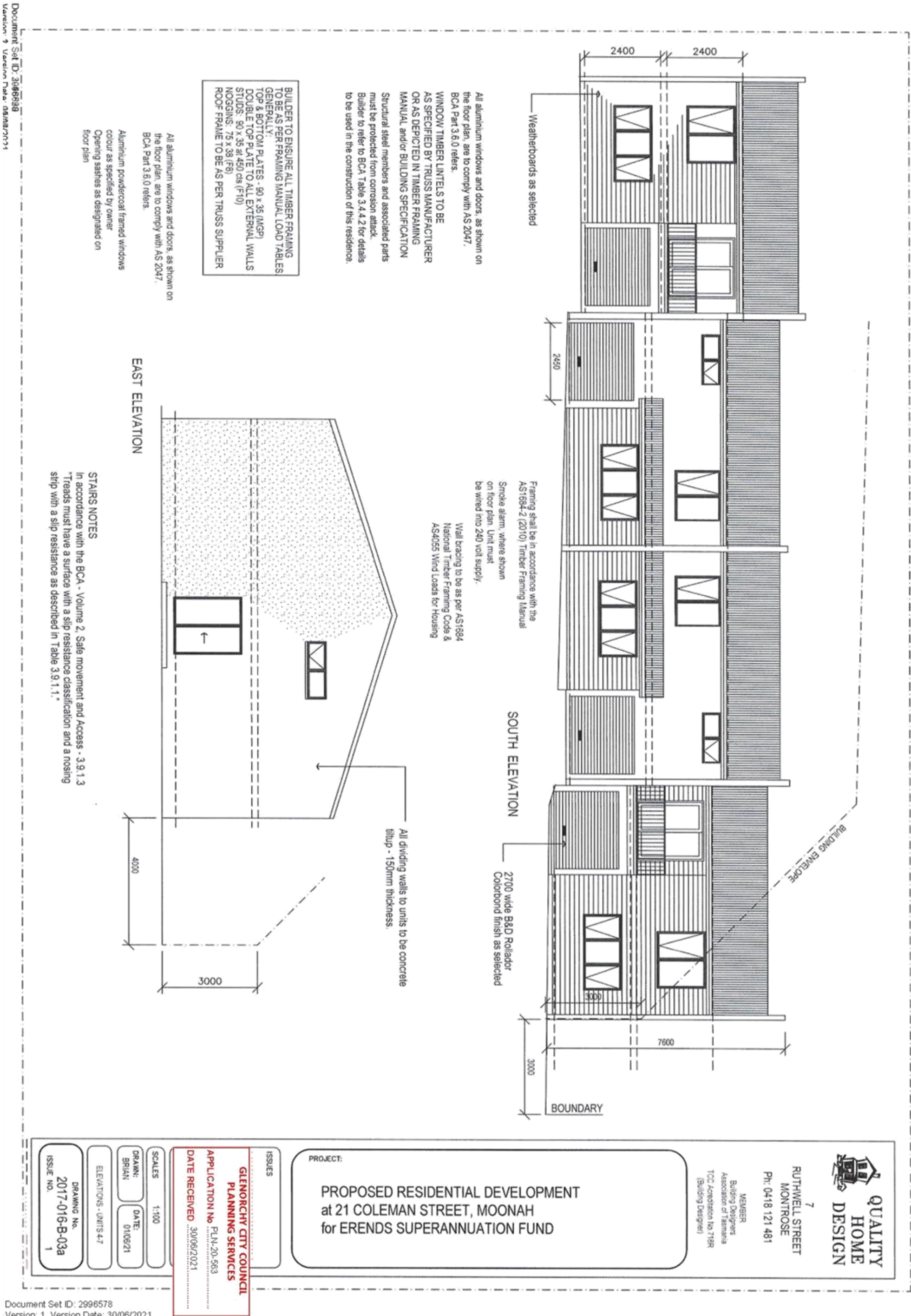
DRAWN:
BRIAN

DATE:
01/06/2021

LEVEL 1 FLOOR PLANS UNITS 4-7

DRAWING No.
2017-016-B-01a
ISSUE NO. 1

Document Set ID: 3066898
Version: 1 Version Date: 06/06/2021



Document Set ID: 3066898
Version: 1 Version Date: 06/06/2021

WINDOW TIMBER LINTELS TO BE
AS SPECIFIED BY TRUSS MANUFACTURER
OR AS DEPICTED IN TIMBER FRAMING
MANUAL and/or BUILDING SPECIFICATION

6 cement sheet eaves lining.
Joint to be at rafters only.
Fill PVC casing bead to edge

Framing shall be in accordance with the
AS1684.2 (2010) Timber Framing Manual.
Timber to be MPG12 and floor joists to be
Smartframe unless noted otherwise.
Fixing to be in accordance with the
Framing manual or QHD Specification.

All concrete steps and landings
to be 100 thick, SL82 top mesh
25 min cover. Slab to be poured on
sand and consolidated aggregate.

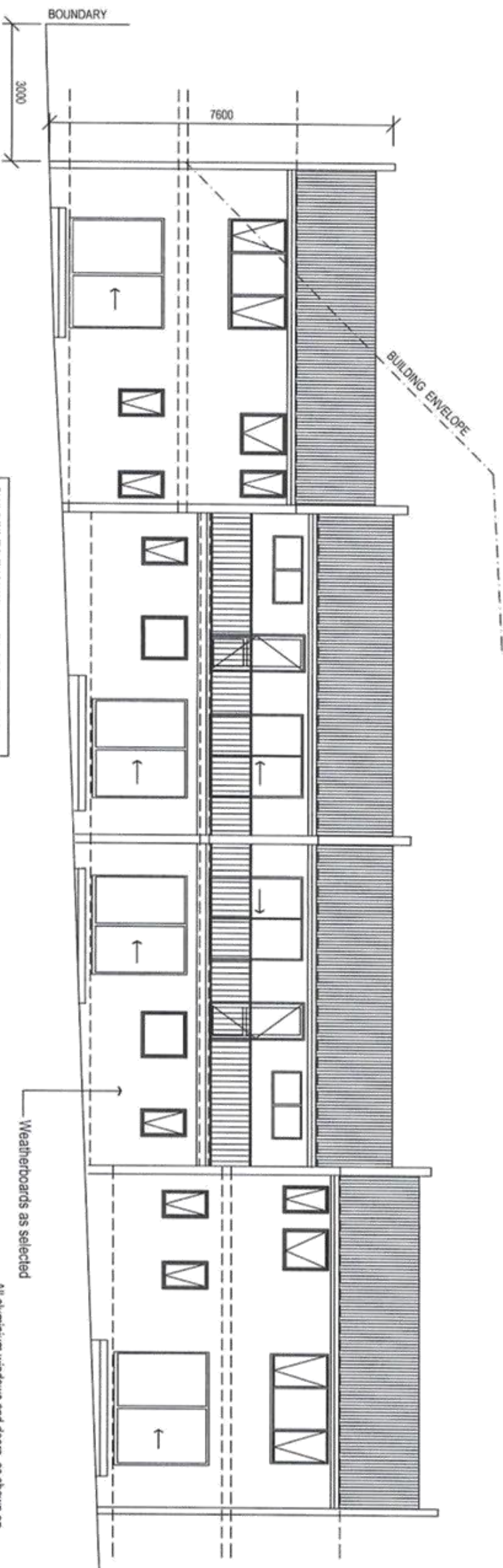
All masonry to comply with
part 3.3 of the B.C.A.

NOTE: All ramps, decks and steps greater than
1.0m in height above natural ground must have a
1.0m high balustrade with no gaps greater than
125mm as per the Building Code of Australia.
Handrail to be wrought iron to owners requirements

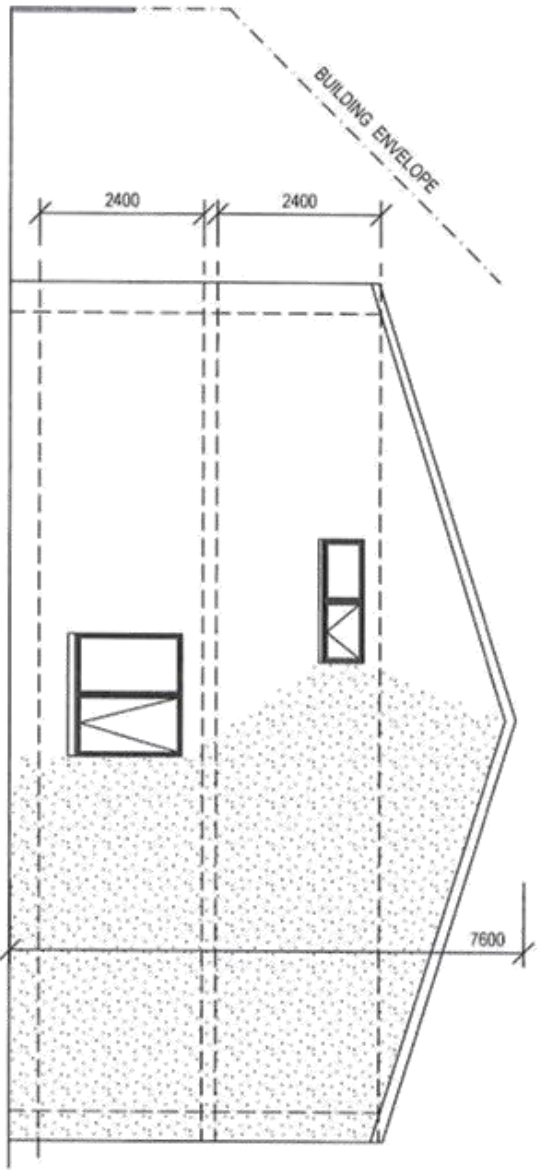
0.42 colorbond corrugated steel roofing
on s1600 420 and 70 x 35 battens at
900 maximum centres, (1xwood).

BUILDER TO ENSURE ALL TIMBER FRAMING
TO BE AS PER FRAMING MANUAL LOAD TABLES.
GENERALLY:
TOP & BOTTOM PLATES - 90 x 35 (MGP)
DOUBLE TOP PLATE TO ALL EXTERNAL WALLS
STUDS - 90 x 35 at 450 c/c (F10)
NOGGINs - 75 x 38 (F8)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER

NORTH ELEVATION



WEST ELEVATION



STAIRS NOTES
In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
Treads must have a surface with a slip resistance classification and a nosing
strip with a slip resistance as described in Table 3.9.1.1."

Wail bracing to be as per AS1684
National Timber Framing Code &
AS4055 Wind Loads for Housing

Smoke alarm, where shown
on floor plan, Unit must
be wired into 240 volt supply.

Framing shall be in accordance with the
AS1684.2 (2010) Timber Framing Manual

Aluminium powdercoat framed windows
colour as specified by owner.
Opening sashes as designated on
floor plan

All aluminium windows and doors, as shown on
the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.

Structural steel members and associated parts
must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details
to be used in the construction of this residence.

WINDOW TIMBER LINTELS TO BE
AS SPECIFIED BY TRUSS MANUFACTURER
OR AS DEPICTED IN TIMBER FRAMING
MANUAL and/or BUILDING SPECIFICATION

All aluminium windows and doors, as shown on
the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.



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PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for ERENDS SUPERANNUATION FUND

ISSUES

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION NO. PLN-20-563
DATE RECEIVED 30/06/2021

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DRAWN: BRIAN
DATE: 01/06/21

ELEVATIONS - UNITS 4-7

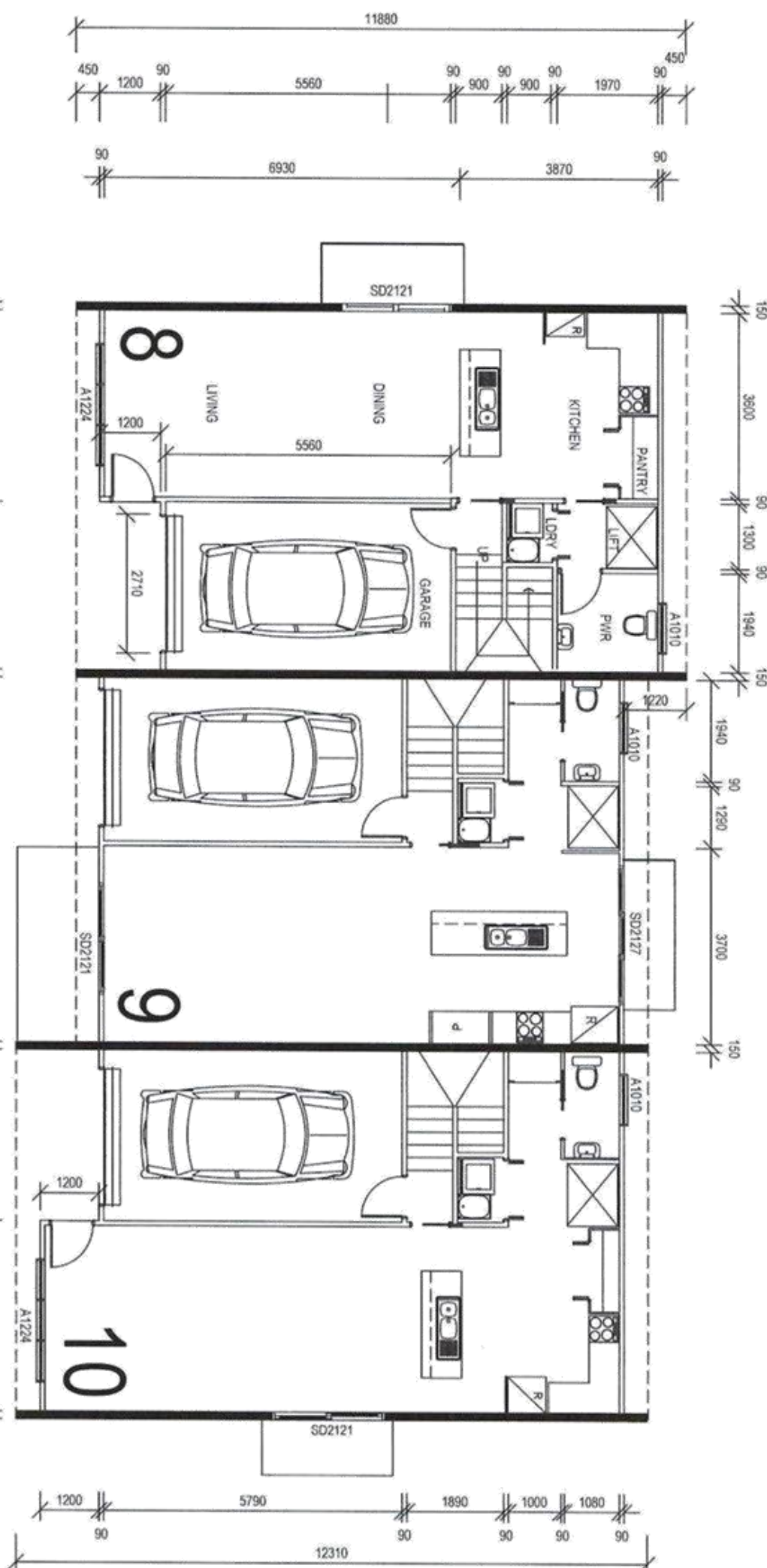
DRAWING NO.
2017-016-B-04a
ISSUE NO. 1

Structural steel members and associated parts must be protected from corrosion attack. Builder to refer to BCA Table 3.4.2 for details to be used in the construction of this residence.

Framing shall be in accordance with the AS1684-2 (2010) Timber Framing Manual. Timber to be MPG12 and floor joists to be Smartframe unless noted otherwise. Fixing to be in accordance with the Framing manual or QHD Specification.

GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED. FV DENOTES FIXED VENT (TOILETS).

Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads
Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.



STAIRS NOTES

In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1.*

Internal stairs to be constructed of timber.
Risers to be nominally 170.00 and 90 250mm.
Handrail to be provided - 1000 high.
Minimum head clearance throughout to be 2050mm.

Part 3.8.1 Building Code of Australia

Wet areas within a building, including floors and horizontal surfaces, walls, wall junctions and joints and penetrations must be waterproofed or water resistant in accordance with Table 3.8.1.1 and/or AS3740.

FLOOR AREA - 75.50 sq m

FLOOR AREA - 74.5 sq m

FLOOR AREA - 78.50 sq m

Floors to wet areas to have ceramic tiles or sheet vinyl.
Provide Ceramic tile splashbacks to all sanitary fittings and Laminate to showers.
All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047, BCA Part 3.6.0 refers.

ALL WINDOWS TO BE ALUMINIUM FRAMED WITH AWNING SASHES WHERE SHOWN. PROVIDE FIXED VENTS TO ALL WC WINDOWS.
All construction work shall be carried out in accordance with State Building Regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.



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PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for ERENDS SUPERANNUATION FUND

ISSUES

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-20-563
DATE RECEIVED 30/06/2021

SCALE: 1:100

DRAWN: BRYAN
DATE: 01/05/2021

FLOOR PLANS UNITS 8-10

DRAWING No.
2017-016-C-01a
ISSUE No. 1

Floors to wet areas to have ceramic tiles or sheet vinyl.
Provide Ceramic tile splashbacks to all sanitary fittings and Lampanel to showers.
All aluminium windows and doors, as shown on the floor plan, are to comply with AS 2047.
BCA Part 3.6.0 refers.

STAIRS NOTES

In accordance with the BCA - Volume 2, Safe movement and Access - 3.9.1.3
Treads must have a surface with a slip resistance classification and a nosing strip with a slip resistance as described in Table 3.9.1.1."

Framing shall be in accordance with the AS1684.2 (2010) Timber Framing Manual
Timber to be MP-G12 and floor joists to be Smartframe unless noted otherwise.
Fixing to be in accordance with the Framing manual or QHD Specification
Wall bracing to be as per AS1684 National Timber Framing Code & AS1170 Wind Loads

Internal stairs to be constructed of timber.
Risers to be nominally 170.00 and go 250mm.
Handrail to be provided - 1000 high.
Minimum head clearance throughout to be 2050mm.
ALL WINDOWS TO BE ALUMINIUM FRAMED WITH AWNING SASHES WHERE SHOWN. PROVIDE FIXED VENTS TO ALL WC WINDOWS.

Part 3.8.1 Building Code of Australia
Wet areas within a building, including floors and horizontal surfaces, walls, wall junctions and joints and penetrations must be waterproofed or water resistant in accordance with Table 3.8.1.1 and/or AS3740.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
BL TO APPLICATION No PLN-21-392
GE TO DATE RECEIVED 5 October 2021
DN STUCCO: 90X35 @ 400mm (T/U)
NO GIGS: 75X38 (F8)
ROOF FRAME TO BE AS PER TRUSS SUPPLIER

Structural steel members and associated parts must be protected from corrosion attack.
Builder to refer to BCA Table 3.4.4.2 for details to be used in the construction of this residence.
Provide an automatic fire detection system - self contained smoke alarm, where shown on floor plan. Unit must be wired into 240 volt supply.



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PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for ERENDS SUPERANNUATION FUND

ISSUES

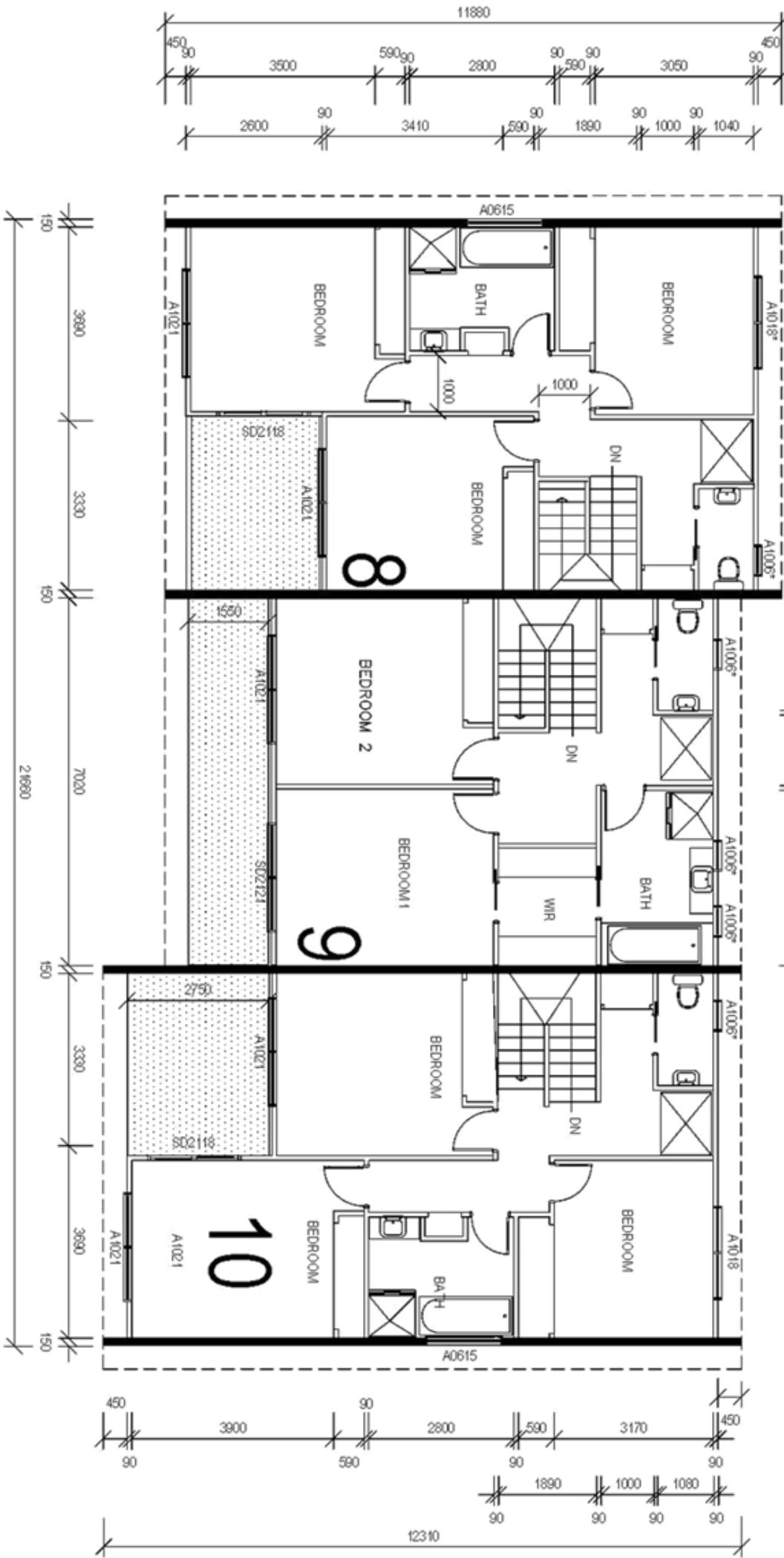
SCALES
1:100

DRAWN: BRIAN
DATE: 01/06/2021

LEVEL 2 - UNITS 8-10

DRAWING No.
2017-016-C-02a
ISSUE NO. 1

All construction work shall be carried out in accordance with State Building regulations, Local Council By-Laws and relevant S.A.A. Codes.
BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION.

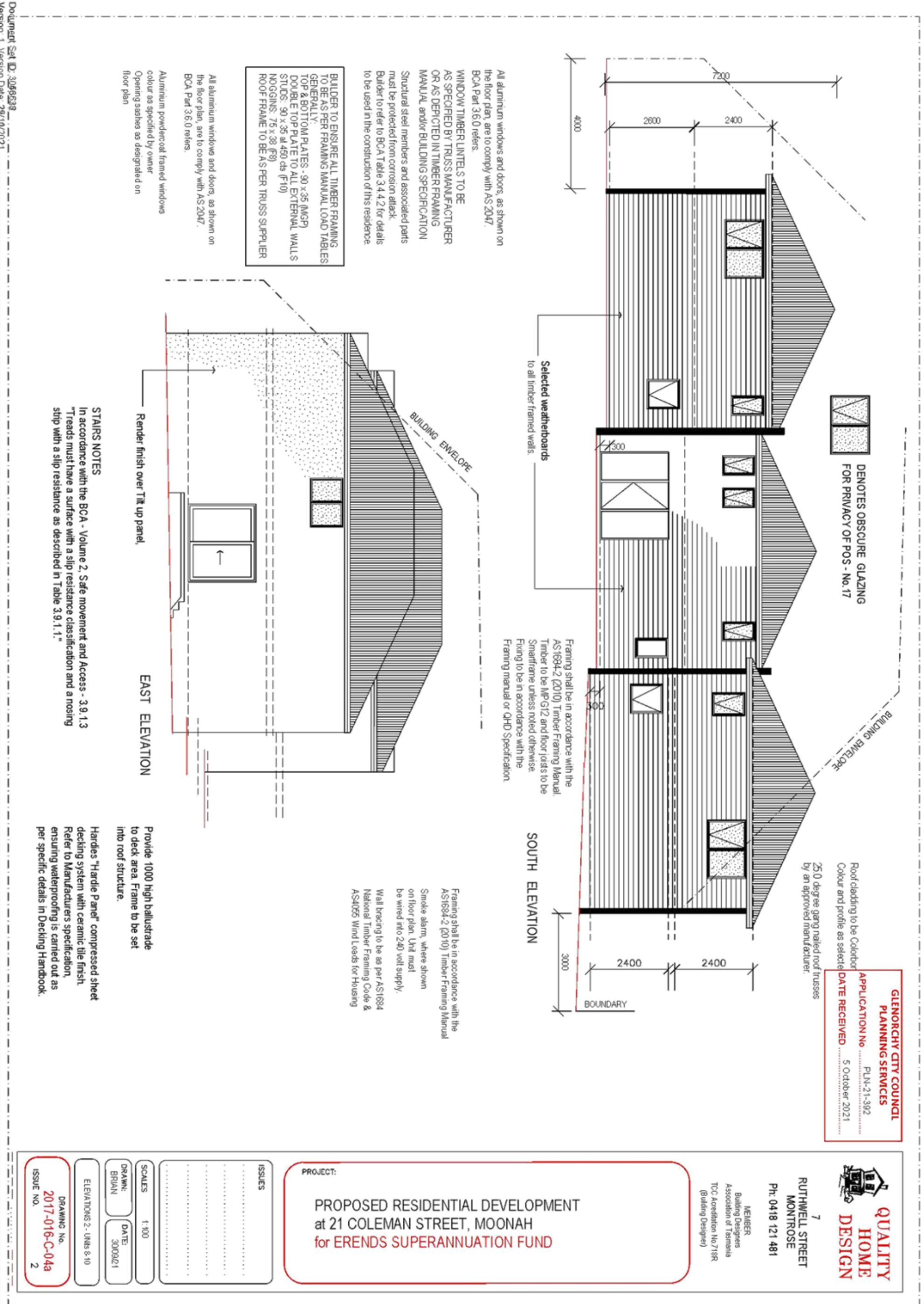


GENERAL WINDOW NOTE
ALL BATHROOMS, ENSUITE & TOILET WINDOWS TO HAVE OBSCURE GLASS FITTED.
FV DENOTES FIXED VENT (TOILETS)

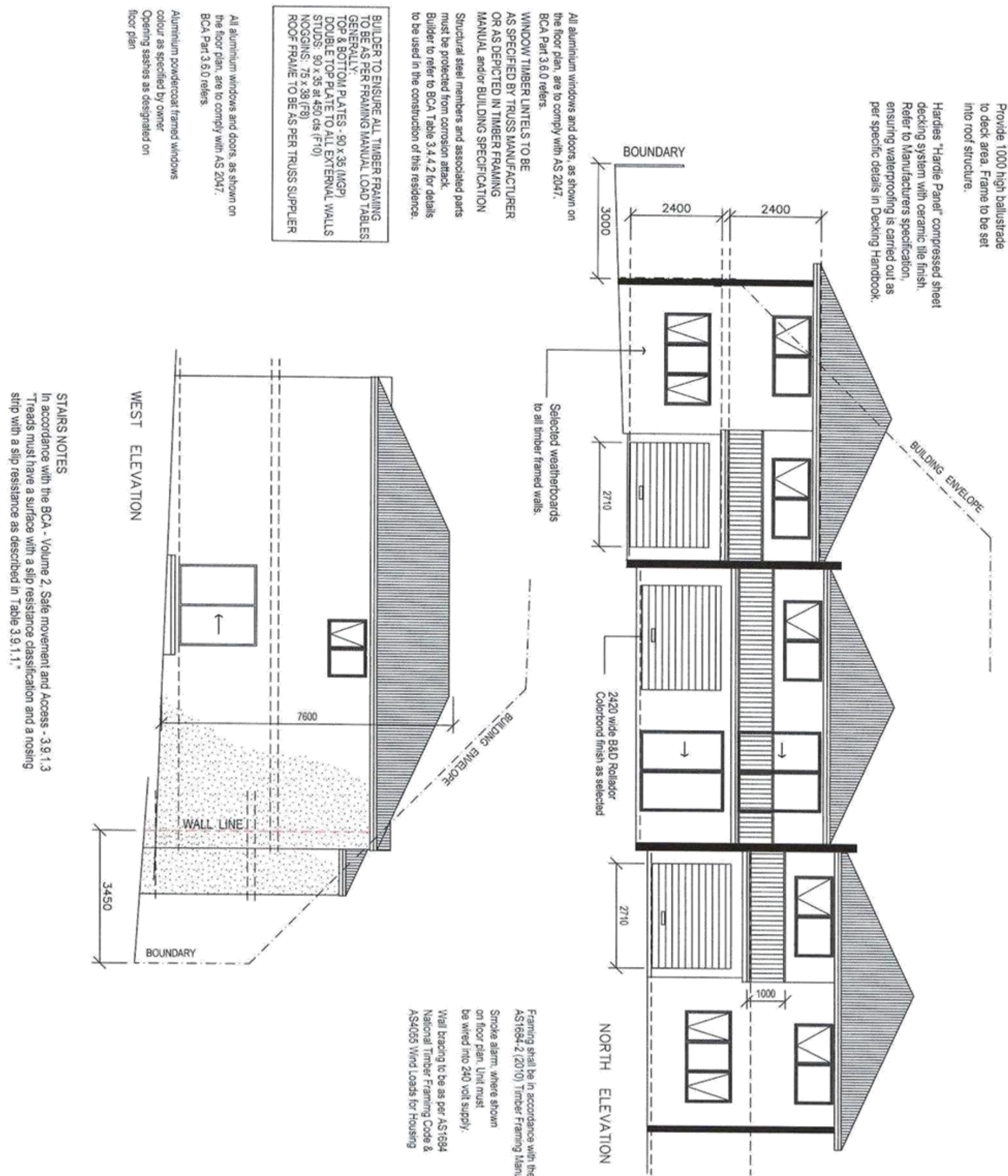
UNIT 8 - LEVEL 2 PLAN
LEVEL 2 - 71.2 SQ. M

UNIT 9 - LEVEL 2 PLAN
LEVEL 2 - 62.5 SQ. M

UNIT 10 - LEVEL 2 PLAN
LEVEL 2 - 70.6 SQ. M



Document Set ID: 3066898
Version: 1 Version Date: 06/06/2021





QUALITY HOME DESIGN

7 RUTHWELL STREET
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PROJECT:

**PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for ERENDS SUPERANNUATION FUND**

ISSUES

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

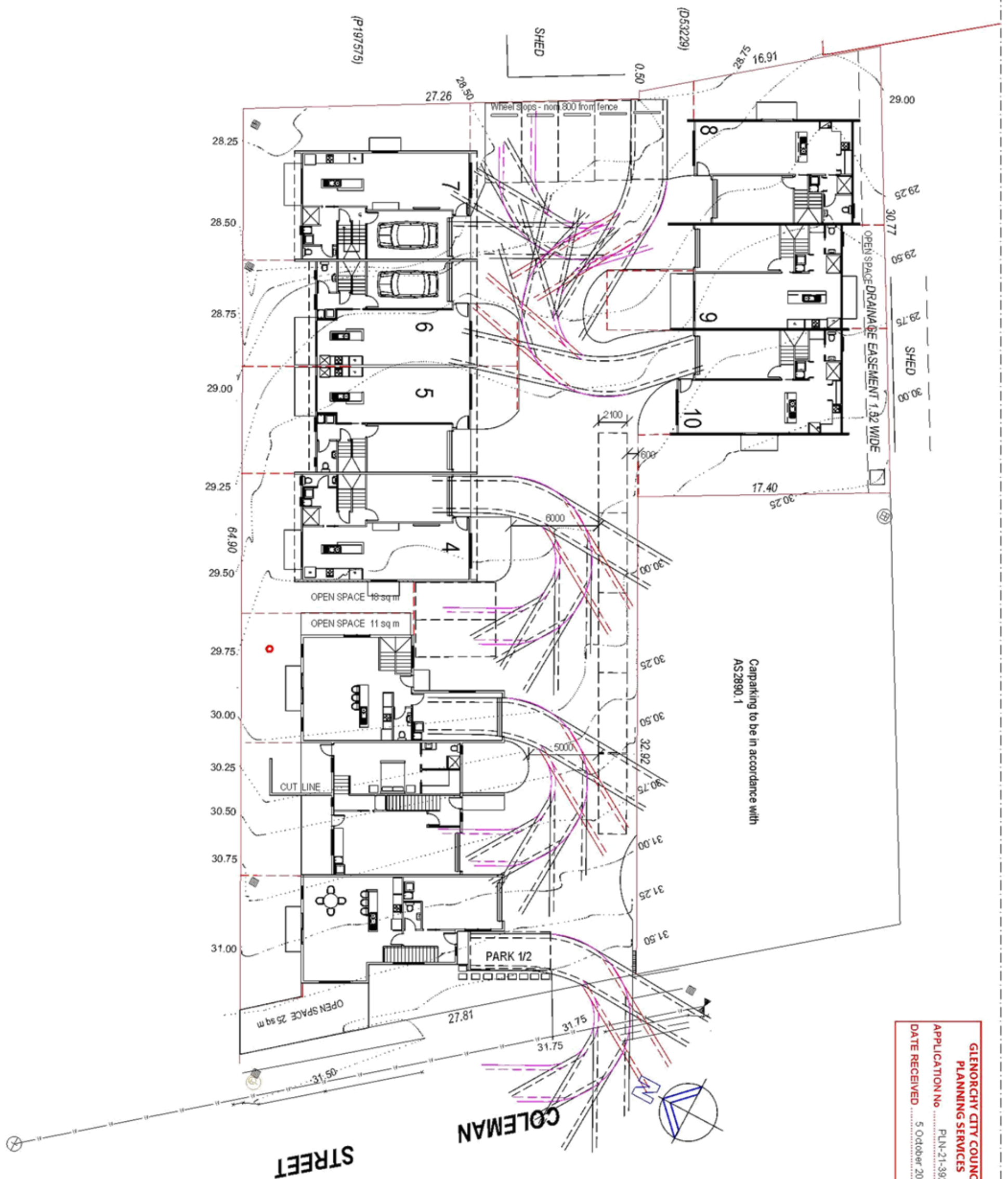
APPLICATION No. PLN-20-563
DATE RECEIVED 30/06/2021

SCALES 1:100

DRAWN: BRIAN DATE: 01/05/2021

ELEVATIONS 1 - UNITS 8-10

DRAWING No. 2017-016-C-03a
ISSUE NO. 1



**GLENCORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. **PLN-21-392**

DATE RECEIVED **5 October 2021**



**QUALITY
HOME
DESIGN**

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PROJECT:

PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for EREND'S SUPERANNUATION FUND

ISSUES

SCALES 1-250

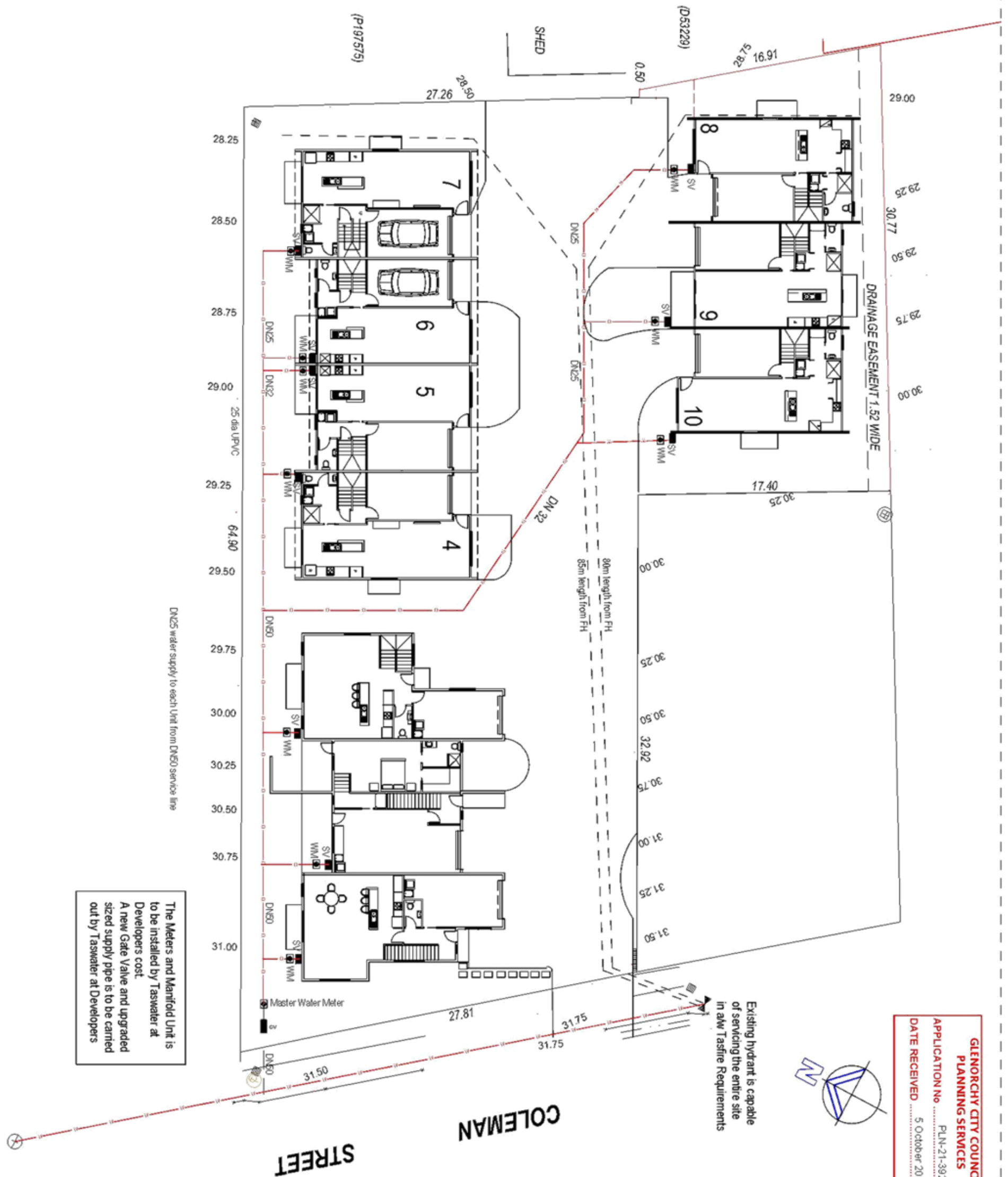
DRAWN: BRIAN

DATE: 300921

TURNING CURVES

DRAWING NO.
2017-016-S8a
ISSUE NO. 2

Document Set ID: 306638
Version: 1 Version Date: 26/10/2021



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-392
DATE RECEIVED 5 October 2021

QUALITY HOME DESIGN

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PROPOSED RESIDENTIAL DEVELOPMENT
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ISSUES

SCALES

1:250

DRAWN:

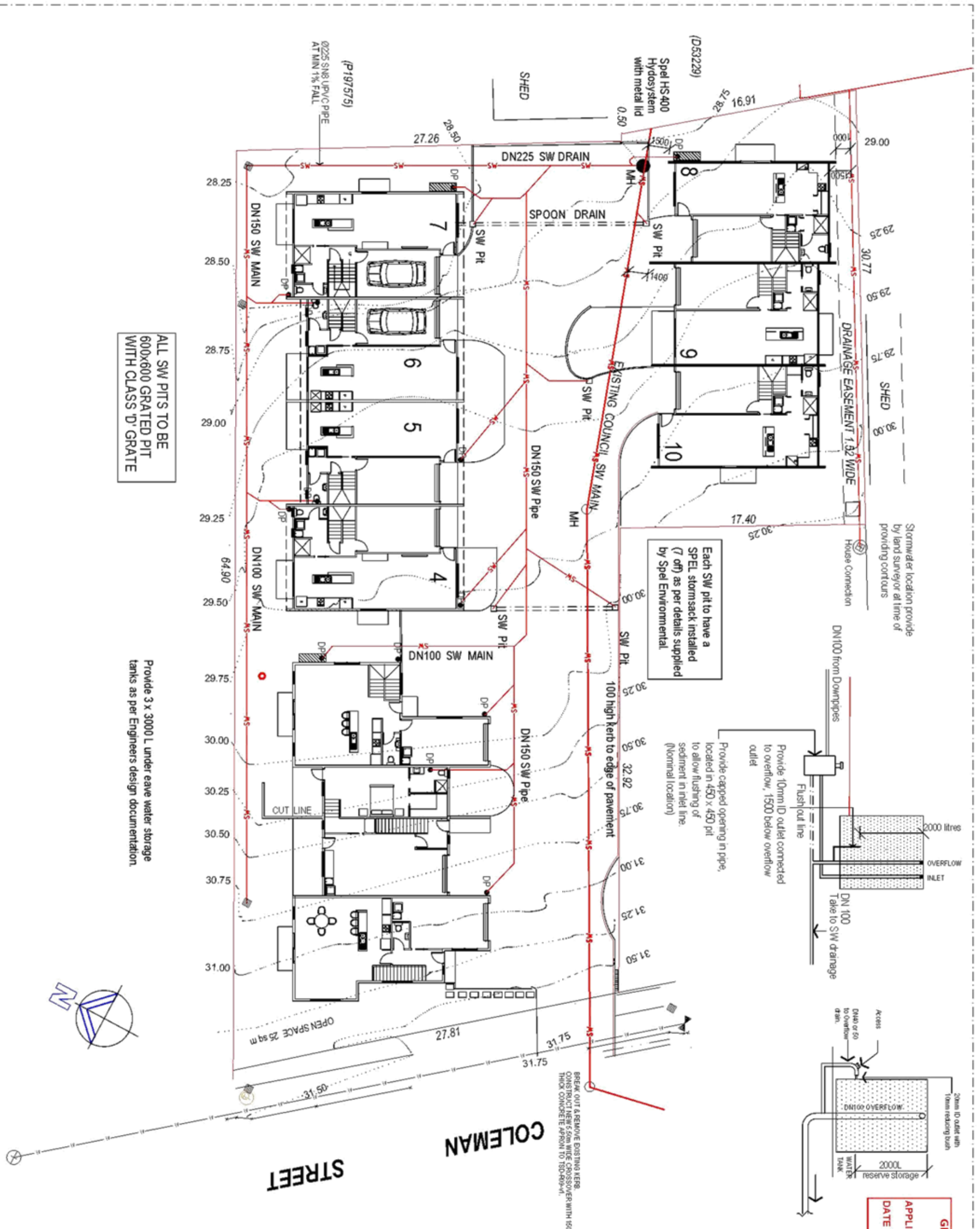
DATE:

30/09/21

WATER SUPPLY

DRAWING No.
2017-016-S7a
ISSUE NO. **2**





GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. **PLN-21-392**
DATE RECEIVED **5 October 2021**

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**RUTHWELL STREET
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Ph: 0418 121 481**

PROPOSED RESIDENTIAL DEVELOPMENT
at 21 COLEMAN STREET, MOONAH
for EREND'S SUPERANNUATION FUND

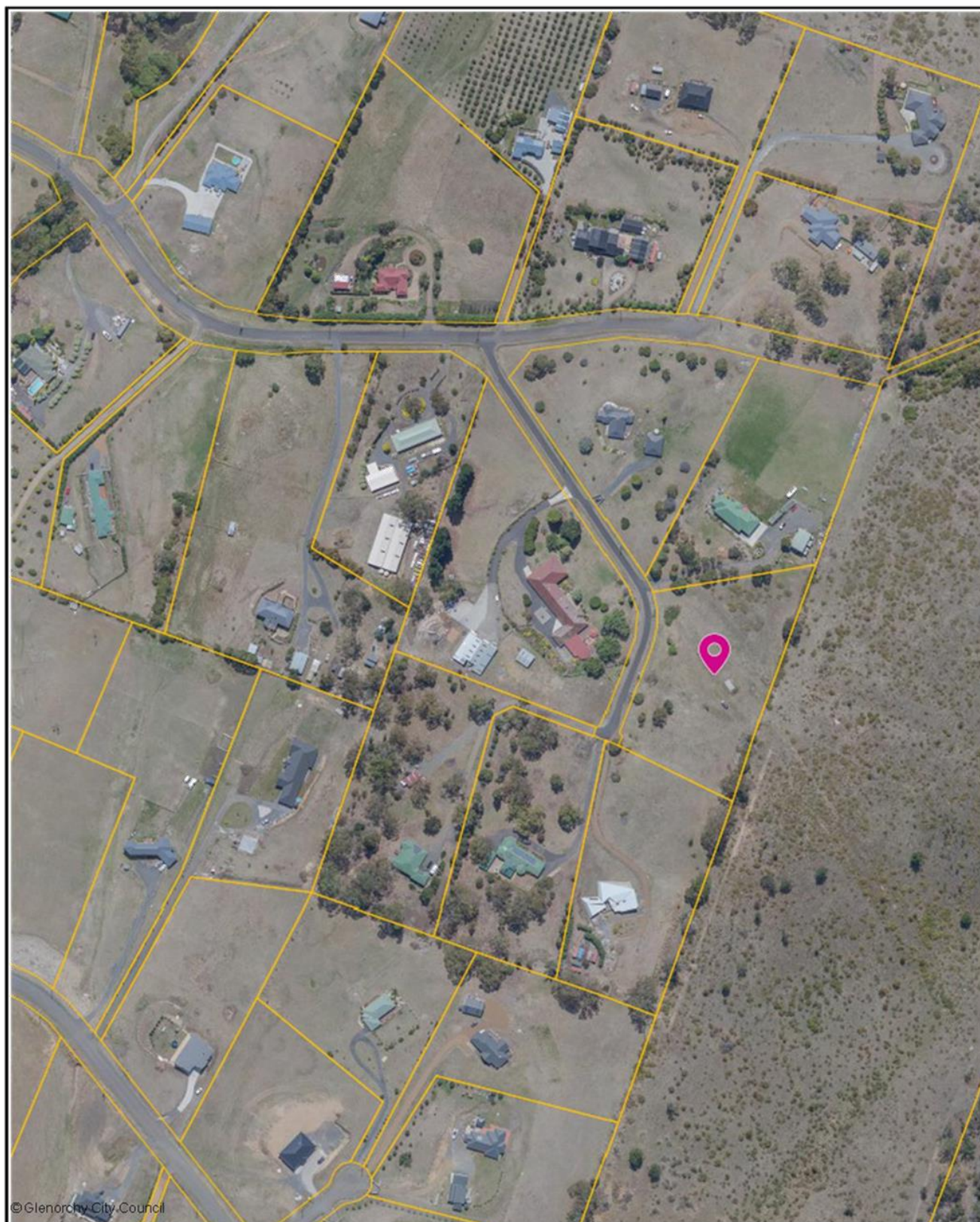
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30109/21

CHALLENGE

No. 6-S5a 2



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29-Nov-2021

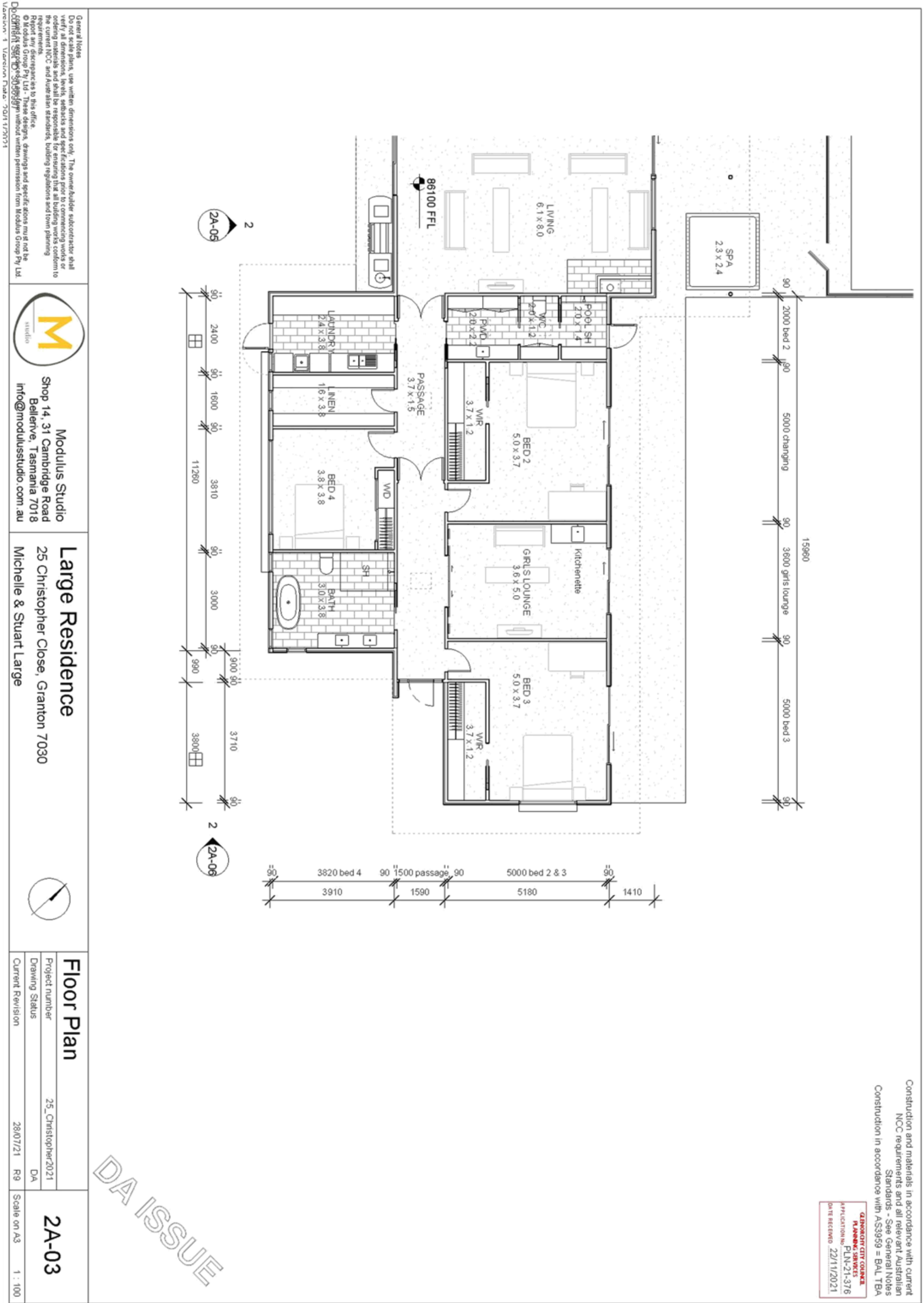


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Document Set ID: 3056997
Version: 1 Version Date: 20/11/2021









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PLANNING SERVICES
 APPLICATION No: PLN-21-376
 DATE RECEIVED: 22/11/2021



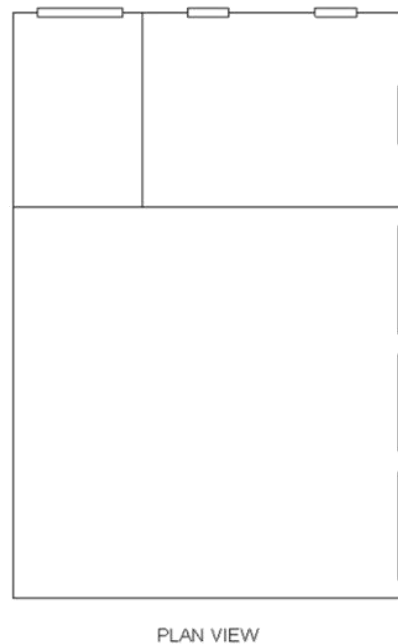
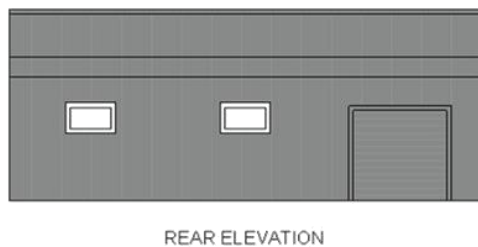
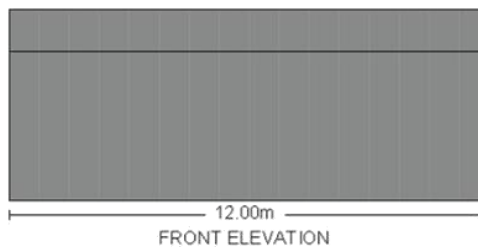
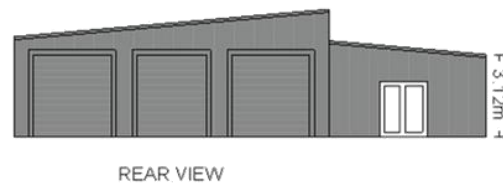
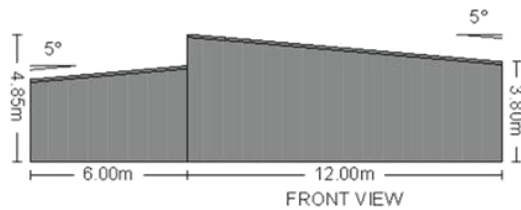
Steeline Hobart

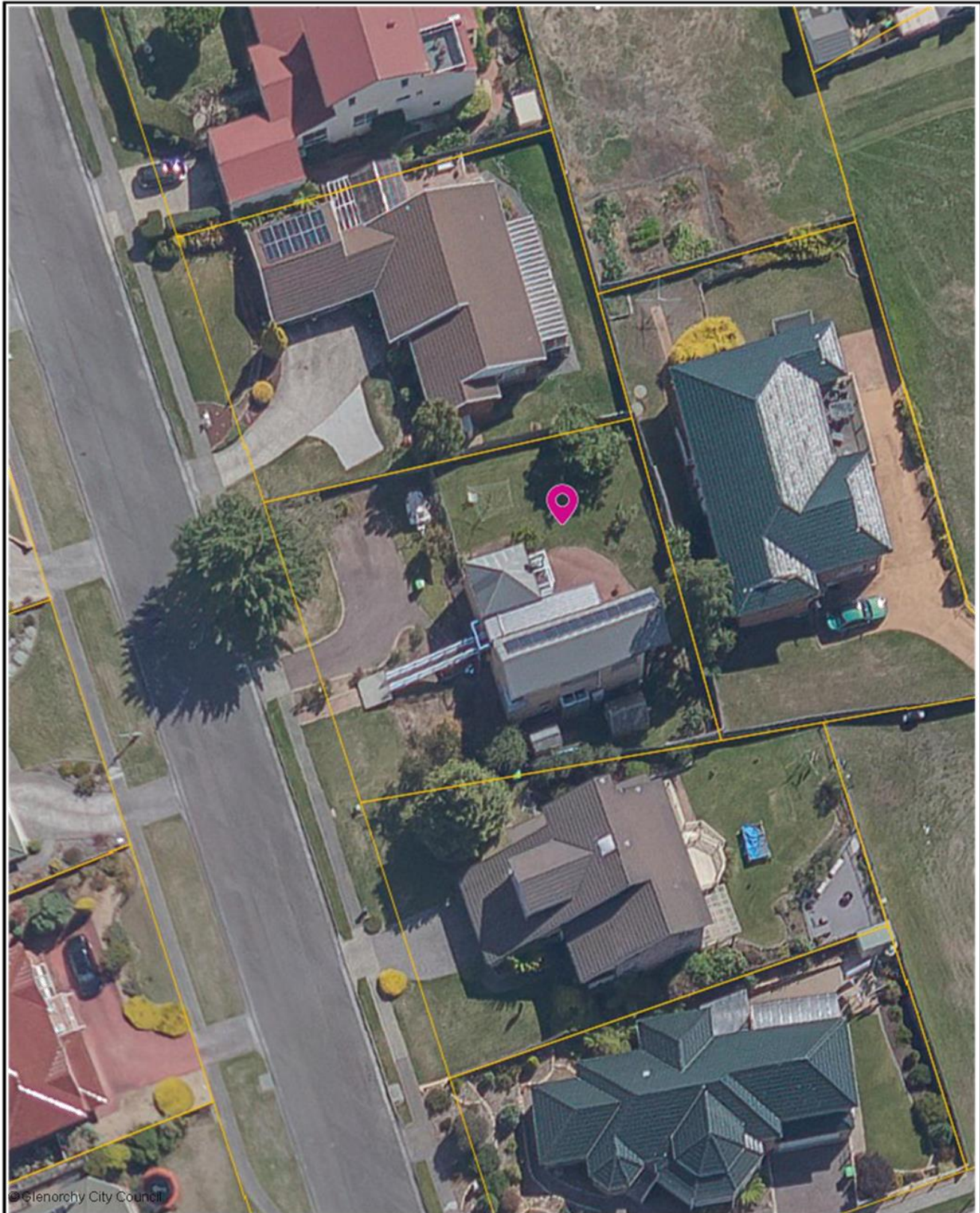
ABN: 75 009 543 506
 Address: 1 Whitestone Drive
 Austins Ferry TAS 7011
 Email: tassiesheds@steeline.com.au
 Web: www.steeline.com.au

Phone: (03) 6249 4988
 Fax: (03) 6249 3838

Quotation

No: 329477
 Date: 17/11/2021
 Valid: 30 Days





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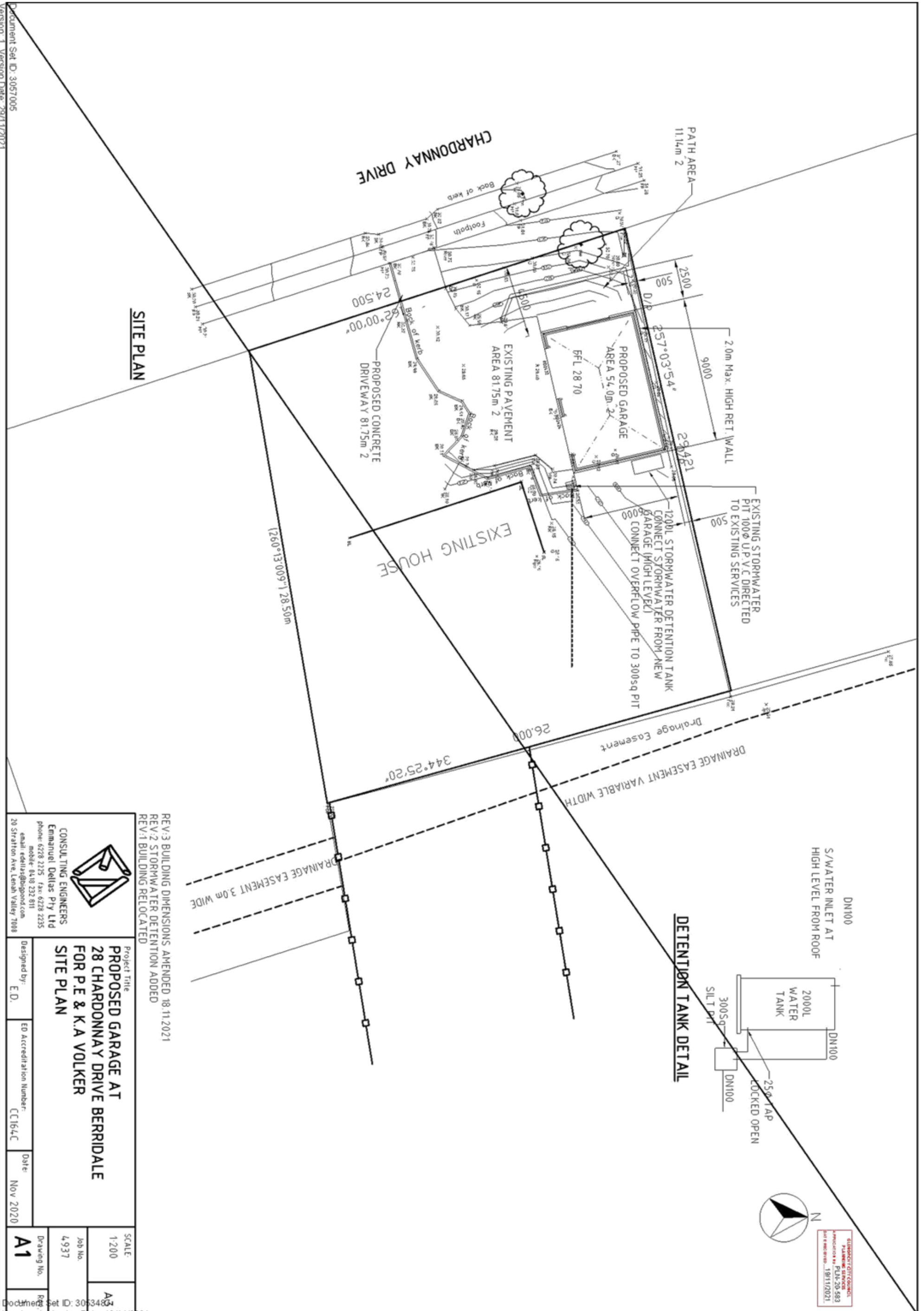
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29-Nov-2021



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Document Set ID: 3057005
Version: 1 Version Date: 20/11/2021





GLENORCHY LOCAL PROVISIONS SCHEDULE

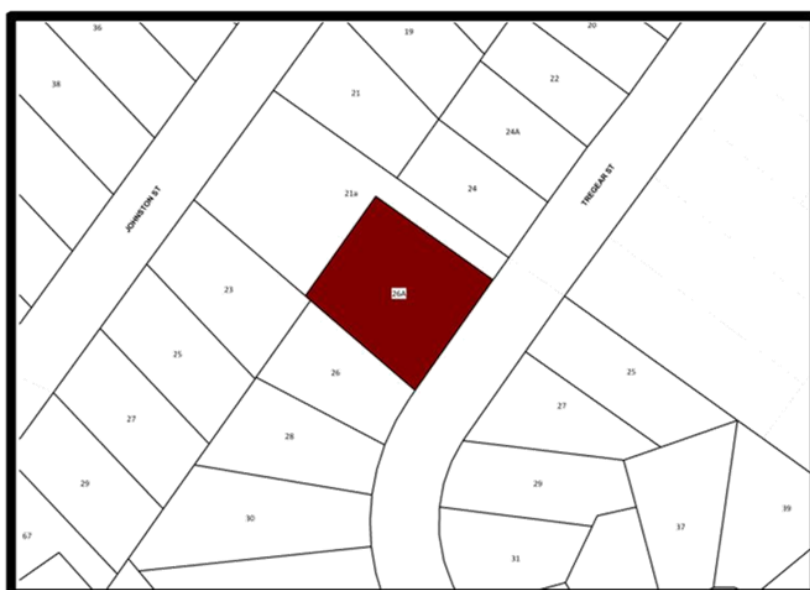
AMENDMENT PLAM-21/02

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment: 26A Tregear Street, Moonah

The Planning Scheme maps are amended by:

1. Modifying the zoning maps, as shown in the image below, to include 26A Tregear Street, Moonah in an Inner Residential Zone.



In witness whereof the common seal of Glenorchy
City Council has been affixed on the day of
2021 as authorised by Council in the presence of:

Council Delegate

GLENORCHY CITY COUNCIL**CERTIFICATION OF DRAFT AMENDMENT
UNDER SECTION 40F OF THE LAND USE PLANNING AND APPROVALS ACT 1993**

The Planning Authority has prepared the attached draft amendment, Amendment PLAM-21/02, to the Glenorchy Local Provisions Schedule.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the LPS Criteria specified in Section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), and
- in accordance with Section 40F(2) of LUPAA, certifies that the draft amendment meets those requirements.

In witness whereof the common seal of Glenorchy
City Council has been affixed on the

day of 2021 as

authorised by Council in the presence of:

Council Delegate

ARCHITECTURAL & ENGINEERING DRAWING
DRAWINGS NO. DRAWING NAME

D401	COVER & EXISTING & DEMOLITION PLAN
D402	SITE PLAN, PLANS
D403	SITE SECTIONS
D404	SITE SECTIONS
D405	SWEEP PATHS

TITLE	1000001
TITLE REF	1000001
STREET ADDRESS	1000001
SITE AREA	941 sqm
COVERAGE	41.84 sqm = 25.25 % 235 sqm
PERMISSIBLE	500.85 sqm / 941 sqm = 53.24%
PERMISSIBLE SURFACES	332.79 sqm / 941 sqm / 35.36 % 35.15%
UNIT 1 & 2 (NEW UNIT)	
LEVEL 1	40.37 sqm INC. EXTERNAL WALL
LEVEL 2	40.86 sqm INC. EXTERNAL WALL
TOTAL	81.23 sqm INC. EXTERNAL WALL
PRIVATE GARDEN SPACE - U1	123.89 sqm INC. EXTERNAL WALL
LEVEL 1	40.28 sqm INC. EXTERNAL WALL
UNIT 3 (NEW UNIT)	
LEVEL 1	68.47 sqm INC. EXTERNAL WALL
LEVEL 2	73.67 sqm INC. EXTERNAL WALL
TOTAL	142.14 sqm INC. EXTERNAL WALL
PRIVATE GARDEN SPACE	41.85 sqm INC. EXTERNAL WALL
UNIT 4 (EXISTING)	
LEVEL 1	228.55 sqm INC. EXTERNAL WALL
PRIVATE GARDEN SPACE	161.15 sqm INC. EXTERNAL WALL

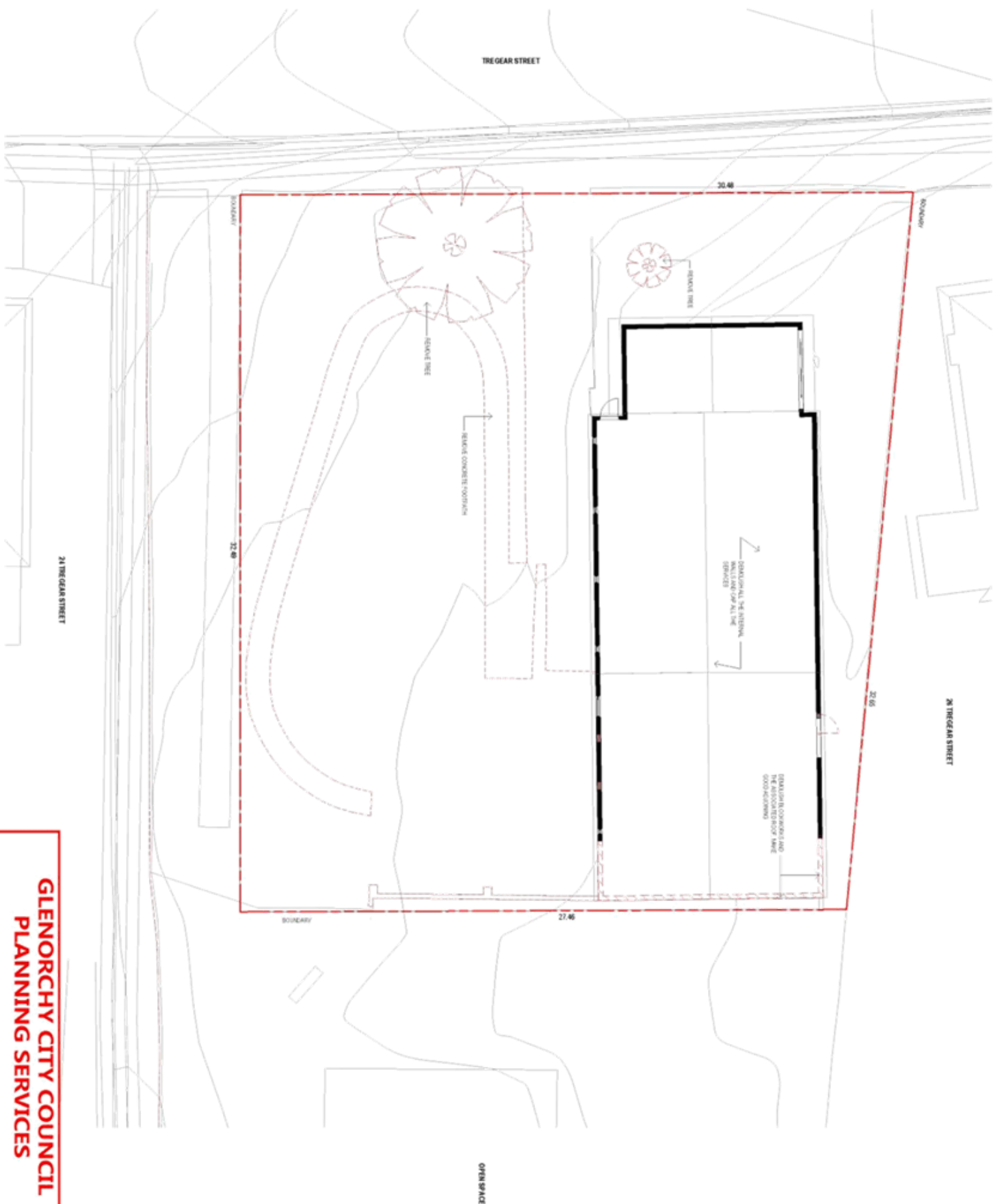


SITE CONTACT PLAN

LEGEND

☐	EXISTING		SOLAR INCLUDING LIGHT IN ACCORDANCE WITH 687.7.4.1
☐	NEW WORK	ME	WALL MOUNT LIGHT CONNECT BACK TO THE UNIT
☐	CONCLUSION		
☐	ALL POS NOT STEERING TRAIL 110		

* ALL PAPERING AREA WAS ON-FALL



1 EXISTING & DEMOLITION PLAN

Scale 1 : 100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLAN-21/02**

DATE RECEIVED **29 October 2021**

APPLICATION No PLAN-21/02

DATE RECEIVED 29 October 2021

[illegible]

MinD.
ARCHITECTS

ARCHITECTS DESIGN
PROJECTS 2009
10000 12TH
WASHINGTON, DC 20004
TEL: 202 331 1000
WWW.MIND-ARCHITECTS.COM

CONSULTANTS:

REASON FOR ISSUE
DEVELOPMENT APPLICATIONPROJECT No.:
2148

INCIDENTAL

PROJECT PROPOSED 4 UNITS DEVELOPMENT

COVER & EXISTING & DEMOLITION PLAN

Product Code	Product Name
10000000000000000000	10000000000000000000

As indicated by

JUNE 2014

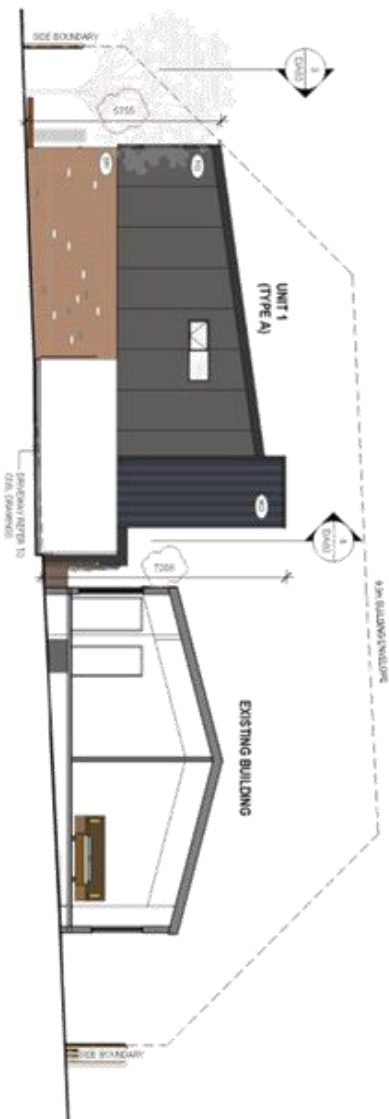




1 SITE SECTION A
DA02 Scale: 1:100



2 SITE SECTION B
DA02 Scale: 1:100



3 SITE SECTION C
DA02 Scale: 1:100



4 SITE SECTION D
DA02 Scale: 1:100



5 SITE SECTION E
DA02 Scale: 1:100



6 SITE SECTION F
DA02 Scale: 1:100

MATERIAL LEGEND:
FC1 - JAMES SHAW 05 STRIA CLADDING - PAINTED
FC2 - JAMES SHAW 05 STRIA CLADDING - PAINTED
MC1 - LONGLINE 305
MC2 - BLACKBUTT TIMBER DECKING
BR1 - BRICK VENEER
CB1 - CONCRETE BLOCK

NO.	REVISION	DATE	BY	CHKD.	APPD.
1	ISSUED FOR PERMIT	2021/07/27	DA03		
2	REVISED FOR PERMIT	2021/07/27	DA03		
3	REVISED FOR PERMIT	2021/07/27	DA03		
4	REVISED FOR PERMIT	2021/07/27	DA03		
5	REVISED FOR PERMIT	2021/07/27	DA03		
6	REVISED FOR PERMIT	2021/07/27	DA03		
7	REVISED FOR PERMIT	2021/07/27	DA03		
8	REVISED FOR PERMIT	2021/07/27	DA03		
9	REVISED FOR PERMIT	2021/07/27	DA03		
10	REVISED FOR PERMIT	2021/07/27	DA03		

MinD.
ARCHITECTS
200A TREGEAR STREET, MOONAH
NSW 2458
08 9390 1234
www.mindarchitects.com.au

CONSULTANT

REASON FOR ASSESSMENT
DEVELOPMENT APPLICATION

PROJECT NO.
2146

PROPOSED 4 UNITS DEVELOPMENT
PROJECT ADDRESS:
26A TREGEAR STREET, MOONAH
OWNER:
BRICK & CASTLE PROPERTY

DRAWING NO.
DA03

DATE RECEIVED
29 October 2021

REVISION
2

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLAM-21/02
DATE RECEIVED 29 October 2021



DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK
12/1/2023	DEPOSIT	1000.00		CHASE
12/2/2023	PAYROLL	500.00	1001	CHASE
12/3/2023	RENT	250.00	1002	CHASE
12/4/2023	UTILITIES	75.00	1003	CHASE
12/5/2023	SALES	1200.00	1004	CHASE
12/6/2023	EXPENSES	150.00	1005	CHASE
12/7/2023	SALES	800.00	1006	CHASE
12/8/2023	SALES	900.00	1007	CHASE
12/9/2023	SALES	1100.00	1008	CHASE
12/10/2023	SALES	1300.00	1009	CHASE
12/11/2023	SALES	1400.00	1010	CHASE
12/12/2023	SALES	1500.00	1011	CHASE
12/13/2023	SALES	1600.00	1012	CHASE
12/14/2023	SALES	1700.00	1013	CHASE
12/15/2023	SALES	1800.00	1014	CHASE
12/16/2023	SALES	1900.00	1015	CHASE
12/17/2023	SALES	2000.00	1016	CHASE
12/18/2023	SALES	2100.00	1017	CHASE
12/19/2023	SALES	2200.00	1018	CHASE
12/20/2023	SALES	2300.00	1019	CHASE
12/21/2023	SALES	2400.00	1020	CHASE
12/22/2023	SALES	2500.00	1021	CHASE
12/23/2023	SALES	2600.00	1022	CHASE
12/24/2023	SALES	2700.00	1023	CHASE
12/25/2023	SALES	2800.00	1024	CHASE
12/26/2023	SALES	2900.00	1025	CHASE
12/27/2023	SALES	3000.00	1026	CHASE
12/28/2023	SALES	3100.00	1027	CHASE
12/29/2023	SALES	3200.00	1028	CHASE
12/30/2023	SALES	3300.00	1029	CHASE
12/31/2023	SALES	3400.00	1030	CHASE

CONSULTANTS:

REASON FOR ISSUE
DEVELOPMENT APPLICATIONPROJECT No.:
2148**PROJECT PROPOSED + UNITS DEVELOPMENT**

OPENING TITLE: SAFE SECTIONS

NAME	PROJECT DATE
1: 1000000	2000-01-01

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLAN-21/02**

DATE RECEIVED **29 October 2021**

NO.	DATE	BY	REVISION
1	2021.07.29	DA	ISSUED FOR PERMIT
2	2021.07.29	DA	ISSUED FOR PERMIT
3	2021.07.29	DA	ISSUED FOR PERMIT
4	2021.07.29	DA	ISSUED FOR PERMIT
5	2021.07.29	DA	ISSUED FOR PERMIT
6	2021.07.29	DA	ISSUED FOR PERMIT
7	2021.07.29	DA	ISSUED FOR PERMIT
8	2021.07.29	DA	ISSUED FOR PERMIT
9	2021.07.29	DA	ISSUED FOR PERMIT
10	2021.07.29	DA	ISSUED FOR PERMIT

MinD.
ARCHITECTS
ARCHITECTS
2021.07.29
2021.07.29
2021.07.29

CONSULTANTS

REASON FOR ASSESSMENT
DEVELOPMENT APPLICATION
21/45



PROJECT ADDRESS
26A TREGEAR STREET, MOONAH
OWNER
BRICK & CASTLE PROPERTY

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLAM-21/02.....
DATE RECEIVED 29 October 2021

DRAWING TITLE
SWEEP PATHS

DRAWING NO.
DA05

REVISION
1





Submission to Planning Authority Notice

Council Planning Permit No.	PLAM-21/02	Council notice date	12/10/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01752-GCC	Date of response	18/10/2021
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	26A TREGEAR ST, MOONAH	Property ID (PID)	5449683
Description of development	Section 40T Combined Planning Scheme Amendment and Rezoning to Inner Residential Zone and Multiple Dwellings x 4		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
AD Design and Consulting	Drainage Plan/D-1-07-01	A	21/09/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater makes the following submission(s): - TasWater does not object to the proposed amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW - A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Advice: Plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show the exact location of the existing sewer property connection. - Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. - Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 56W CONSENT - Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built over or within two metres of TasWater infrastructure. DEVELOPMENT ASSESSMENT FEES			



5. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

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

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

56W Consent

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

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details



Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au