

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 24 JANUARY 2022**



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209-215 Main Road, Derwent Park

17-Jan-2022

Document Set ID: 3072692

Version: 1 Version Date: 17/01/2022

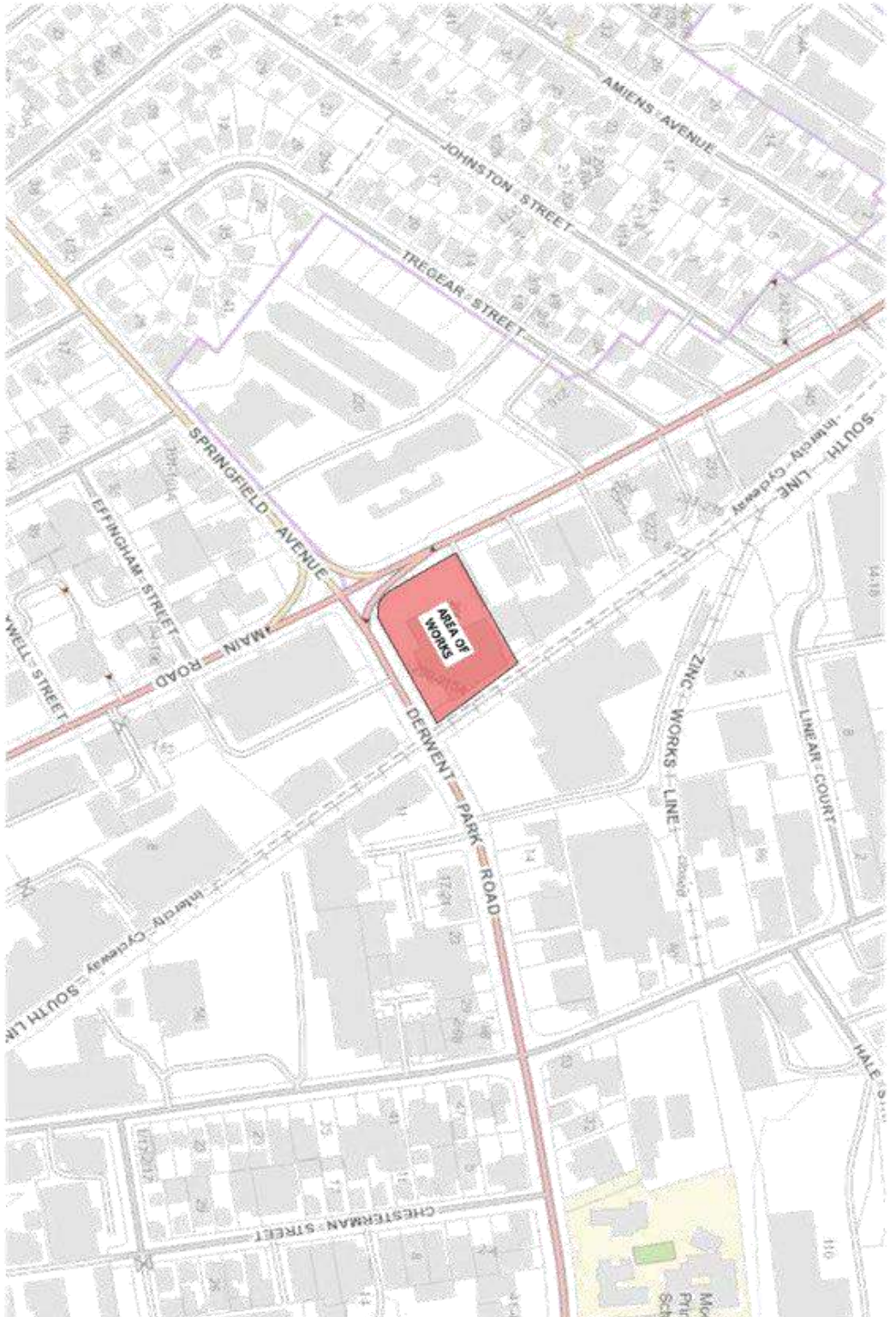
Disclaimer: The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to council.

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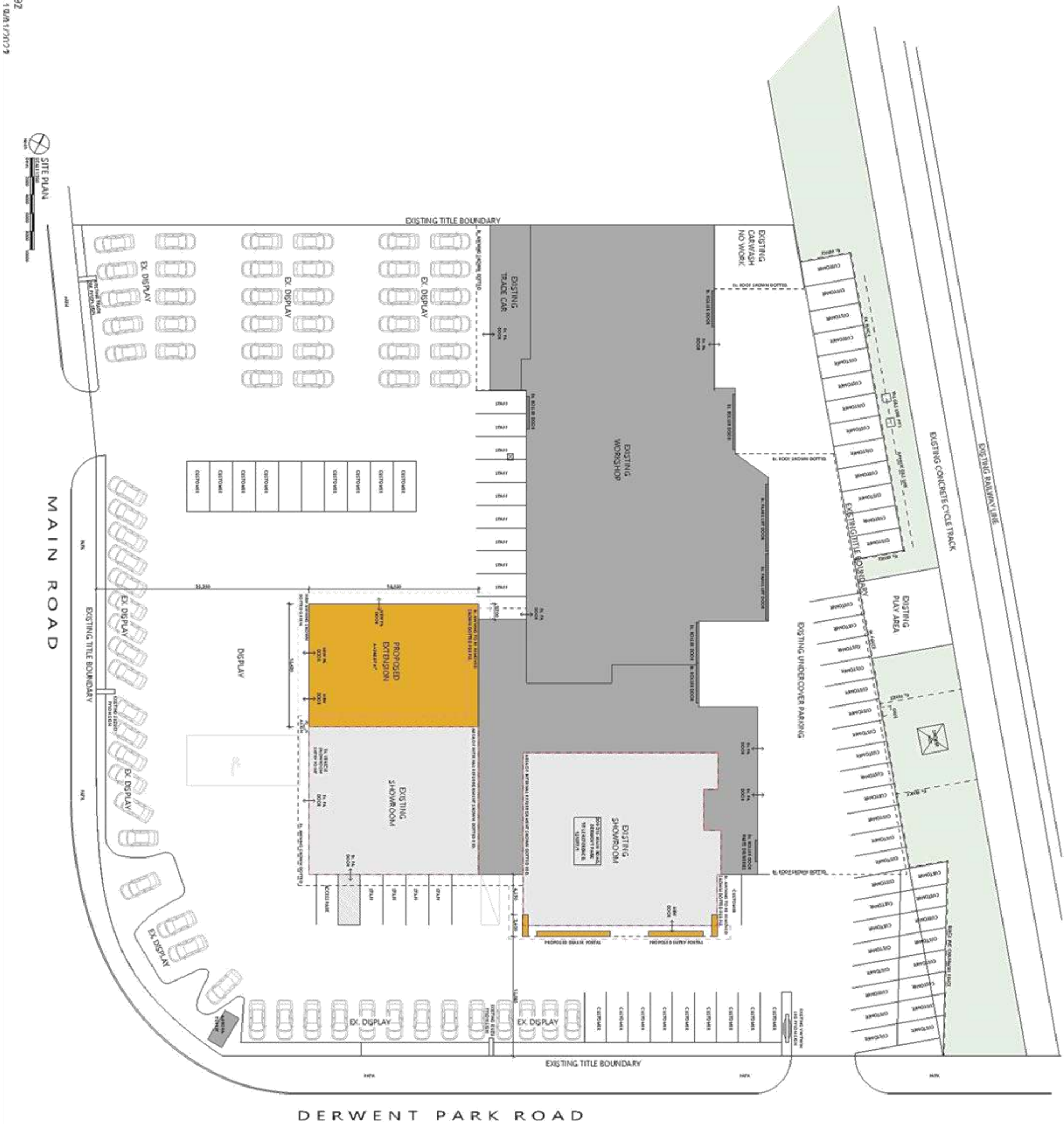
209-215 Main Rd, Derwent Park, Hobart

Control

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GLENORCHY CITY COUNCIL
 PLANNING SERVICES
 APPLICATION No. PLN-21-550
 DATE RECEIVED 18/10/2021

Document Set ID: 3082892
Informational/Revision Date: 18/01/2022



GENERAL LEGEND

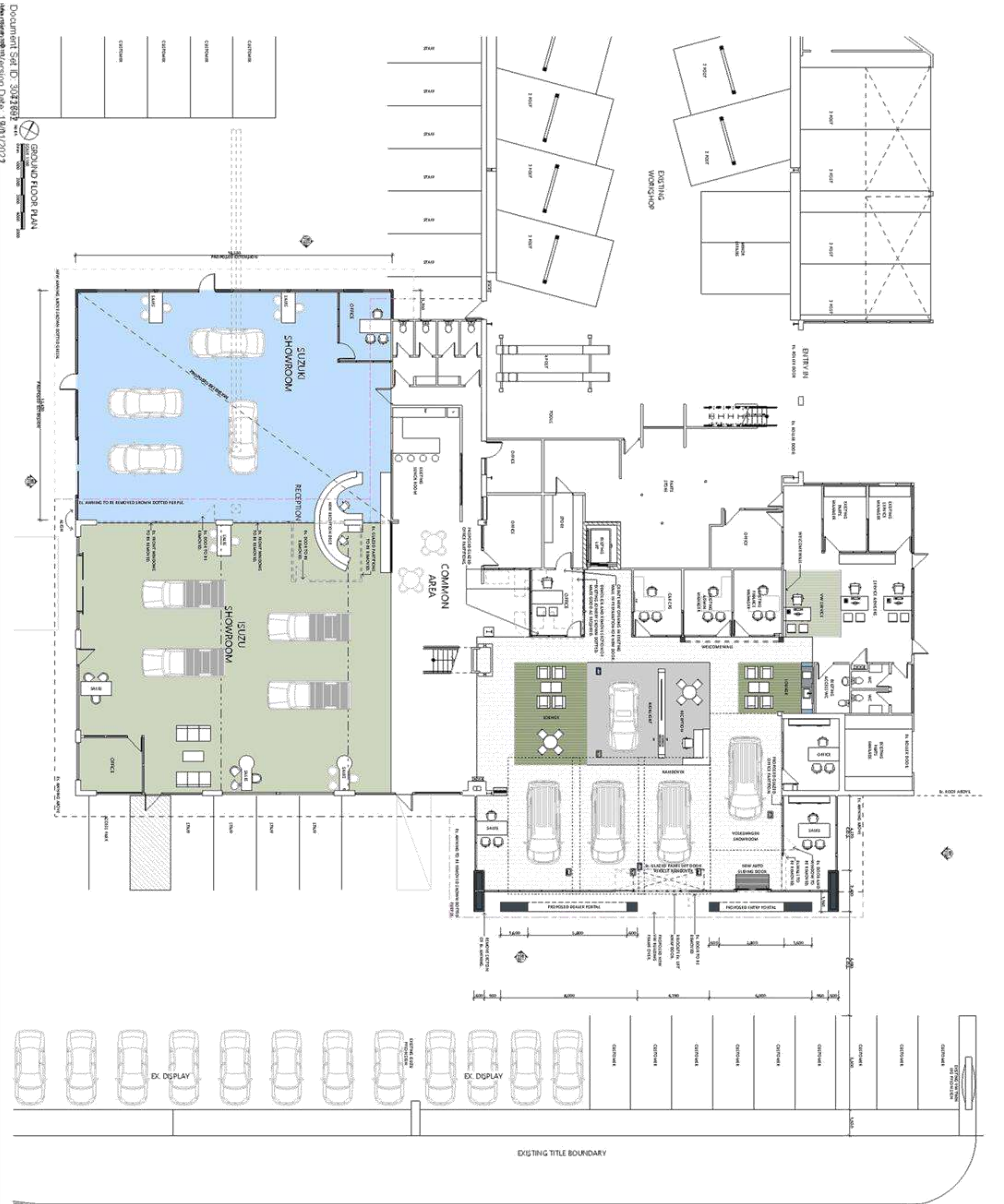
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- EXISTING SHOWROOM
- PROPOSED EXTENSION
- EXISTING TRADE CAR
- EXISTING PLAY AREA
- EXISTING CUSTOMER
- EXISTING PARKING
- EXISTING RAMP
- EXISTING RAILWAY LINE
- EXISTING CONCRETE CYCLE TRACK
- EXISTING UNDERCOVER PARKING
- EXISTING TITHE BOUNDARY
- EXISTING FENCE
- EXISTING LIGHTING
- EXISTING SIGNAGE
- EXISTING LANDSCAPE
- EXISTING TREES
- EXISTING SHRUBS
- EXISTING GRASS
- EXISTING PAVEMENT
- EXISTING DRIVEWAY
- EXISTING GATE
- EXISTING WALL
- EXISTING FENCE

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-550
DATE RECEIVED 18/10/2021

ARTIAS ARCHITECTS
JMC DERWENT PARK
DEALERSHIP - SHOWROOM
ALTERATIONS
JMC

SITE PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	18/10/2021
2	REVISED FOR PERMIT	18/10/2021
3	REVISED FOR PERMIT	18/10/2021
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DERWENT PARK ROAD

ARTIAS ARCHITECTS

JMC DERWENT PARK
DEALERSHIP - SHOWROOM
ALTERATIONS

JMC

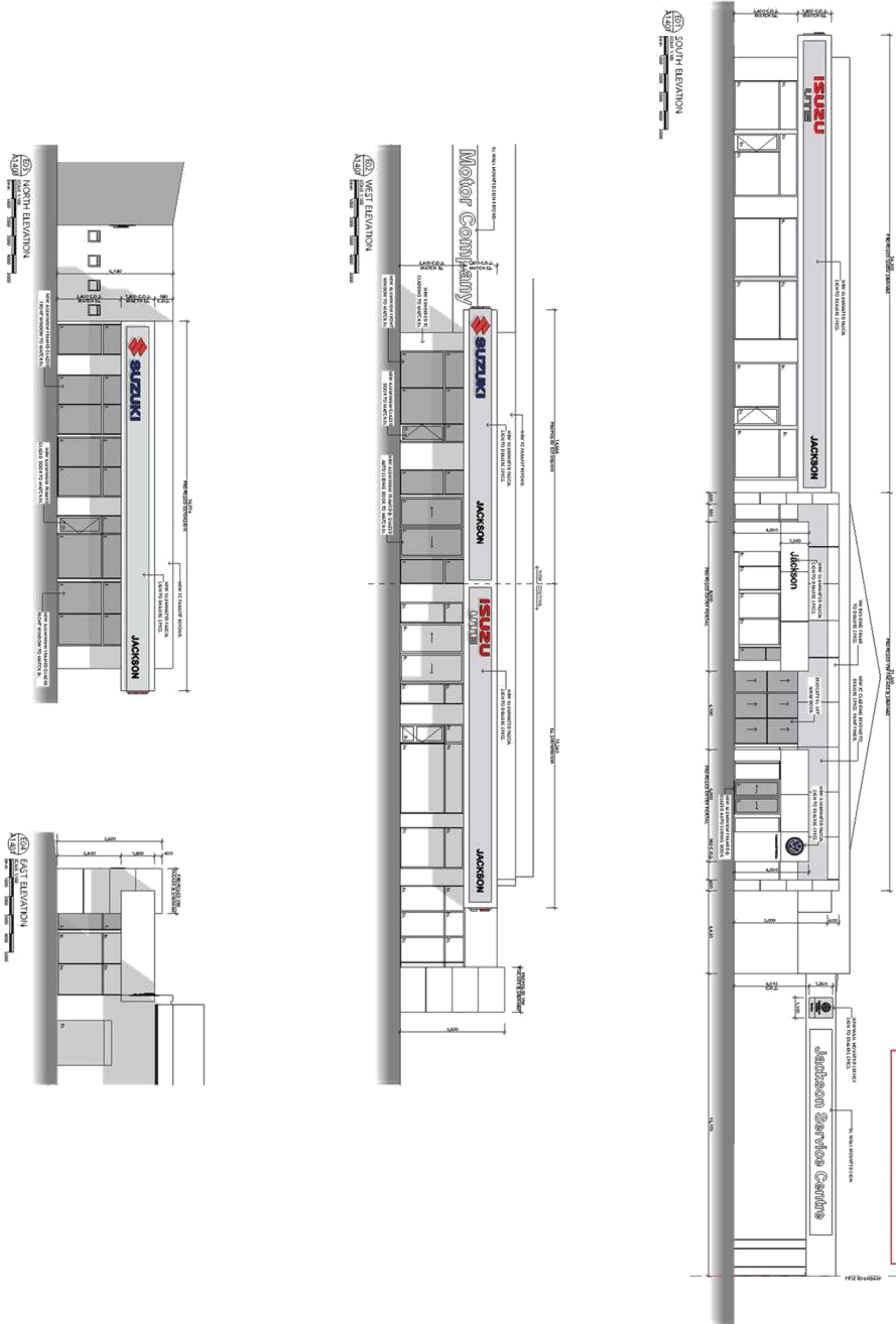
FLOOR PLAN

Document Set ID: 3042892
A1401-DA01

GLENCORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-550
DATE RECEIVED 18/10/2021

Derwent Park
JMC Derwent Park
Dealership - Showroom
Alterations

ARTIAS ARCHITECTS
11/11/2021
A1401-DA01

[illegible]

**GLENORCHY LOCAL PROVISIONS SCHEDULE
AMENDMENT PLAM-21/03**

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment: various properties throughout the municipality

The Planning Scheme maps are amended by:

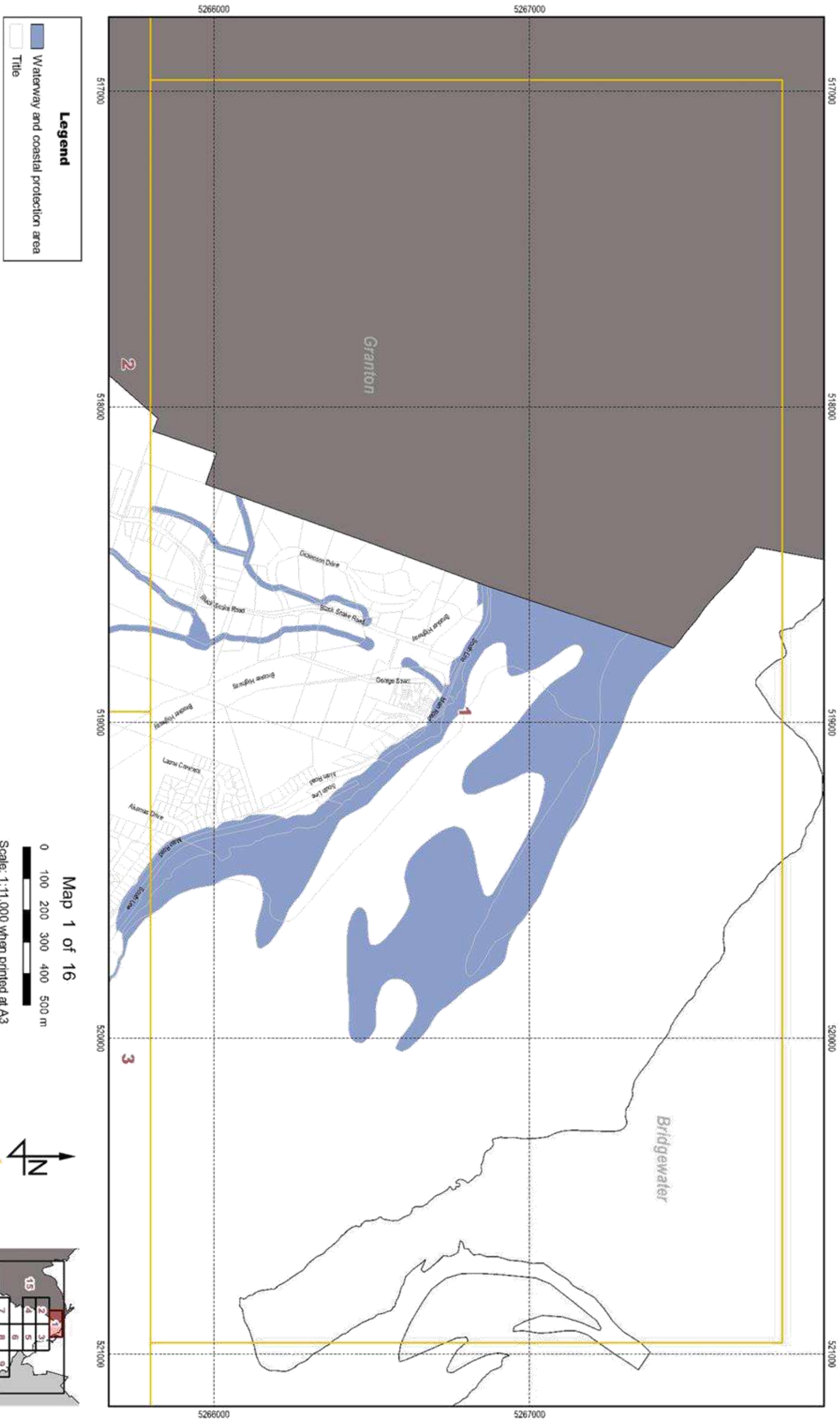
1. Replacing the Waterway and Coastal Protection Area of C7.0 Natural Assets Code with the area shown on the maps in Annexure 1.
2. Replace the Flood-Prone Hazard Area of C12.0 Flood Prone Hazard Code with the area shown on the maps in Annexure 2.

In witness whereof the common seal of
Glenorchy City Council has been affixed on
the day of 2022 as
authorised by Council in the presence of:

Council Delegate

Annexure 1 Waterway and Coastal Protection Area of C7.0 Natural Assets Code

Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



The map displays the Claremont area, featuring the Claremont River (blue line) flowing through the landscape. The river originates in the upper right and flows towards the lower left. The map is overlaid with a grid showing coordinates: 5264000, 5265000, 518000, and 519000. Key locations and roads labeled include Claremont, Granton, Upper Main Road, Green Road, Claremont Road, and Claremont Creek. A blue line indicates the river's path, and a yellow line marks the boundary between Claremont and Granton. The map also shows a network of roads and a small area labeled 'Claremont' in the upper left.

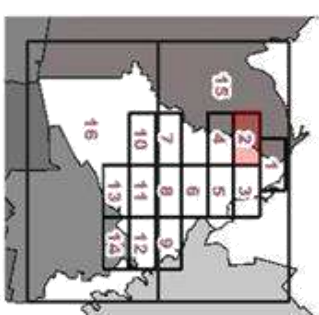
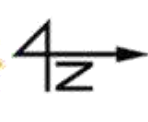
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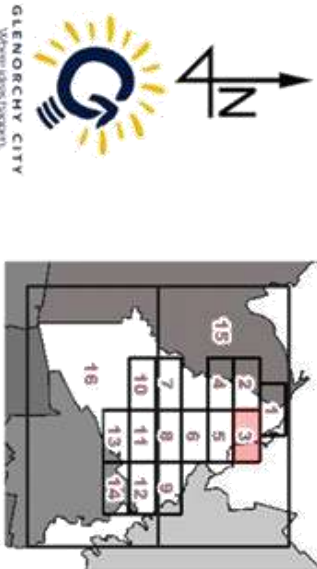
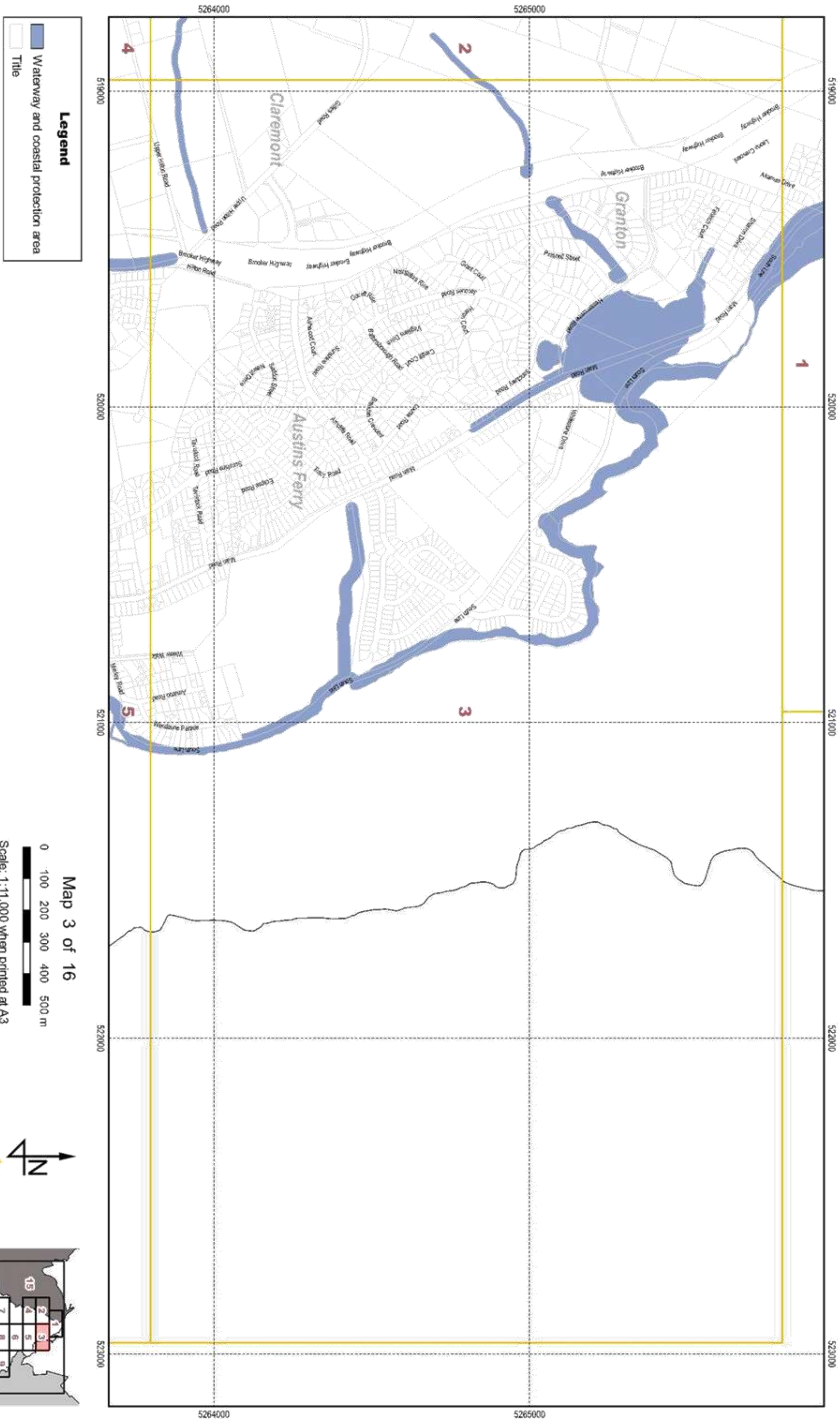
Zone data from Glenorchy City Council

Base topographic data from: The LIST © State of Tasmania

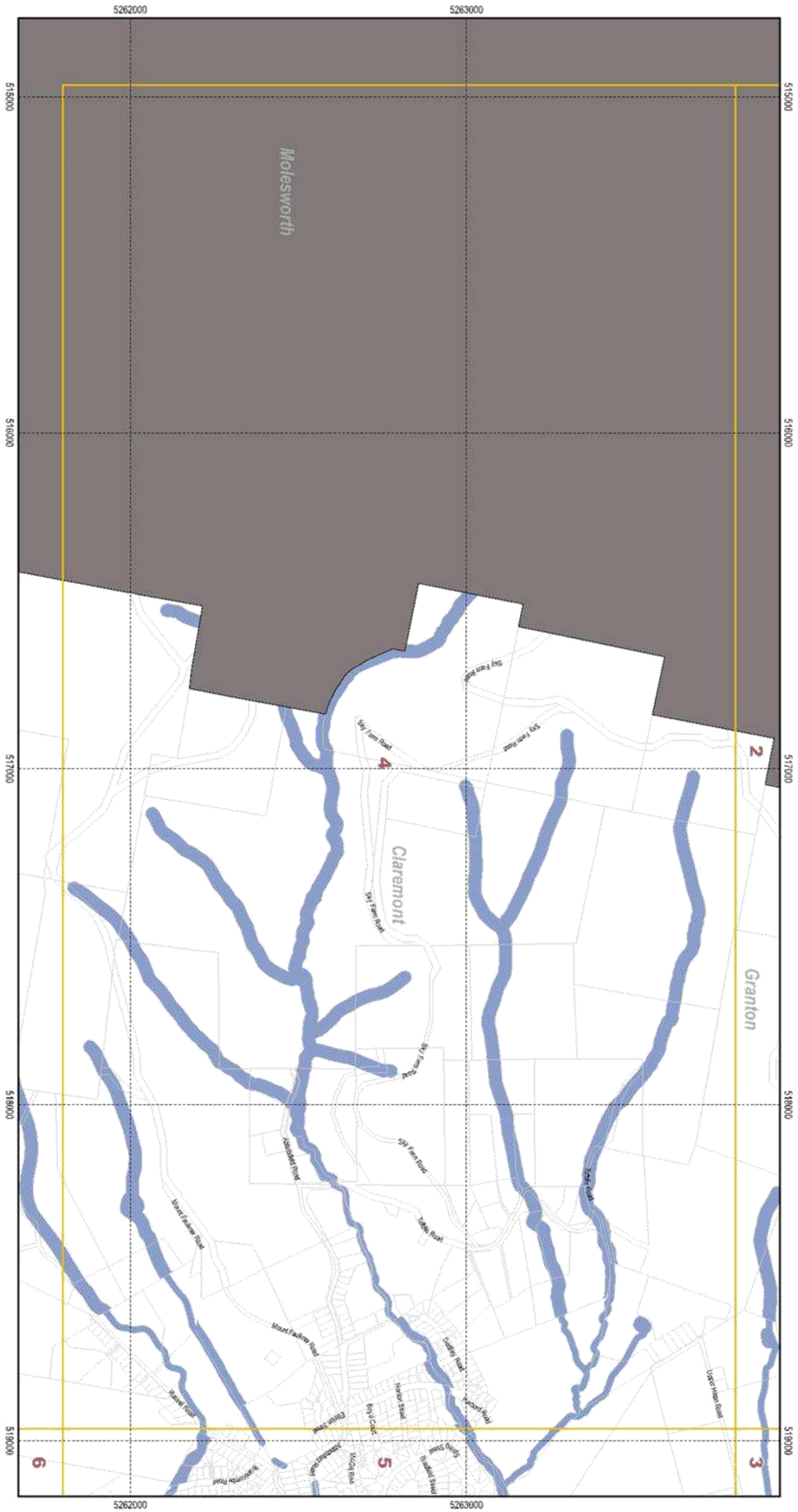
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Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



Map 4 of 16



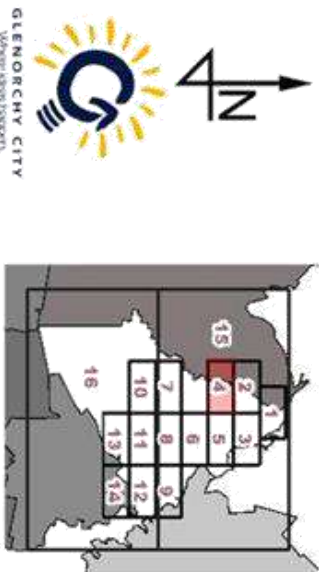
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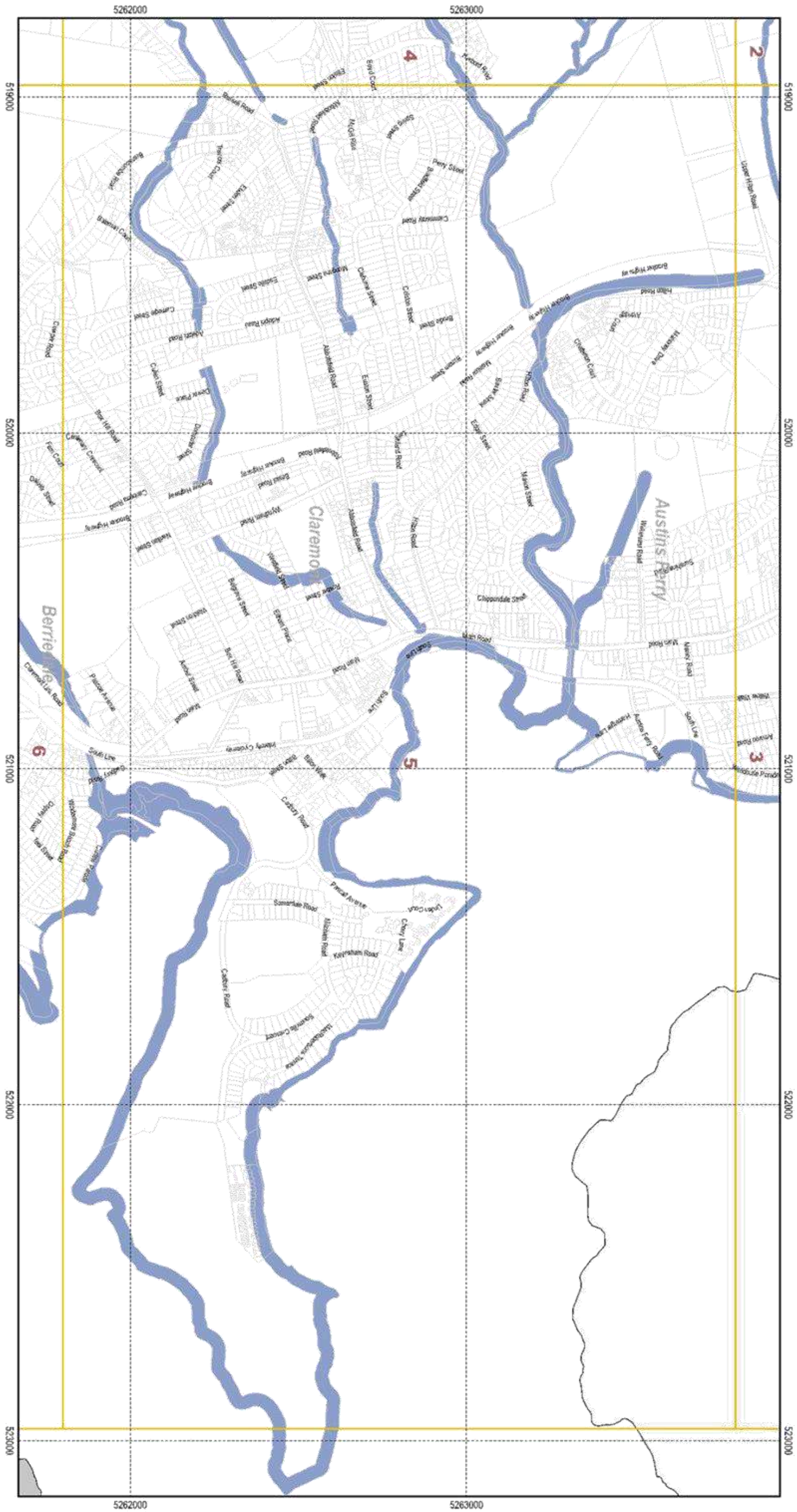
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Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



Map 5 of 16



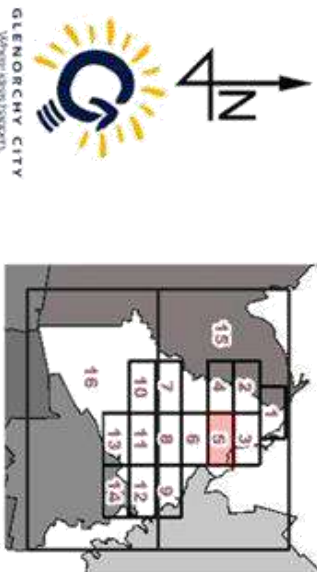
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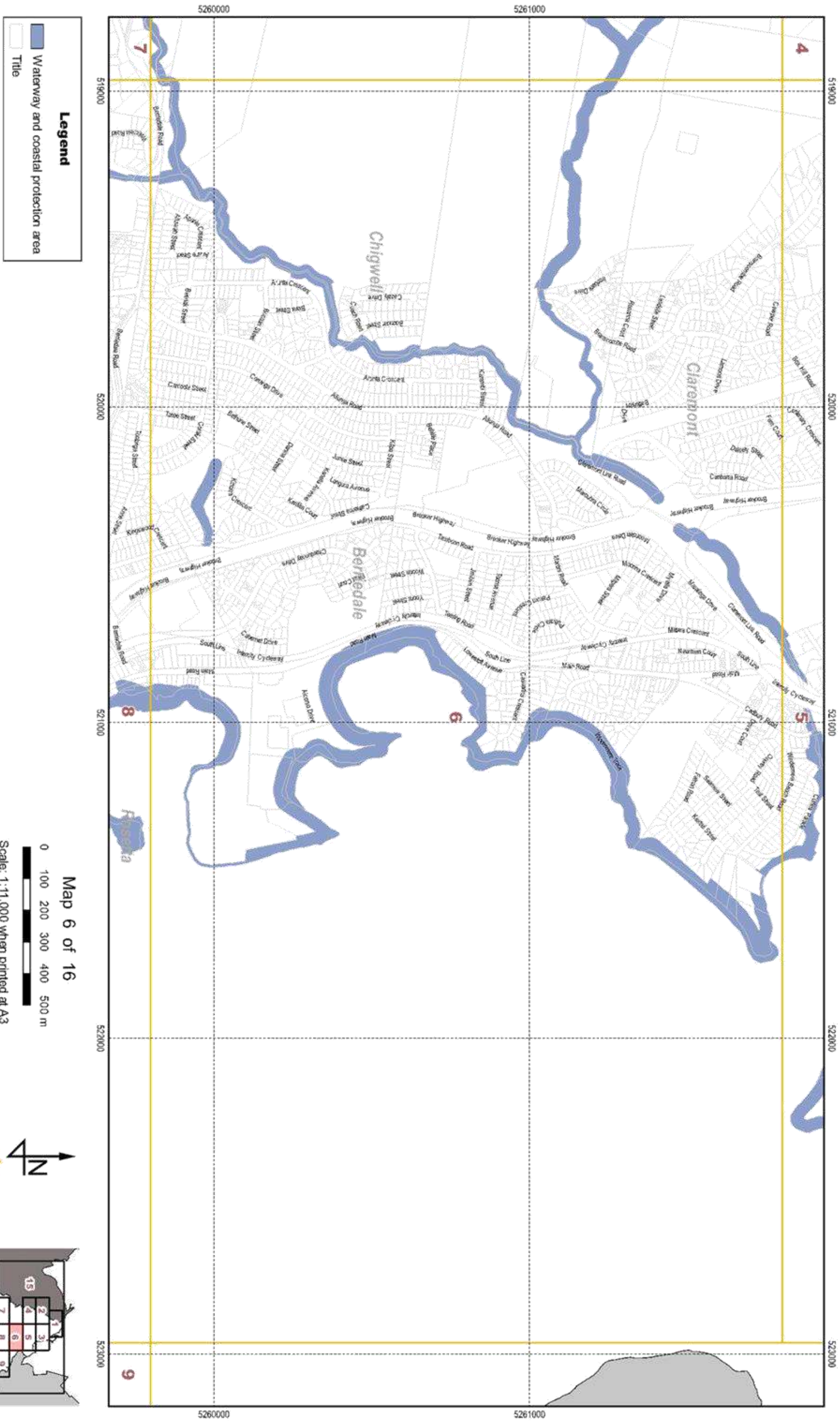
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Base topographic data from: The LIST © State of Tasmania

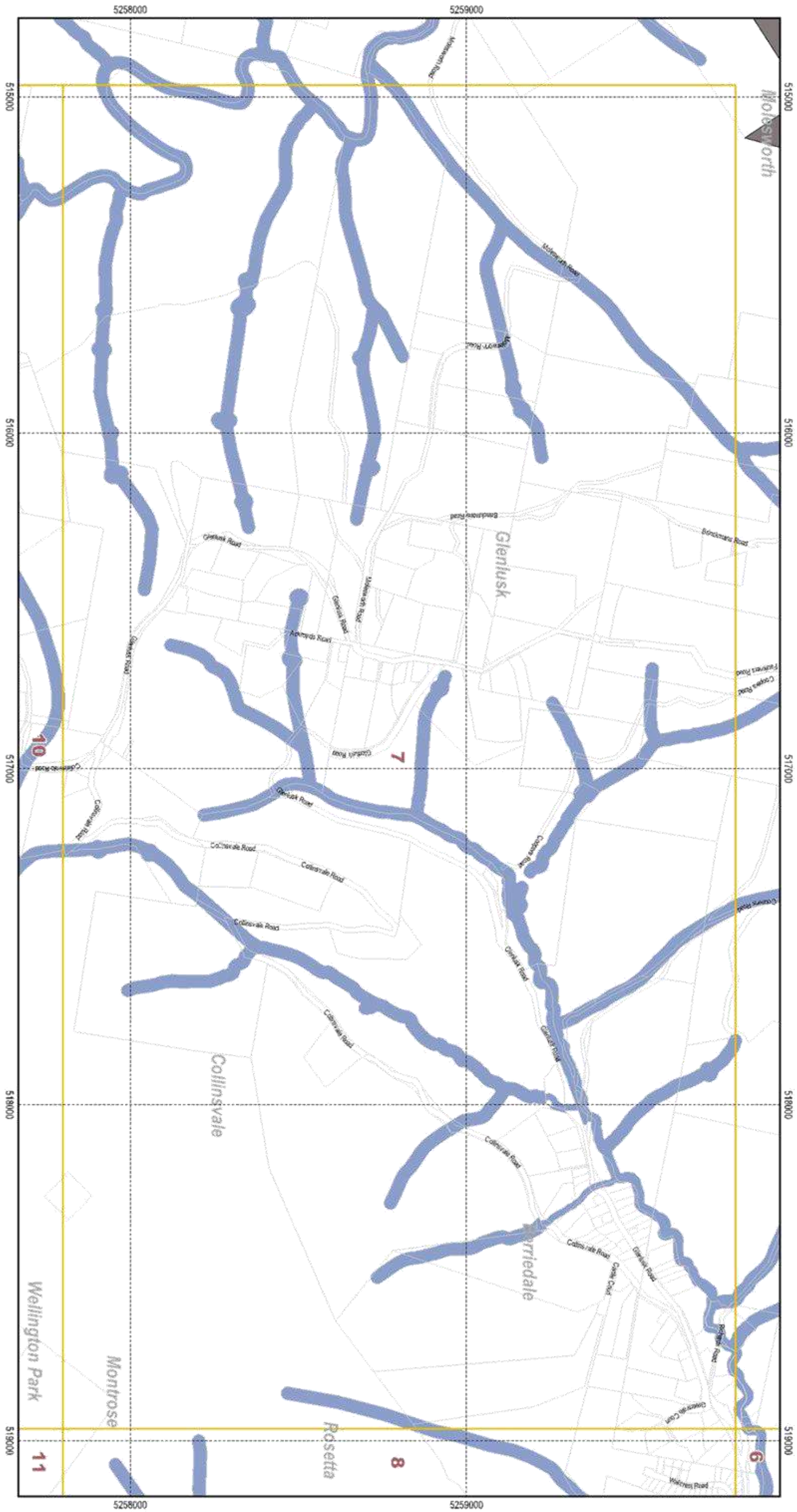
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Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



Map 7 of 16

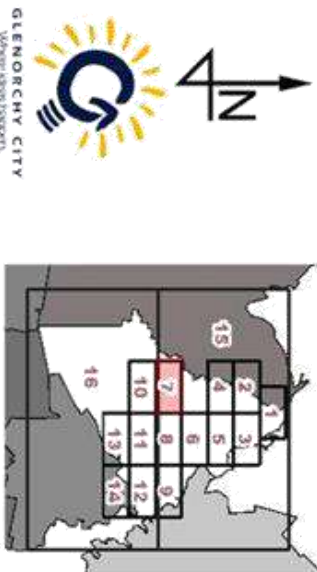
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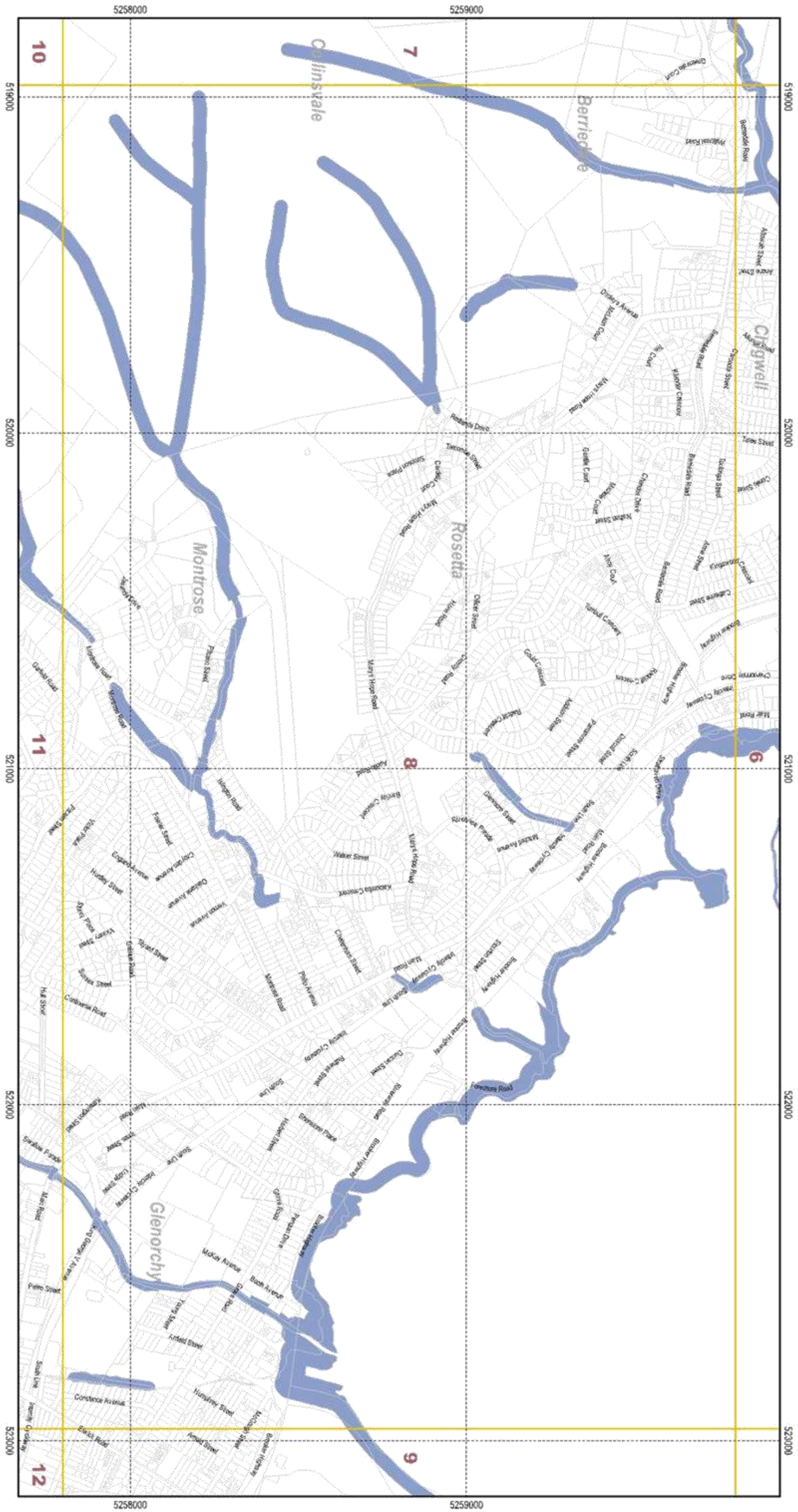
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Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



Legend

- Waterway and coastal protection area
- Title

Map 8 of 16

Scale: 1:11,000 when printed at A3

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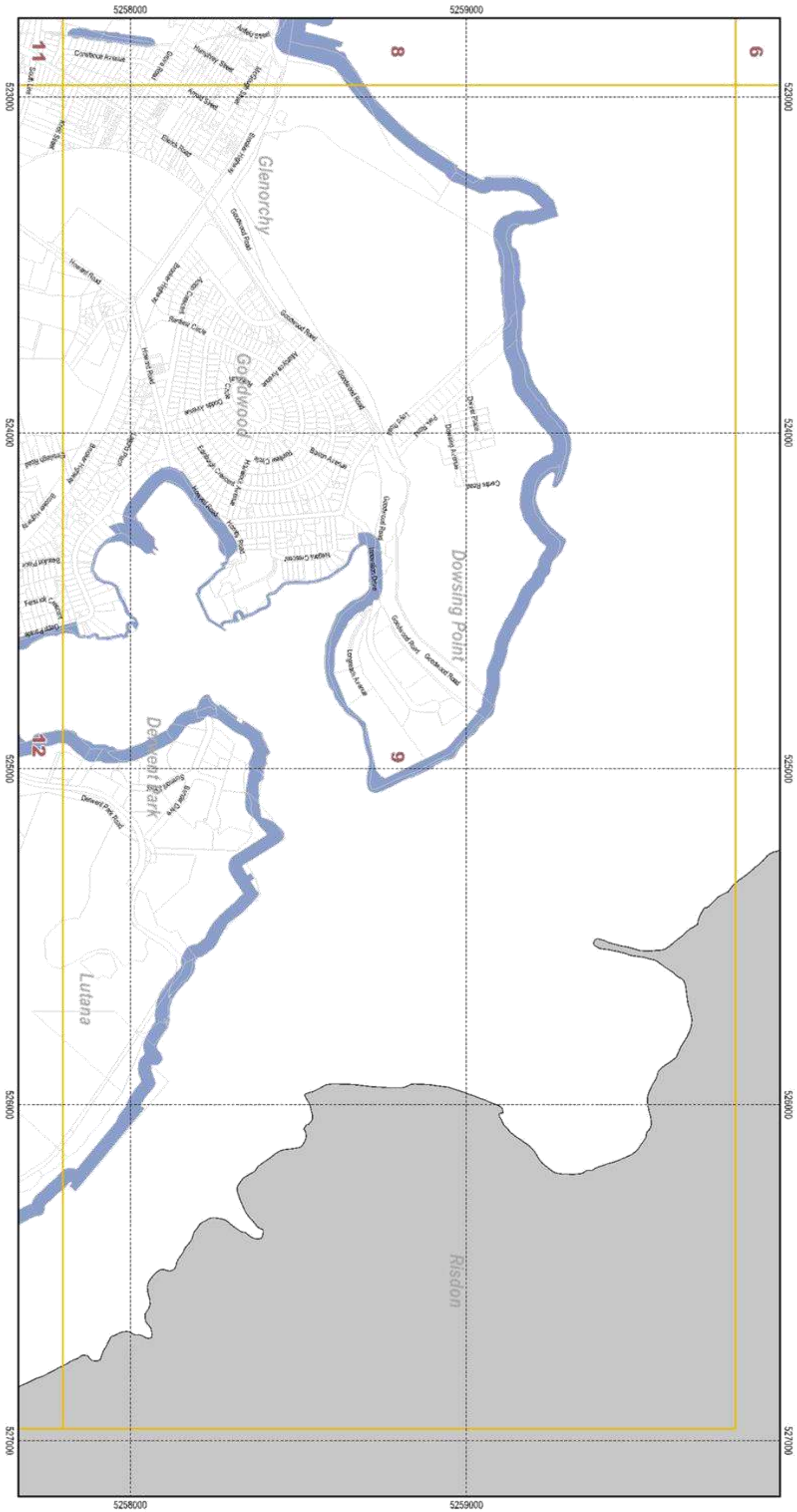
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Print Date: 09/12/2021 Cadastre Date 06/12/2021

Glenorchy City

Waterways Department

Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



Legend

- Waterway and coastal protection area
- Title

Map 9 of 16



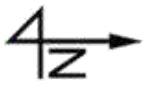
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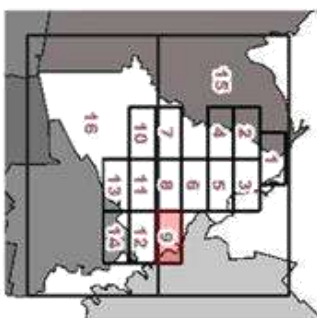
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Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



GLENORCHY CITY
TASMANIAN GOVERNMENT



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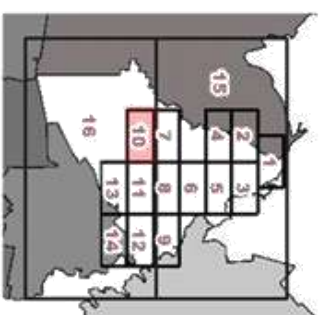
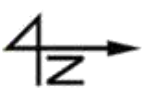
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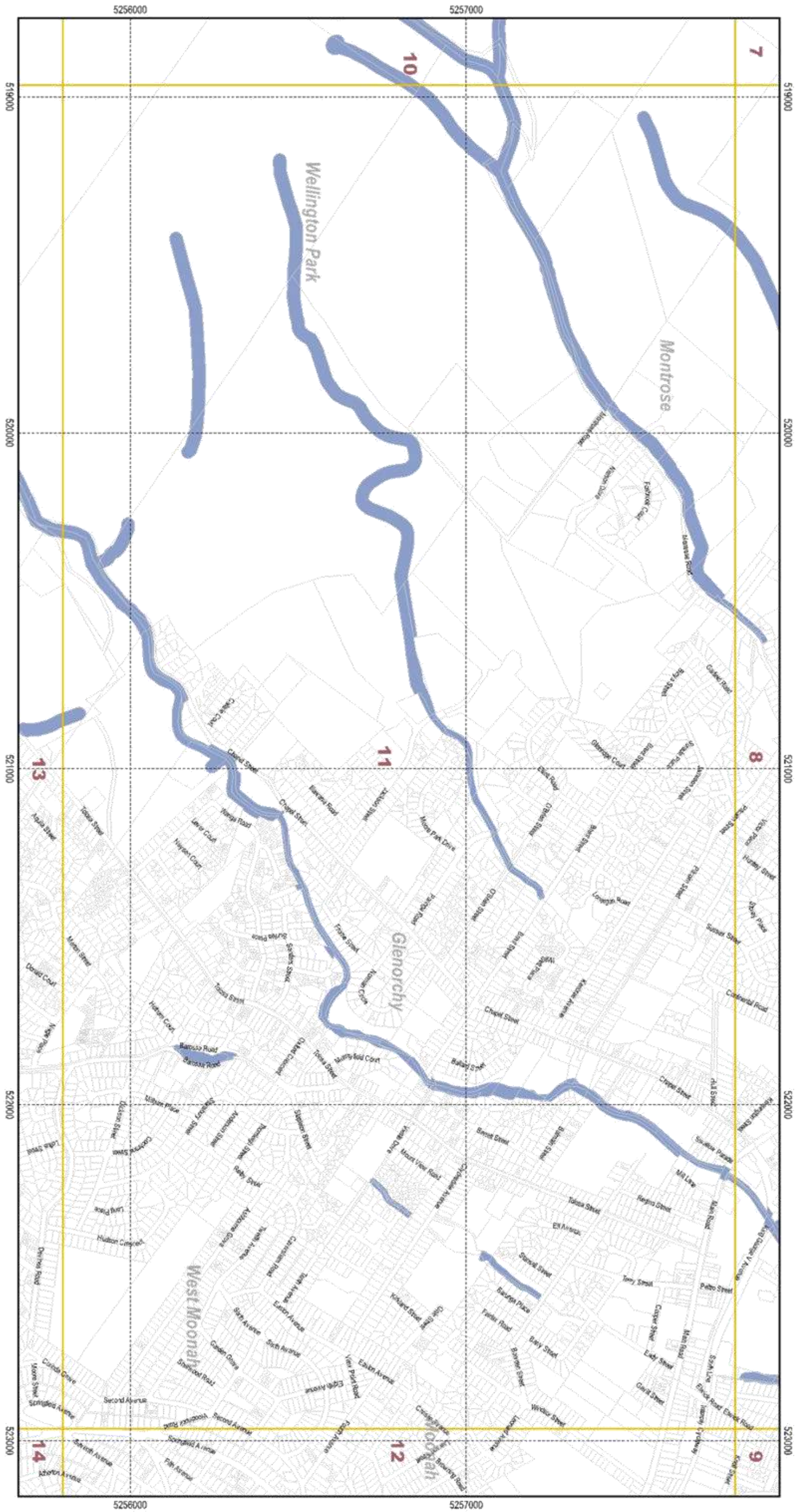
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Base topographic data from: The L1ST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area)
Glenorchy Local Provisions Schedule



Legend

- Waterway and coastal protection area
- Title

Map 11 of 16

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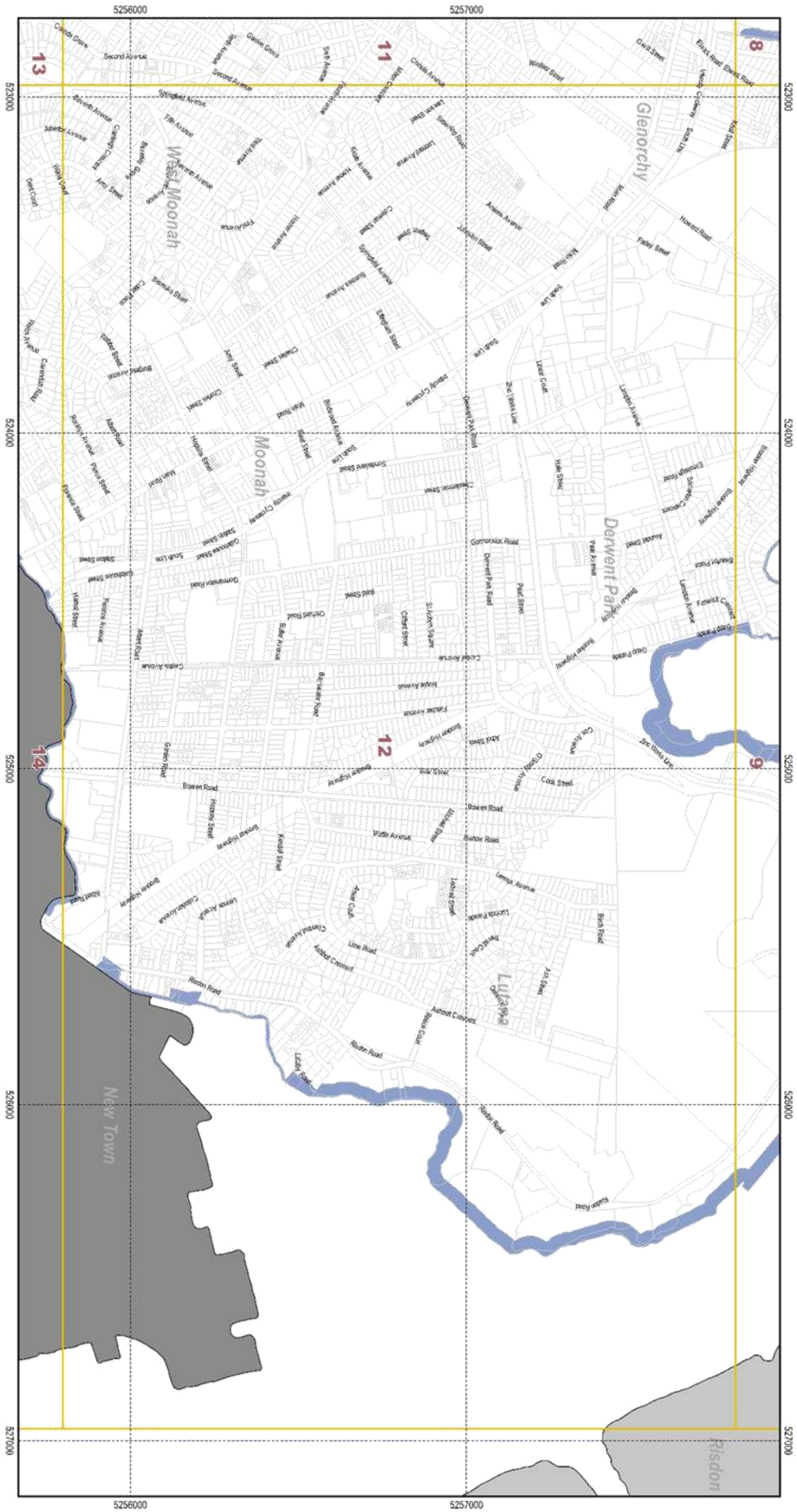
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Print Date: 09/12/2021 Cadastre Date 06/12/2021

Glenorchy City

Waterway and Coastal Protection

Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area)
Glenorchy Local Provisions Schedule



Legend

- Waterway and coastal protection area
- Title

Map 12 of 16

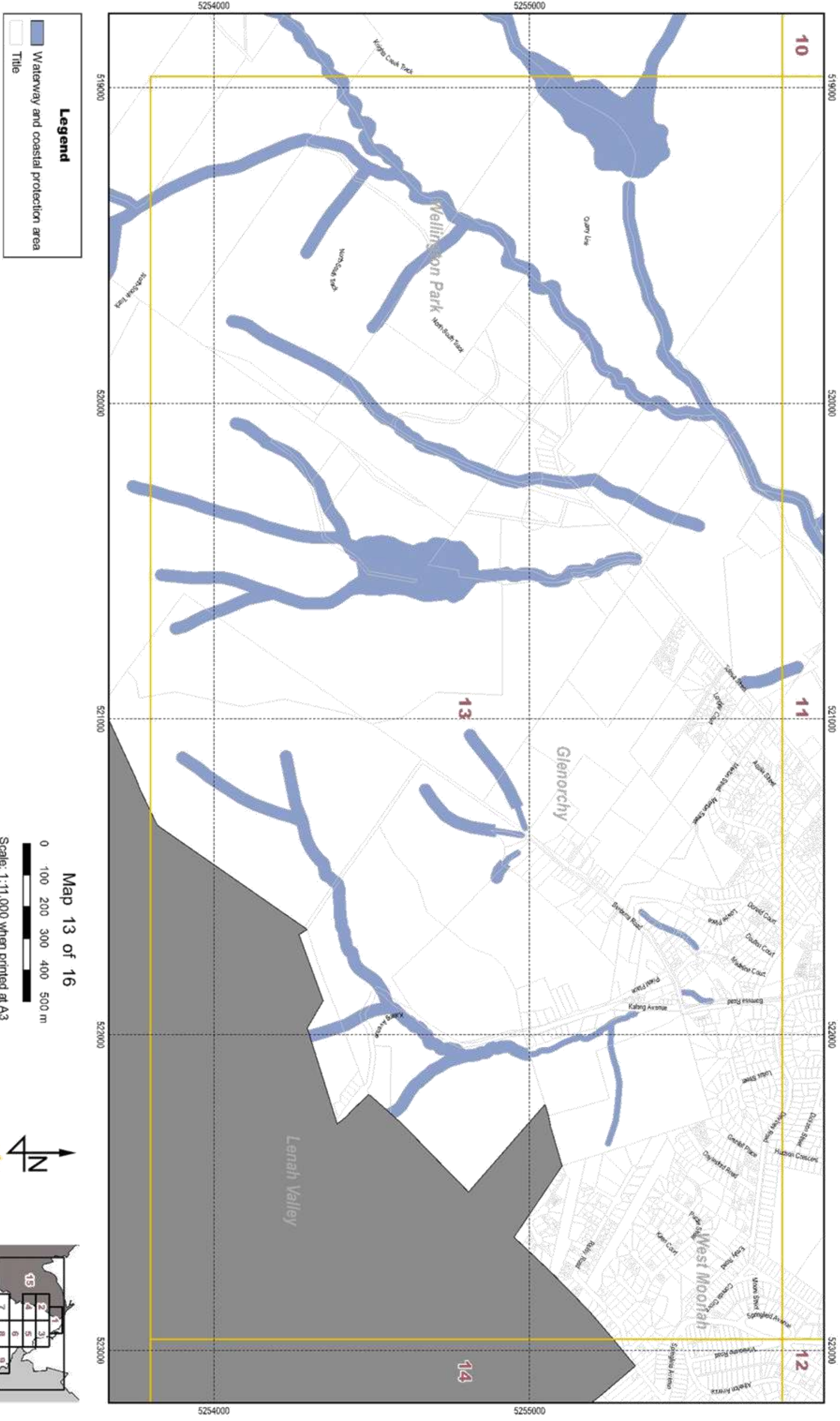
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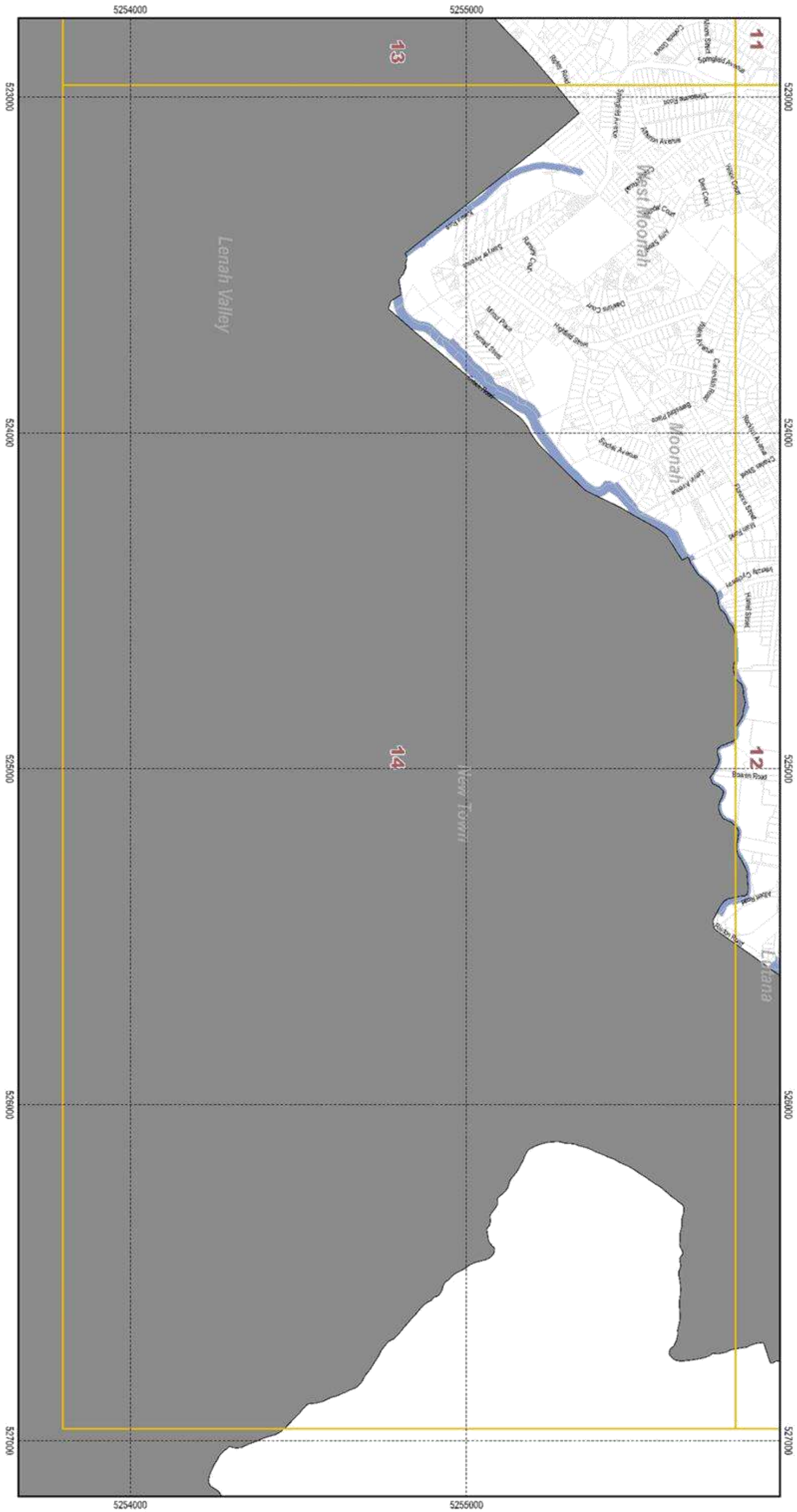
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Base topographic data from: The LIST © State of Tasmania
Print Date: 09/12/2021 Cadastre Date 06/12/2021

GLENORCHY CITY
WATER SERVICES

Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area)
Glenorchy Local Provisions Schedule



Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule



Legend

- Waterway and coastal protection area
- Title

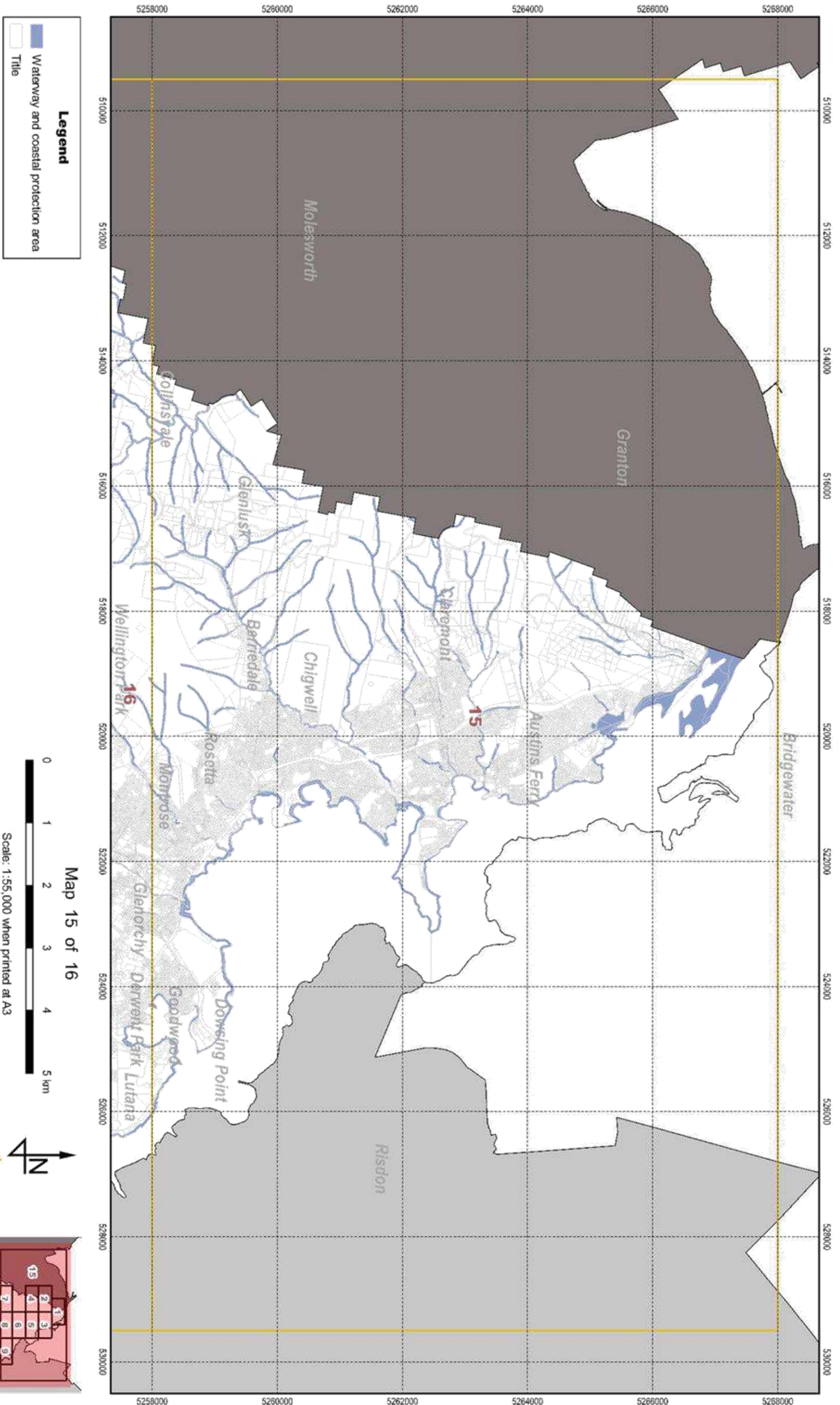
Map 14 of 16

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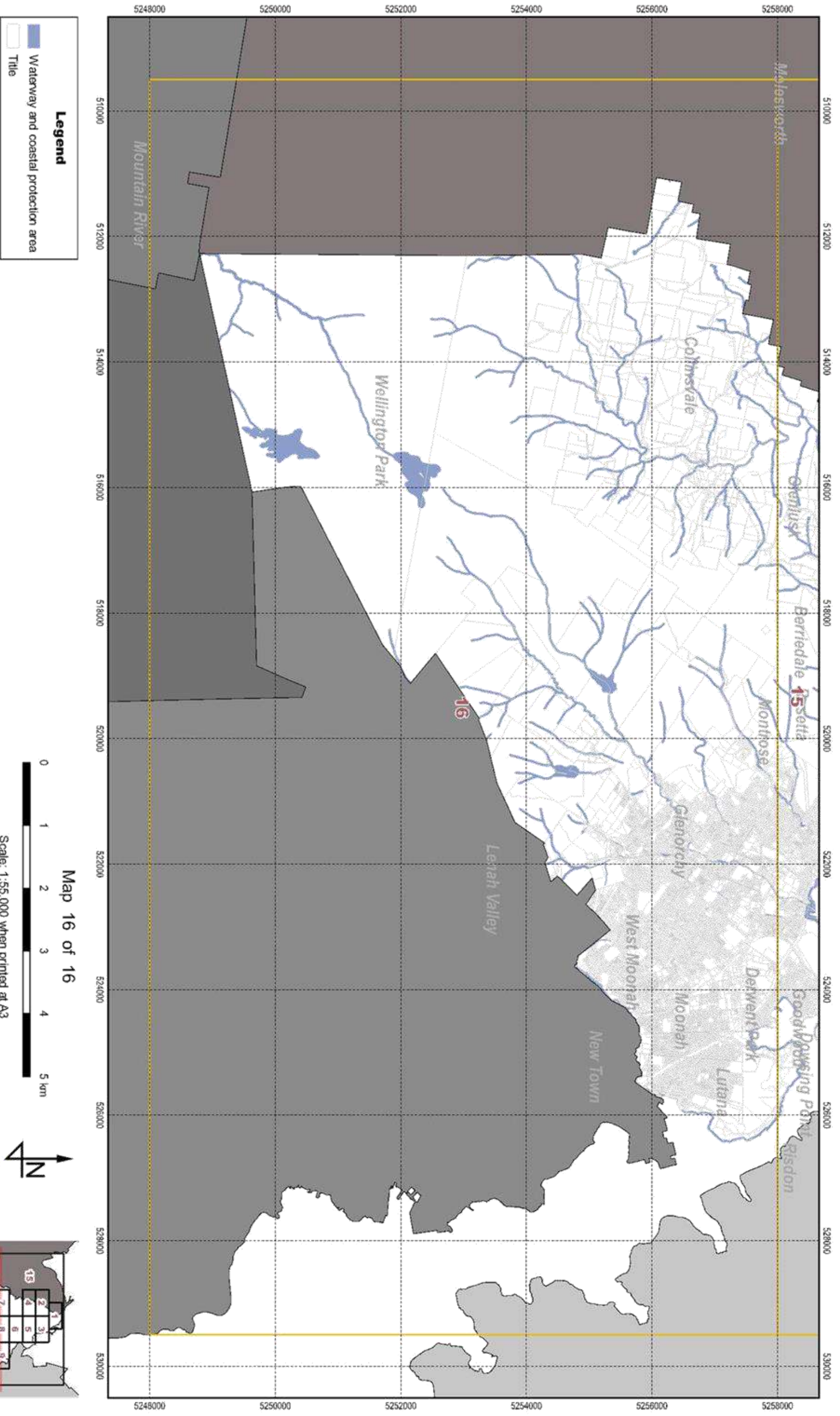
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Print Date: 09/12/2021 Cadastre Date 06/12/2021

GLENORCHY CITY
Tasmanian Planning Authority

Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule

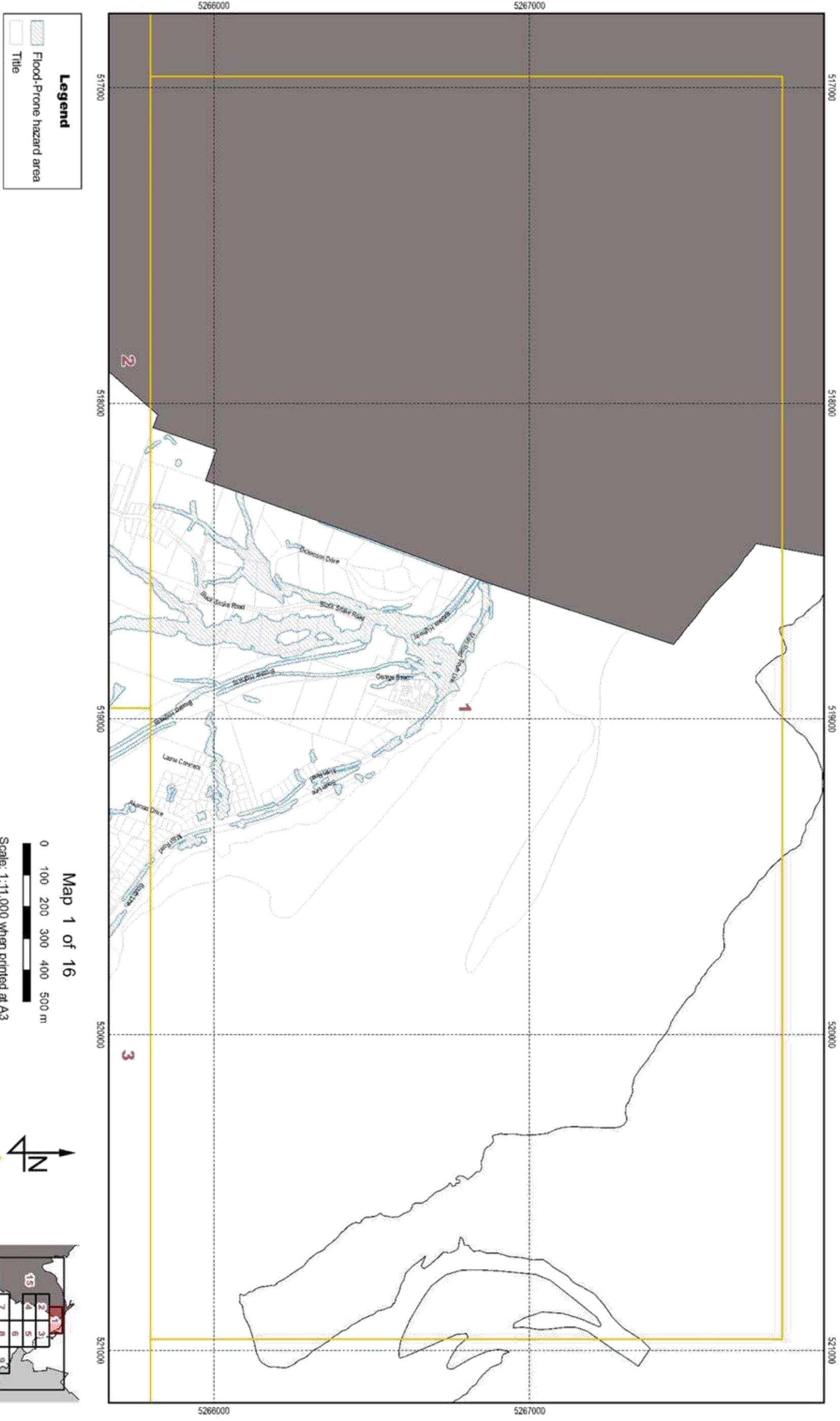


Tasmanian Planning Scheme - Natural Assets (Waterway and coastal protection area) Glenorchy Local Provisions Schedule

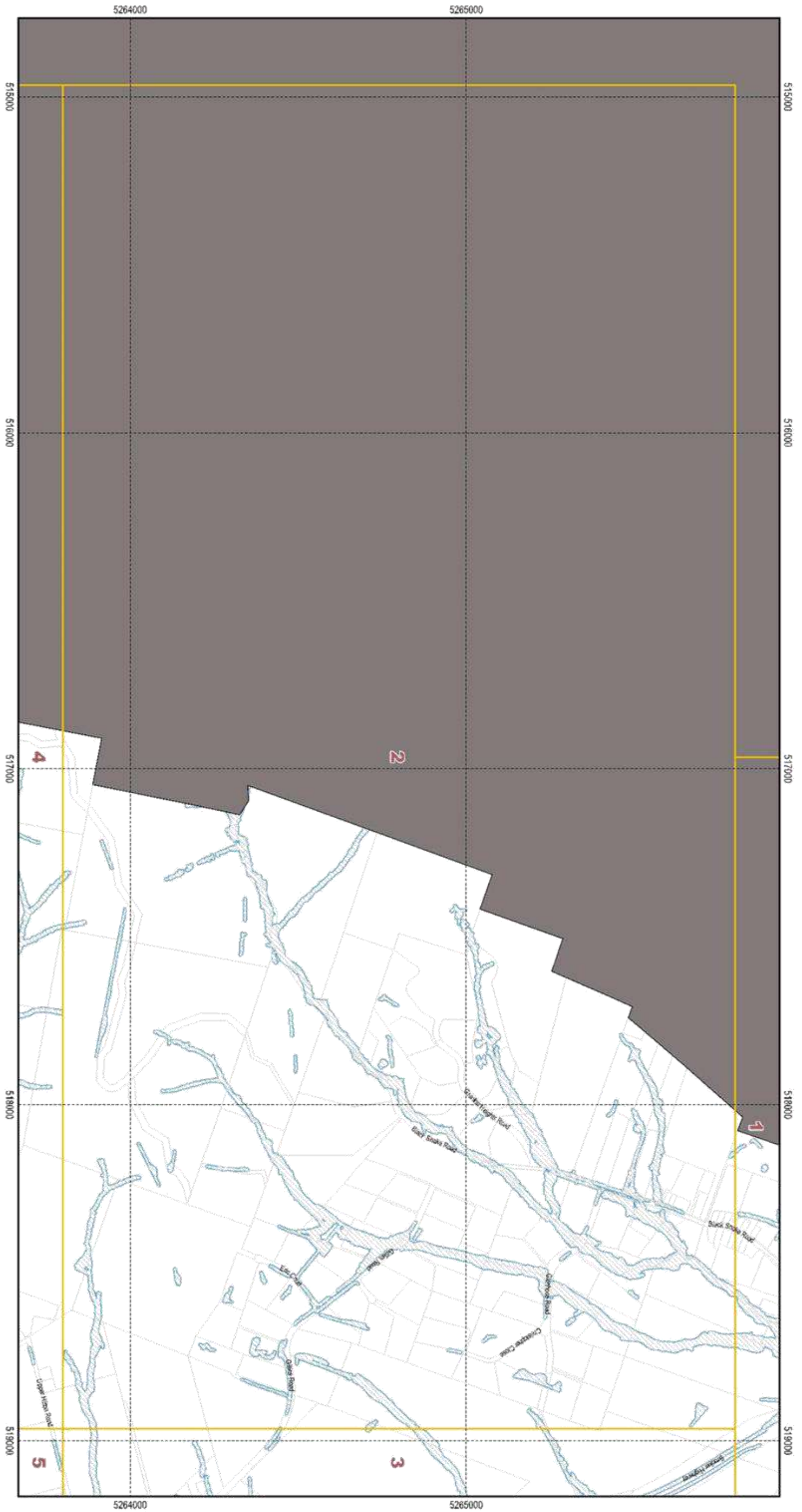


Annexure 2 – Flood-Prone Hazard Area of C12.0 Flood Prone Hazard Code

Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Map 2 of 16



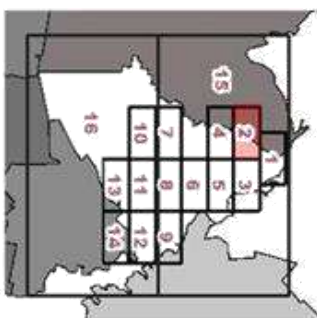
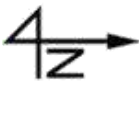
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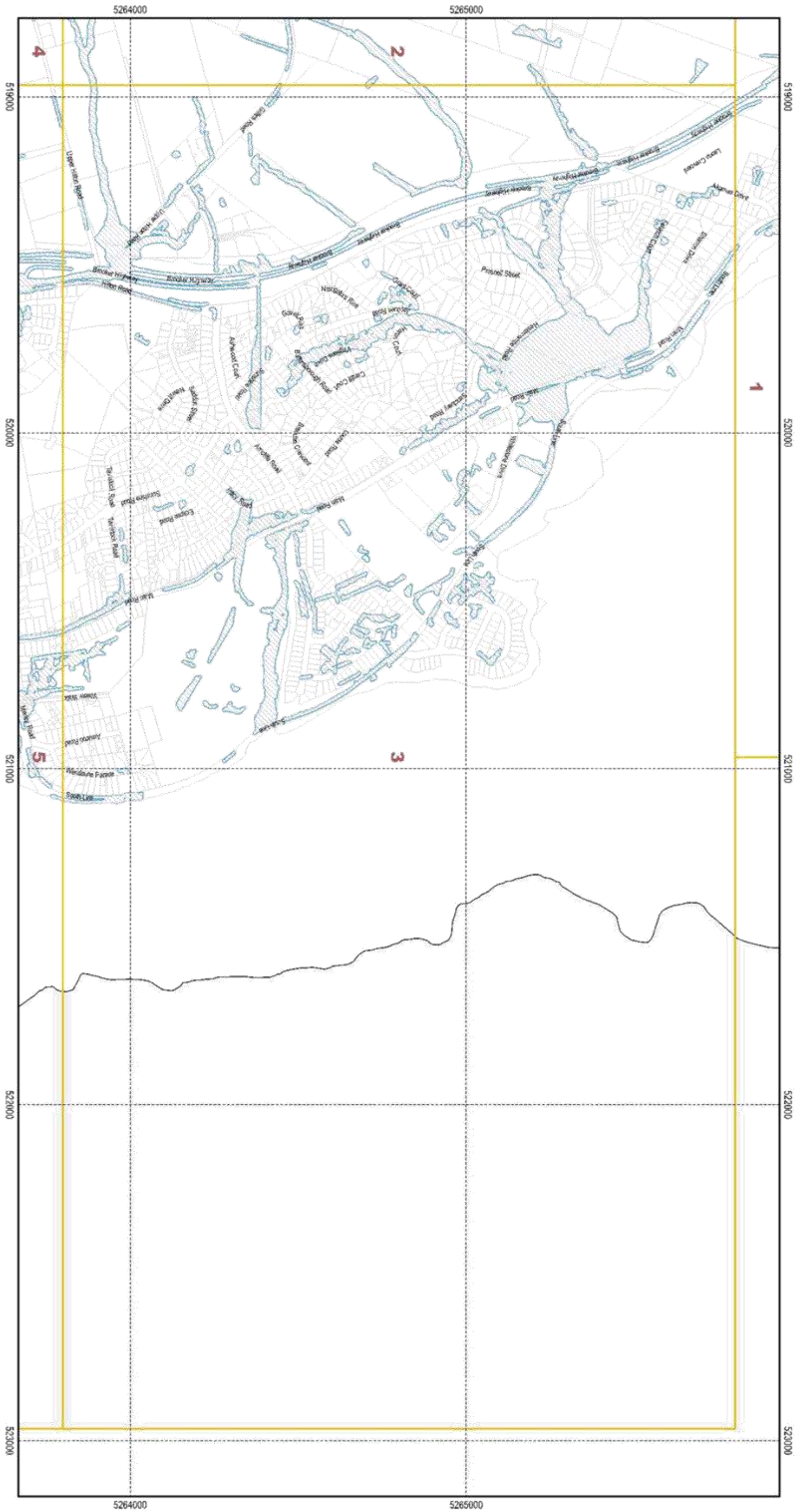
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Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

- Flood-Prone hazard area
- Title

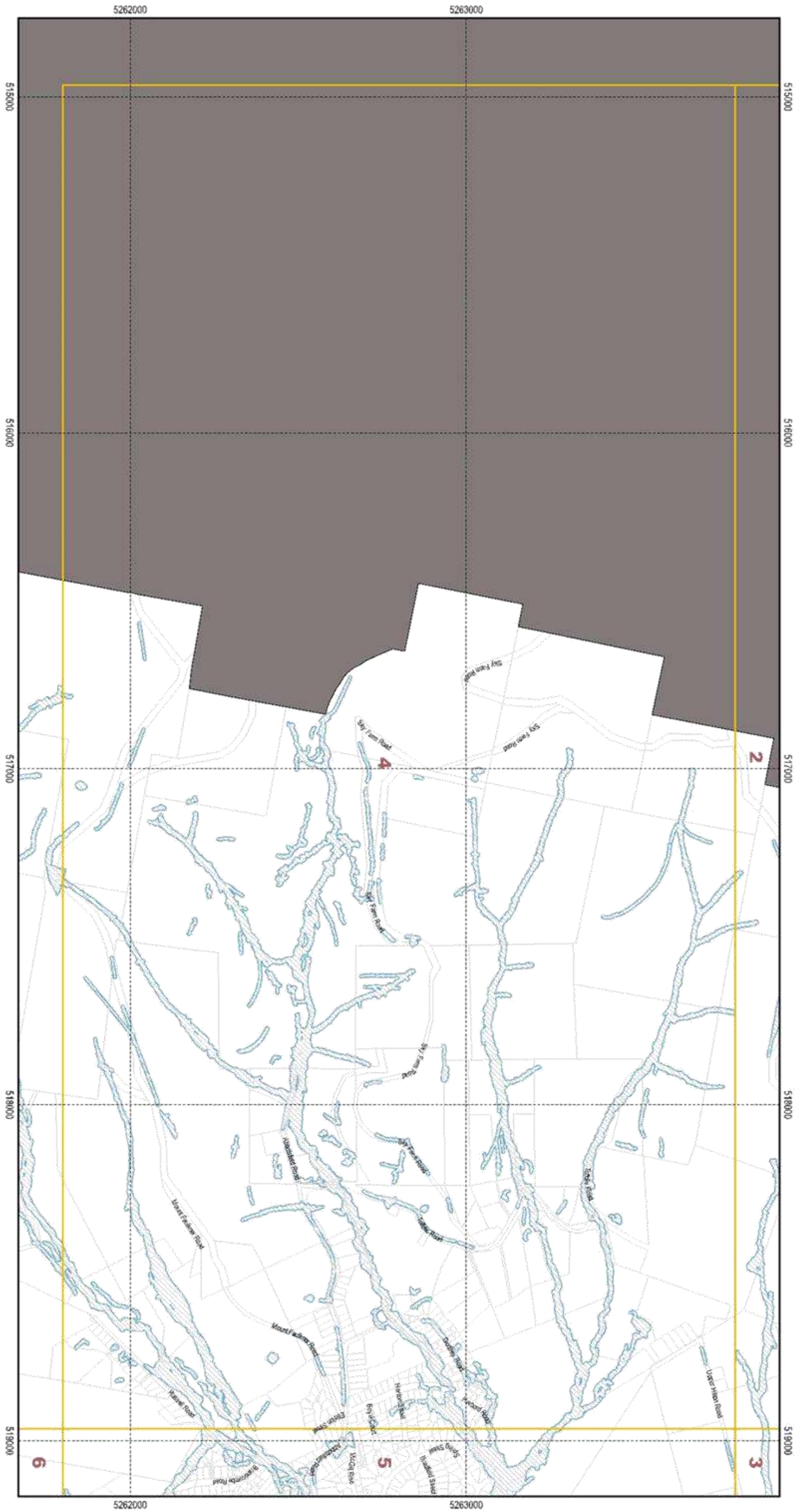
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Base topographic data from: The LIST © State of Tasmania
Print Date: 09/12/2021 Cadastre Date 06/12/2021

Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

- Flood-Prone hazard area
- Title

Map 4 of 16

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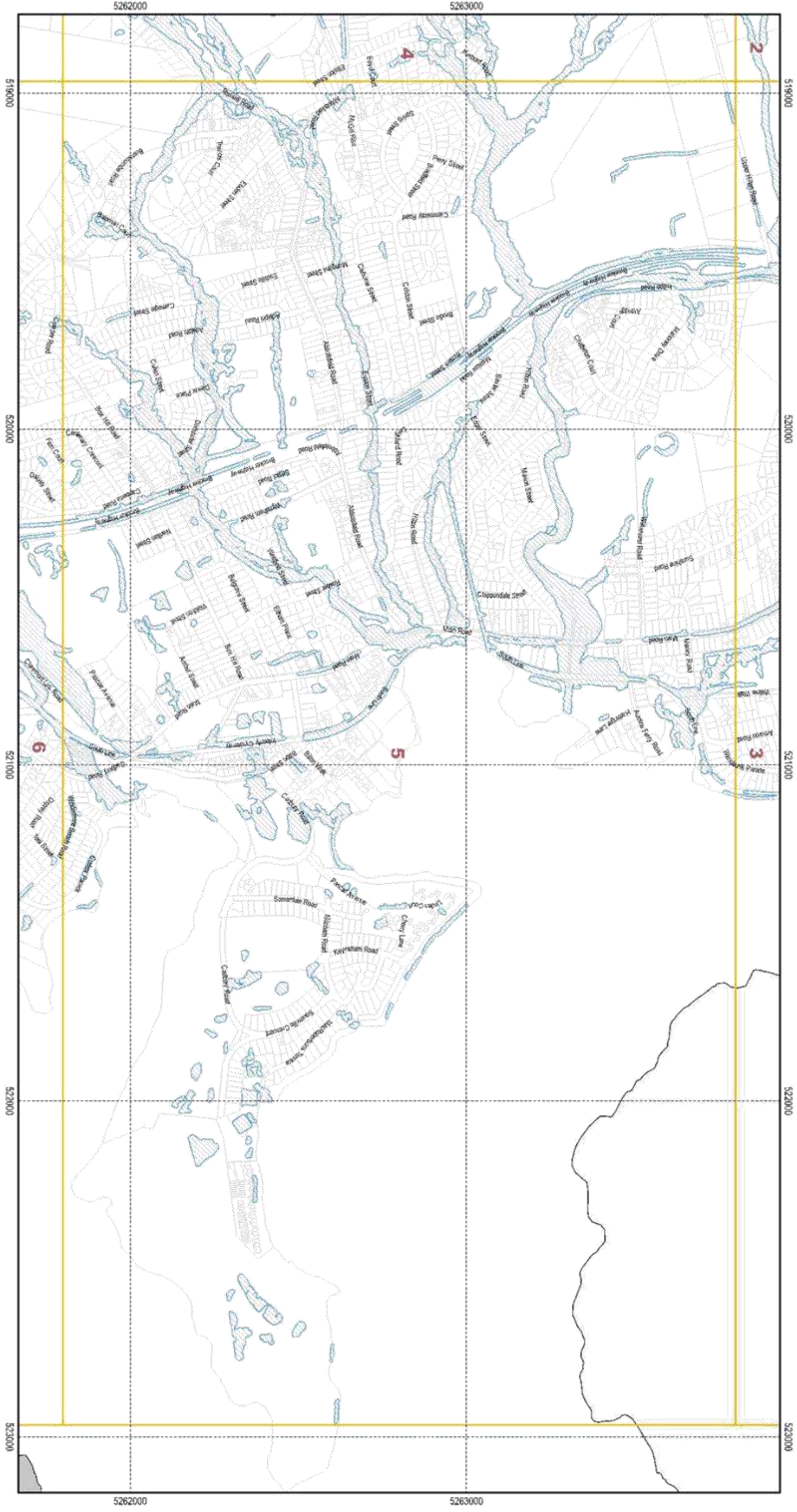
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Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021

Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

- Flood-Prone hazard area
- Title

Map 5 of 16

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Base topographic data from: The LIST © State of Tasmania
Print Date: 09/12/2021 Cadastre Date 06/12/2021

Glenorchy City
Water Services Department

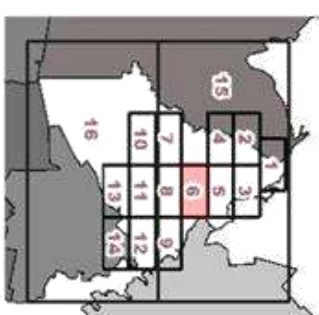
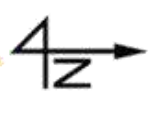
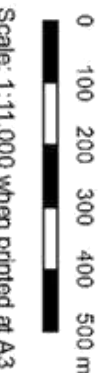
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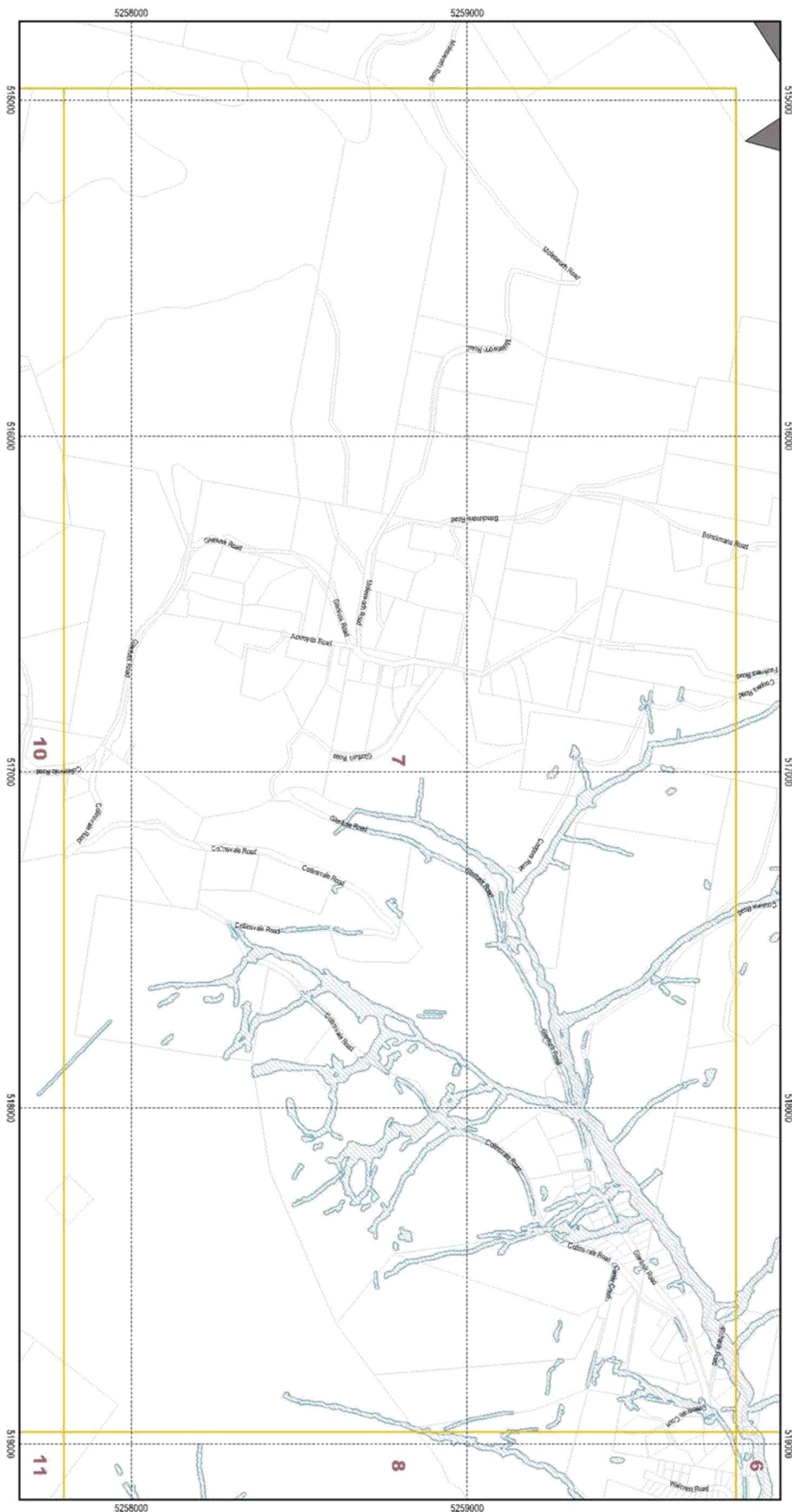
Zone data from Glenorchy City Council

Base topographic data from: The L1ST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date: 06/12/2021



Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

- Flood-Prone hazard area
- Title

Map 7 of 16



Scale: 1:11,000 when printed at A3

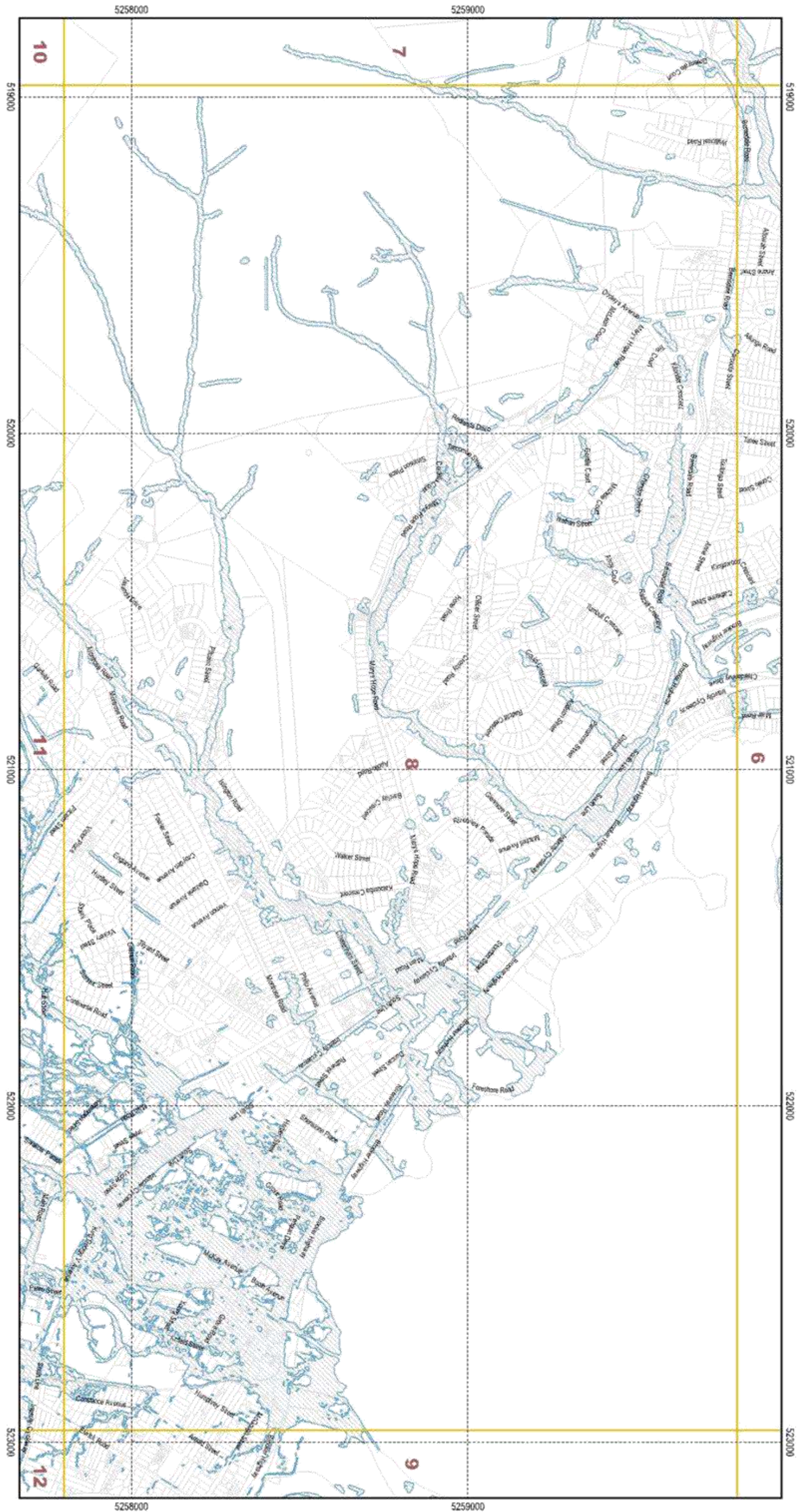
Coordinate system: GDA94 MGA Zone 55 S

Zone data from: Glenorchy City Council

Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021

Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

- Flood-Prone hazard area
- Title

Map 8 of 16



Scale: 1:11,000 when printed at A3

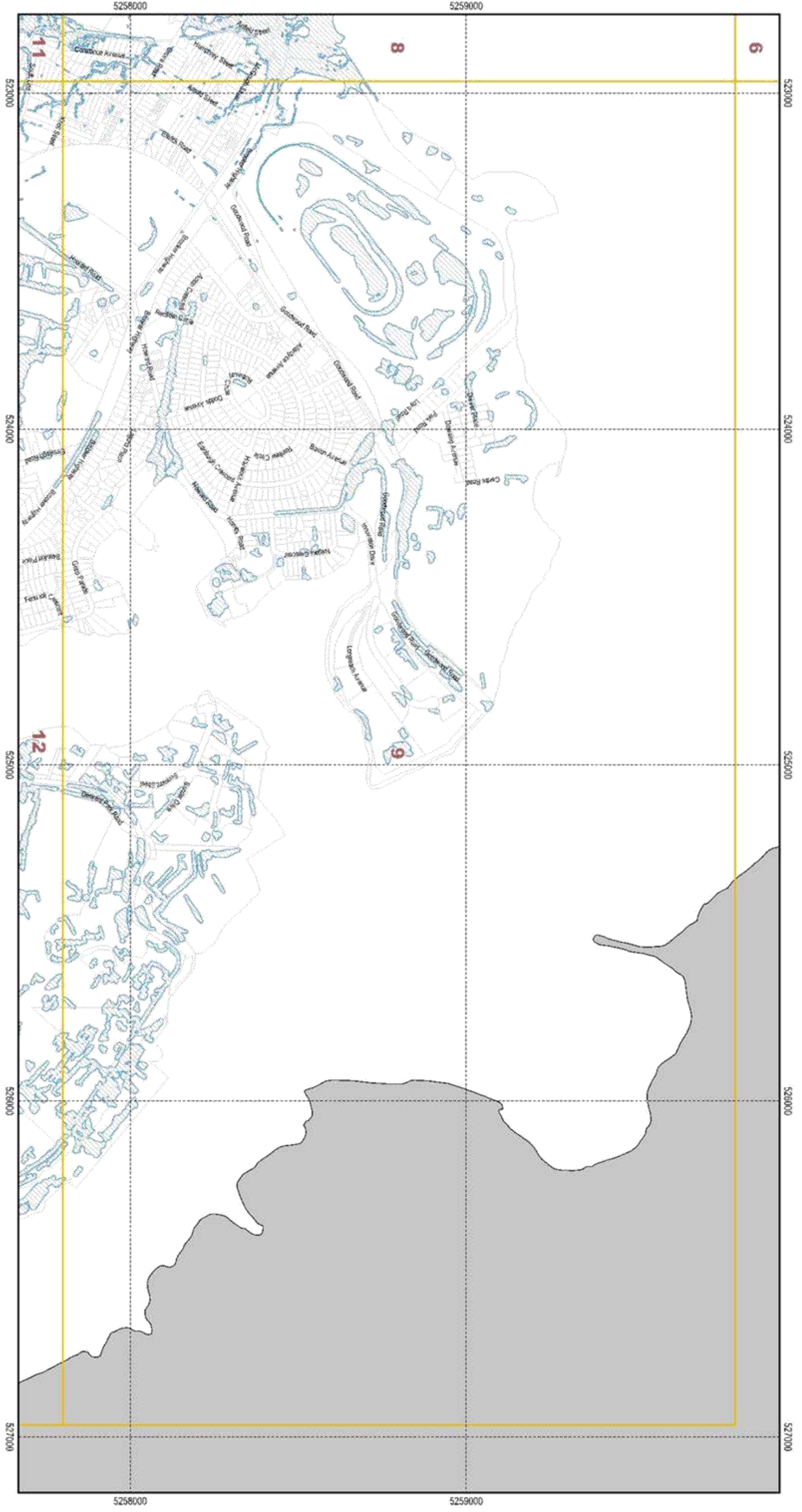
Coordinate system: GDA94 MGA Zone 55 S

Zone data from Glenorchy City Council

Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021

Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

Flood-Prone hazard area

Title

Map 9 of 16

Scale: 1:11,000 when printed at A3

Coordinate system: GDA94 MGA Zone 55 S
Zone data from: Glenorchy City Council
Base topographic data from: The LIST © State of Tasmania
Print Date: 09/12/2021 Cadastre Date 06/12/2021

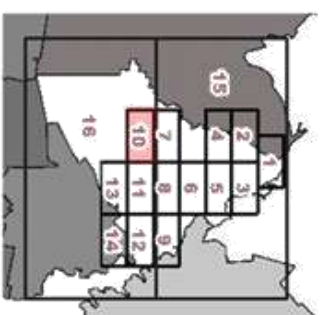
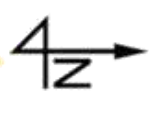
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Zone data from Glenorchy City Council

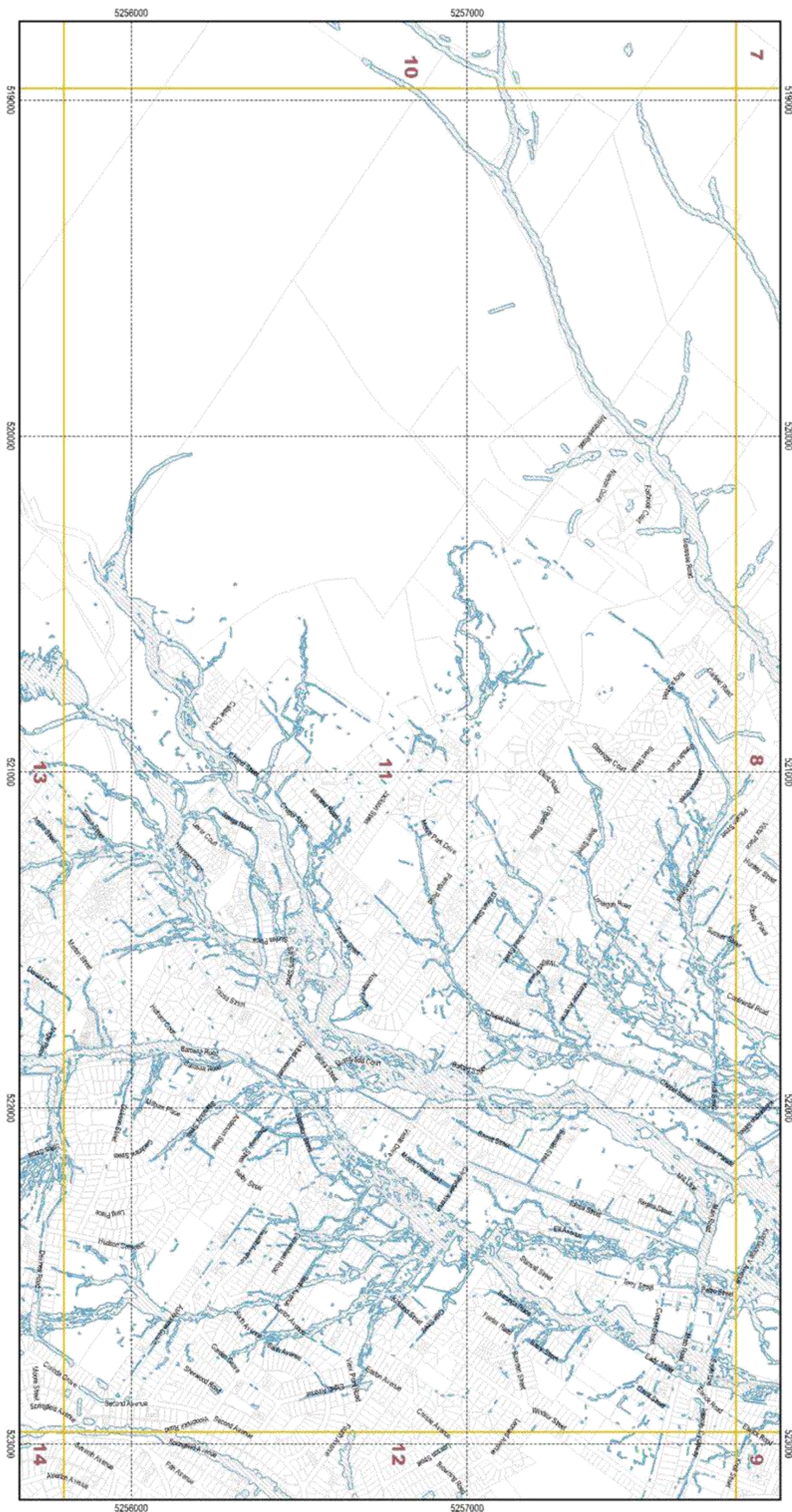
Zone data from Glenorchy City Council

Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

- Flood-Prone hazard area
- Title

Map 11 of 16



Scale: 1:11,000 when printed at A3

Coordinate system: GDA94 MGA Zone 55 S

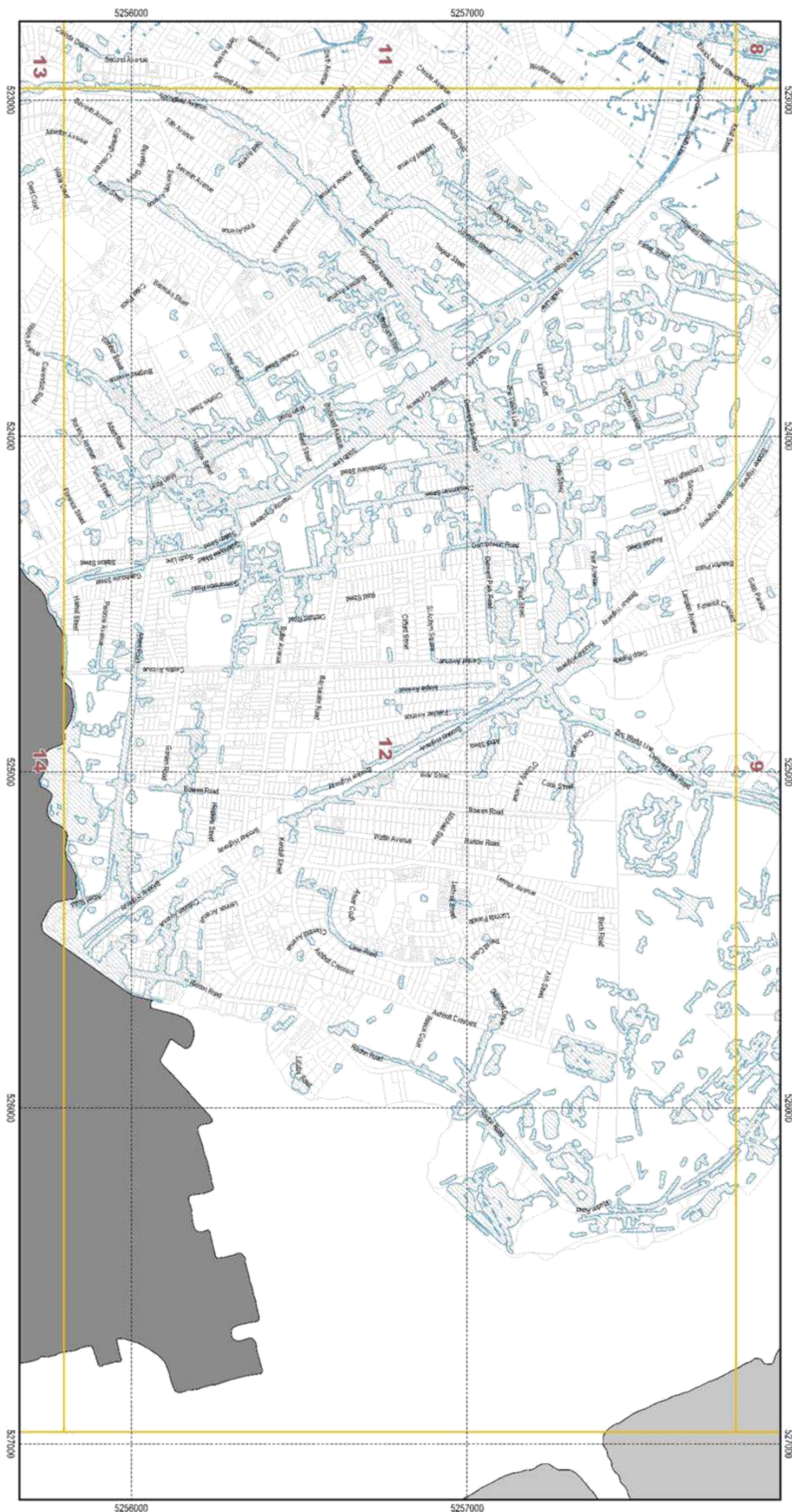
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Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021

GLENORCHY CITY
TASMANIAN GOVERNMENT

Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

- Flood-Prone hazard area
- Title

Map 12 of 16



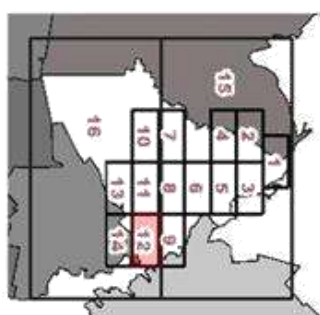
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Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



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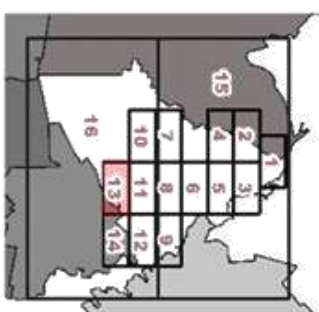
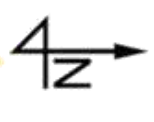
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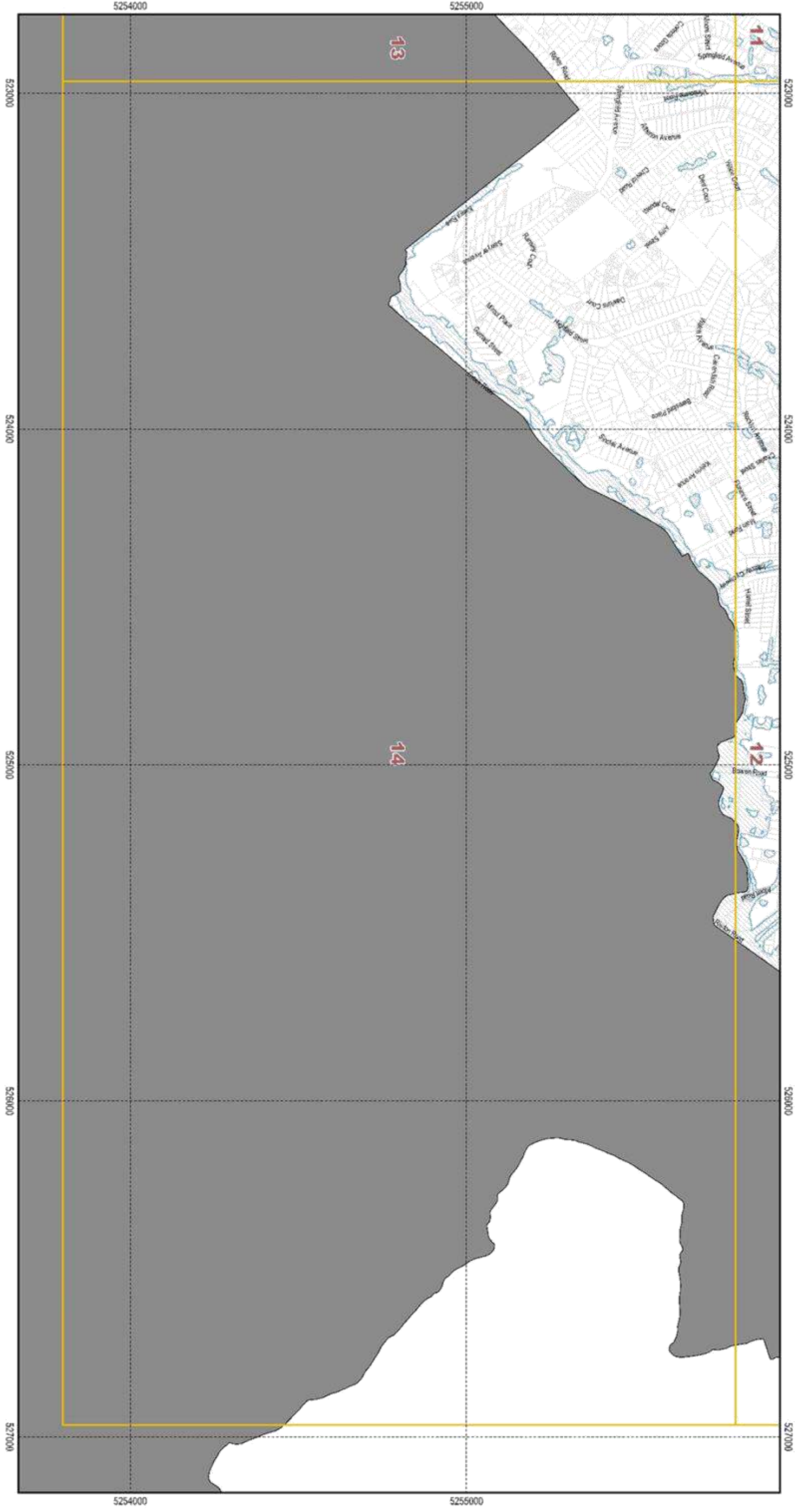
Zone data from Glenorchy City Council

Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Legend

- Flood-Prone hazard area
- Title

Map 14 of 16

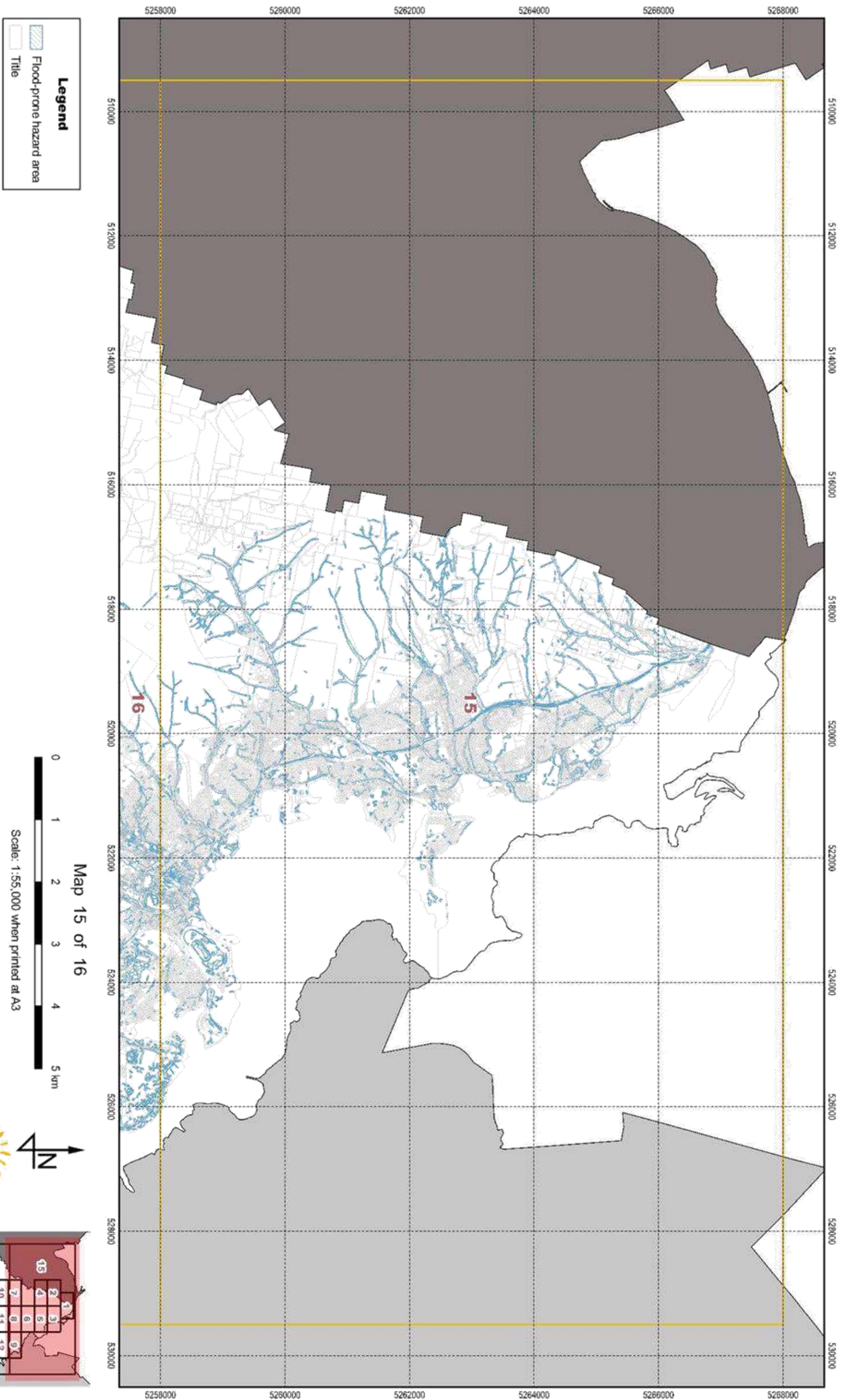
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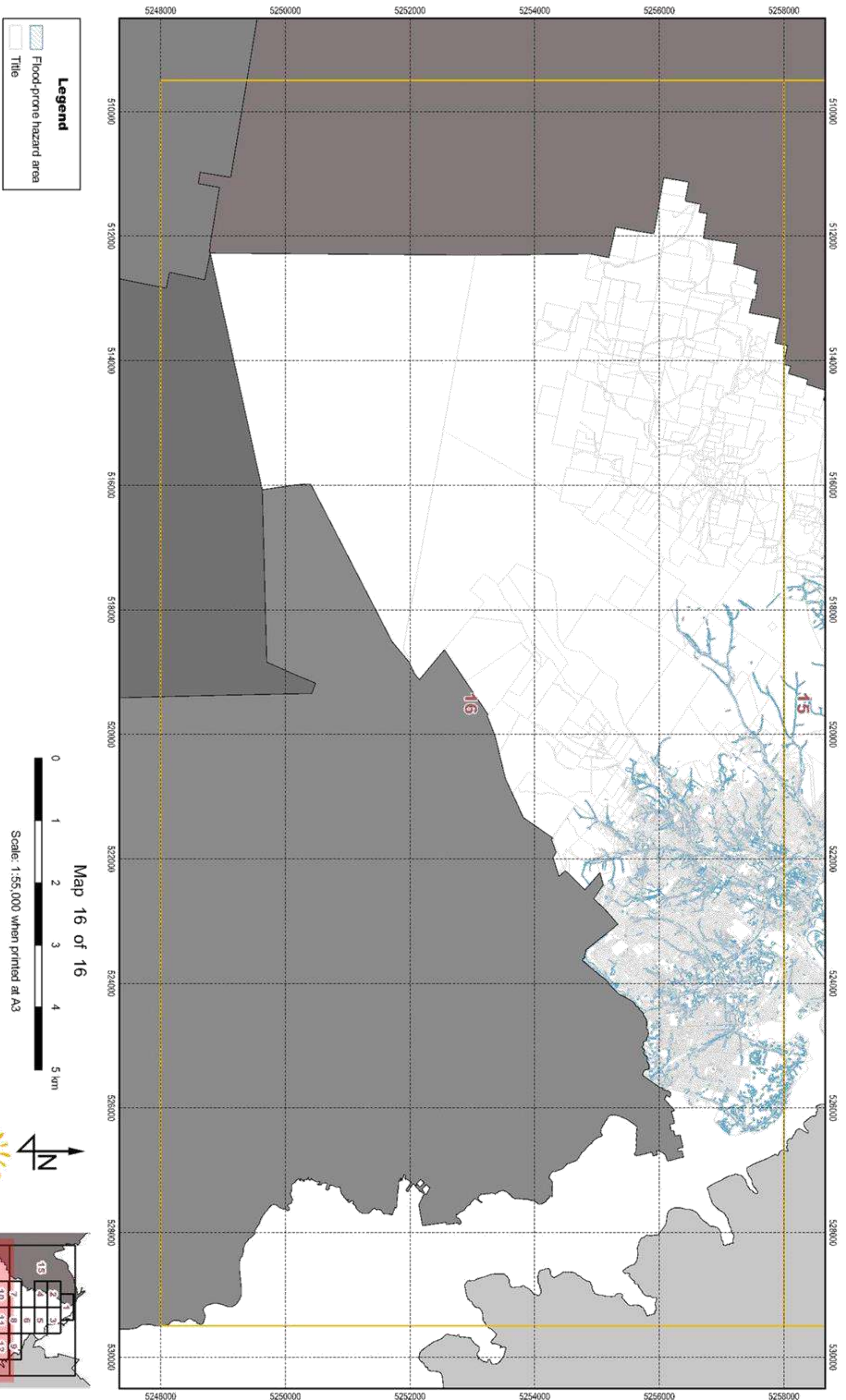
Coordinate system: GDA94 MGA Zone 55 S
Zone data from: Glenorchy City Council
Base topographic data from: The LIST © State of Tasmania
Print Date: 09/12/2021 Cadastre Date 06/12/2021

GLENORCHY CITY
VALUERS & SURVEYORS

Tasmanian Planning Scheme - Flood Prone Areas **Glenorchy Local Provisions Schedule**



Tasmanian Planning Scheme - Flood Prone Areas Glenorchy Local Provisions Schedule



Map 16 of 16

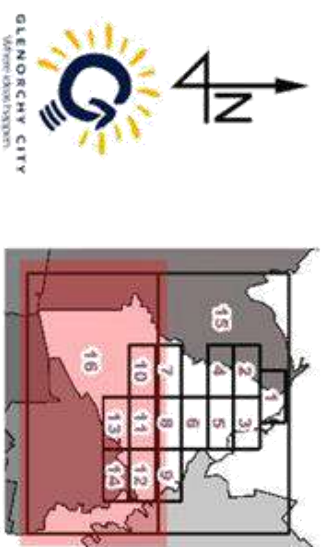
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Coordinate system: GDA94 MGA Zone 55 S

Zone data from: Glenorchy City Council

Base topographic data from: The LIST © State of Tasmania

Print Date: 09/12/2021 Cadastre Date 06/12/2021



**GLENORCHY LOCAL PROVISIONS SCHEDULE
AMENDMENT PLS43A-21/03**

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment: 263, 271 and 295 Main Road, Austins Ferry

The planning scheme maps are amended by:

1. Modifying the zoning maps, as shown in the image below, to include 263, 271 and 295 Main Road, Austins Ferry in a General Residential Zone.

The planning scheme ordinance is amended by:

2. Including the 263, 271 and 295 Main Road, Austins Ferry Specific Area Plan, as shown in Annexure 1, in the Glenorchy Local Provisions Schedule.



In witness whereof the common seal of
Glenorchy City Council has been affixed on
the day of 2022 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 PLS43A-21/03, 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 2022

as authorised by Council in the presence
of:

Council Delegate

Annexure 1

13.0 263, 271 and 295 Main Road, Austins Ferry Specific Area Plan**13.1 Plan Purpose**

The purpose of the 263, 271 and 295 Main Road, Austins Ferry Specific Area Plan is:

- 13.1.1 To minimise the likelihood for sensitive use to conflict with, interfere with or constrain uses with potential to cause emissions within the adjacent land used for industrial and commercial activities at Whitestone Drive.

13.2 Application of this Plan

- 13.2.1 This specific area plan applies to the area of land designated as the 263, 271 and 295 Main Road, Austins Ferry Specific Area Plan on the overlay maps and shown in Figure GLE-S13.1.

- 13.2.2 In the area of land this plan applies to, the provisions of the specific area plan are in addition, and/or substitution of, the provisions of the General Residential Zone and C9.0 Attenuation Code.

13.3 Local Objectives

This sub-clause is not used in this specific area plan.

13.4 Definition of Terms

This sub-clause is not used in this Specific Area Plan

13.5 Use Standards

This sub-clause is not used in this Specific Area Plan.

13.6 Development Standards**13.6.1 Development for Sensitive Use**

This sub-clause is in addition to General Residential Zone – Clause 8.4 Development Standards for Dwellings and C9.0 Attenuation Code - Clause C9.5 Use Standards.

Objective:	
To ensure that new sensitive use does not conflict with, interfere with or constrain uses with potential to cause emissions.	
Acceptable Solution	Performance Criteria
A1.1 For new dwellings at 271 or 263 Main Road, Austins Ferry an acoustic fence constructed from a panel system that provides a contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz	P1 An assessment by a suitable qualified acoustics engineer must show that the occupants of buildings intended for residential uses are provided with a satisfactory noise environment, taking into account all of the following:

1/1-octave band and above must be constructed at the height and location shown in Figure GLE-S13.1 A1.2 For new dwellings at 295 Main Road, Austins Ferry there is no acceptable solution.	(a) the nature of neighbouring noise sources and potential noise sources; (b) the distance to neighbouring noise sources; (c) the particular shape, contours or slope of the subject land, or of adjoining land; (d) the construction of any contiguous mass barrier with a sound transmission loss of 20 dB or more at frequencies from the 125 Hz 1/1-octave band and above on the site; (e) the location of any existing buildings on the site that may mitigate noise from neighbouring noise sources; (f) the type of building construction; (g) the siting of habitable rooms; (h) the ability for all habitable rooms in the area shown in Figure GLE-S13.2 to meet AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>
A2 For new dwellings of two or more storeys located in the area shown in Figure GLE-S13.2, an assessment by a suitably qualified acoustic engineer is required to demonstrate all habitable rooms are designed to meet AS2107:2016 – <i>Acoustics (Recommended Design Sound Levels and Reverberation Times for Building Interiors)</i>.	P2 An assessment by a suitably qualified acoustics engineer must show that the occupants of buildings intended for residential uses are provided with a satisfactory noise environment, taking into account all of the following: (a) the nature of neighbouring noise sources; (b) the distance to neighbouring noise sources; (c) the particular shape, contours or slope of the subject land, or of adjoining land; (d) the type of building construction; and (e) the siting of habitable rooms.
A3 Second storey and above deck and balcony spaces of new dwelling located in the area shown in Figure GLE-S13.2 are to be located on the southern or western side of the dwelling.	P3 An assessment by a suitable qualified acoustics engineer must show that the occupants of buildings intended for residential uses are provided with a satisfactory noise environment, taking into account all of the following: (a) the nature of neighbouring noise sources; (b) the distance to neighbouring noise sources;

	(c) the particular shape, contours or slope of the subject land, or of adjoining land; (d) the type of building construction, and (e) the layout of the dwelling.
--	--

GLE-S13.7.1 Development Standards for Subdivision

This sub-clause is in addition to General Residential Zone – Clause 8.6 Development Standards for Subdivision and in substitution of C9.0 Attenuation Code – Clause 9.6 Development Standards for Subdivision.

Objective:	
To provide for subdivision so that a lot intended for a sensitive use: (a) Is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and (b) Does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.	
Acceptable Solution	Performance Criteria
A1 Each lot, or a lot proposed lot must: (a) be for the creation of separate lots for existing buildings; (b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area shown in Figure GLE-S13.2; or (c) not be for the creation of a lot intended for a sensitive use	P1 Each lot, or a lot proposed in a plan of subdivision must be designed to mitigate potential for a sensitive use to be impacted by emissions, having regard to: (a) an assessment by a suitably qualified acoustics engineer demonstrating that a future sensitive use can achieve a satisfactory noise environment; (b) the shape, contours or slope of the subject land or adjoining land; and (c) any built form located between the new lot and the Light Industrial Zone or Commercial Zone boundary.

Figure GLE-S13.1

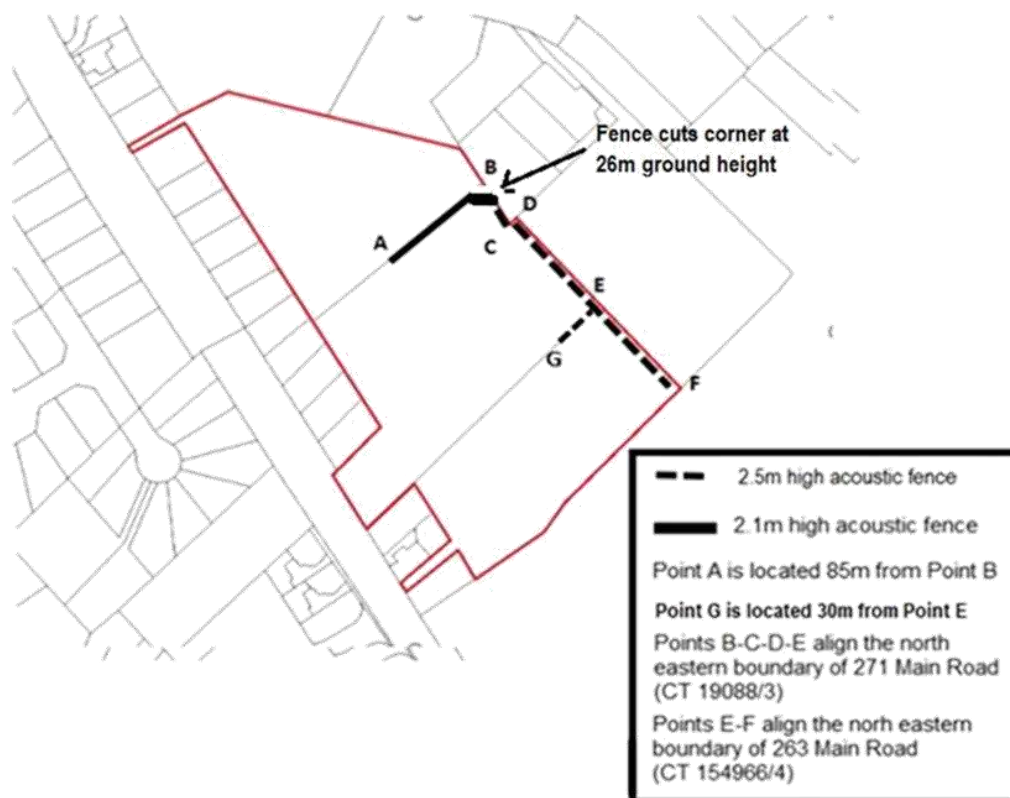


Figure GLE-S13.2

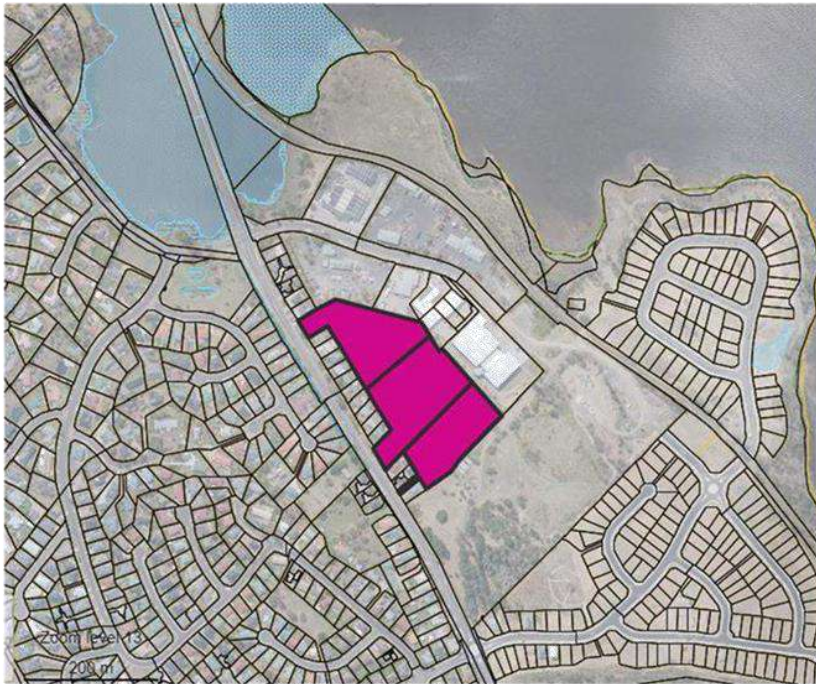


Figure 6-1: Model scenario L_{Aeq,10min} contours.

Extract from Tarkarri Engineering Technical Memo January 2022

PLS43A – 21/03 – Subject Land

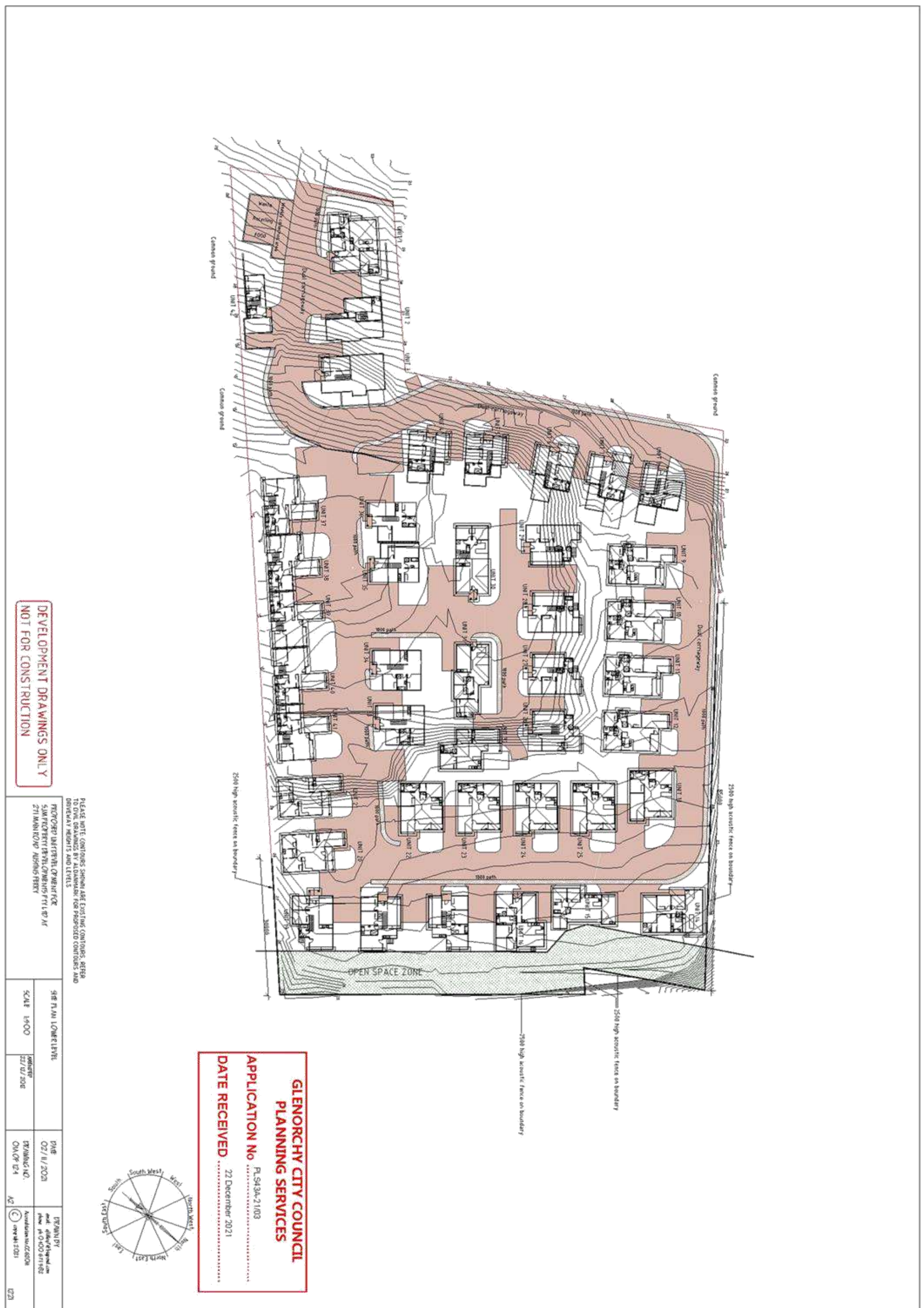
Land subject to amendment request – 263, 271 & 295 Main Road, Austins Ferry

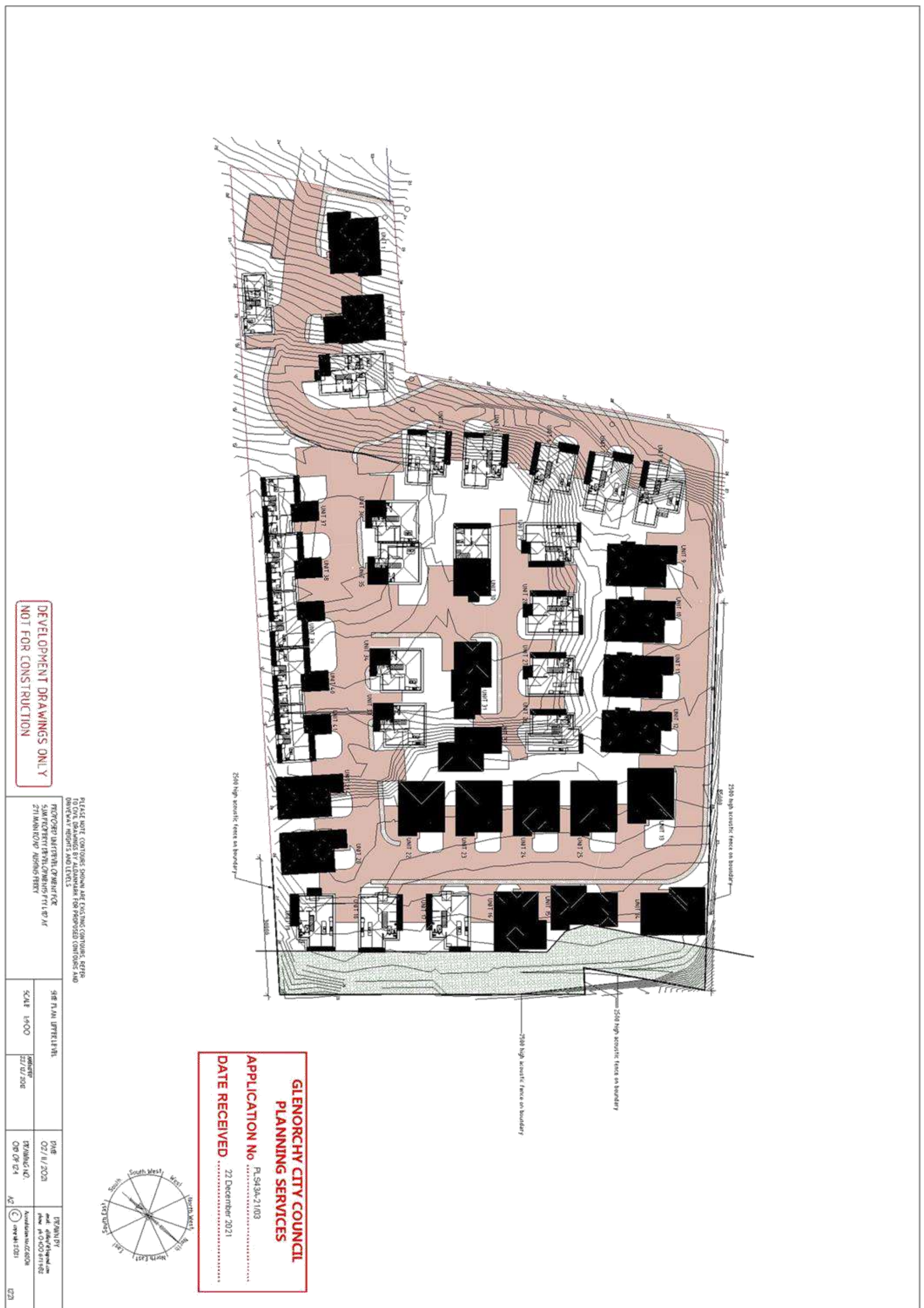


Land subject to planning permit application – 271 Main Road, Austins Ferry





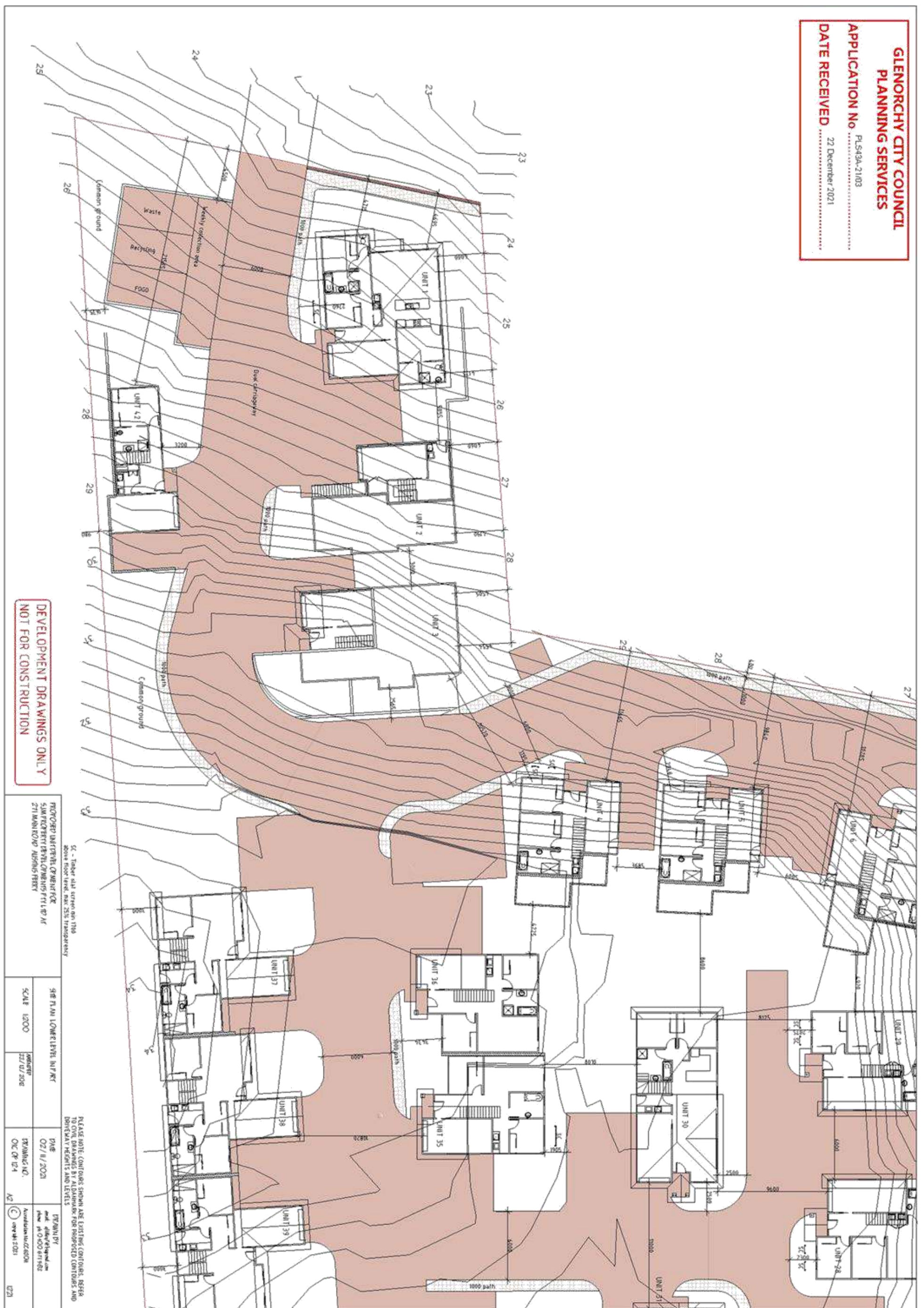


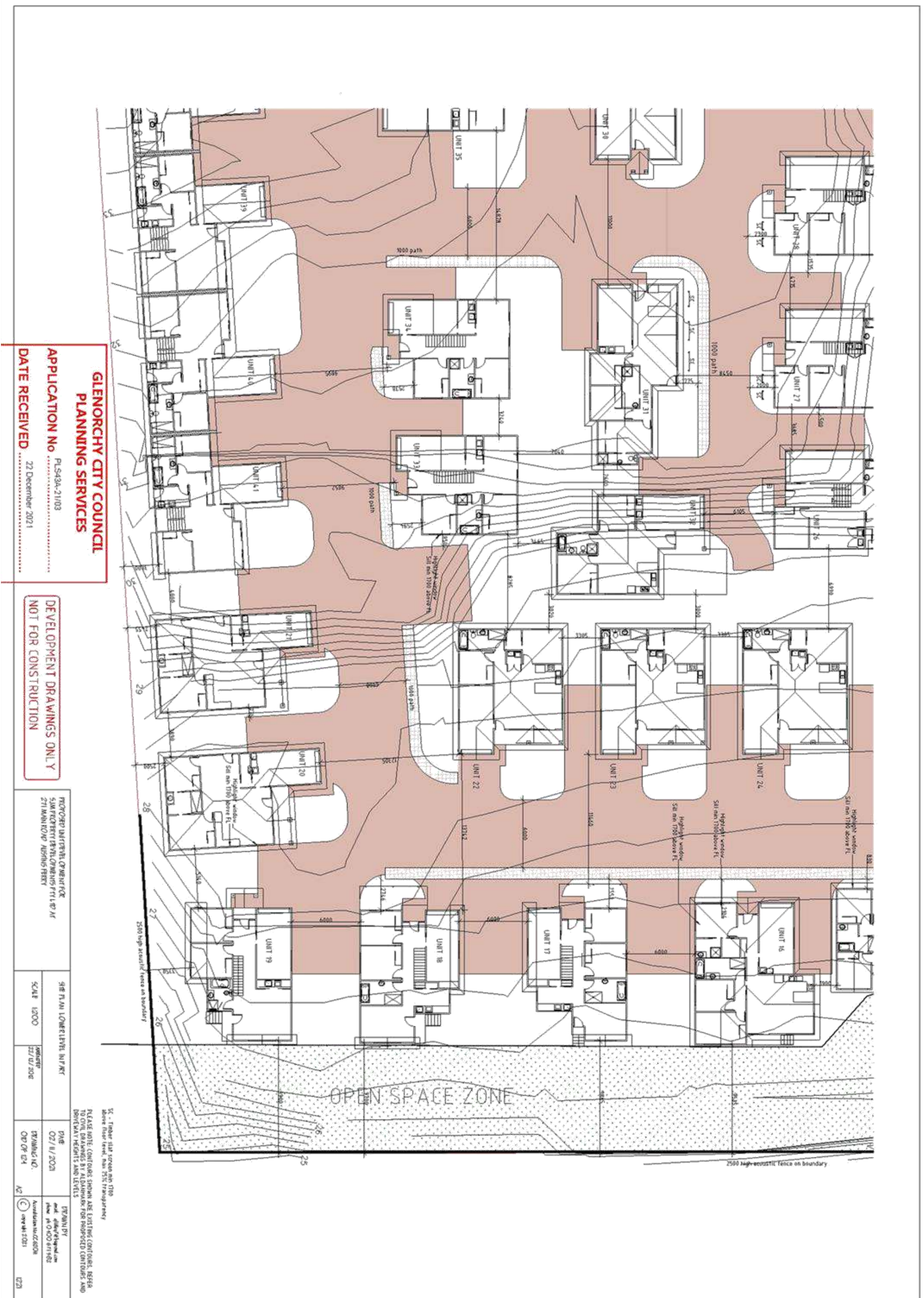


**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

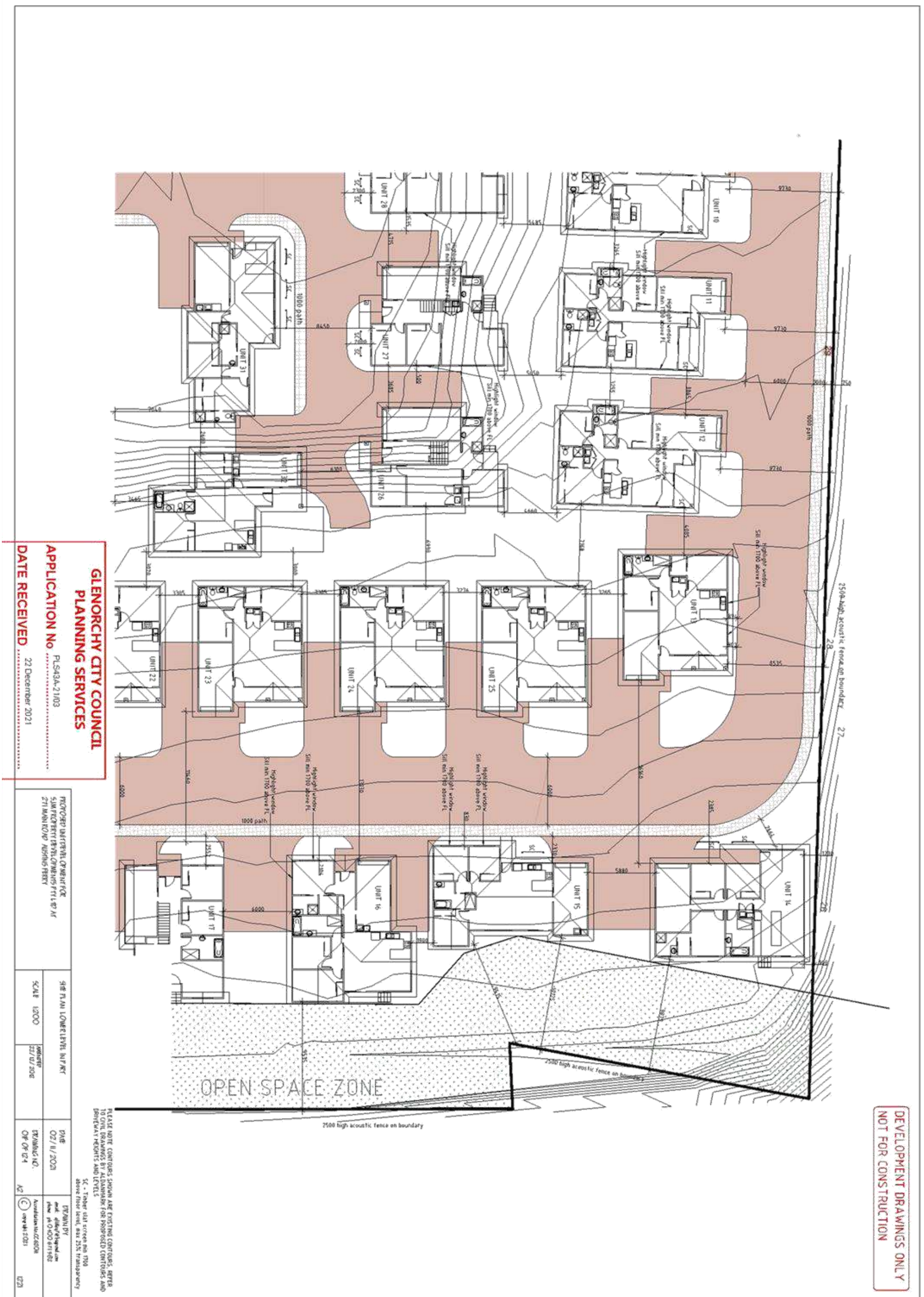
APPLICATION No. PLS43A-21/03

DATE RECEIVED 22 December 2021









GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION NO. PL543A-21/03
 DATE RECEIVED 22 December 2021

UNIT 1
 Highlight window
 Sill min 1700 above FL

UNIT 2
 Highlight window
 Sill min 1700 above FL

UNIT 3
 Highlight window
 Sill min 1700 above FL

UNIT 4
 Highlight window
 Sill min 1700 above FL

UNIT 5
 Highlight window
 Sill min 1700 above FL

UNIT 6
 Highlight window
 Sill min 1700 above FL

UNIT 7
 Highlight window
 Sill min 1700 above FL

UNIT 8
 Highlight window
 Sill min 1700 above FL

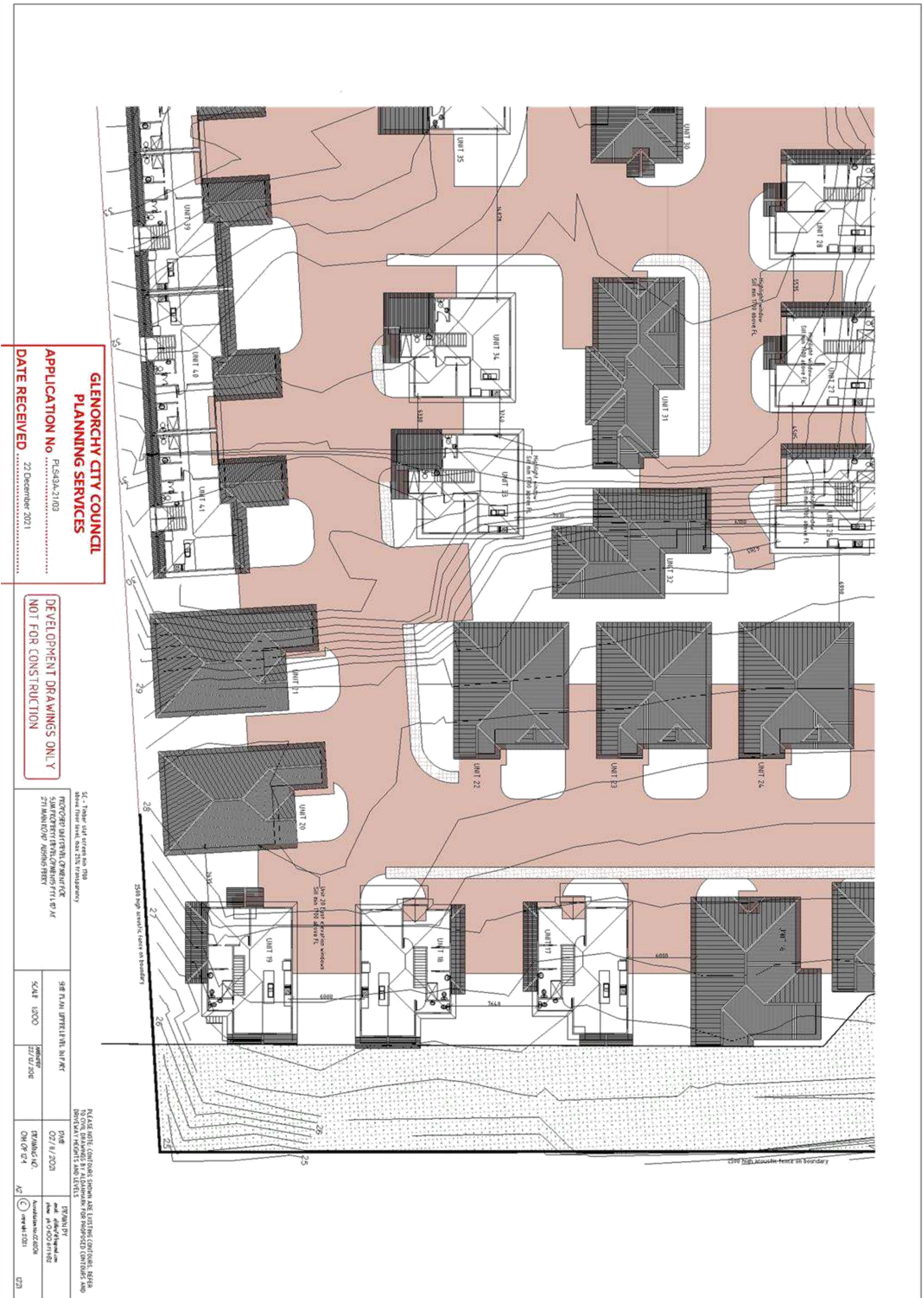
UNIT 9
 Highlight window
 Sill min 1700 above FL

UNIT 10
 Highlight window
 Sill min 1700 above FL

UNIT 11
 Highlight window
 Sill min 1700 above FL

UNIT 12
 Highlight window
 Sill min 1700 above FL

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APPLICATION No PLS43A-21/03

DATE RECEIVED 22 December 2021



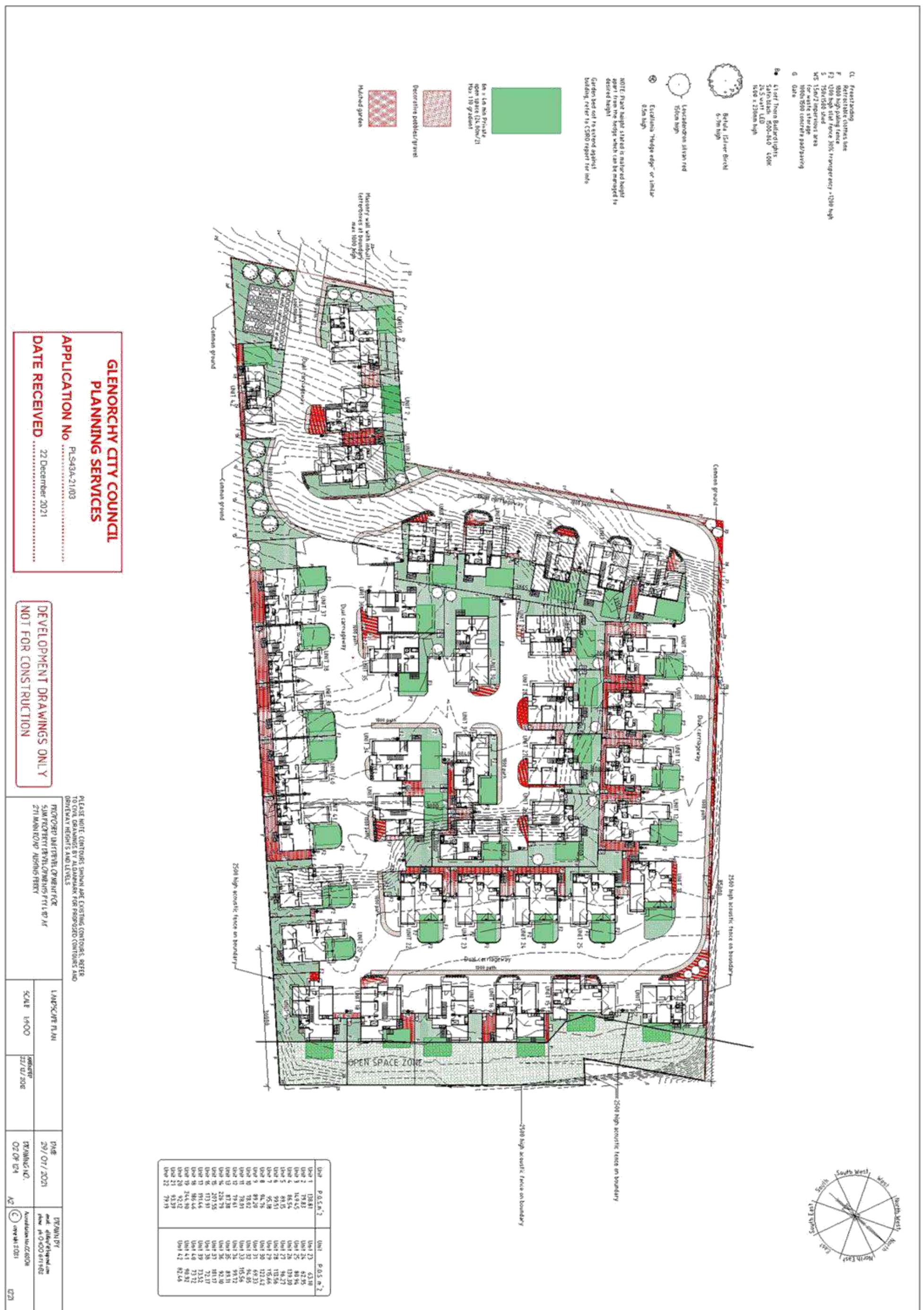
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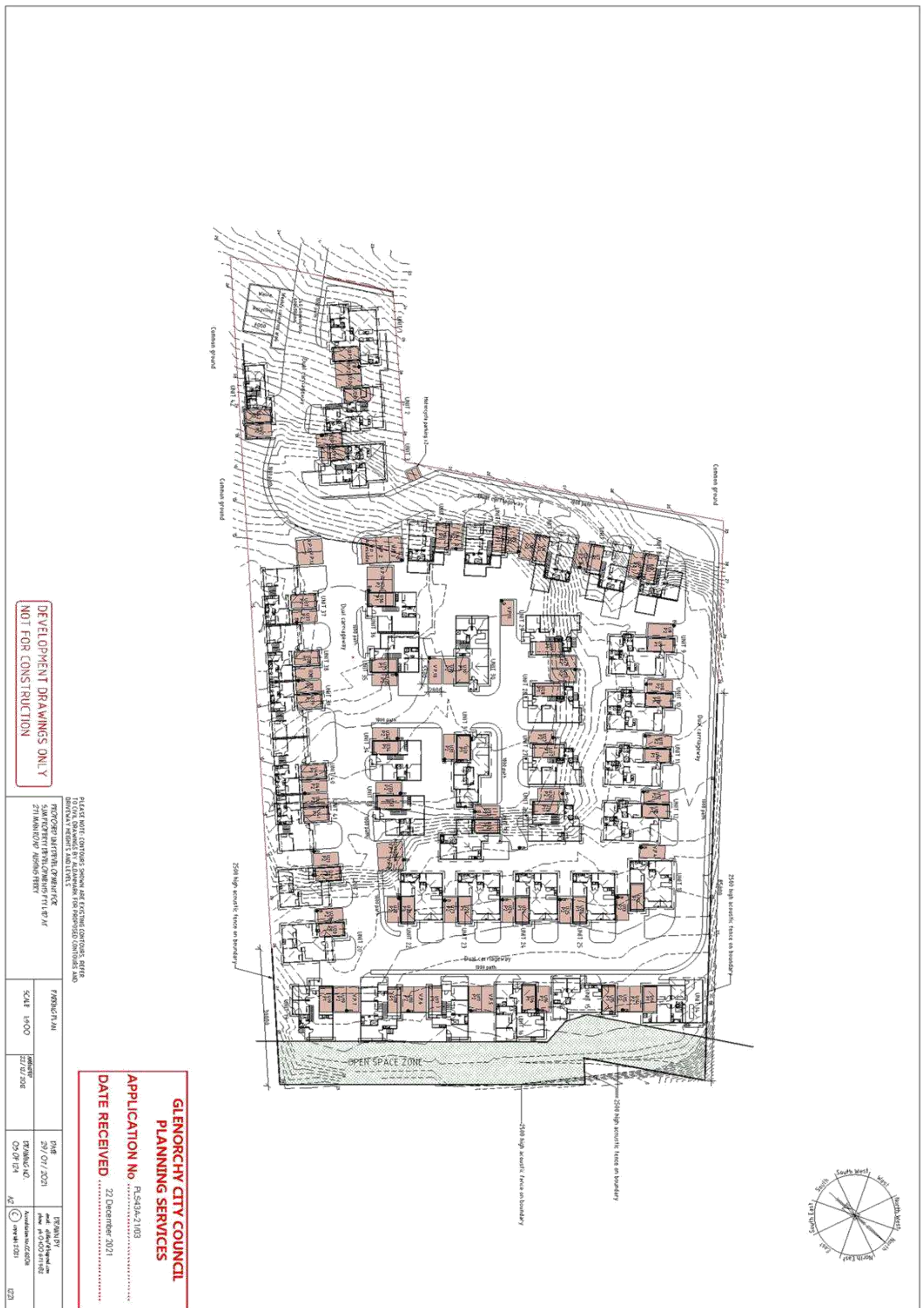
PROPOSED UNIT DEVELOPMENT FOR
SUN PROPERTY DEVELOPMENTS PTY LTD AT
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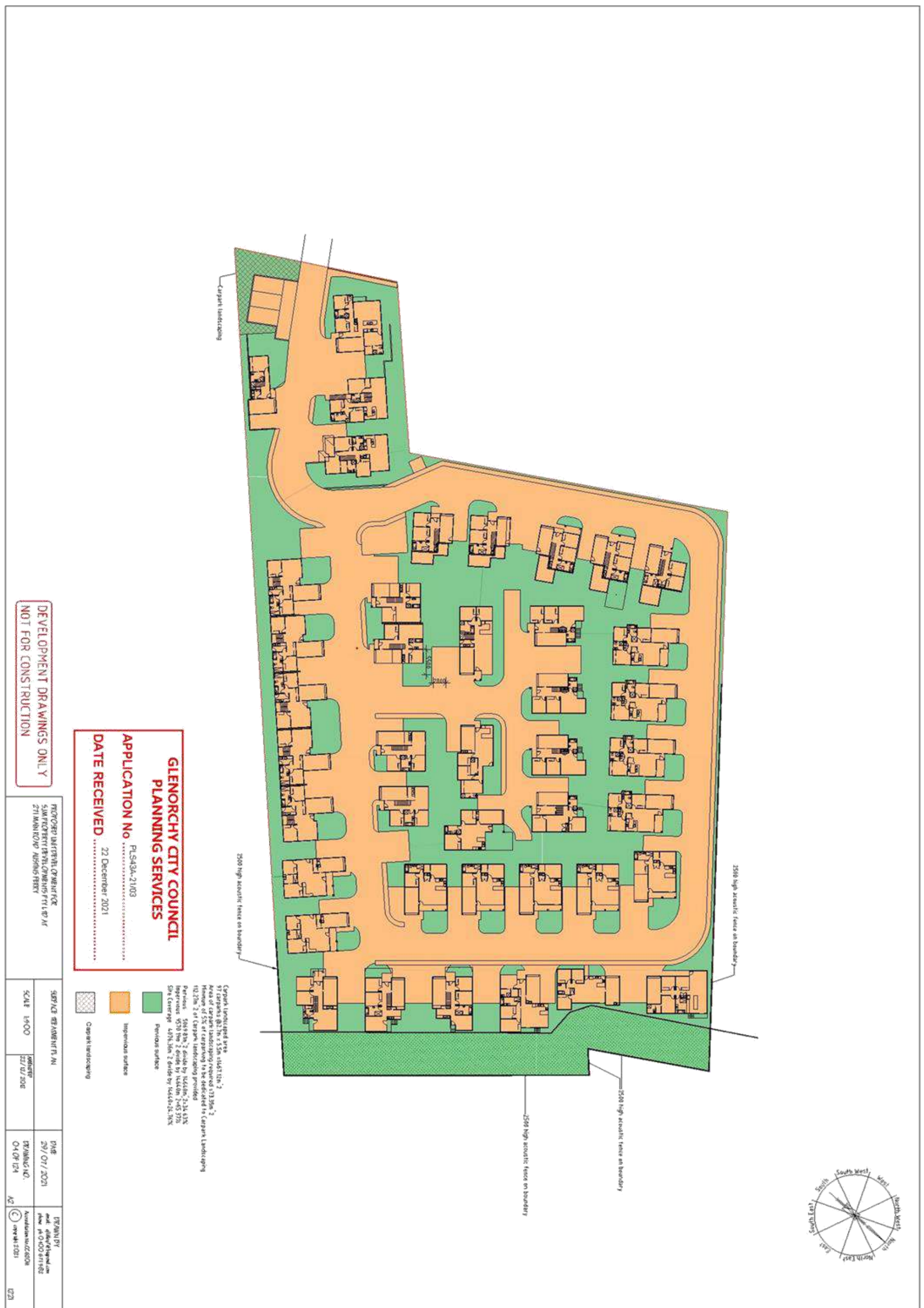
SITE PLAN UPPER LEVEL, IN PART		DATE		DRAWING NO.		DRAWING	
SCALE	1:200	22/12/2021	02/11/2021	01/01/21	02/01/21	01/01/21	02/01/21

PLEASE NOTE: CONTOURS SHOWN ARE EXISTING CONTOURS, REFER TO CIVIL DRAWINGS BY ALDANAH FOR PROPOSED CONTOURS AND DRIVEWAY HEIGHTS AND LEVELS
SC - TYPICAL 1:21 SCALE WITH 1:100 SCALE
above their level, map 35% transparency

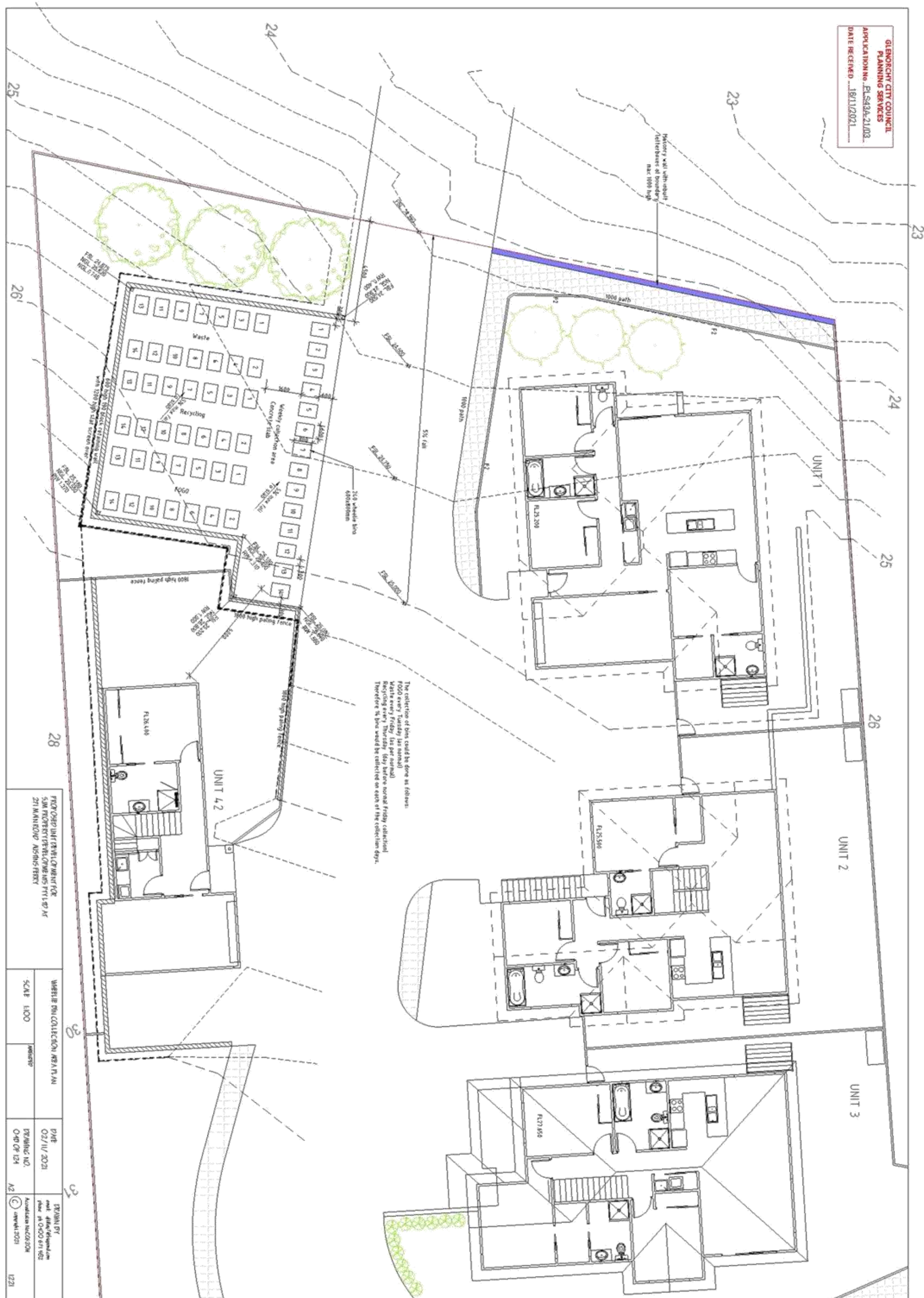




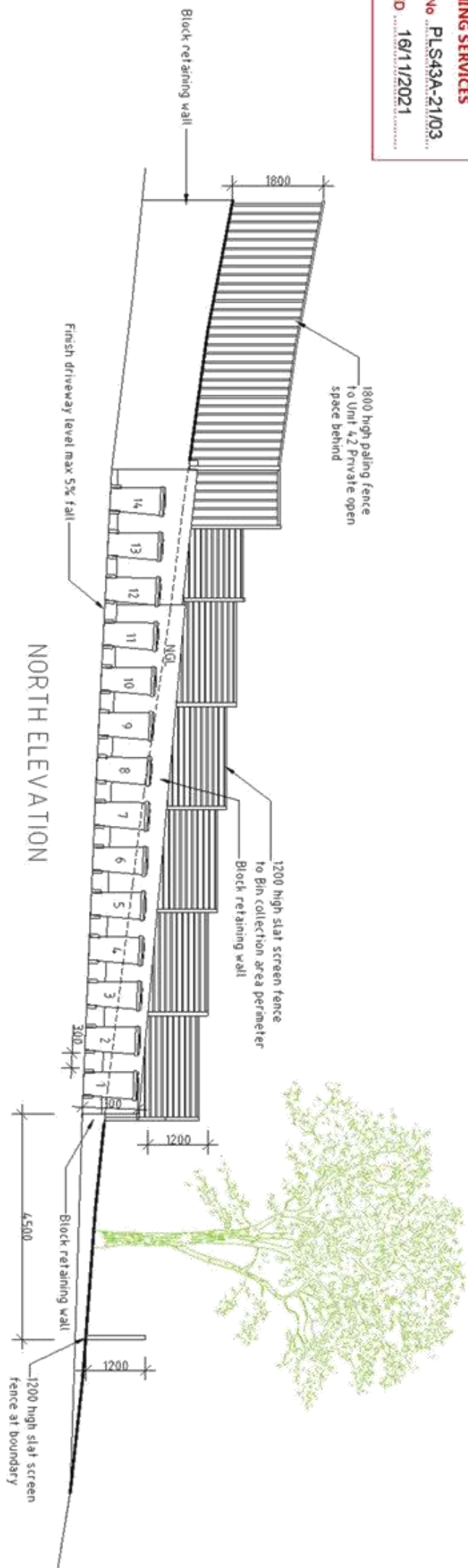








GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



UNIT 8

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

WHEELIE BIN COLLECTION ELEVATION

DATE
02/11/2021

DRAWN BY G. Tilly
email: gtilly@beyond.com
phone: 0400 671 982

SCALE 1:100

AMENDED

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BUILDING DESIGNERS AUSTRALIA

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UNIT 1

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, AUSTINS FERRY

UNIT 1 PLAN

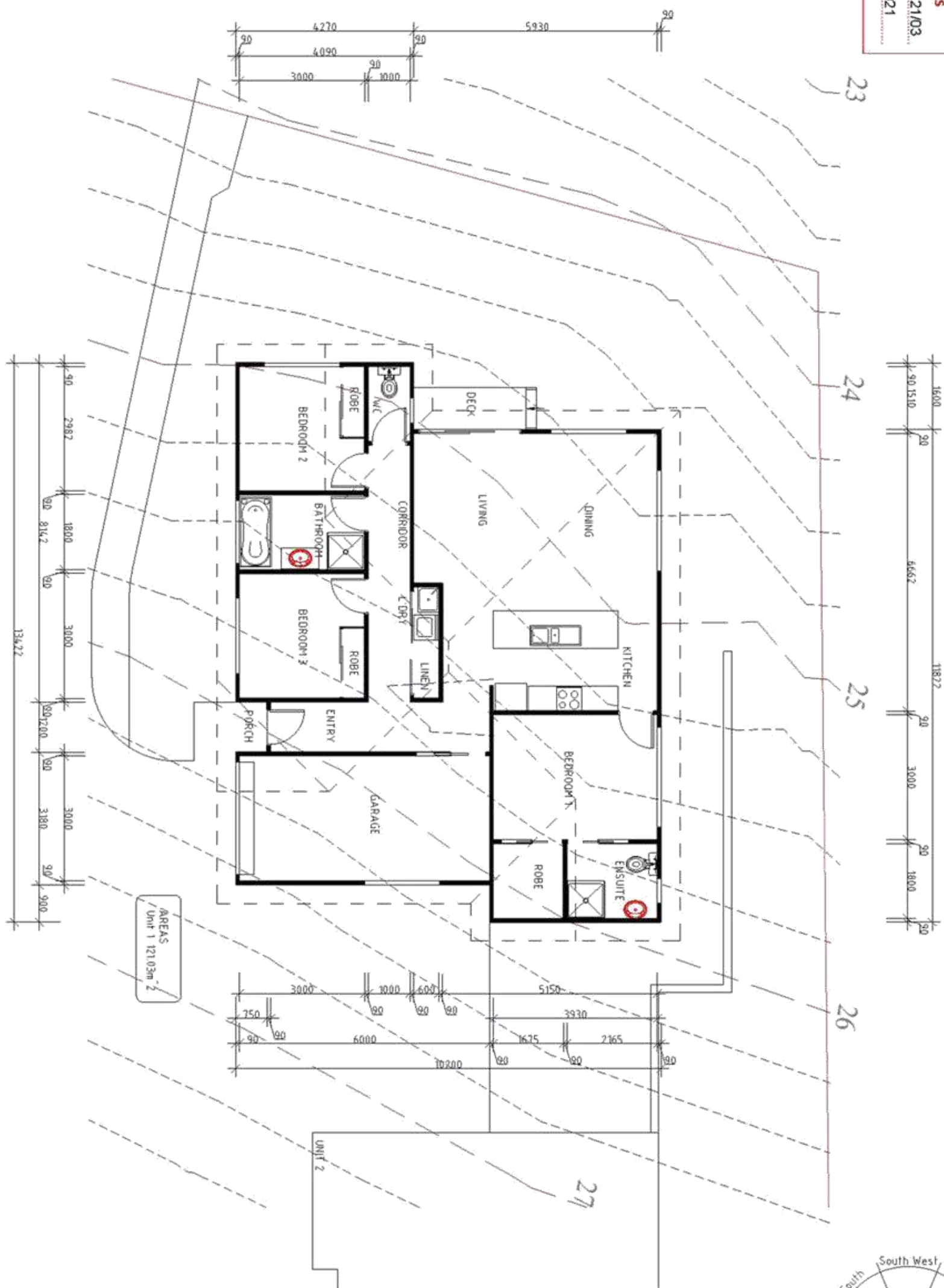
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DATE
29/07/2021

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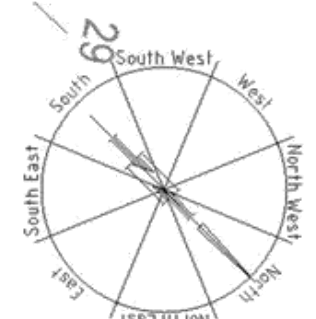
DRAWN BY G. Tilly
email: gtilly@bda.com.au
phone: 0400 671 582
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Architectural floor plan of Unit 2, showing a two-level layout. The upper level includes a Living area, Dining area, Kitchen, and three Bedrooms (Bedroom 1, Bedroom 2, Bedroom 3). The lower level includes a Bathroom, a Porch, and an Entry. The plan is surrounded by site lines and dimensions. A table in the bottom right corner provides area calculations for the unit.

AREAS UNIT 2	
Upper level	96.75m ²
Lower level	40.57m ²
Total	137.32m²



AREAS UNIT 2	
Upper level	96.75m ²
Lower level	40.57m ²
Total	137.32m ²

UNIT 2

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, AUSTINS FERRY

LAN

SCALE 1:100

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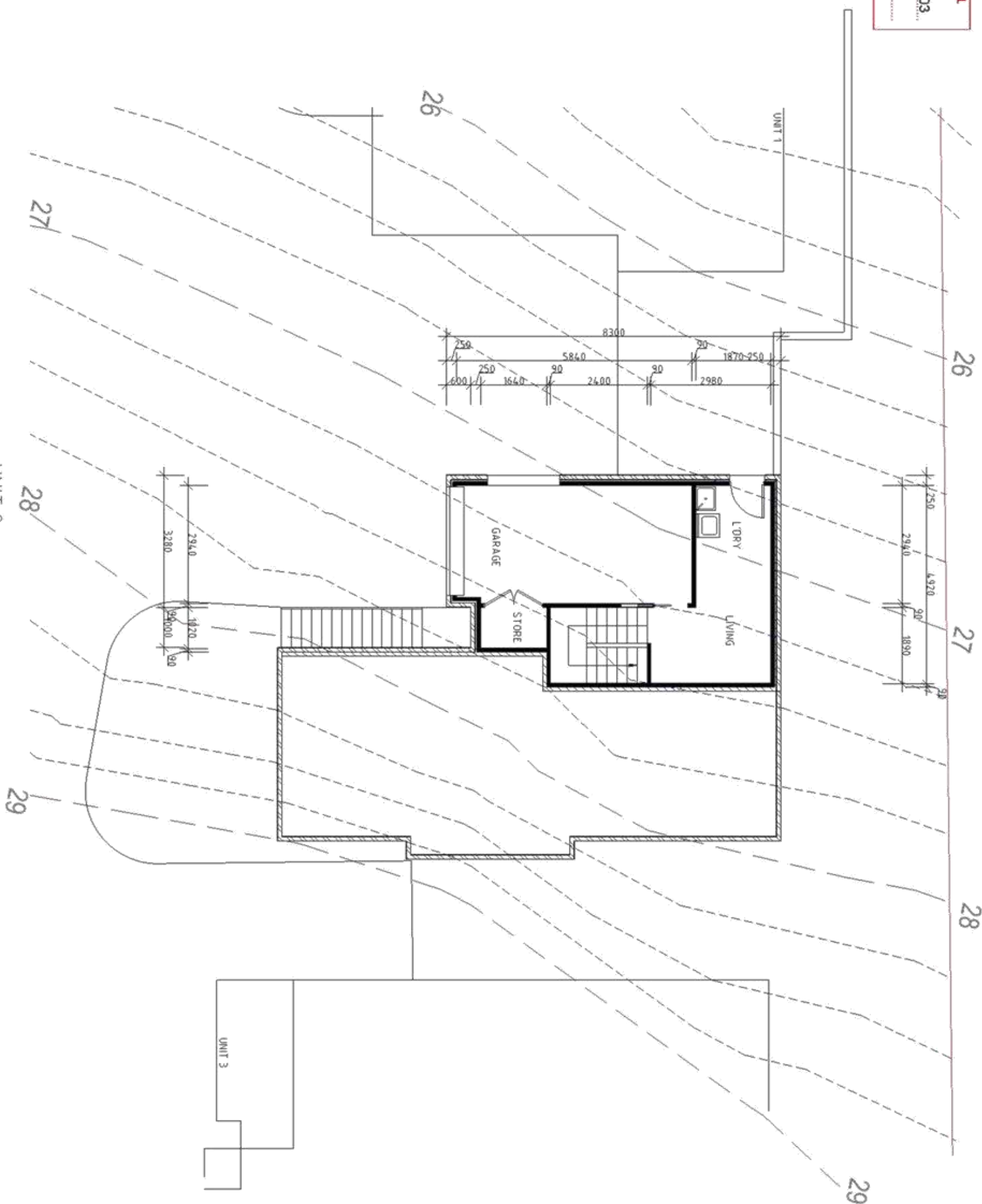
DATE
29/07/2021

DRAWN BY G. TILLEY
email: gtilley7@bigpond.com
phone ph 0400 671 562

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALBINS FERRY

UNIT 2 PLAN

SCALE 1:100

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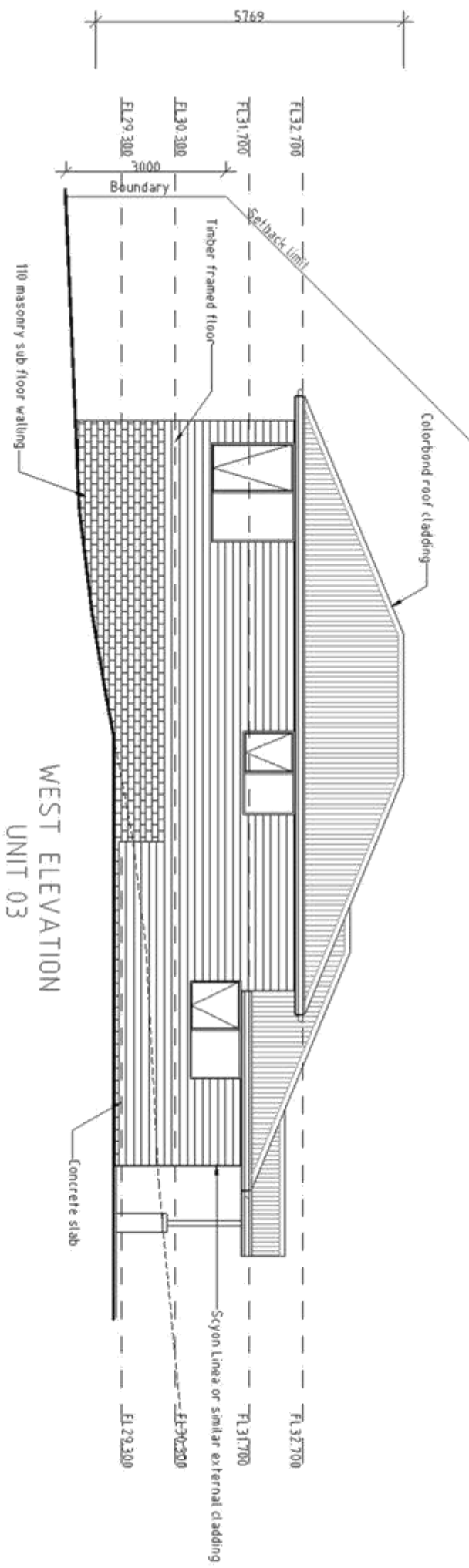
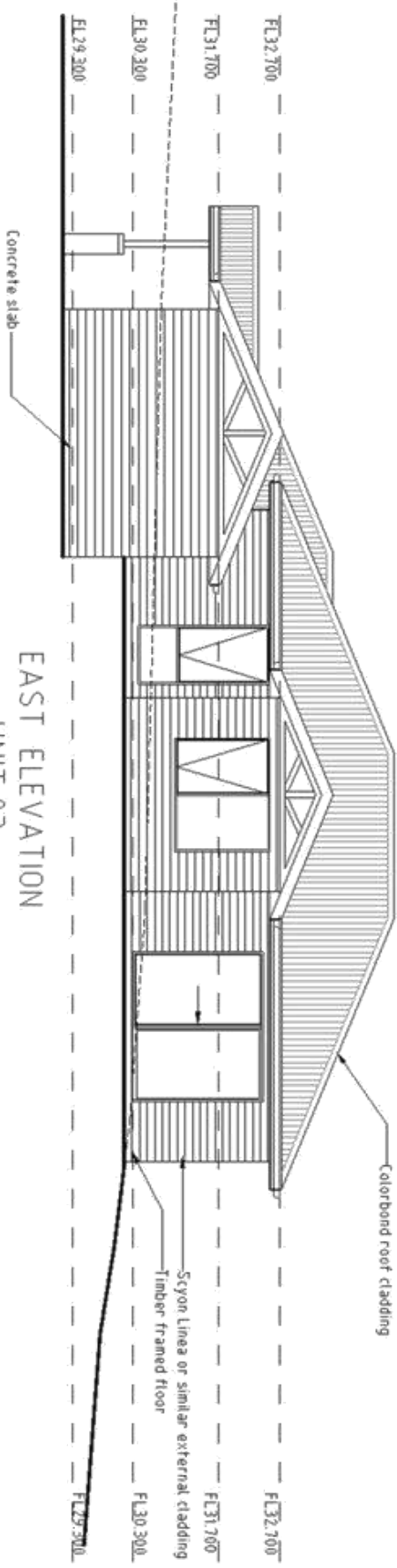
DATE
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BUILDING DESIGNERS AUSTRALIA

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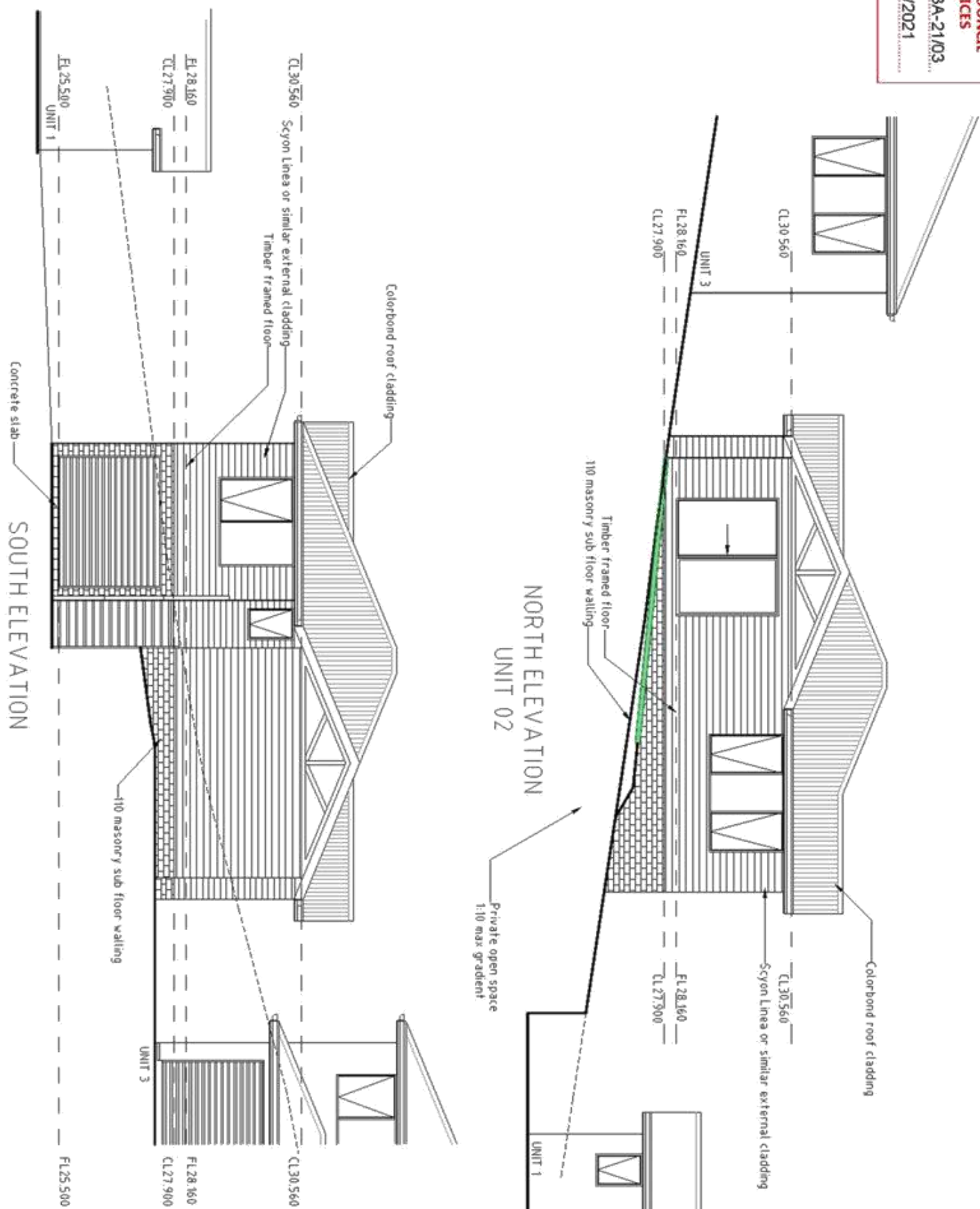
UNIT 3

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 3 ELEVATIONS		DATE	DRAWN BY
SCALE 1:100	AMENDED	29/07/2021	G. Riley
		DRAWING NO.	email: g.riley@bda.com.au phone: 0400 671 562
		15 OF 124	Accreditation No: C620H © copyright 2021

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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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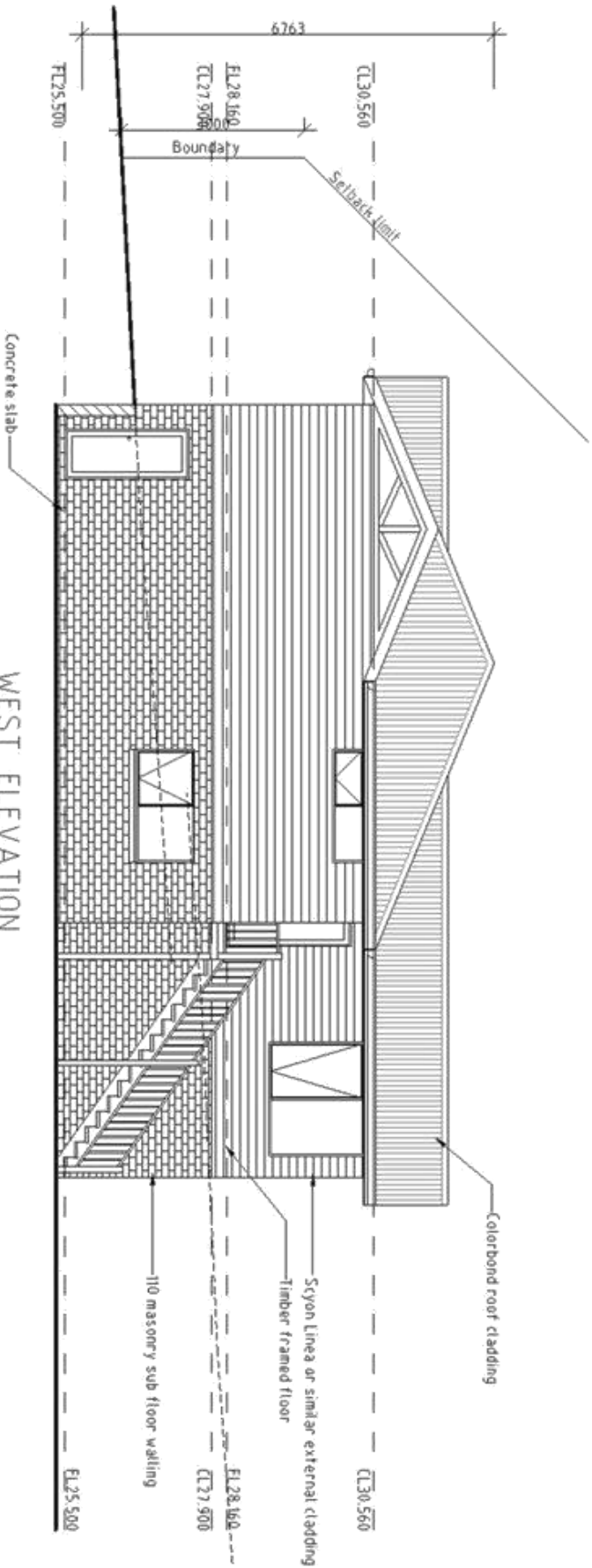
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UNIT 2

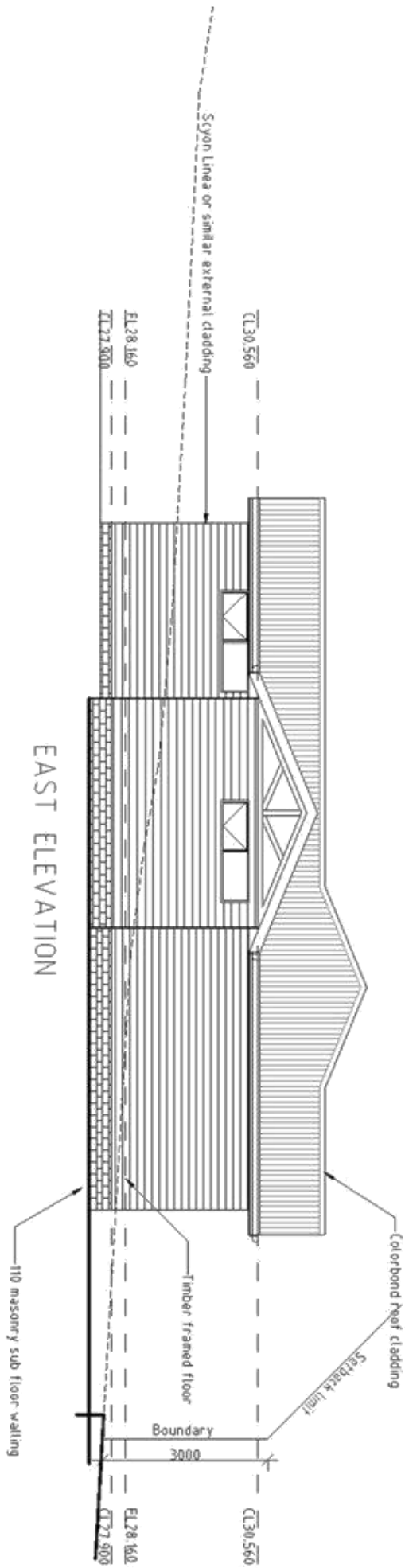
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SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 2 ELEVATIONS		DATE	DRAWING NO.	DRAWN BY
SCALE	1:100	29/07/2021	09 OF 124	G. Tilly
AMENDED				email: gtilly@beyond.com phone: 0400 671 982
				Accreditation No: CC620H copyright 2021
				1221

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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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WEST ELEVATION



EAST ELEVATION

UNIT 2

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 2 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29 / 07 / 2021

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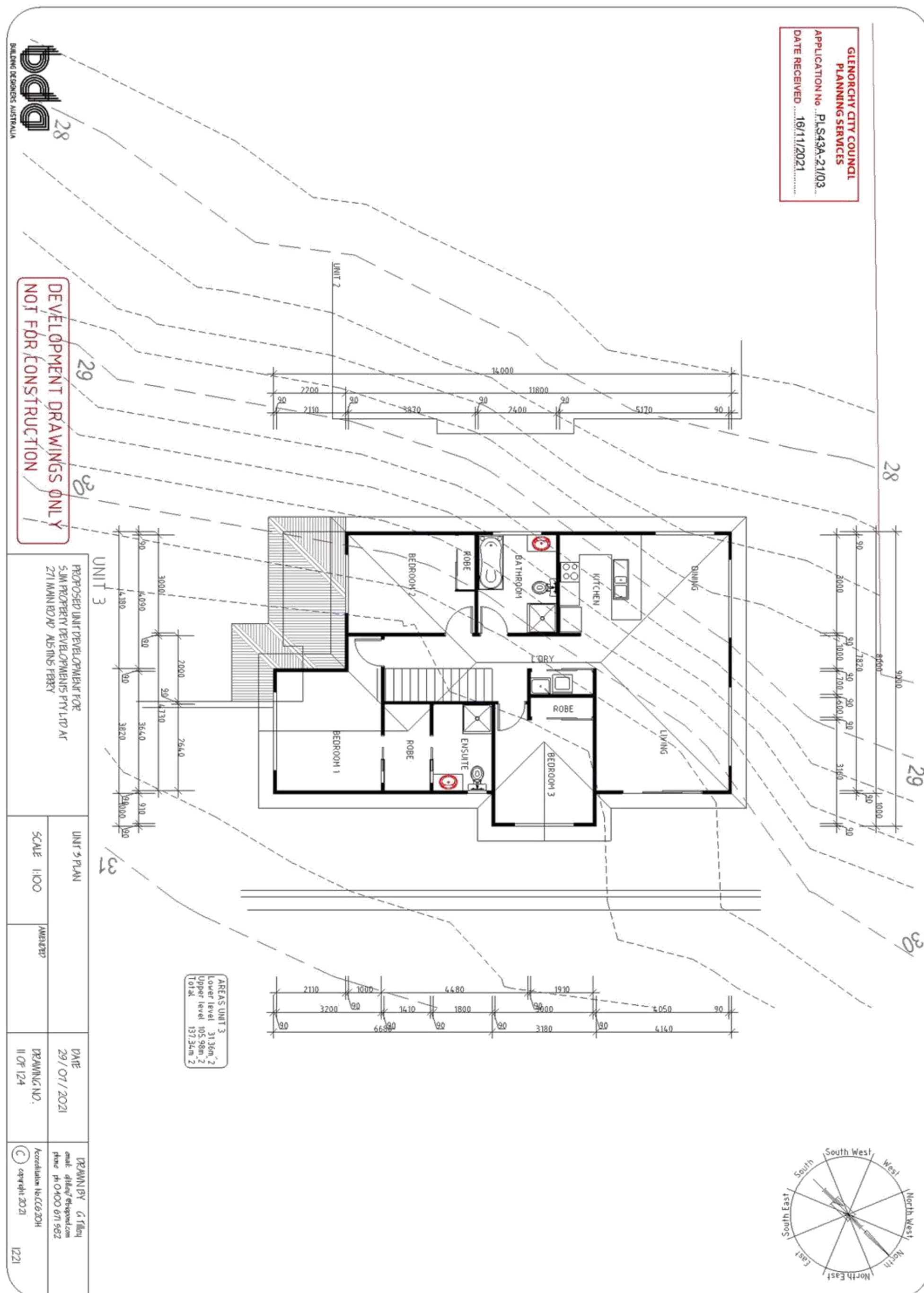
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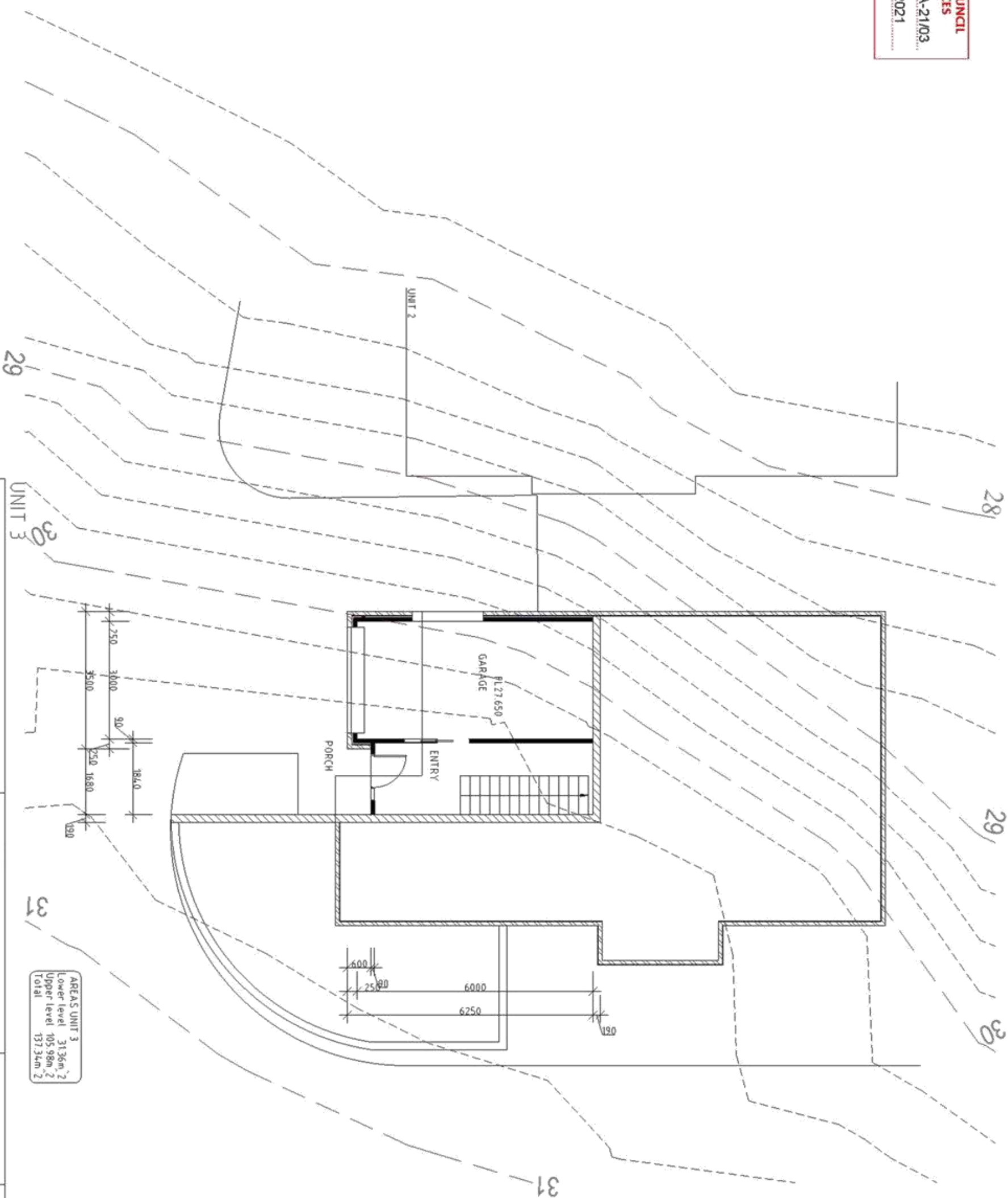


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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD / ALPINS FERRY



AREAS UNIT 3
Lower Level 3136m²
Upper Level 10596m²
Total 13734m²

UNIT 3 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

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12 OF 124

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UNIT 3

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD AUSTINS FERRY

UNIT 5 ELEVATIONS

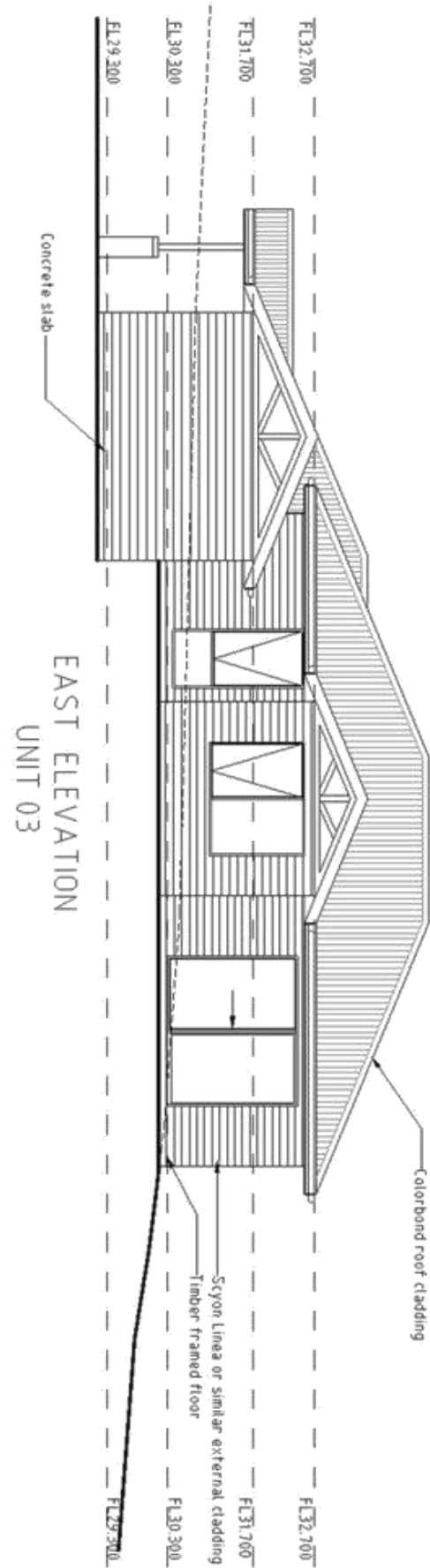
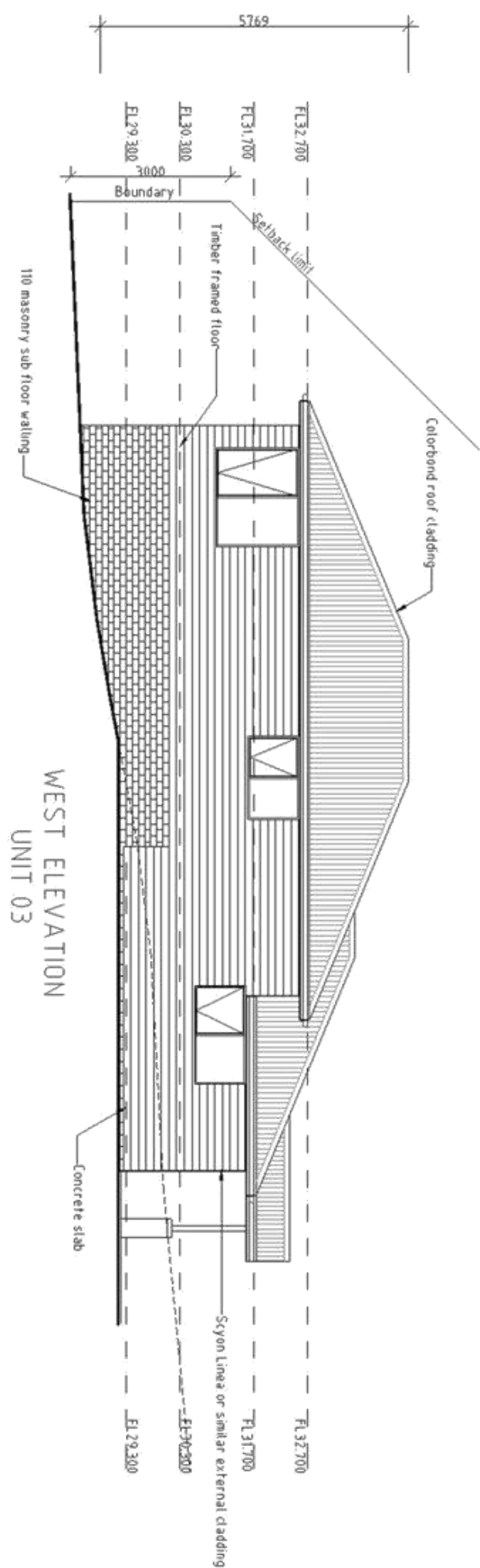
SCALE 1:100

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DATE
29/07/2021

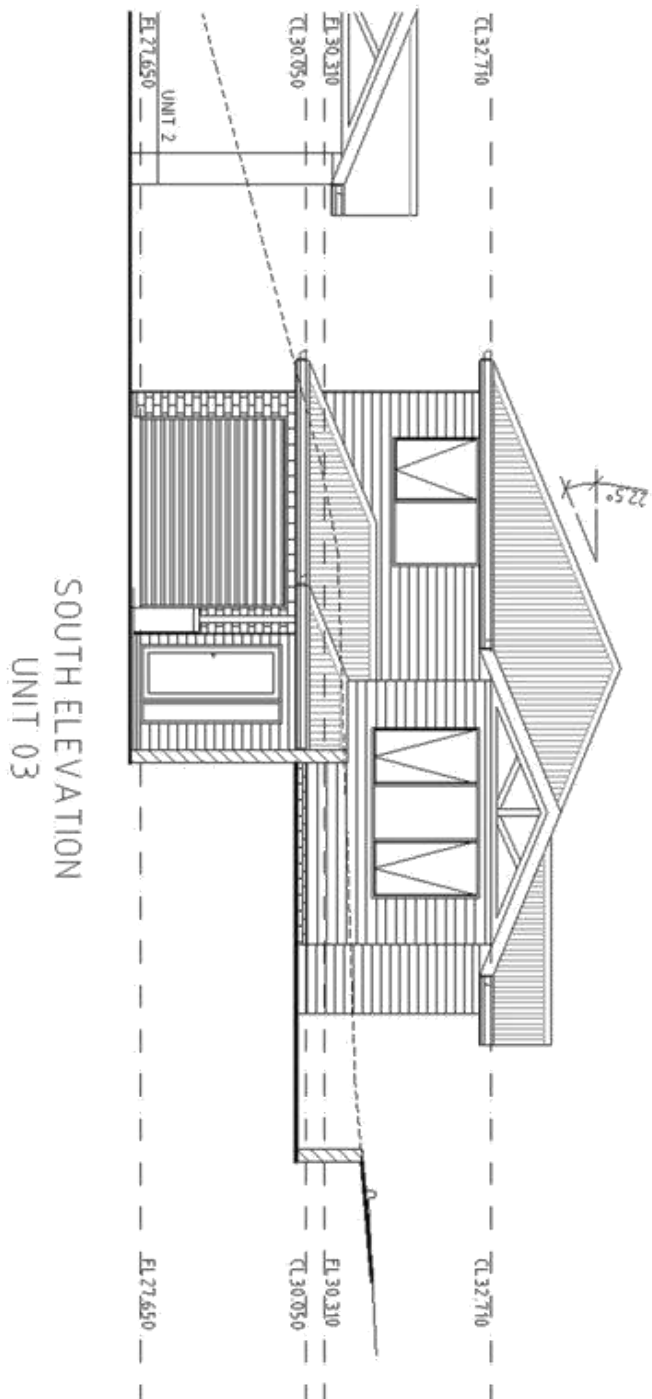
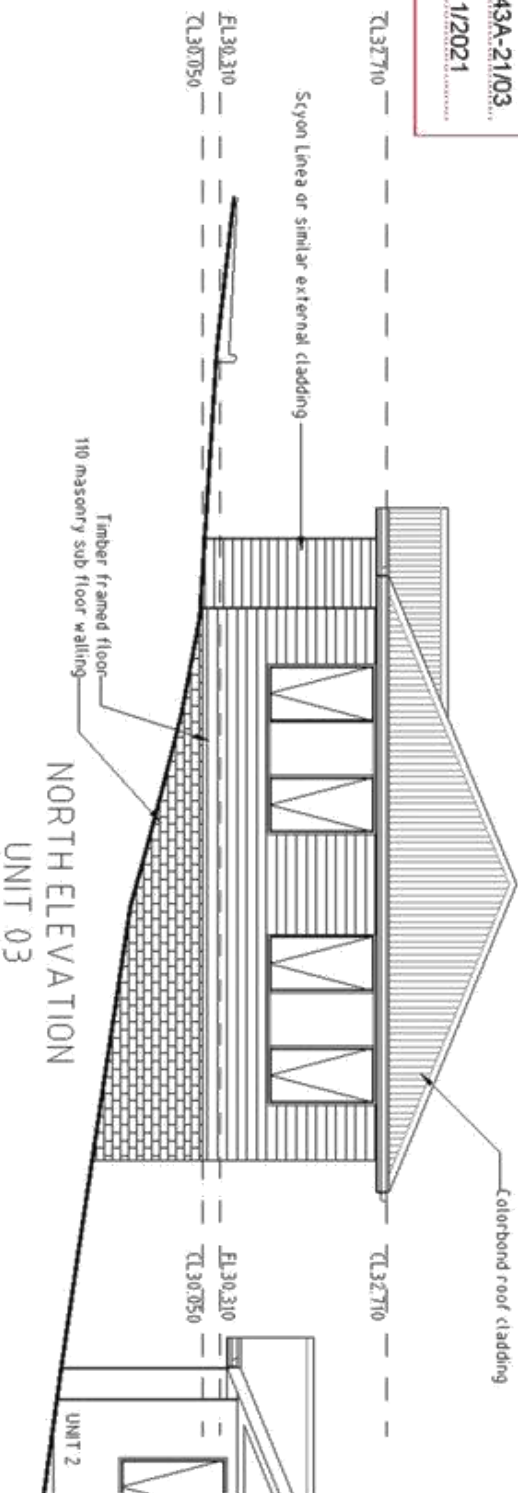
DRAWN BY G. Tilley
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EAST ELEVATION
UNIT 03

WEST ELEVATION
UNIT 03

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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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UNIT 3

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PROPOSED UNIT DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 271 MAIN ROAD ALBINS FERRY		UNIT 3 ELEVATIONS		DATE 29 / 07 / 2021	DRAWN BY G. Tilly email: gtilly@bdsd.com phone: 0400 671 982
SCALE 1:100	AMENDED?			DRAWING NO. 15 OF 124	Accreditation No. CC620H copyright 2021
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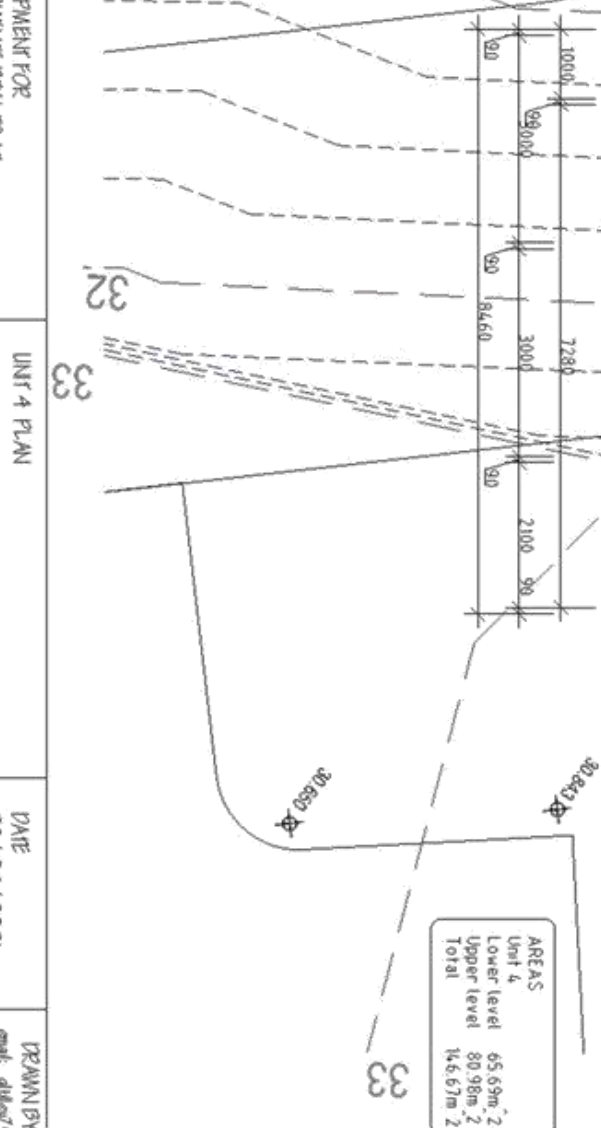
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD/ ALPINE FERRY

UNIT 4



AREAS
Unit 4
Lower level 65.69m²
Upper level 80.98m²
Total 146.67m²

UNIT 4 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

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14 OF 124

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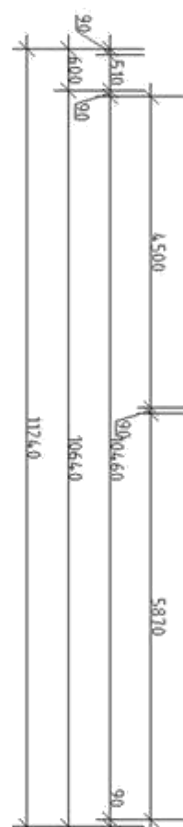
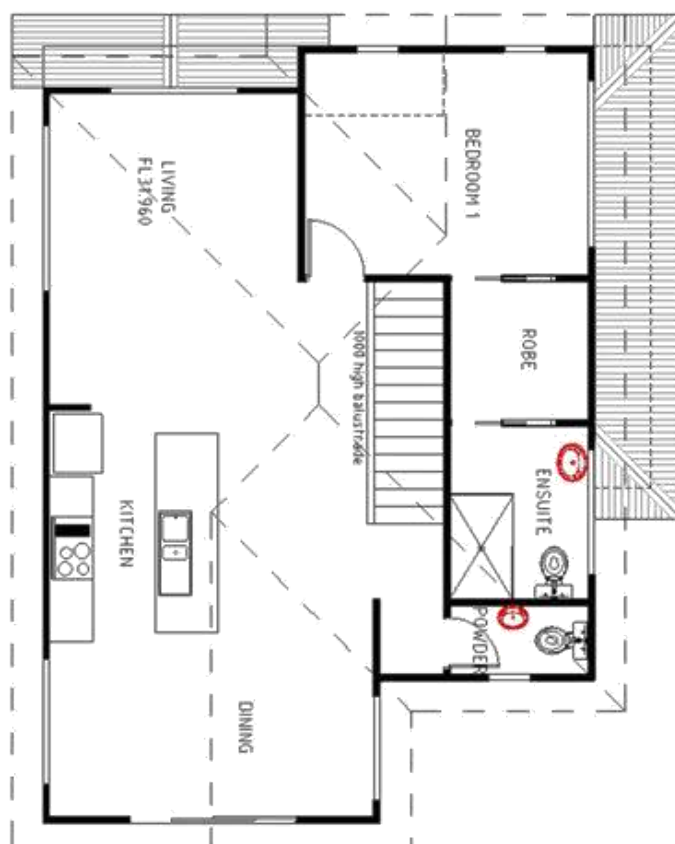
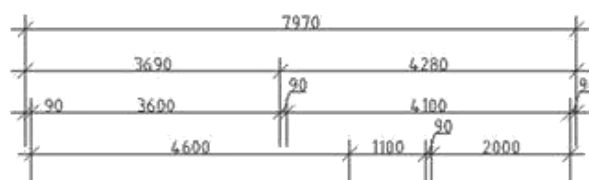
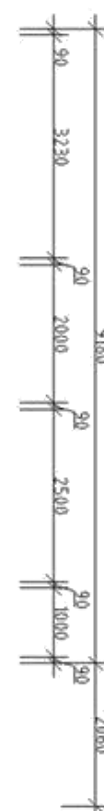
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PLANNING SERVICES

APPLICATION No PLS43A-21/03

DATE RECEIVED 16/1/2021



AREAS	
Unit 4	
Lower level	65.69m ²
Upper level	80.98m ²
Total	146.67m ²

UNIT 4

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 4 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

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15 OF 124

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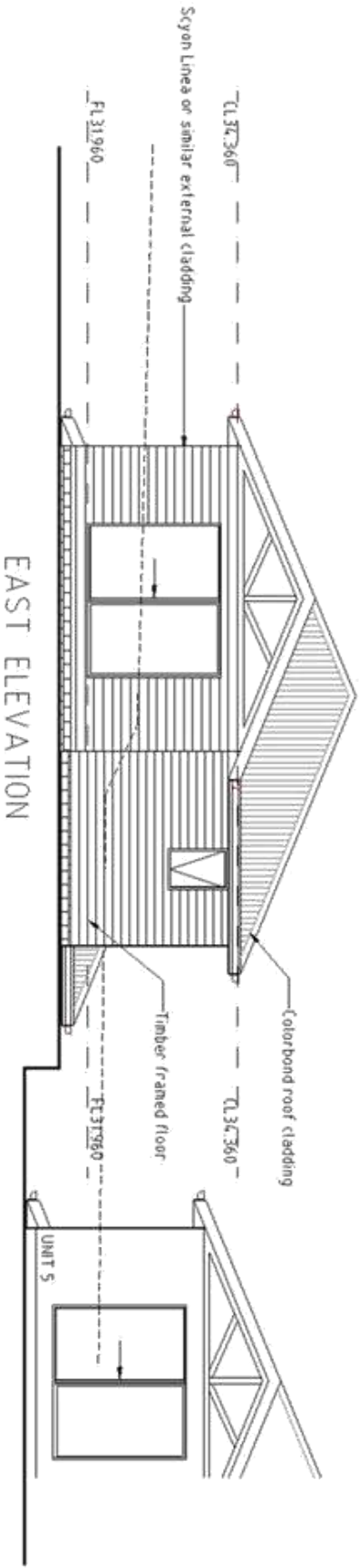
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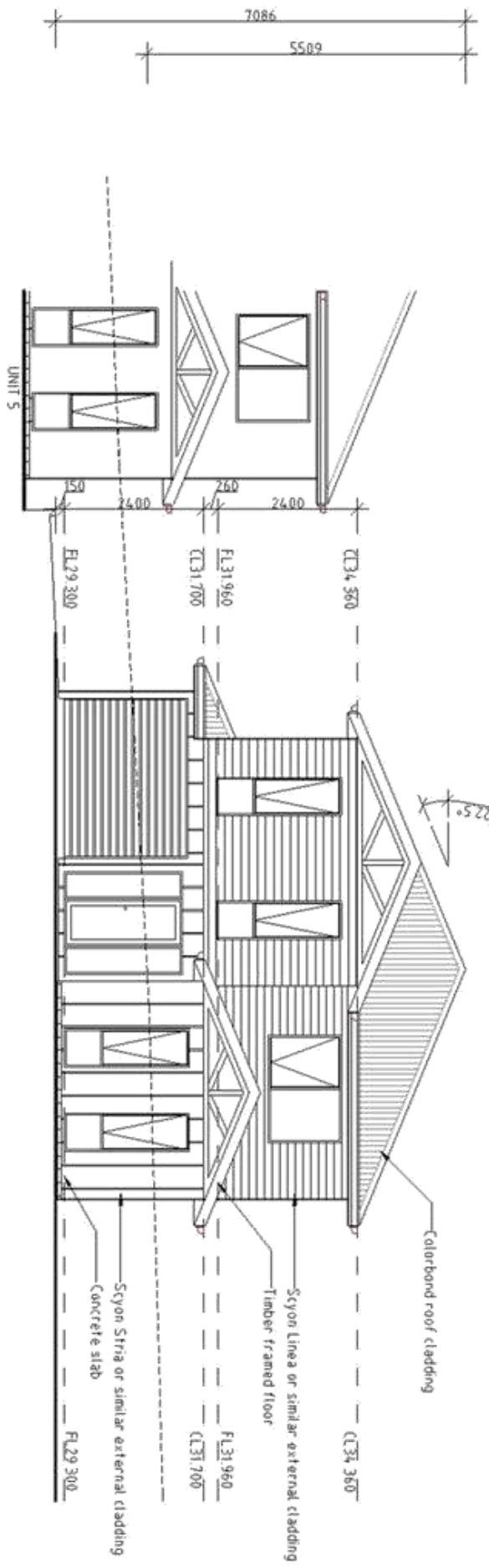
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Attachments - Glenorchy Planning Authority - 24 January 2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



EAST ELEVATION



WEST ELEVATION

UNIT 4

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, AUSTINS FERRY

UNIT 4 ELEVATIONS

SCALE 1:100

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DATE
29 / 07 / 2021

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17 OF 124

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UNIT 5

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 5 PLAN

SCALE 1:100

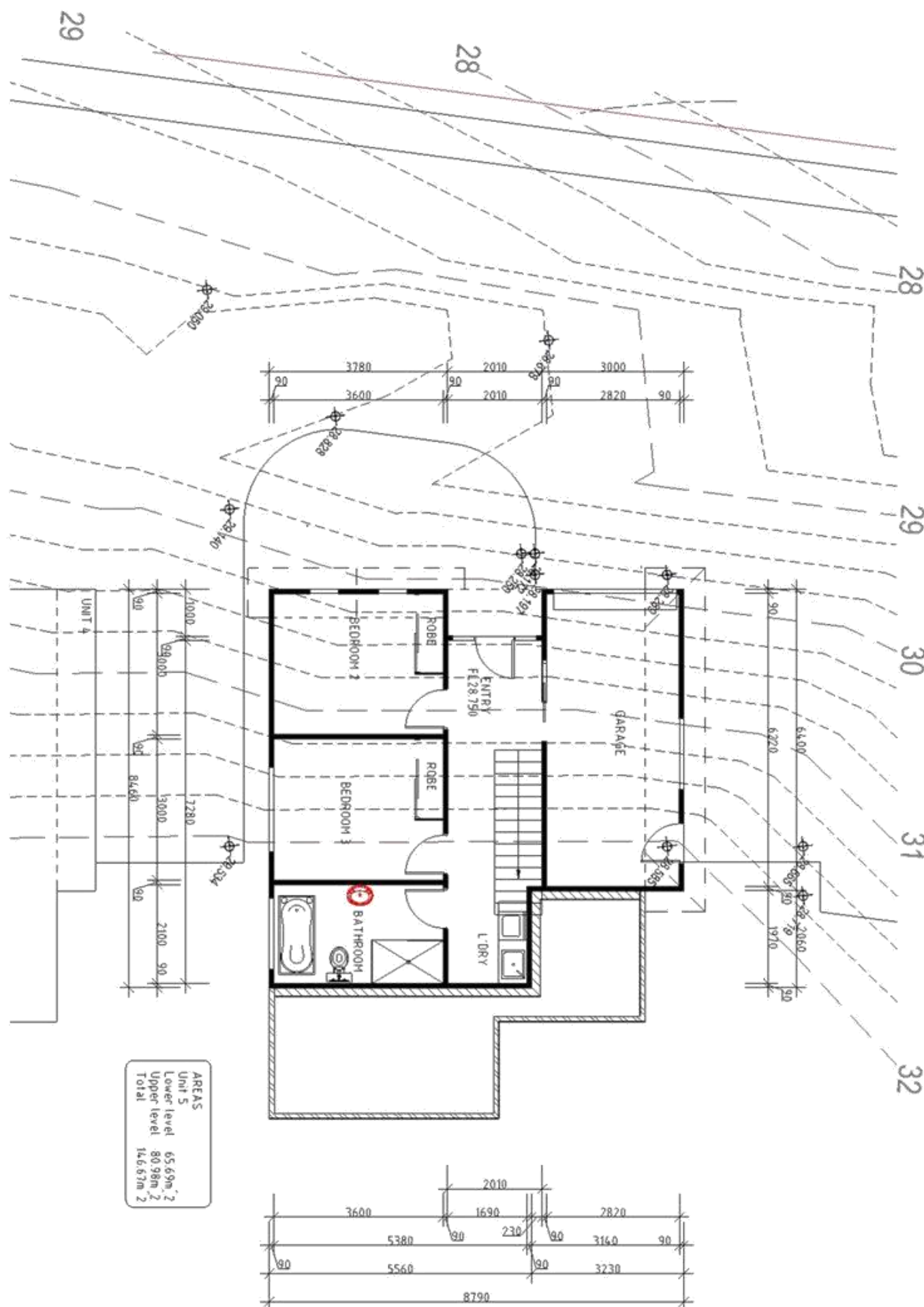
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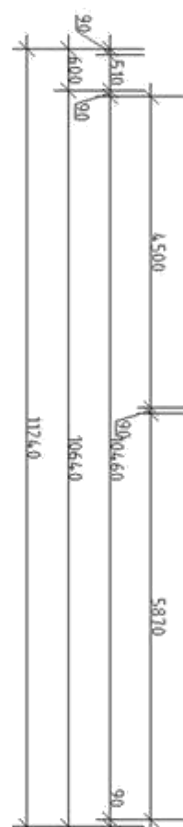
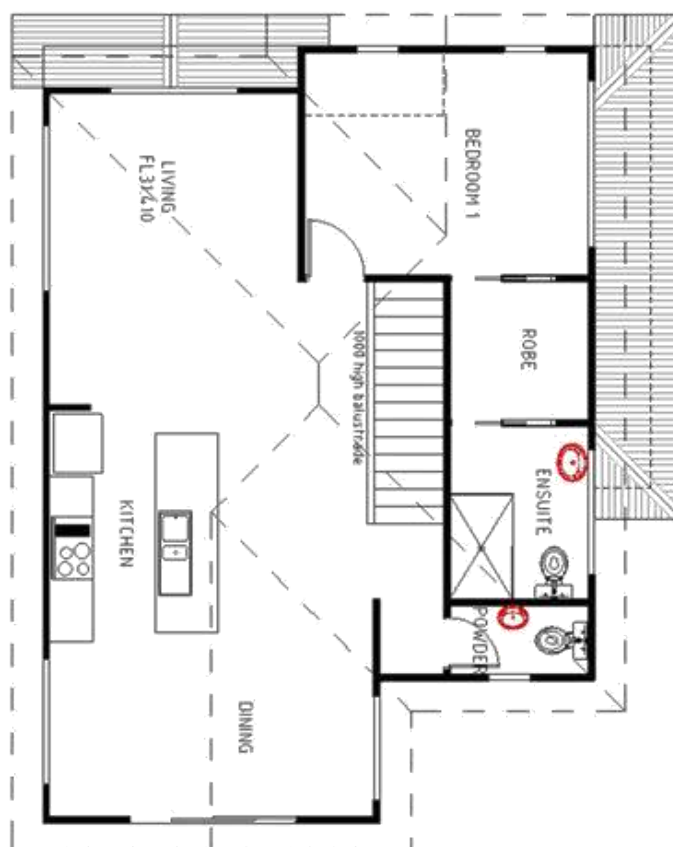
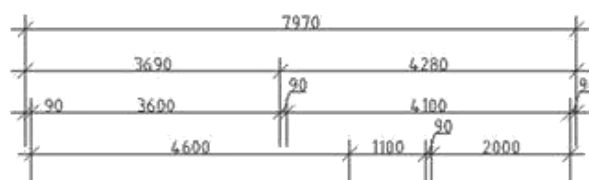
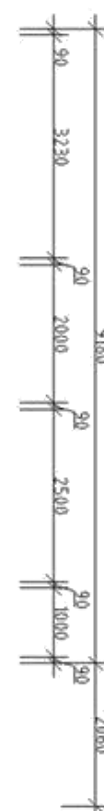
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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLS43A-21/03

DATE RECEIVED 16/1/2021



AREAS	
Unit 5	
Lower level	65.69m ²
Upper level	80.98m ²
Total	146.67m ²

UNIT 5

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 5 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

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19 OF 124

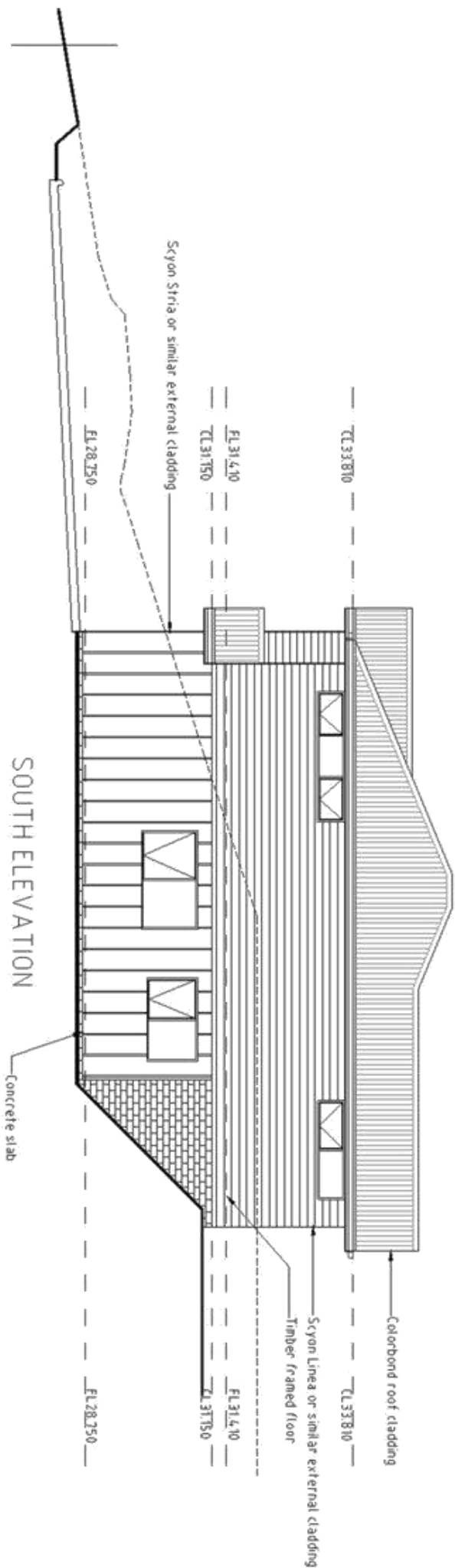
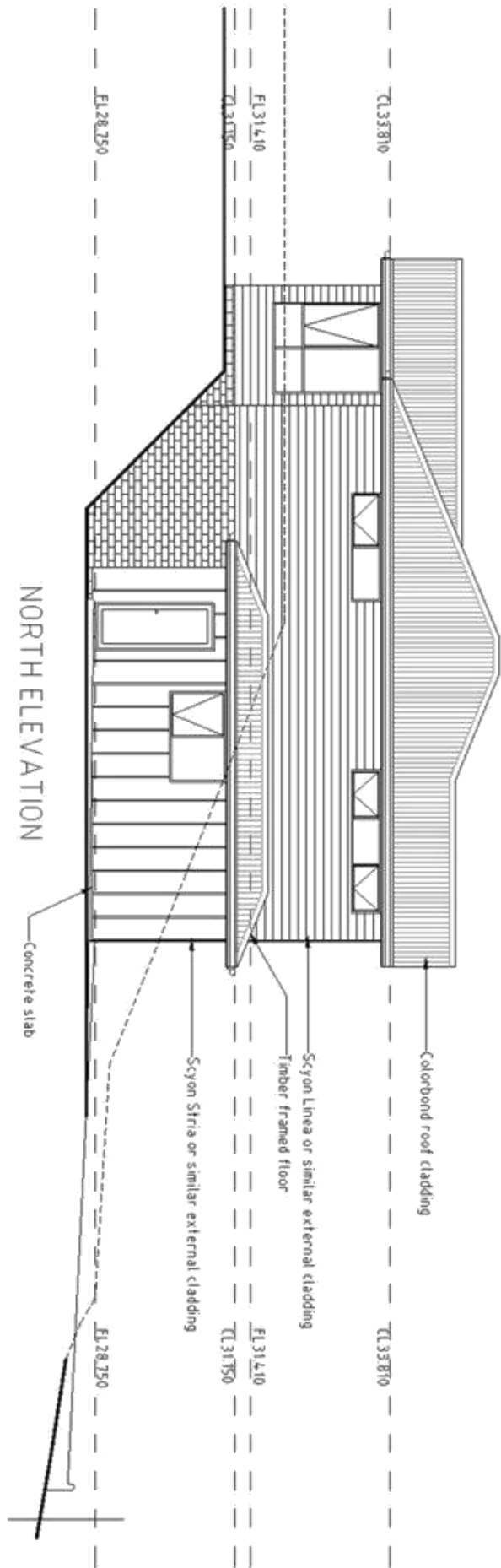
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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UNIT 5

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 5 ELEVATIONS

SCALE 1:100

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DATE
29/07/2021

DRAWING NO.
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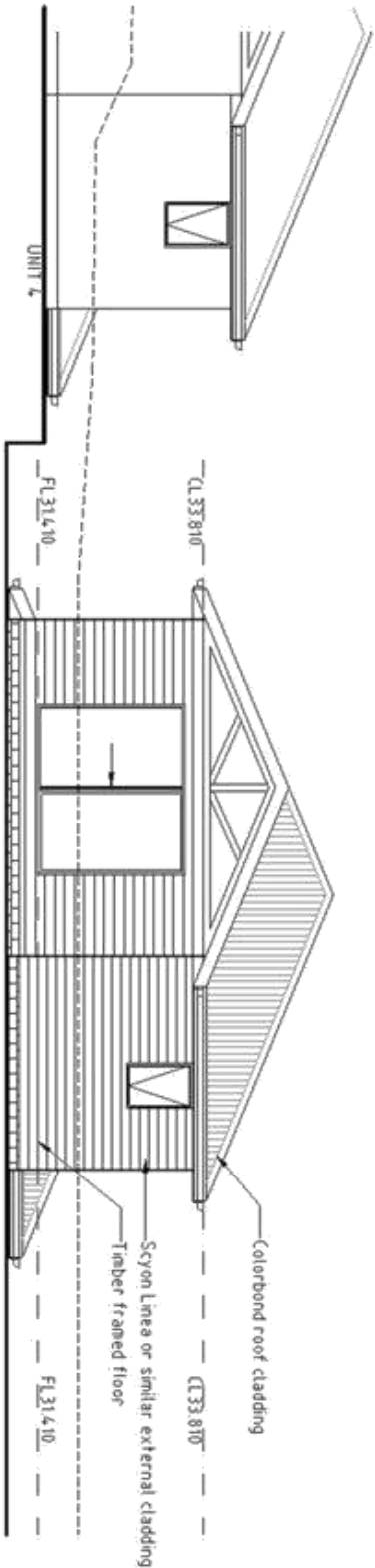
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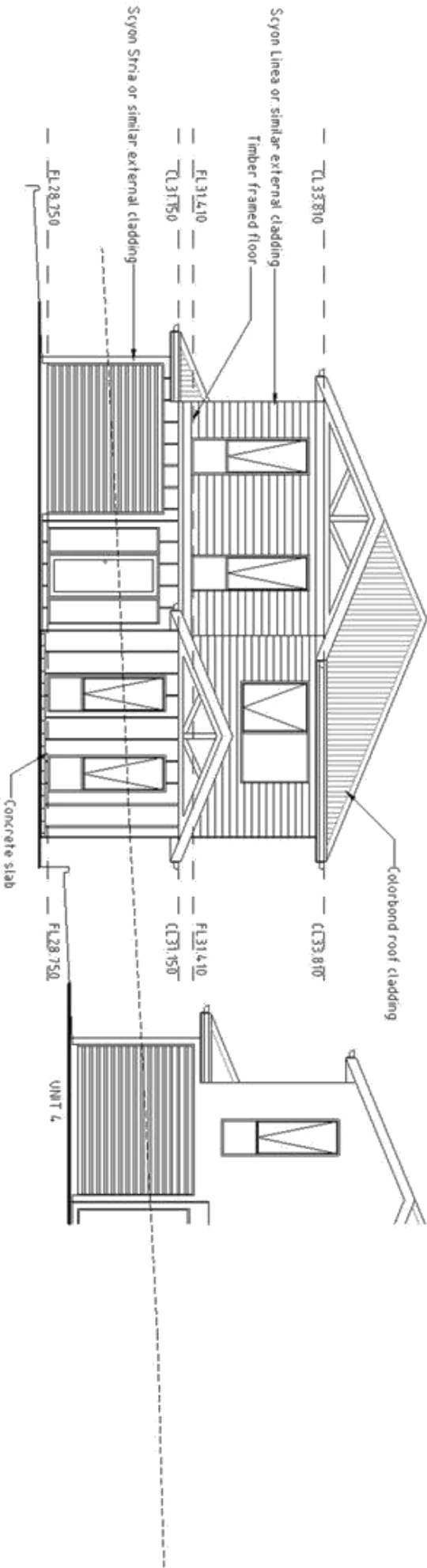
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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EAST ELEVATION



WEST ELEVATION

UNIT 5

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 5 ELEVATIONS		DATE	DRAWING NO.	DRAWN BY
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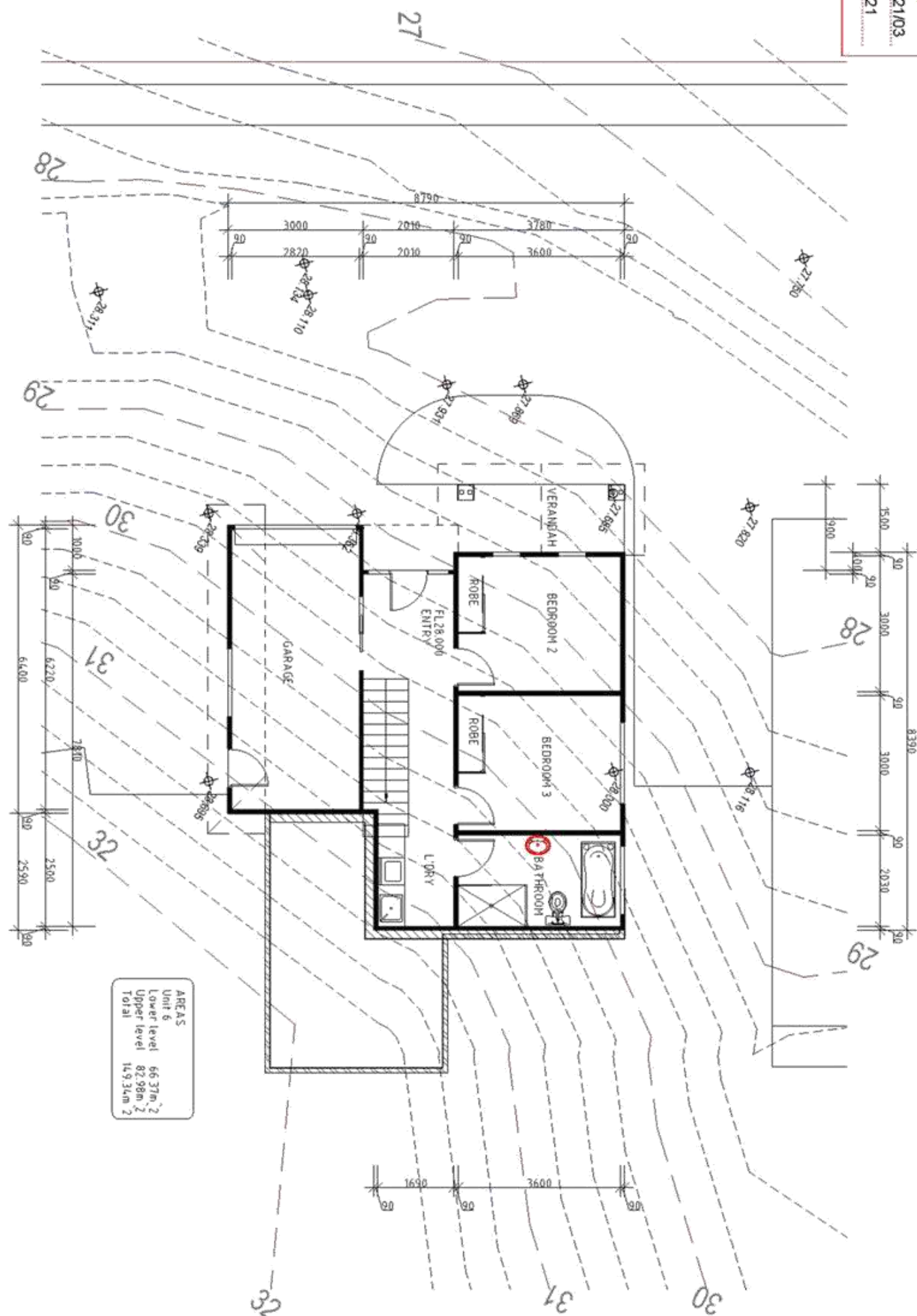
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PLANNING SERVICES

APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



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AREAS
Unit 6
Lower level 66.37m²
Upper level 82.98m²
Total 149.35m²

UNIT 6

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, ALBANY FREERY

UNIT 6 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

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22 OF 124

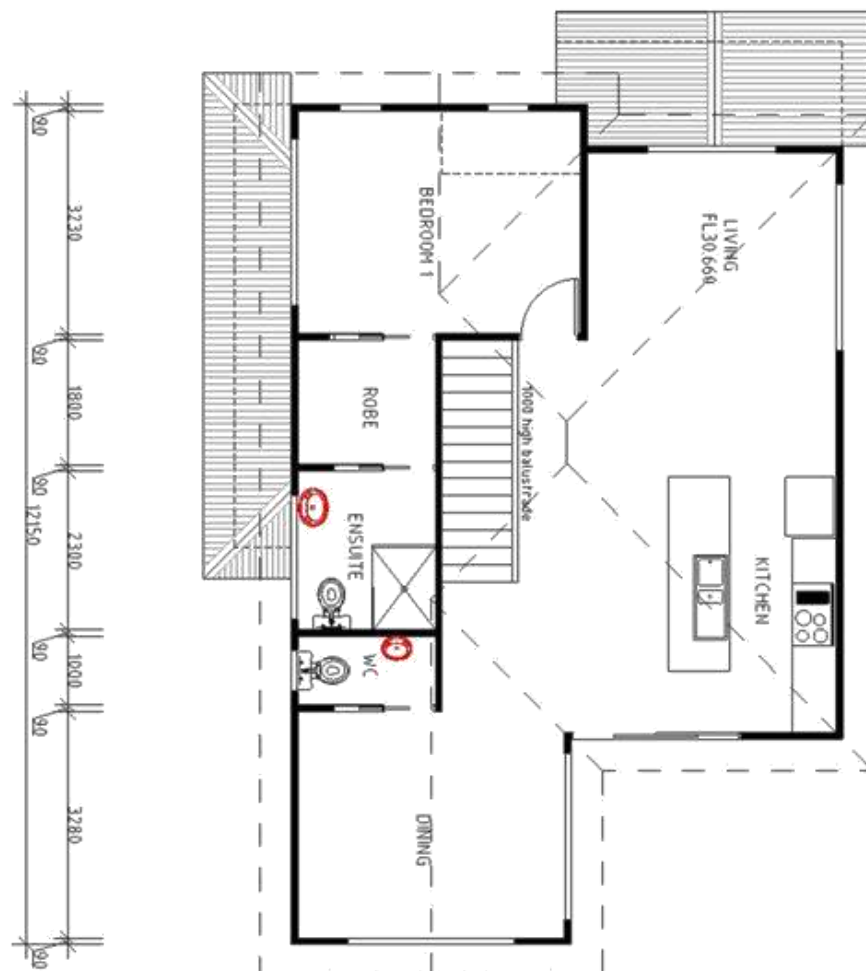
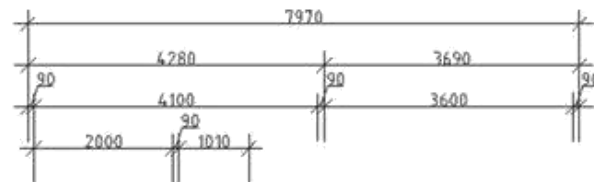
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PLANNING SERVICES

APPLICATION No PLS43A-21/03

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AREAS	
Unit 6	66.37m ²
Lower level	82.98m ²
Upper level	16.93m ²
Total	16.93m ²

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UNIT 6

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 6 PLAN

SCALE 1:100

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29/07/2021

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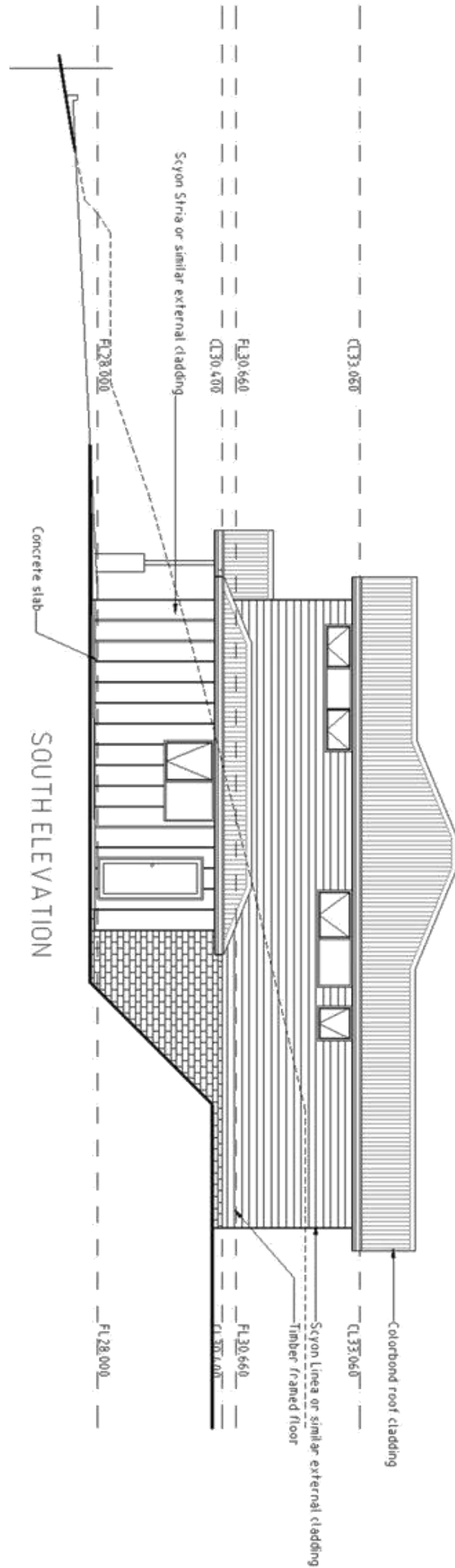
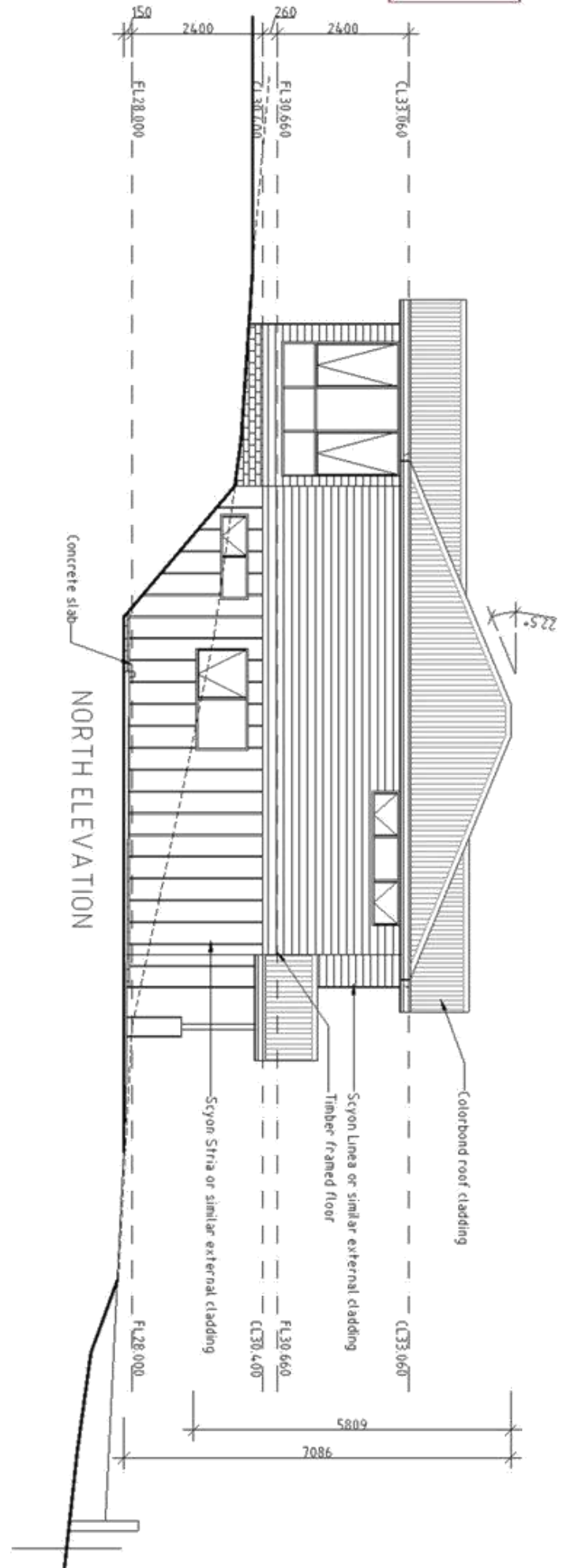
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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UNIT 6

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 6 ELEVATIONS

SCALE 1:100

AMEND?

DATE
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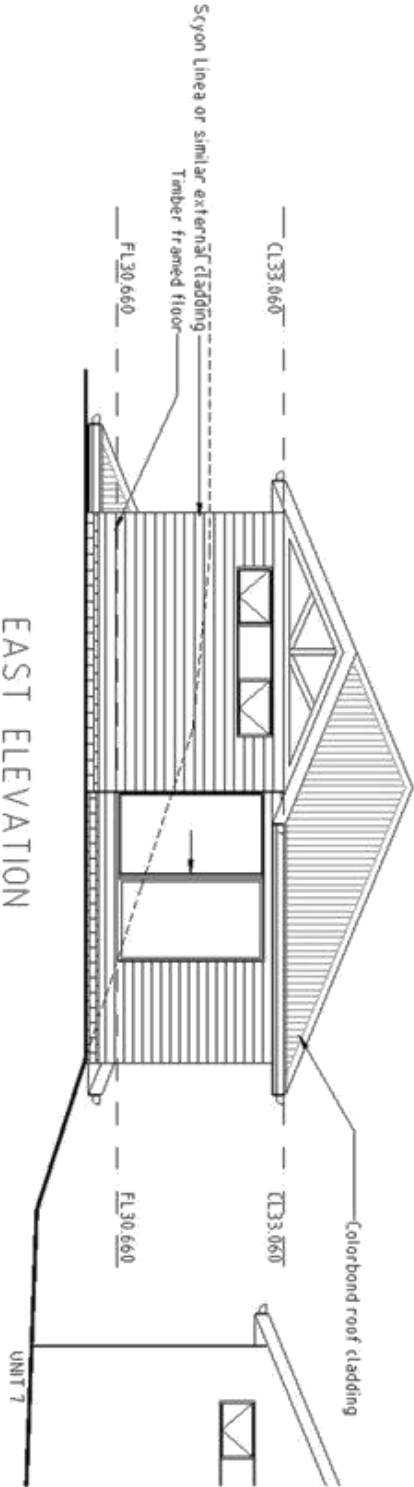
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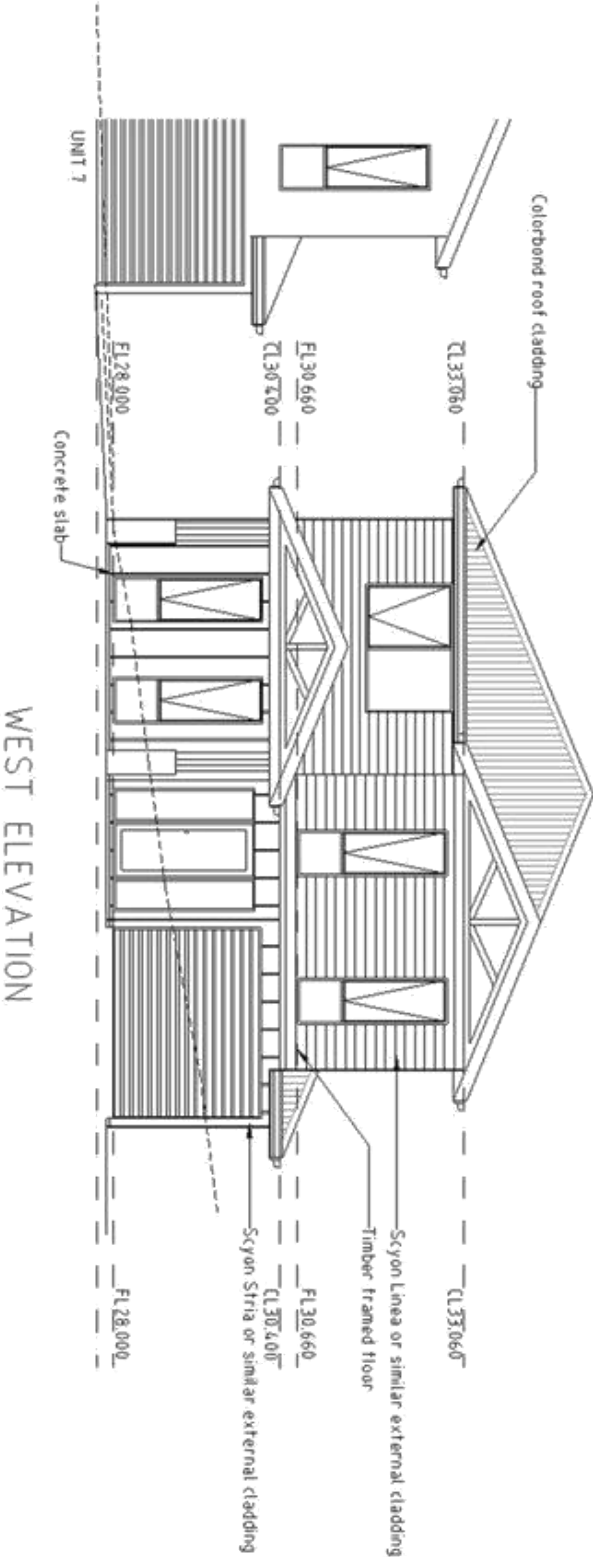
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APPLICATION No PLS43A-21/03
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EAST ELEVATION



WEST ELEVATION

UNIT 6

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALBINS FERRY

UNIT 6 ELEVATIONS

SCALE 1:100

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PLANNING SERVICES

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UNIT 7

PROPOSED UNIT DEVELOPMENT FOR
5 LM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD / ALPINE FERRY

UNIT 7 PLAN

SCALE 1:100

AMENDED

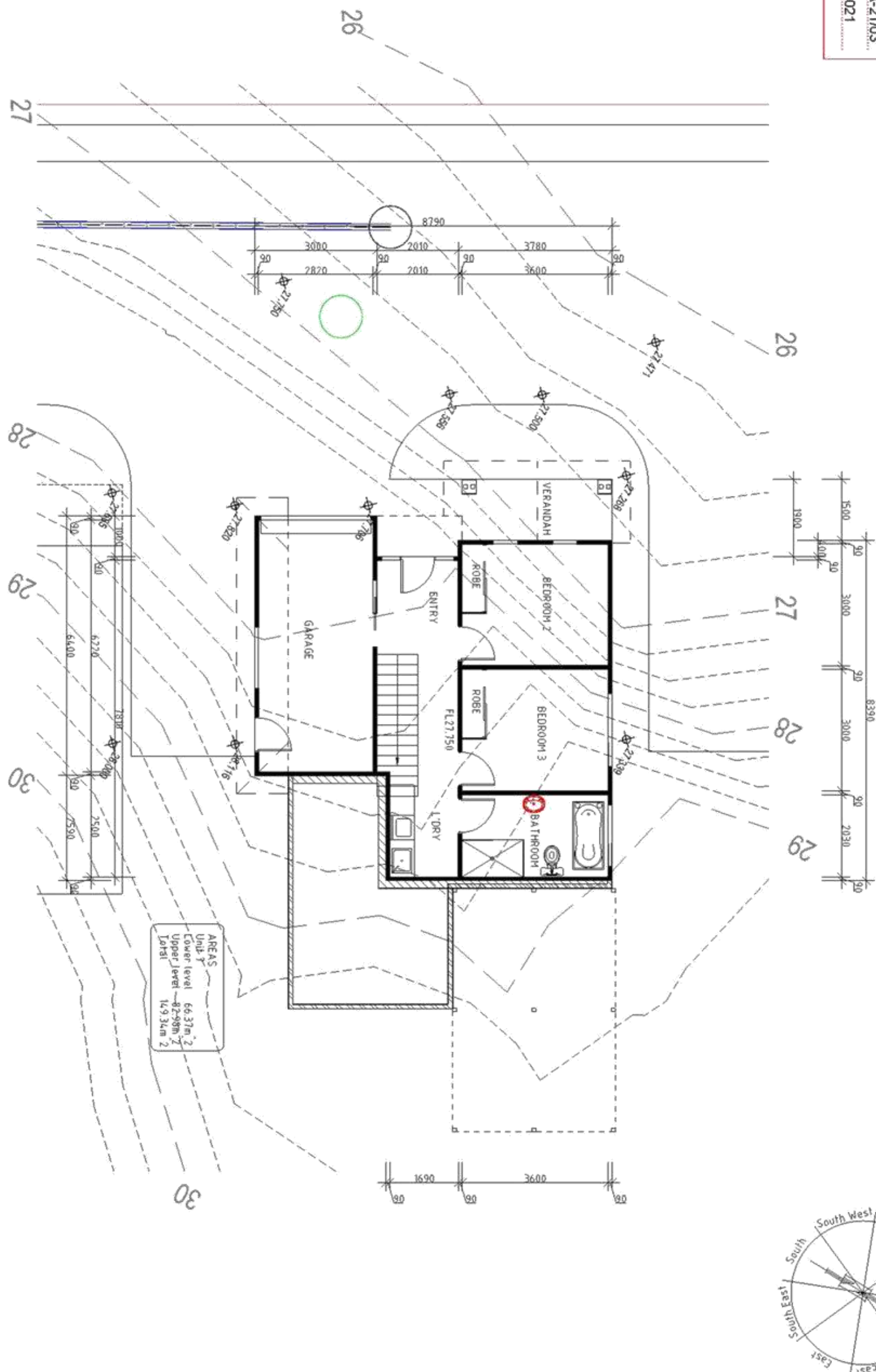
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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 7

UNIT 7 PLAN

SCALE 1:100

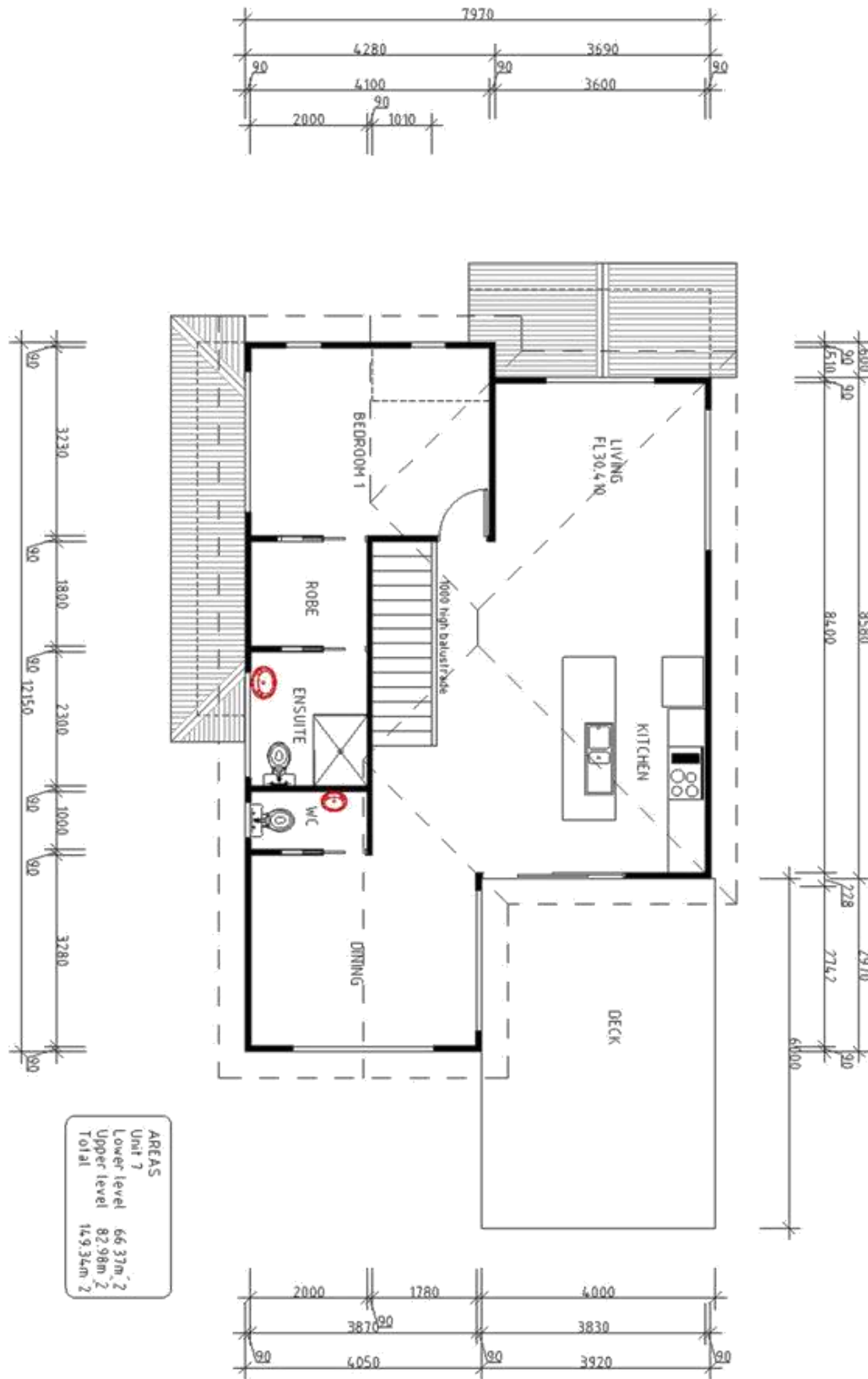
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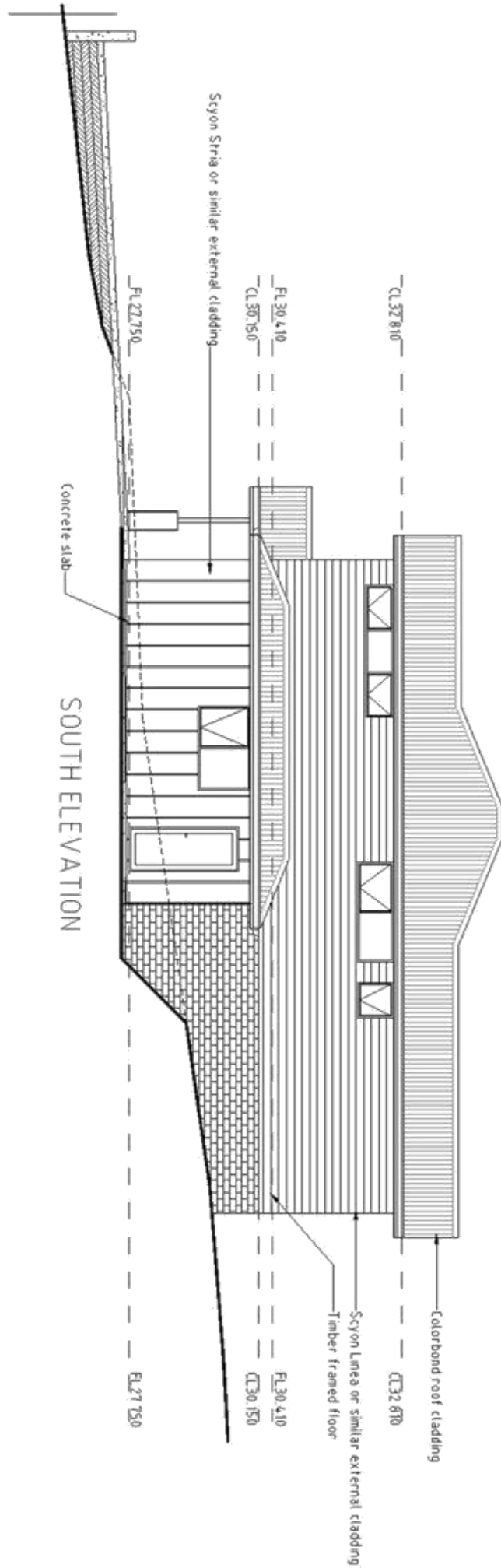
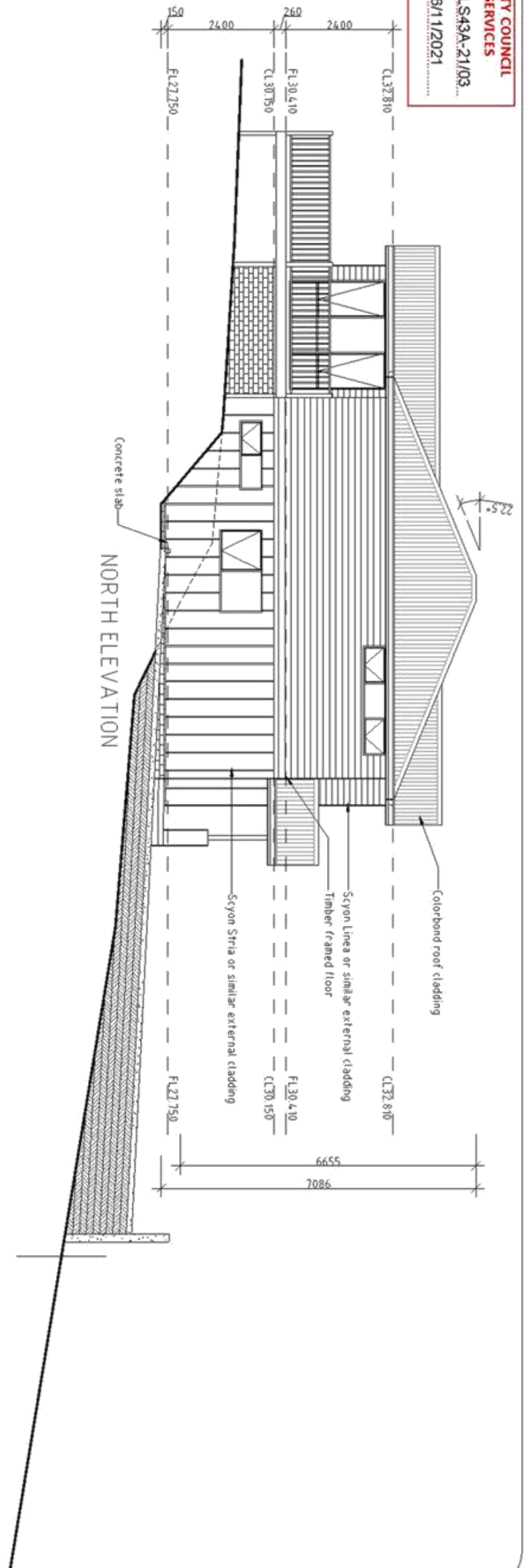
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UNIT 7

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 7 ELEVATIONS

SCALE 1:100

AMEND?

DATE
29/07/2021

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28 OF 124

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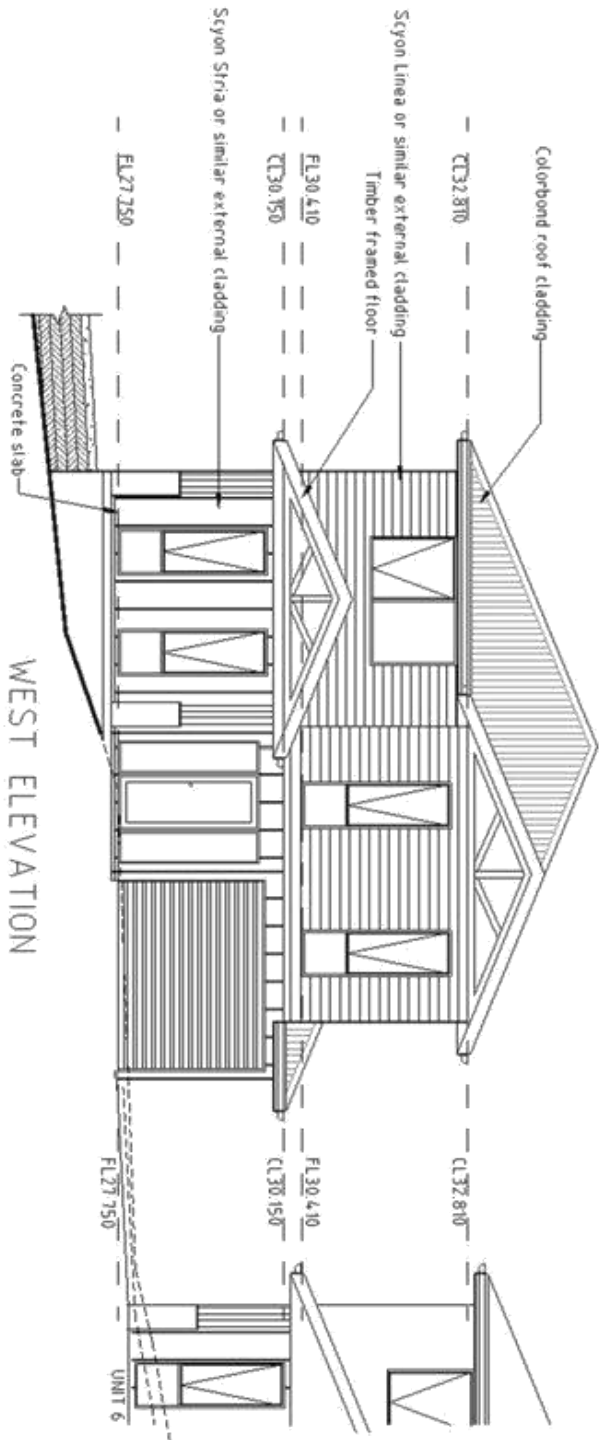
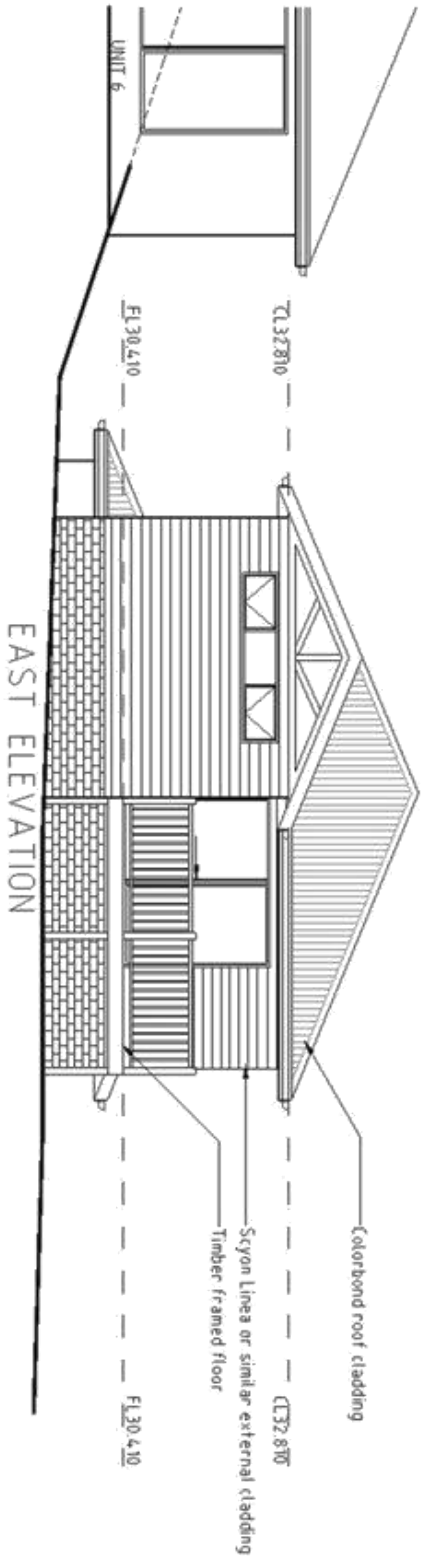
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PLANNING SERVICES
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DATE RECEIVED 16/1/2021



UNIT 7

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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 7 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

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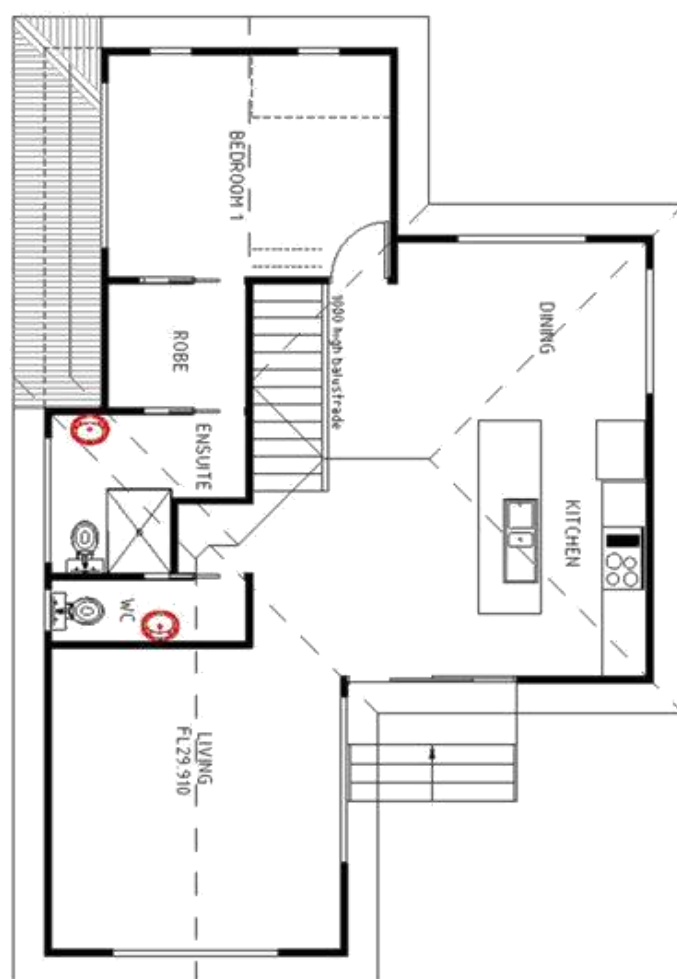
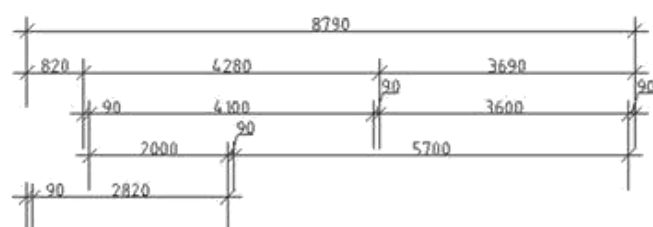


Attachments - Glenorchy Planning Authority - 24 January 2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLS43A-21/03

DATE RECEIVED 16/1/2021



AREAS
Unit 8
Lower level 66.88m²
Upper level 83.65m²
Total 150.53m²



UNIT 8

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 8 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

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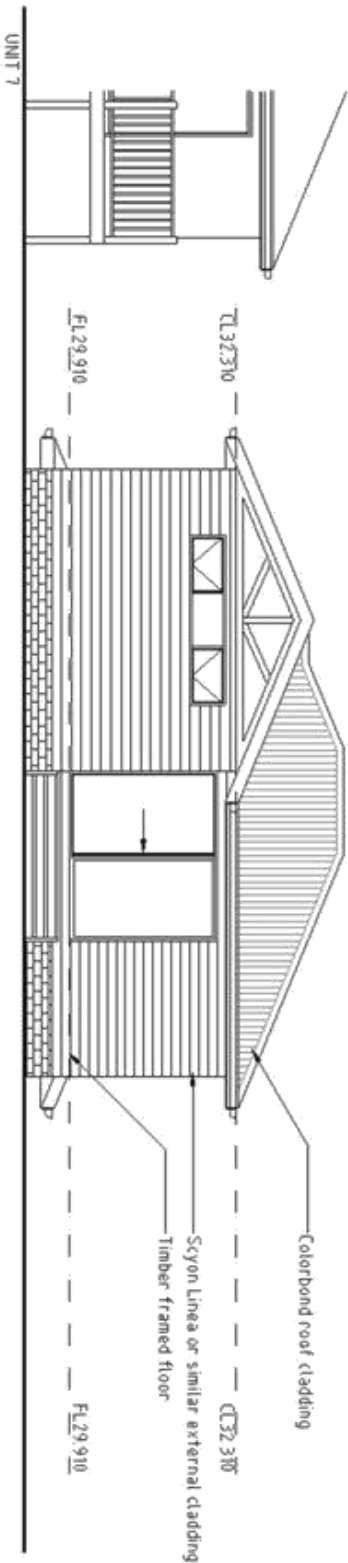
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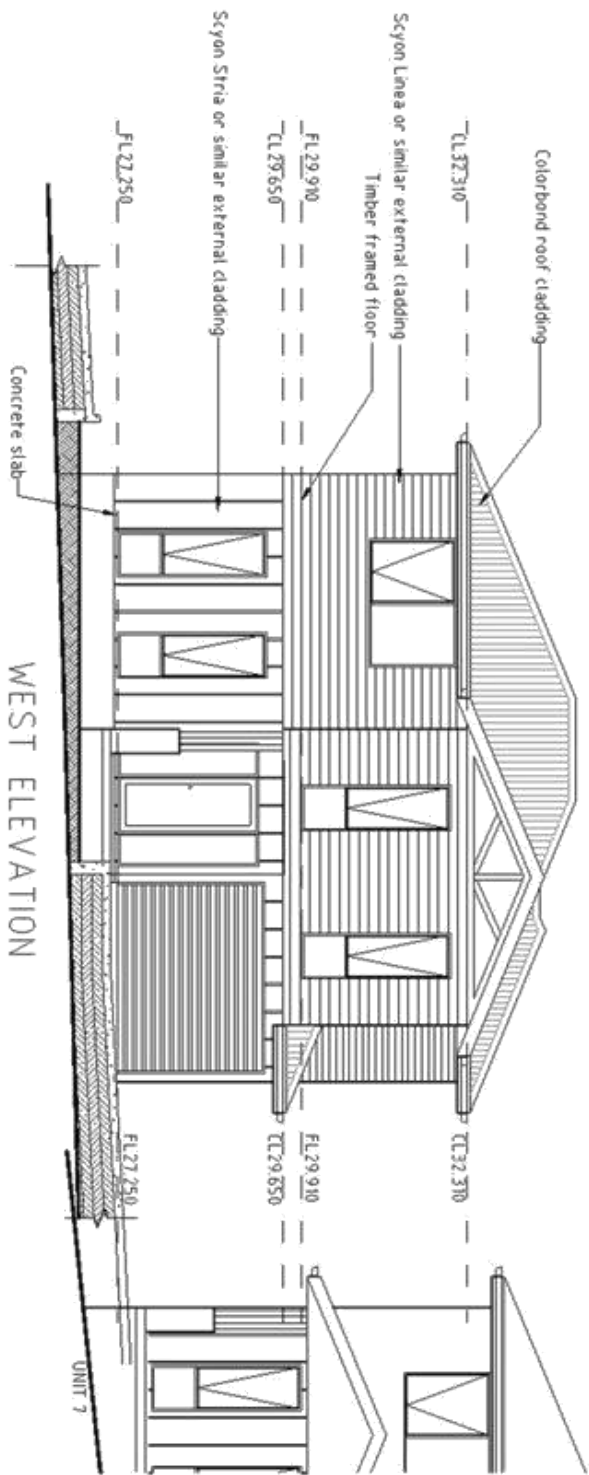


BUILDING DESIGNERS AUSTRALIA

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



EAST ELEVATION



WEST ELEVATION

UNIT 8

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 8 ELEVATIONS

SCALE 1:100

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DATE
29 / 07 / 2021

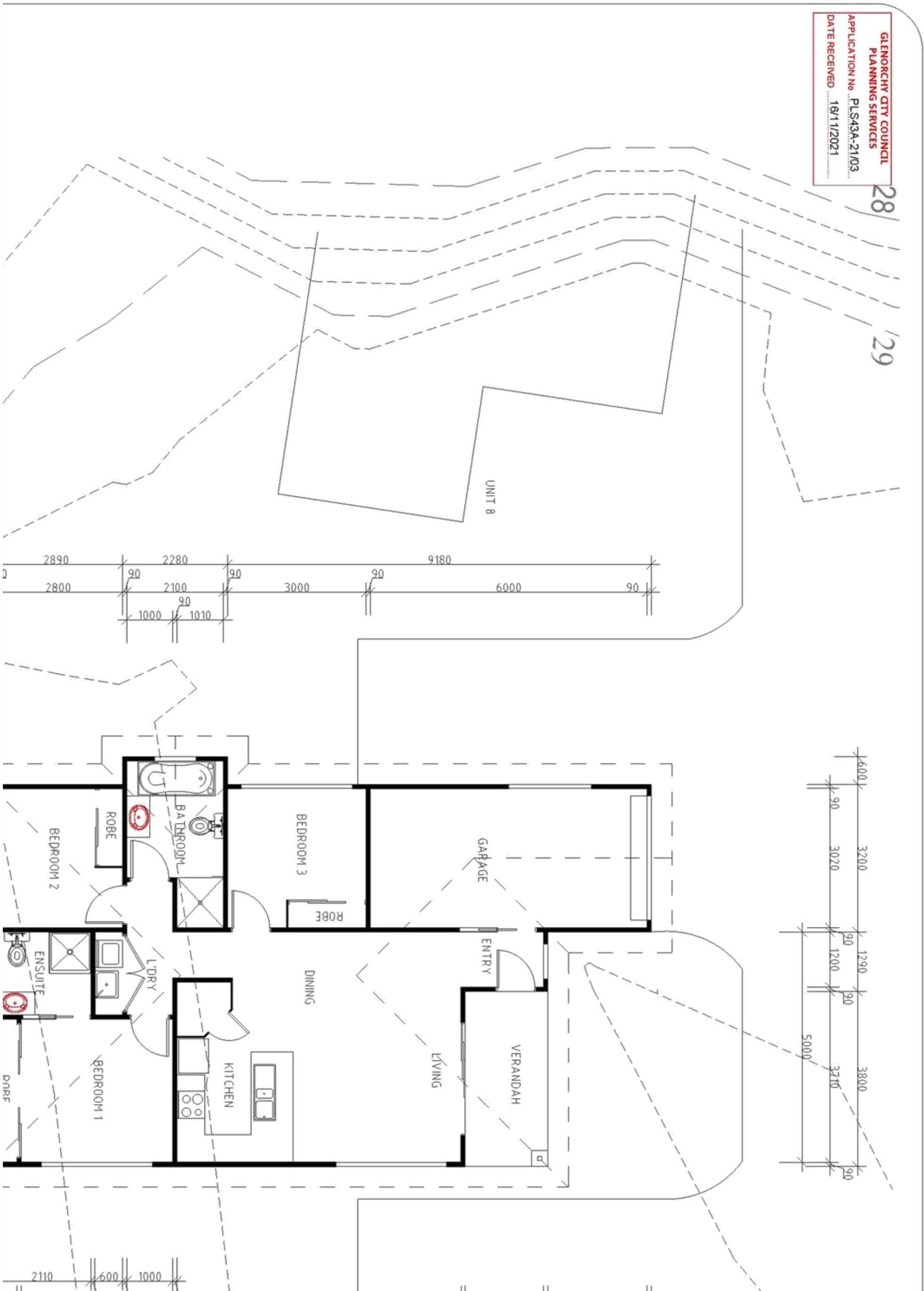
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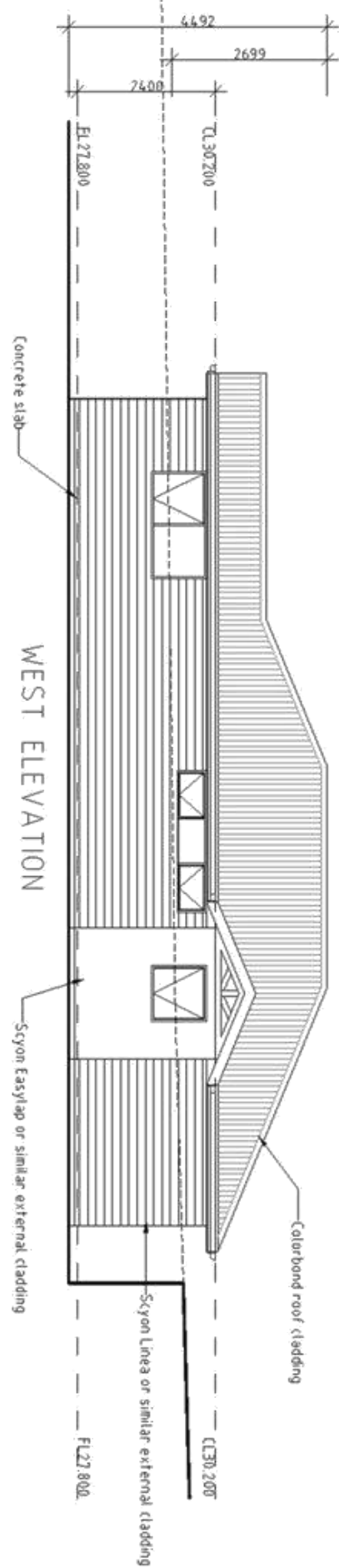
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GLENCORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. **PLS43A-21/03**
DATE RECEIVED **16/11/2021**

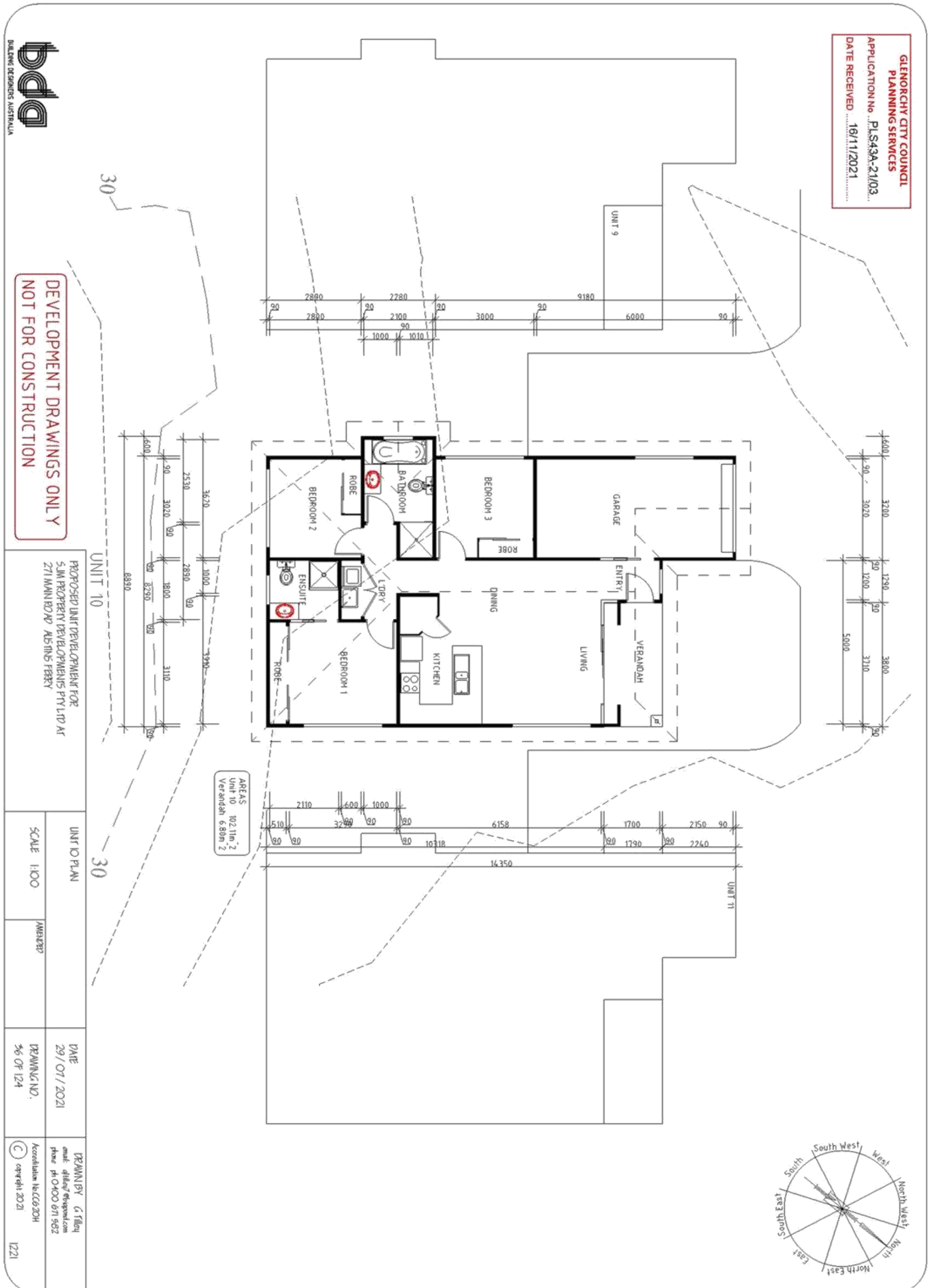
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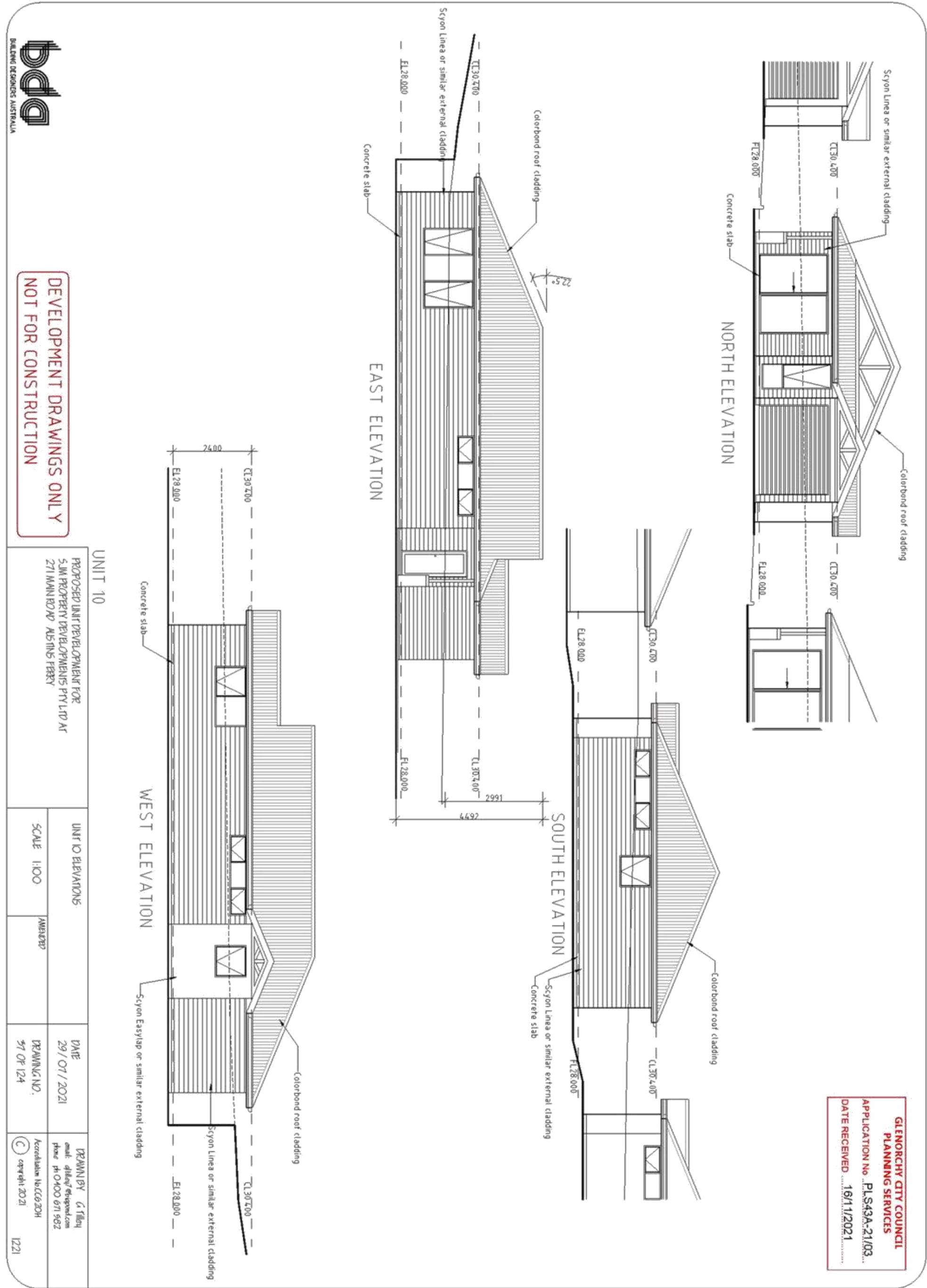
PROPOSED UNIT DEVELOPMENT FOR
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271 MAIN ROAD AUSTINS FERRY

UNIT 9 ELEVATIONS

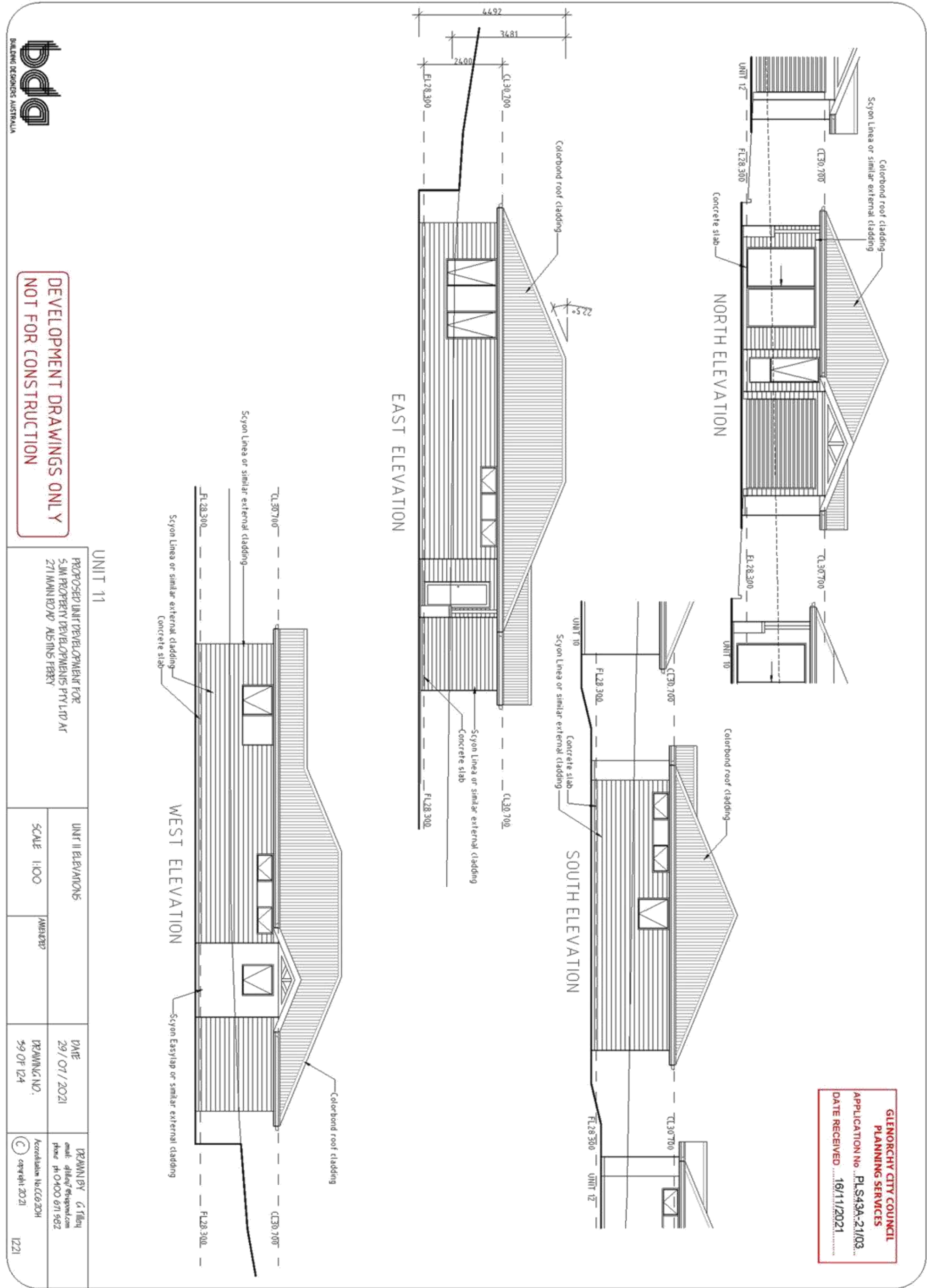
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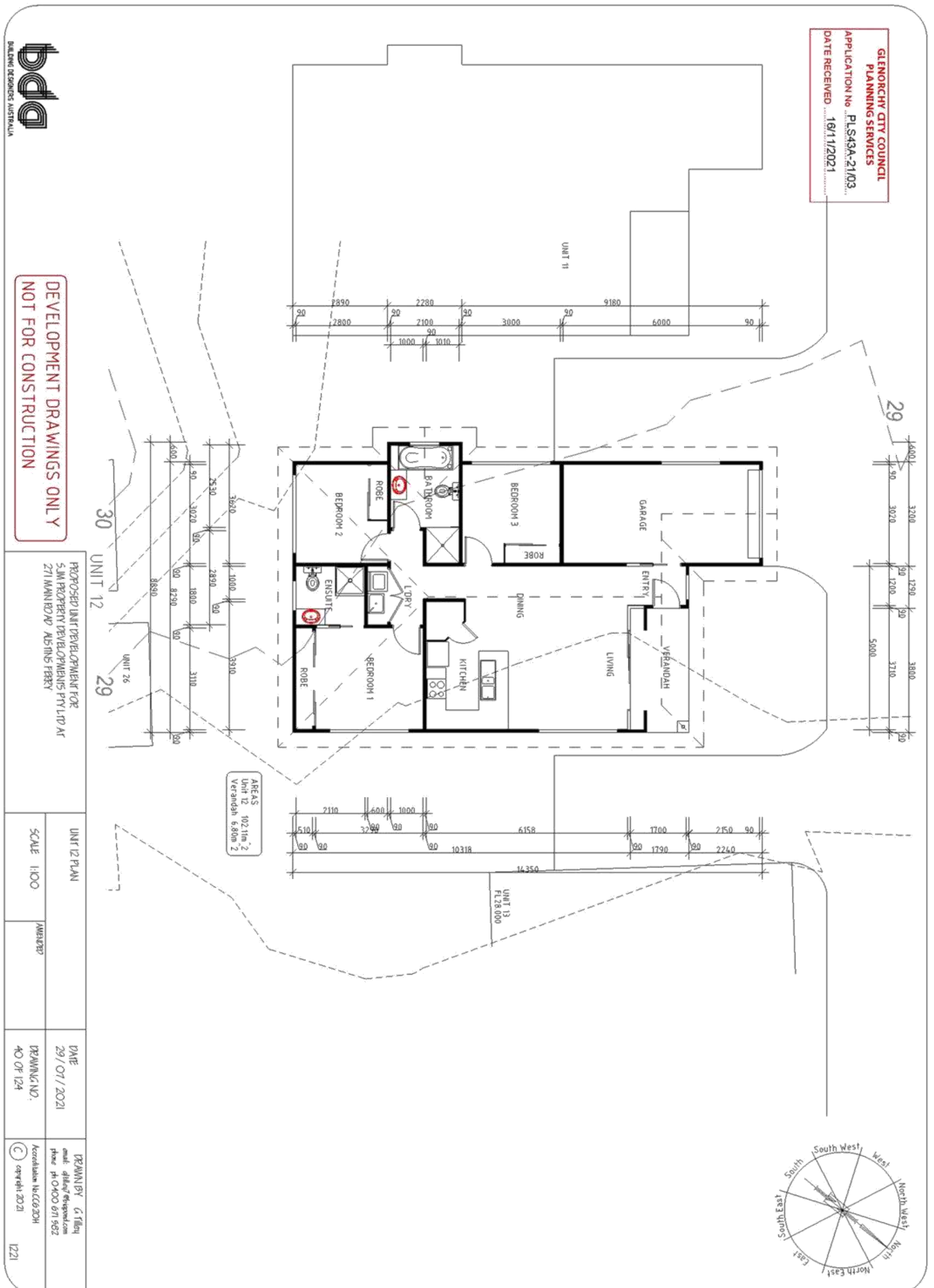
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phone: 0400 671 582

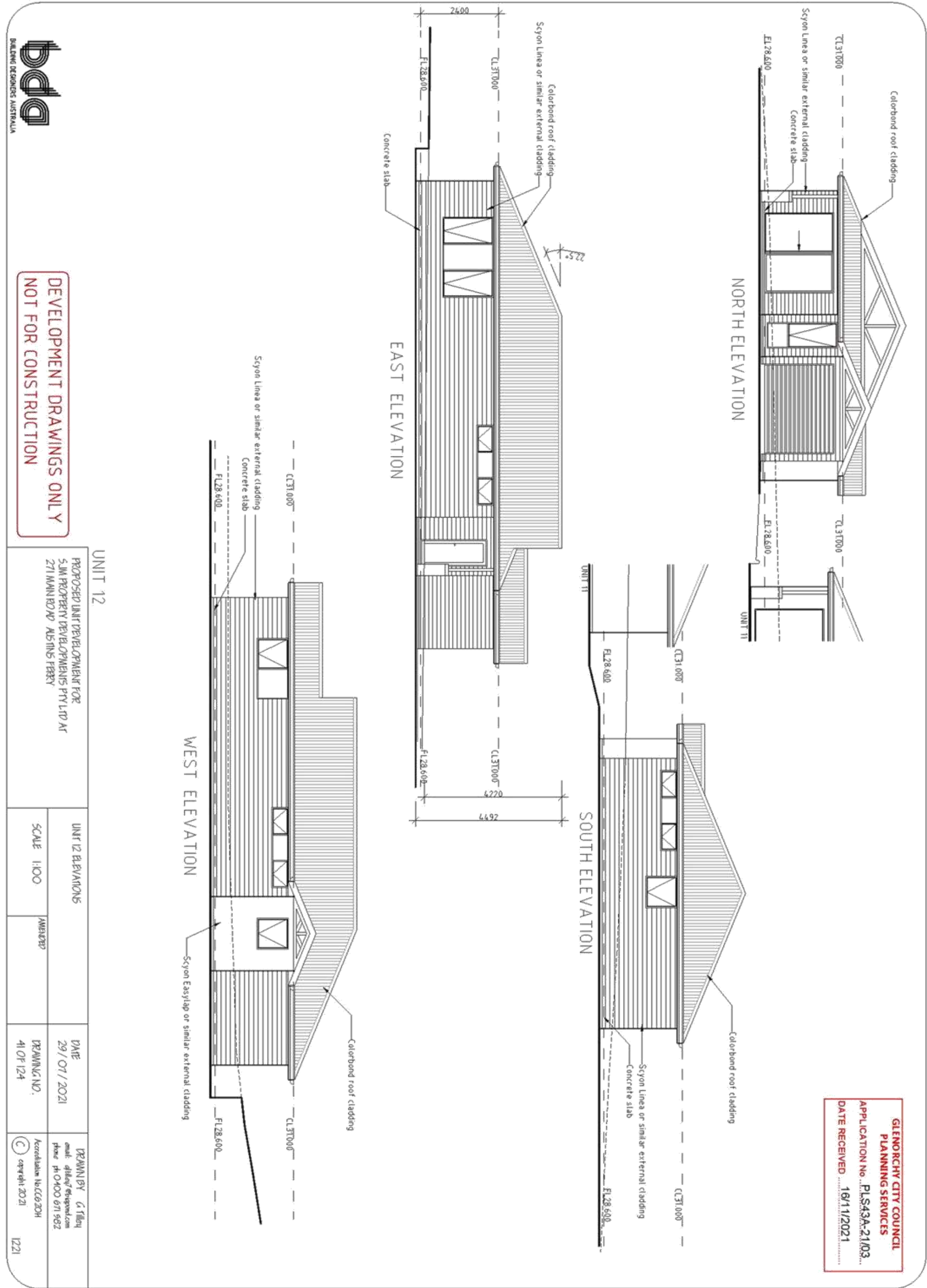




Attachments - Glenorchy Planning Authority - 24 January 2022



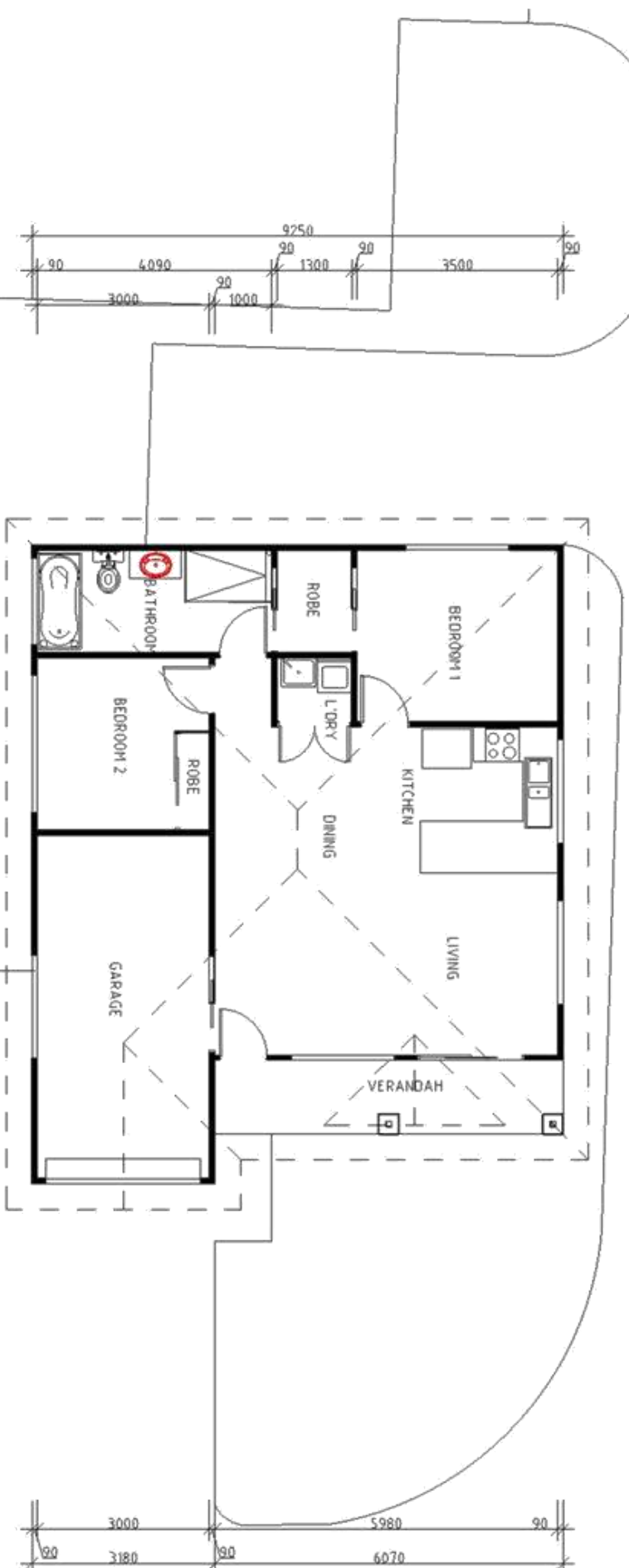




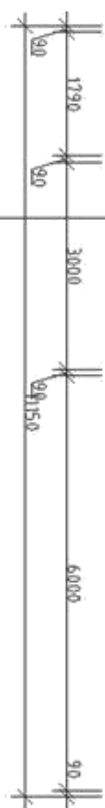
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



DEVELOPMENT DRAWINGS ONLY
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AREAS
Unit 13 90.01m²
Verandah 7.82m²



UNIT 13

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 13 PLAN

SCALE 1:100

AMENDED

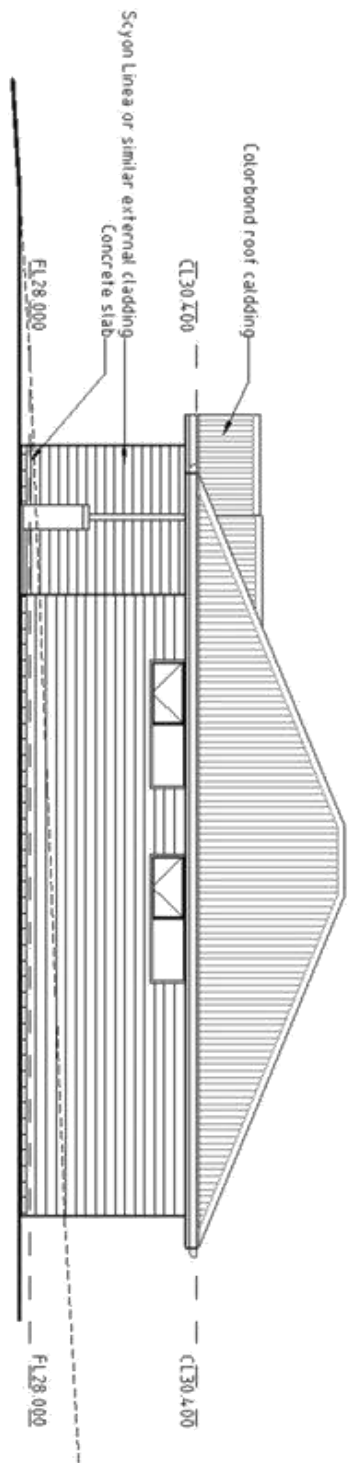
DATE
29/07/2021

DRAWN BY G. Tilly
email: gtilly@ddp.com.au
phone: 0400 671 982

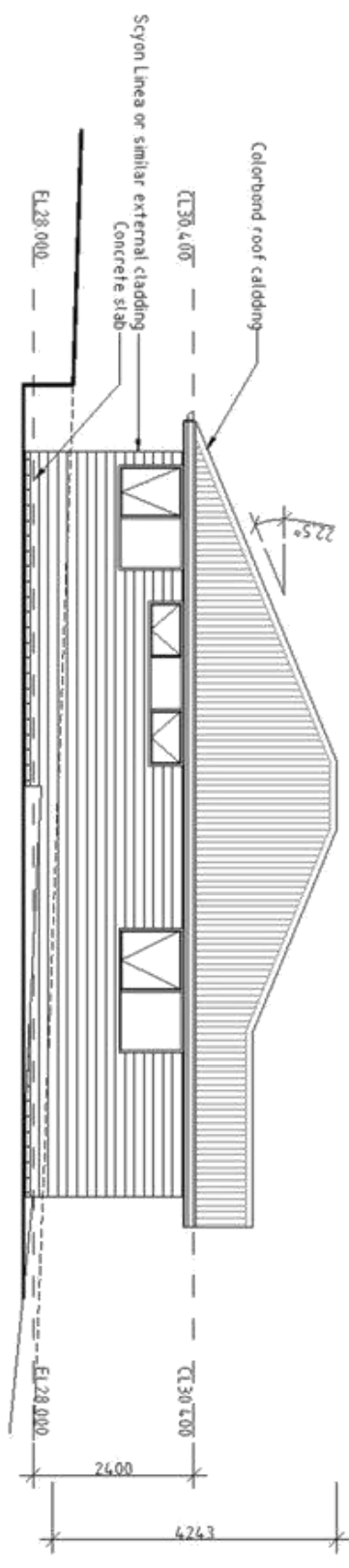
DRAWING NO.
42 OF 124

Accreditation No. CC0201
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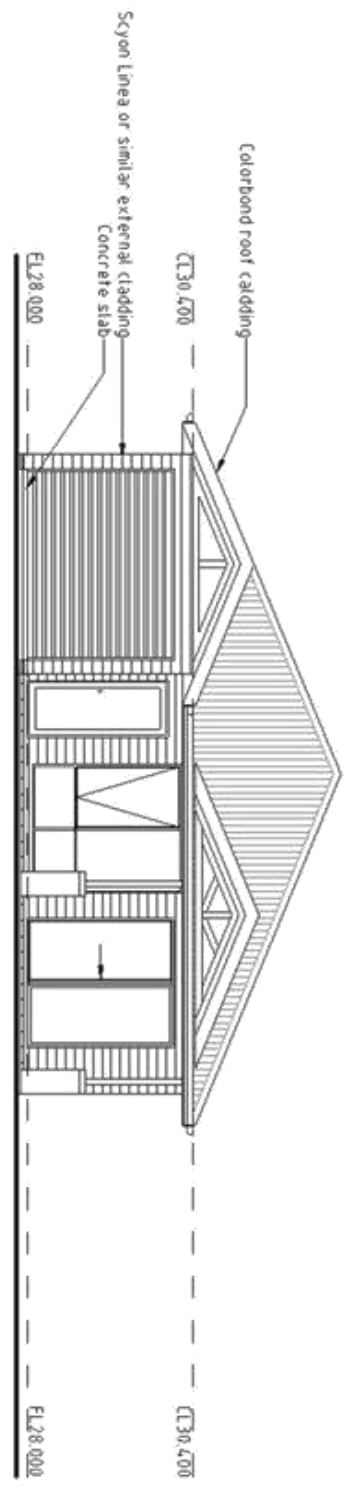
1221



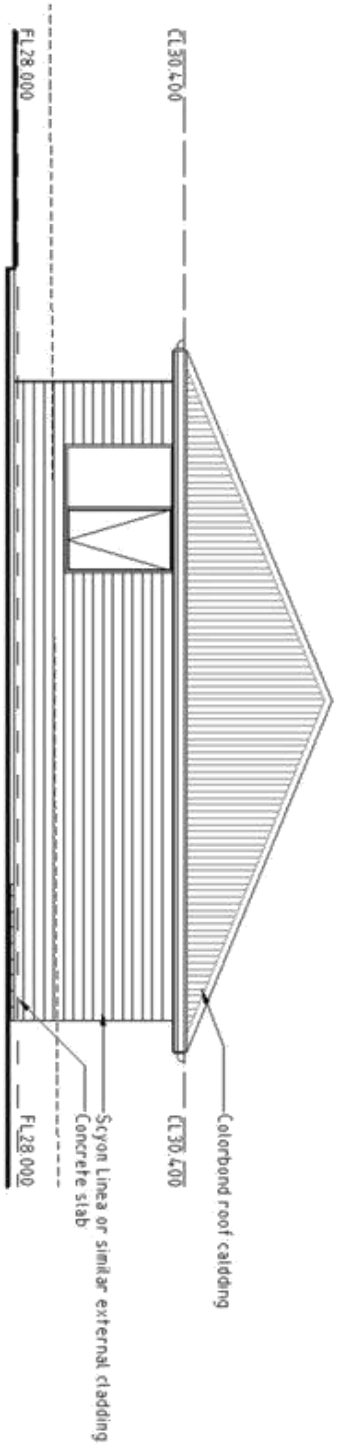
NORTH ELEVATION



SOUTH ELEVATION
UNIT 25



EAST ELEVATION



WEST ELEVATION

UNIT 13

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLS43A-21/03
DATE RECEIVED 16/11/2021

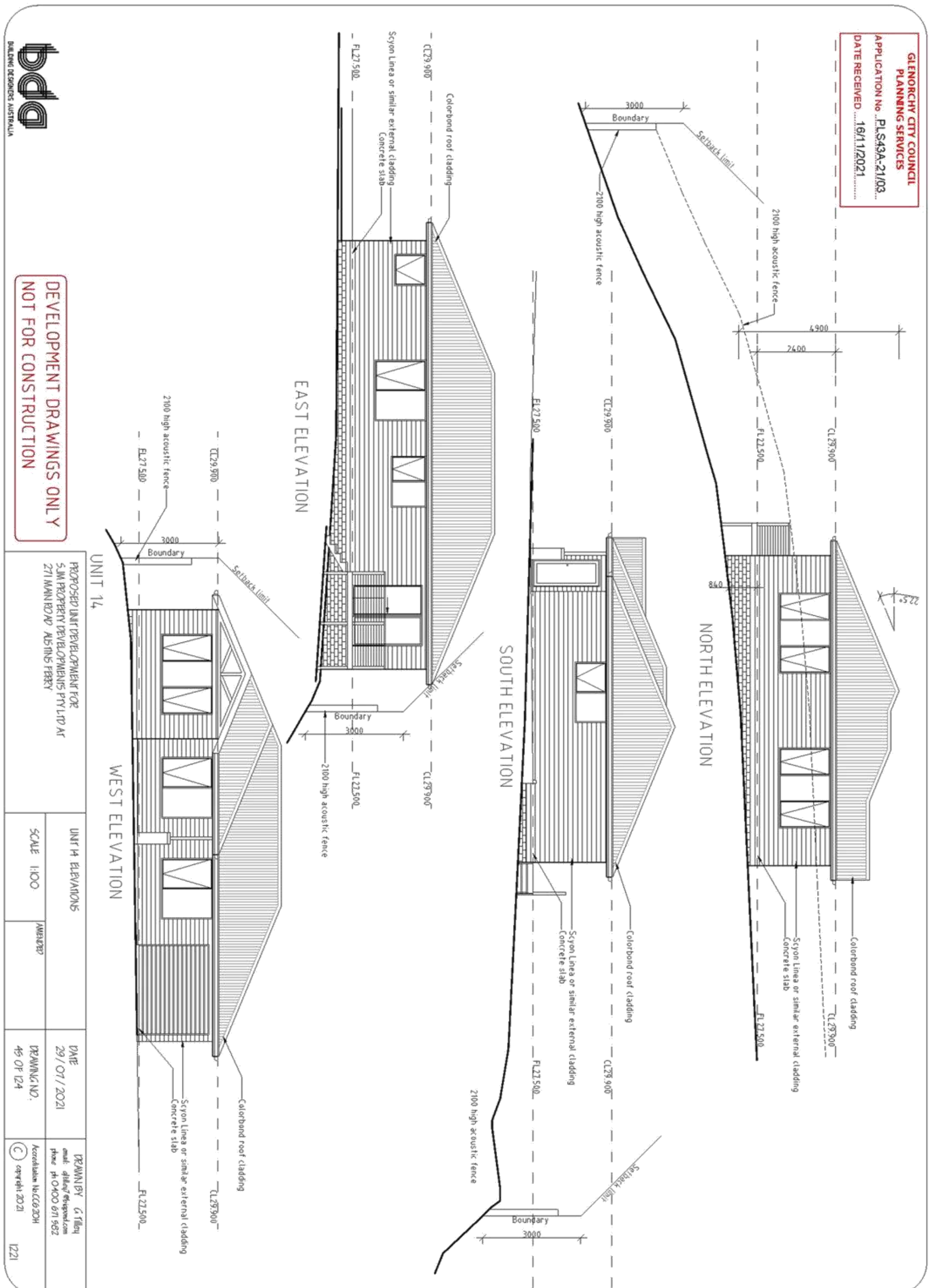
DEVELOPMENT DRAWINGS ONLY
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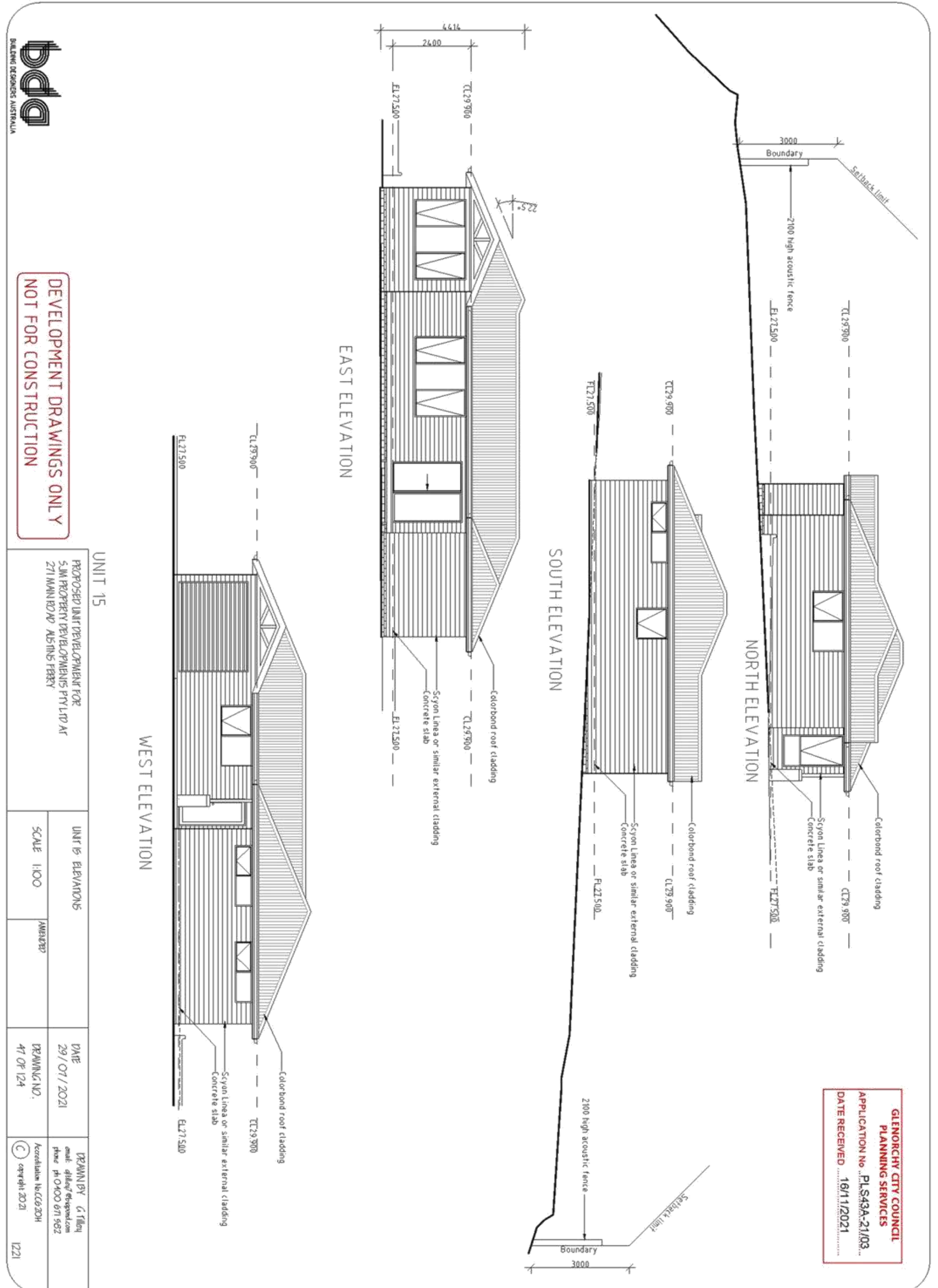
PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

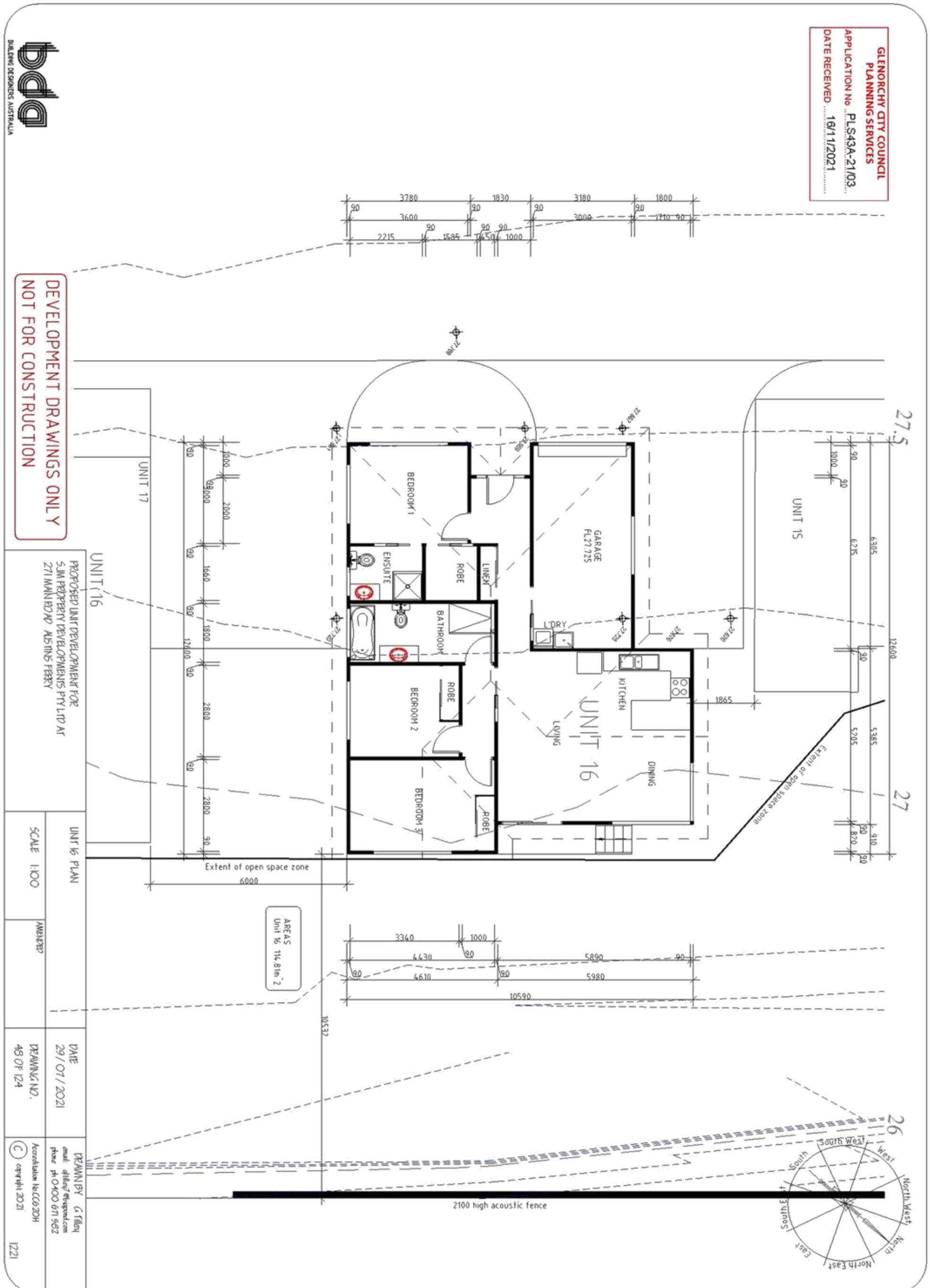
UNIT 13 ELEVATIONS		DATE	DRAWING NO.	DRAWN BY
SCALE 1:100	AM50787	29/07/2021	45 OF 124	G. Tilly
				email: gtilly@bdd.com.au phone: 0400 671 982
				Accreditation No. CC620H copyright 2021
				1221

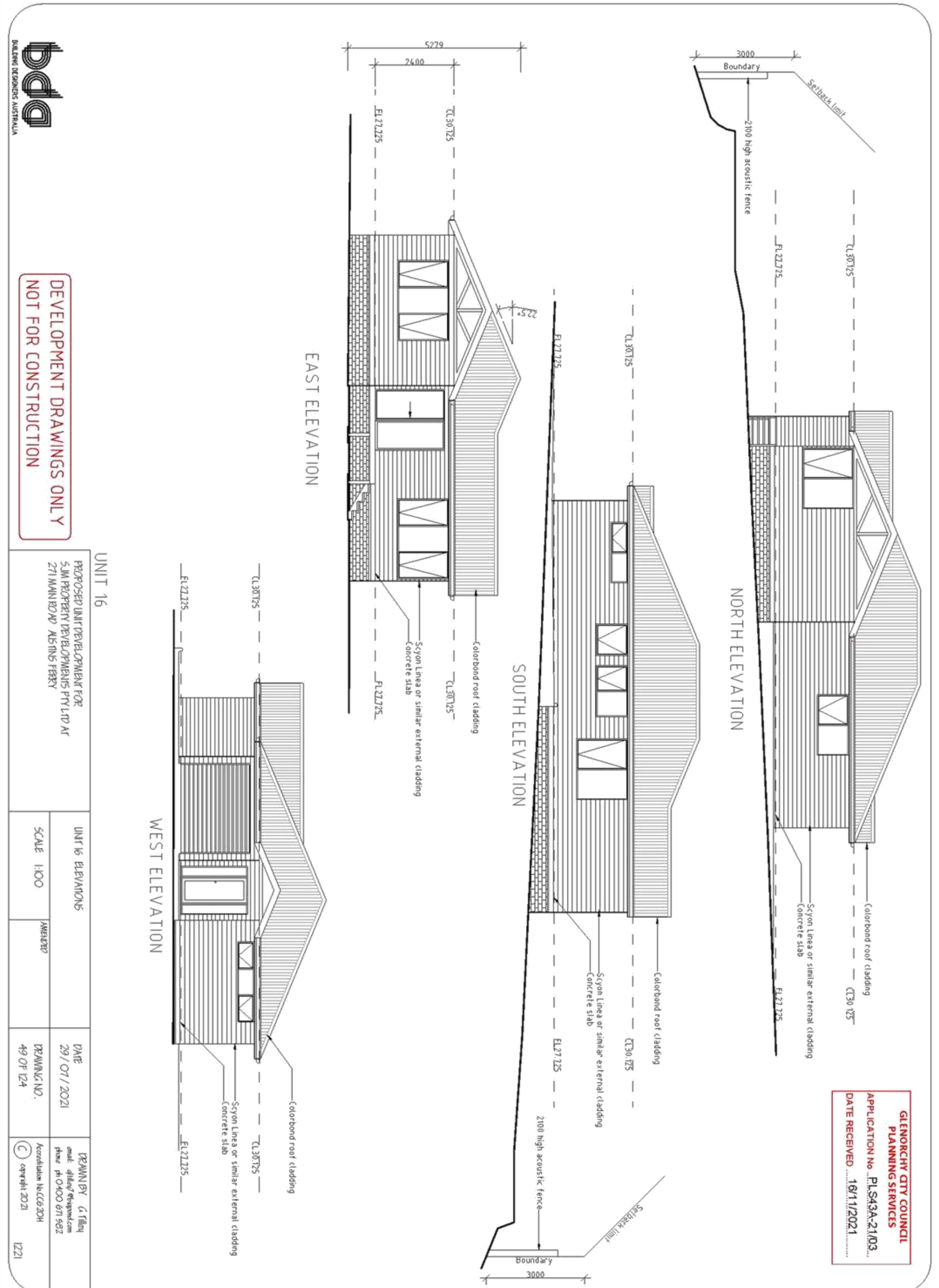






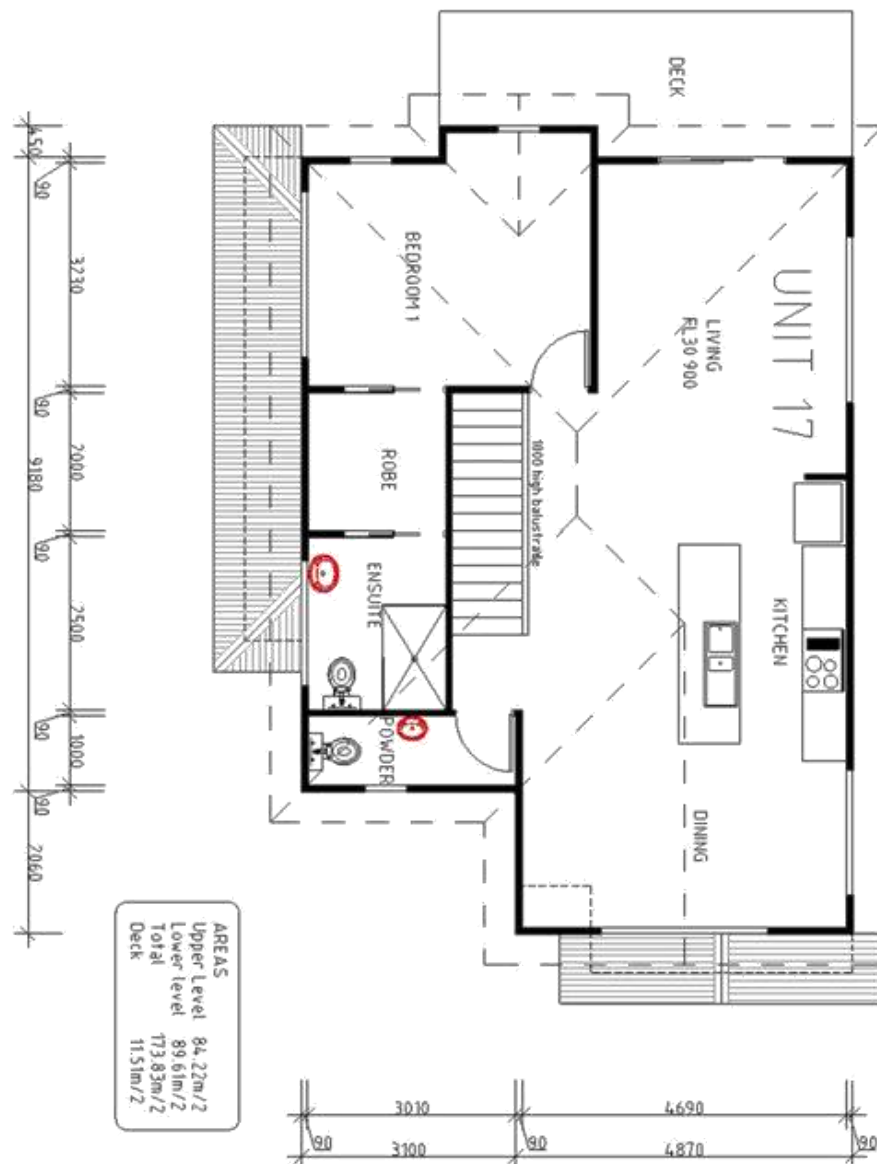
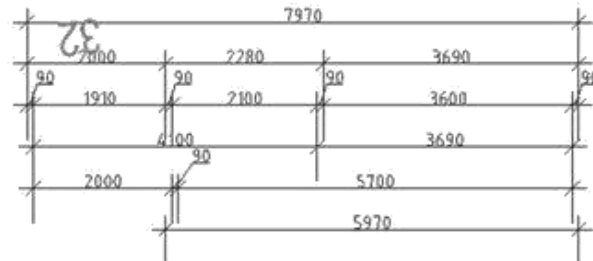
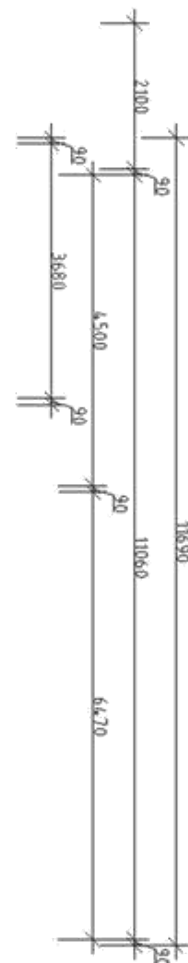






Attachments - Glenorchy Planning Authority - 24 January 2022

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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



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UNIT 17
PROPOSED UNIT DEVELOPMENT FOR
5 LM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 17 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

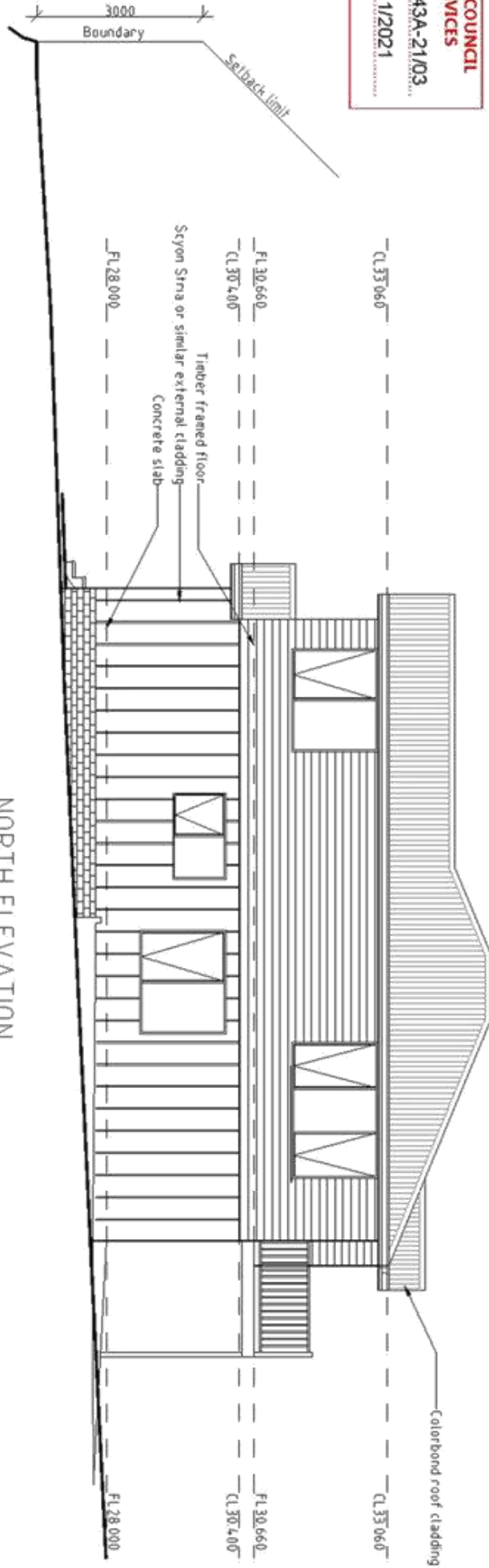
DRAWING NO.
51 OF 124

DRAWN BY G. Tilly
email: gtilly@bdsd.com
phone: 0400 671 982

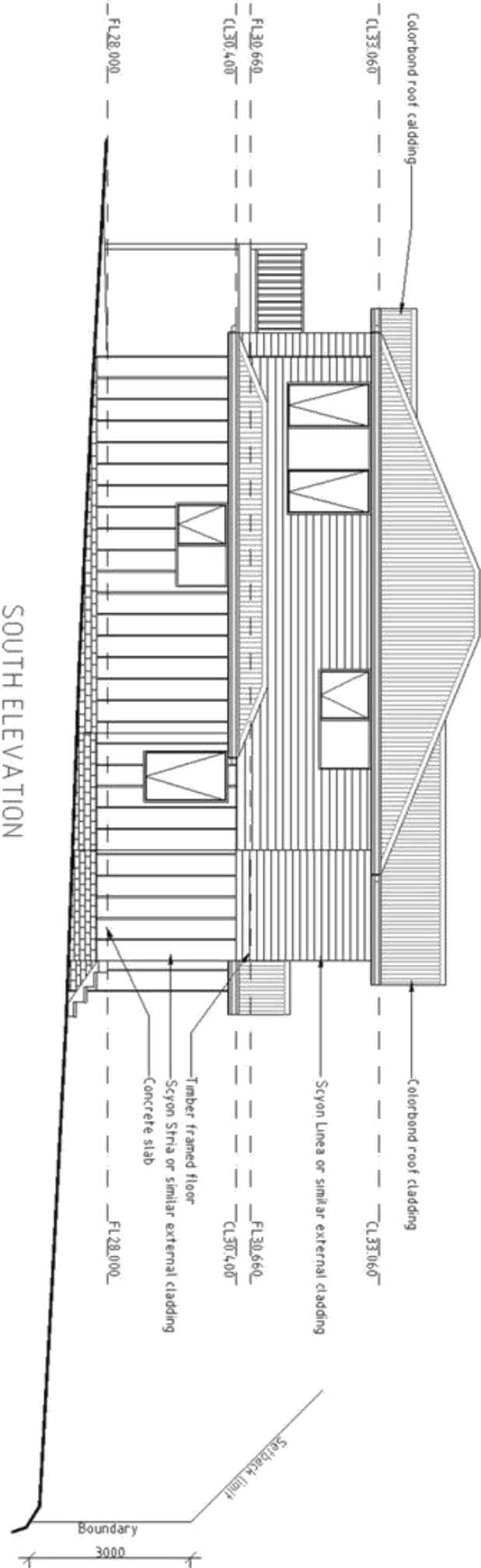
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APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



NORTH ELEVATION
UNIT 17



SOUTH ELEVATION
UNIT 17

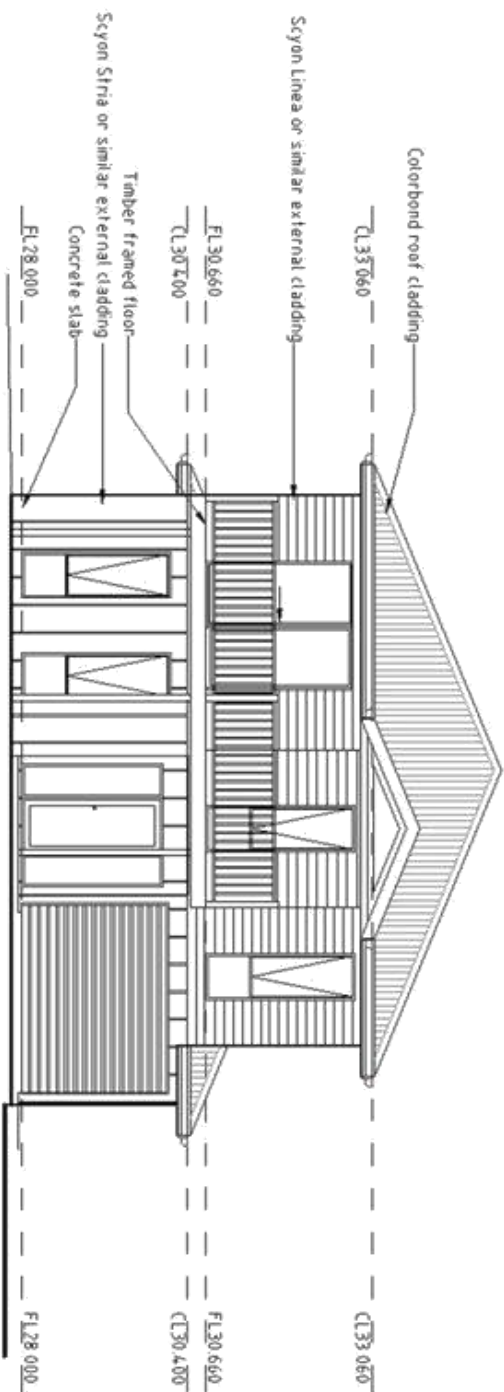
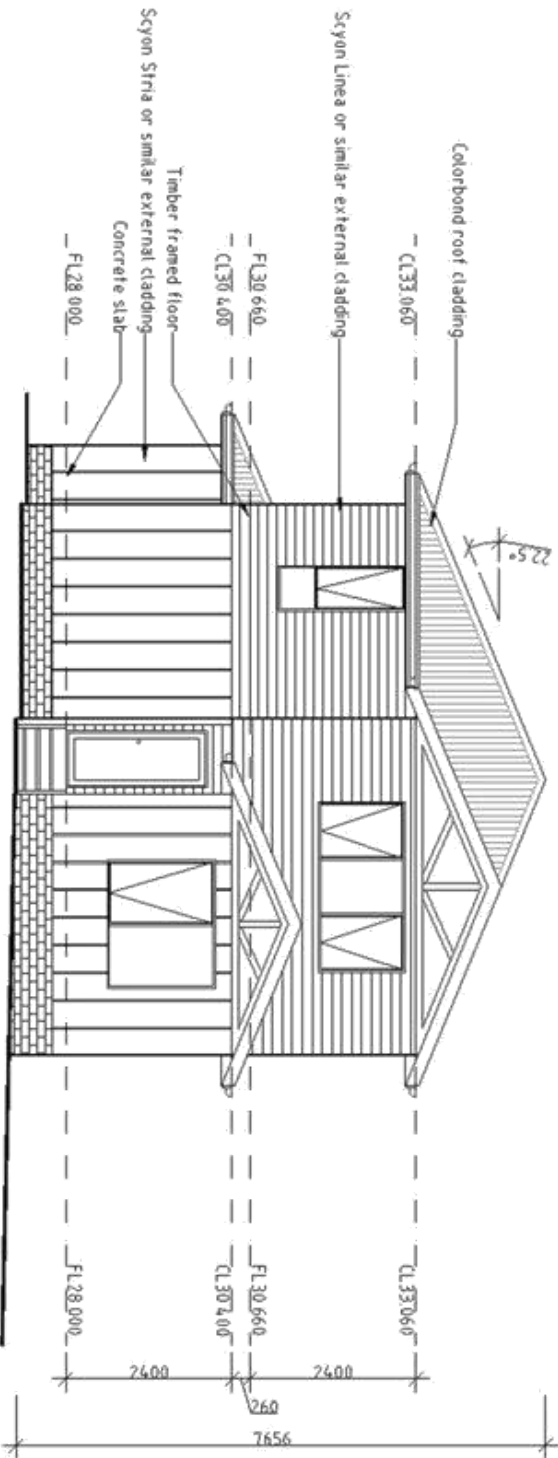


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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALBINS FERRY

UNIT 17 ELEVATIONS		DATE	DRAWN BY
SCALE 1:100	AMEND?	29/07/2021	G. Tilly
		DRAWING NO. 52 OF 124	email: gtilly@bda.com.au phone: 0400 671 982
			Accreditation No: CC620H copyright 2021
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APPLICATION No PLS43A-21/03
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UNIT 17

WEST ELEVATION

EAST ELEVATION

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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 17 ELEVATIONS

SCALE 1:100

AMEND?

DATE
29/07/2021

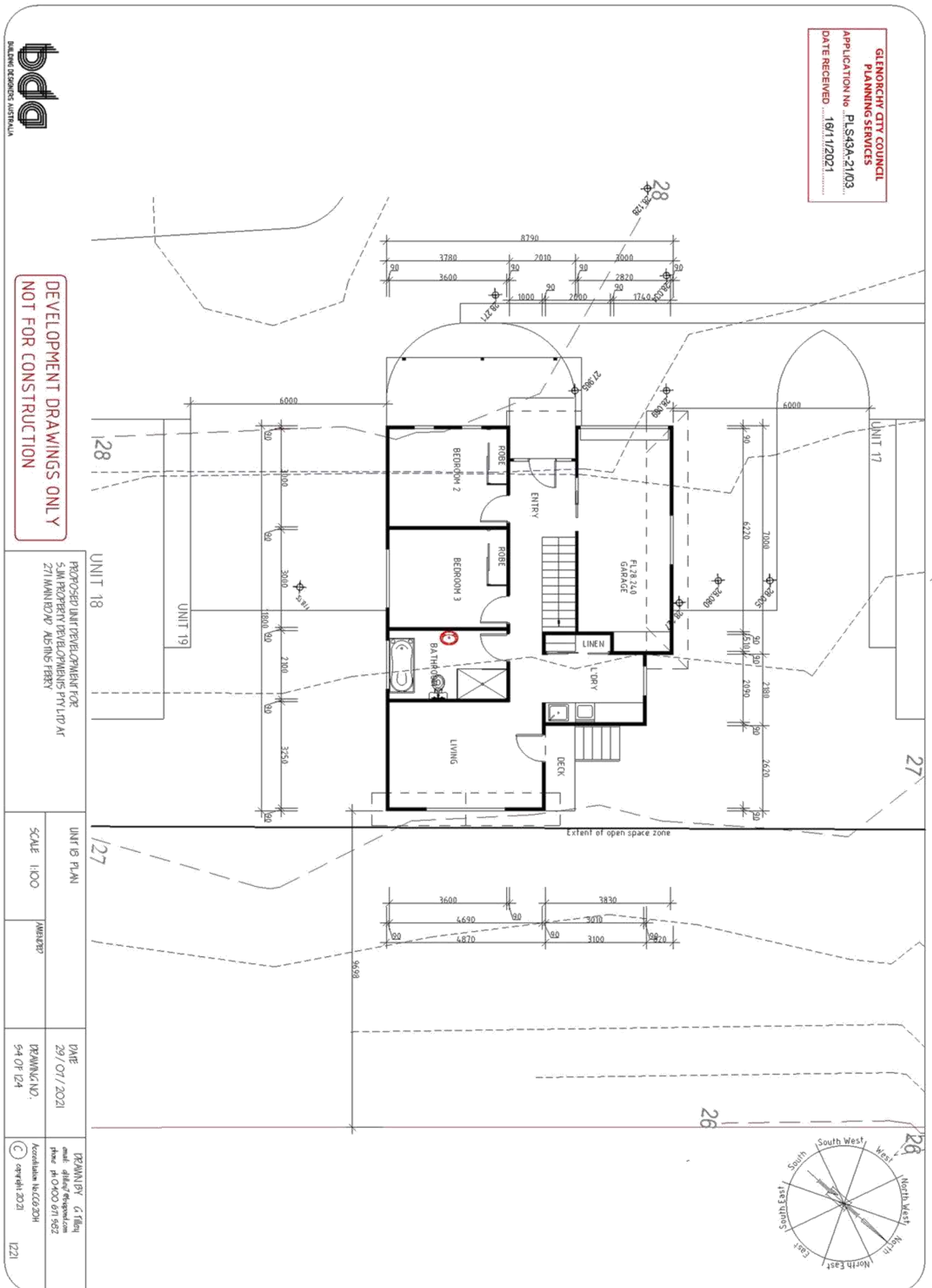
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email: gtilly@beyond.com
phone: 0400 671 982

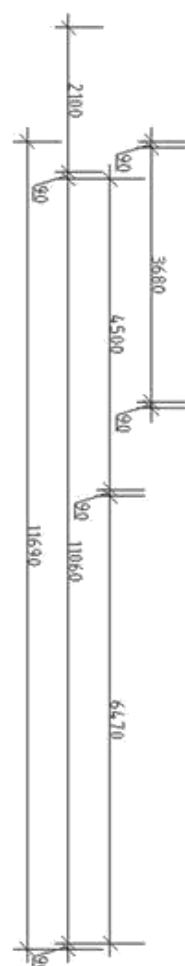
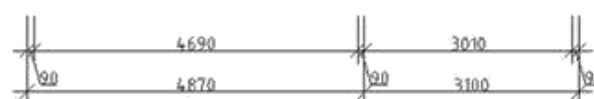
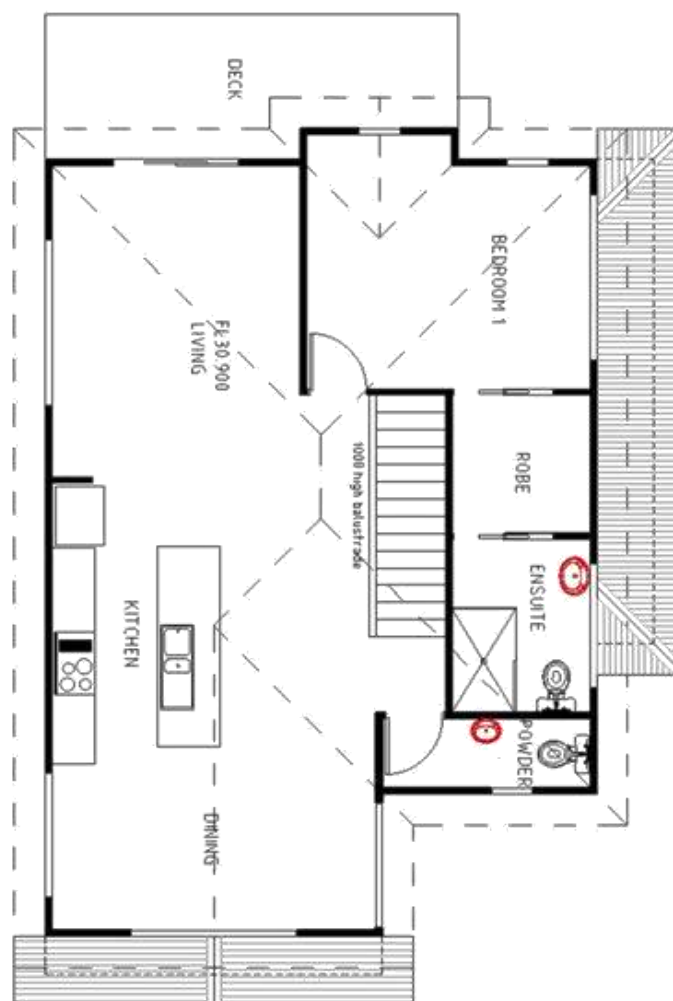
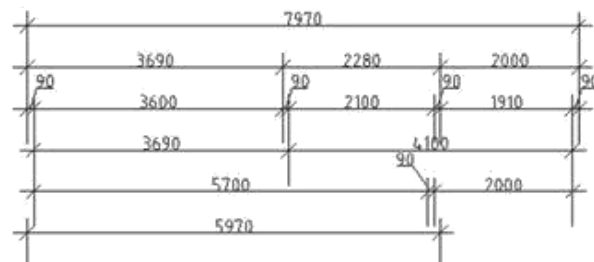
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AREAS	
Upper Level	84.22m ²
Lower Level	90.97m ²
Total	175.19m ²
Deck	11.51m ²

UNIT 18

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 18 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

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email: gtilly@beyond.com
phone: 0400 671 982

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55 OF 124

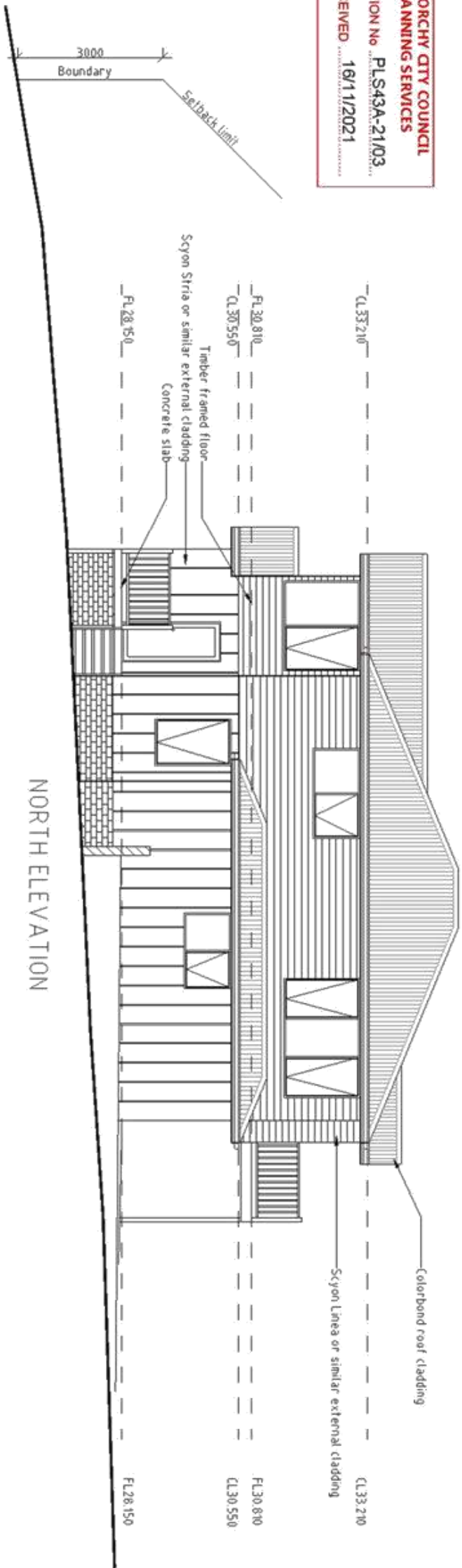
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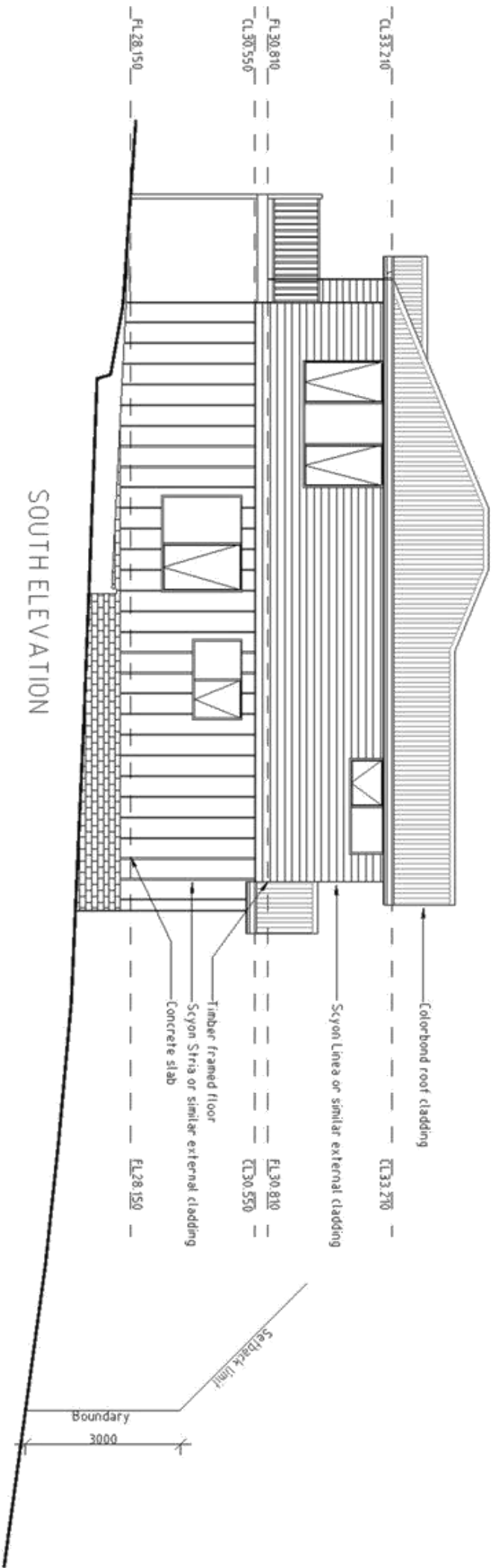


BUILDING DESIGNERS AUSTRALIA

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



NORTH ELEVATION



SOUTH ELEVATION

UNIT 18

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD, ALPINS FBRY

UNIT 18 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

DRAWING NO.
56 OF 124

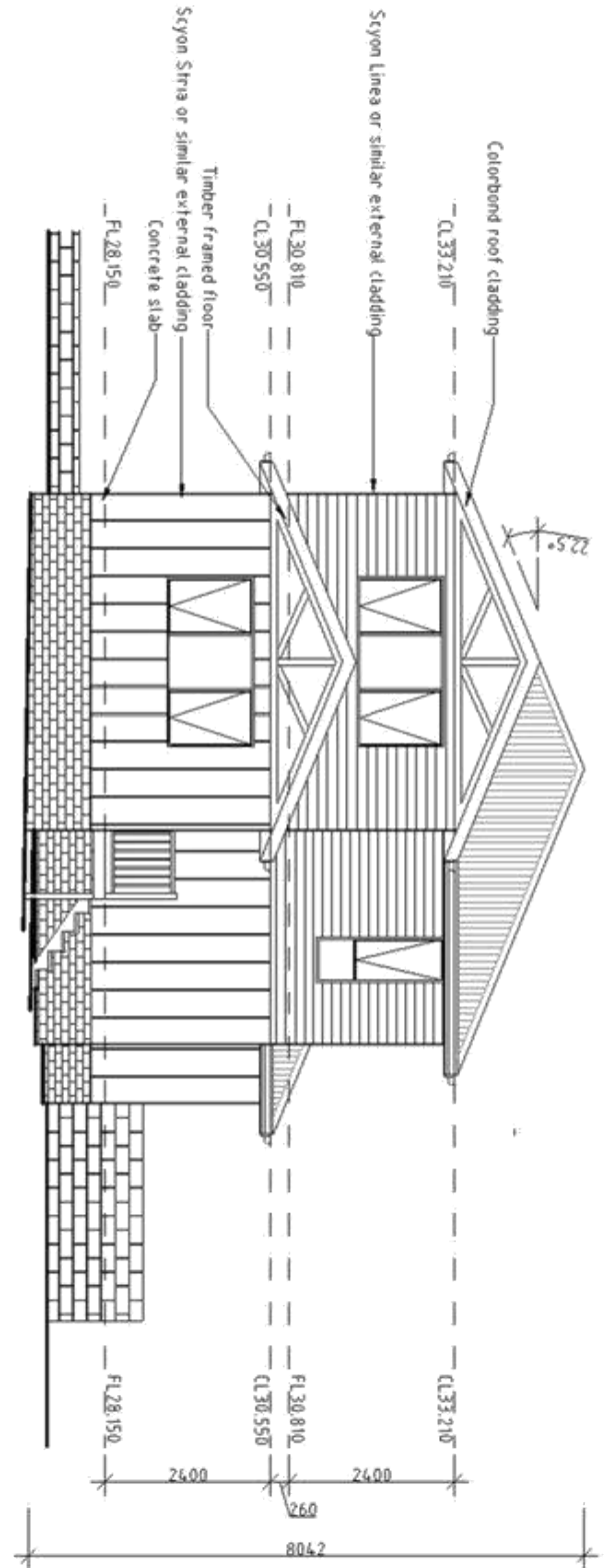
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email: gtilly@beyond.com
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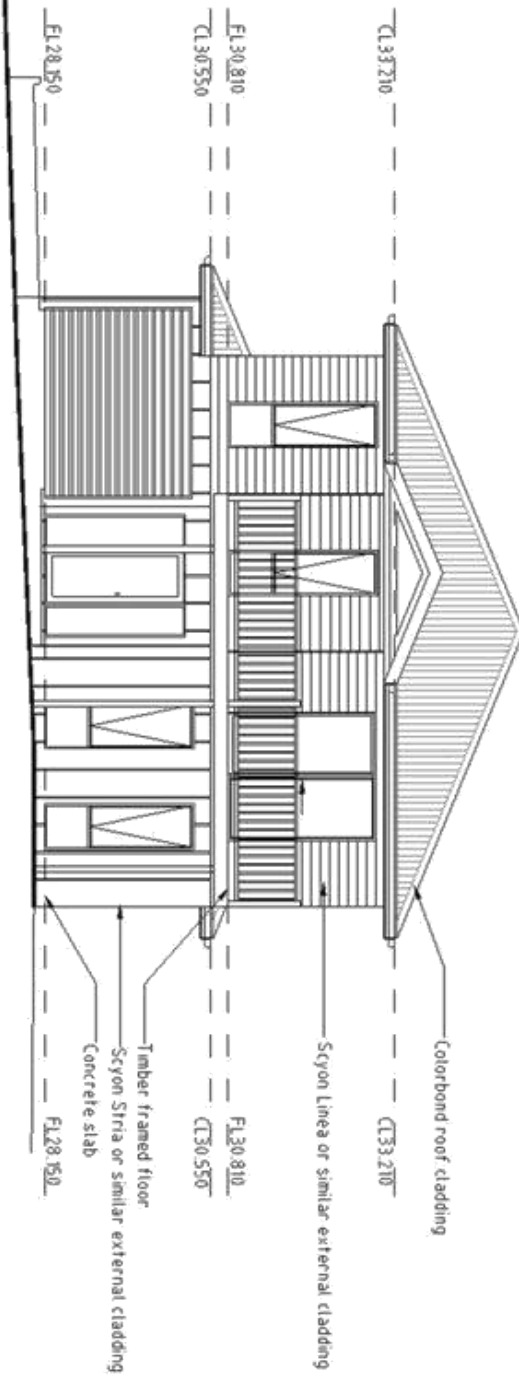
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



EAST ELEVATION



WEST ELEVATION

UNIT 18

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREMANTLE

UNIT 18 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

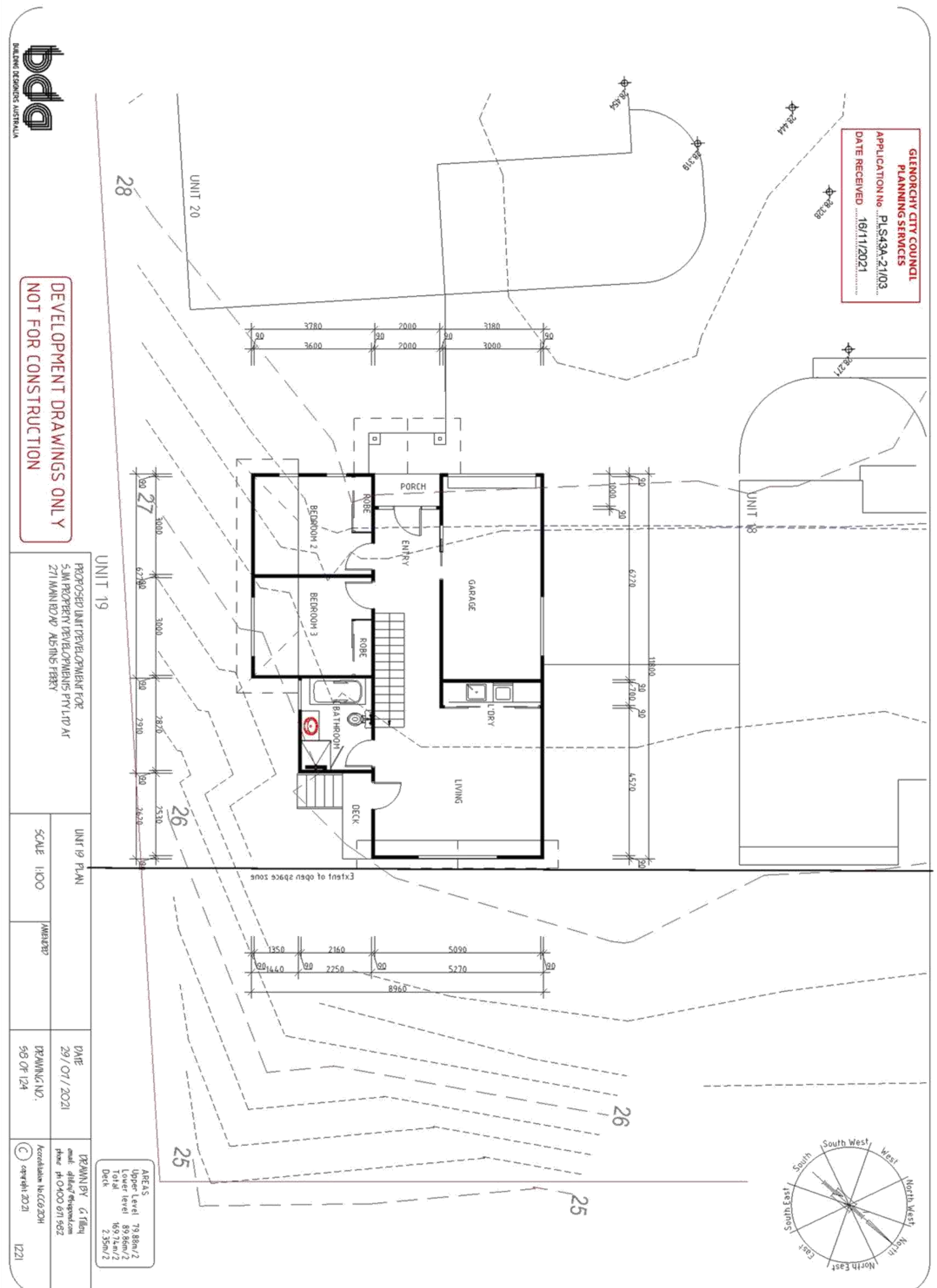
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57 OF 124

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email: gtilly@beyond.com
phone: 0400 671 982

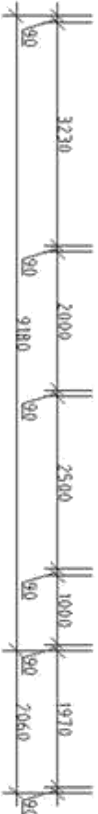
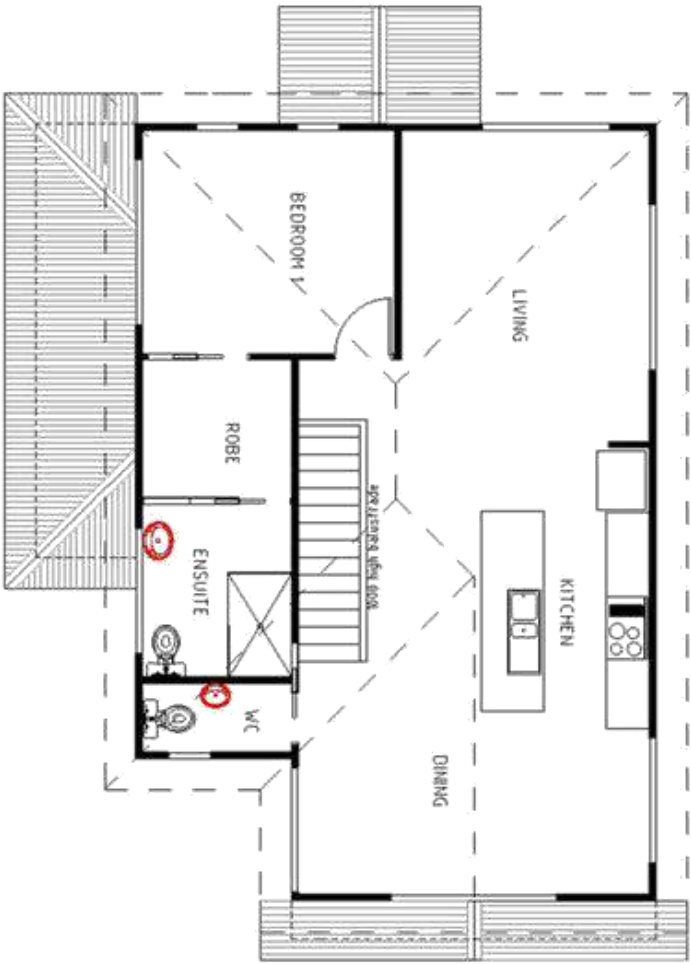
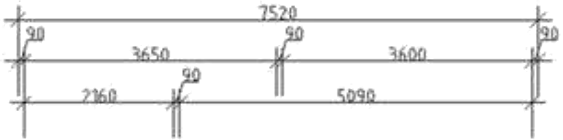
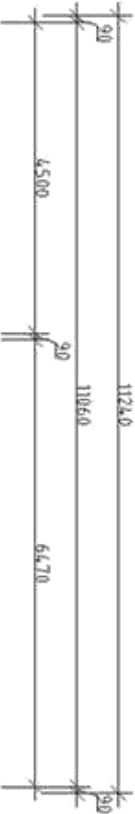
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UNIT 19

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, ALBINS FERRY

UNIT 19 PLAN

SCALE 1:100

AMENDED

DATE
29 / 07 / 2021

DRAWING NO.
59 OF 124

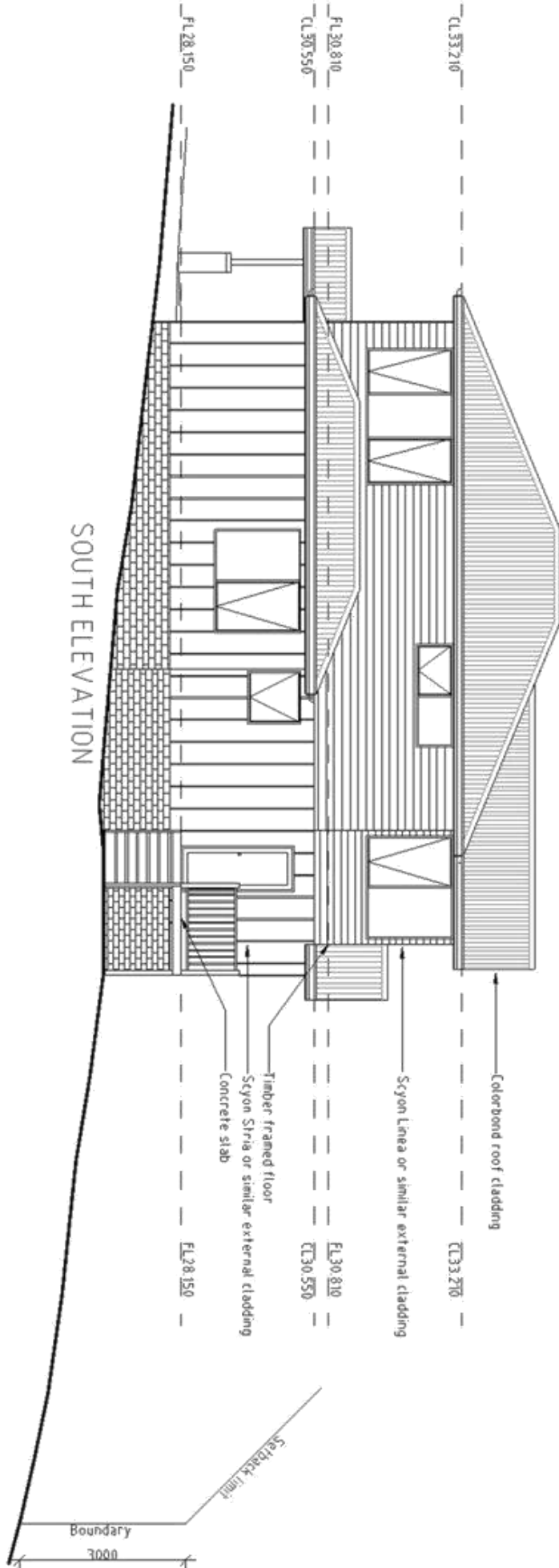
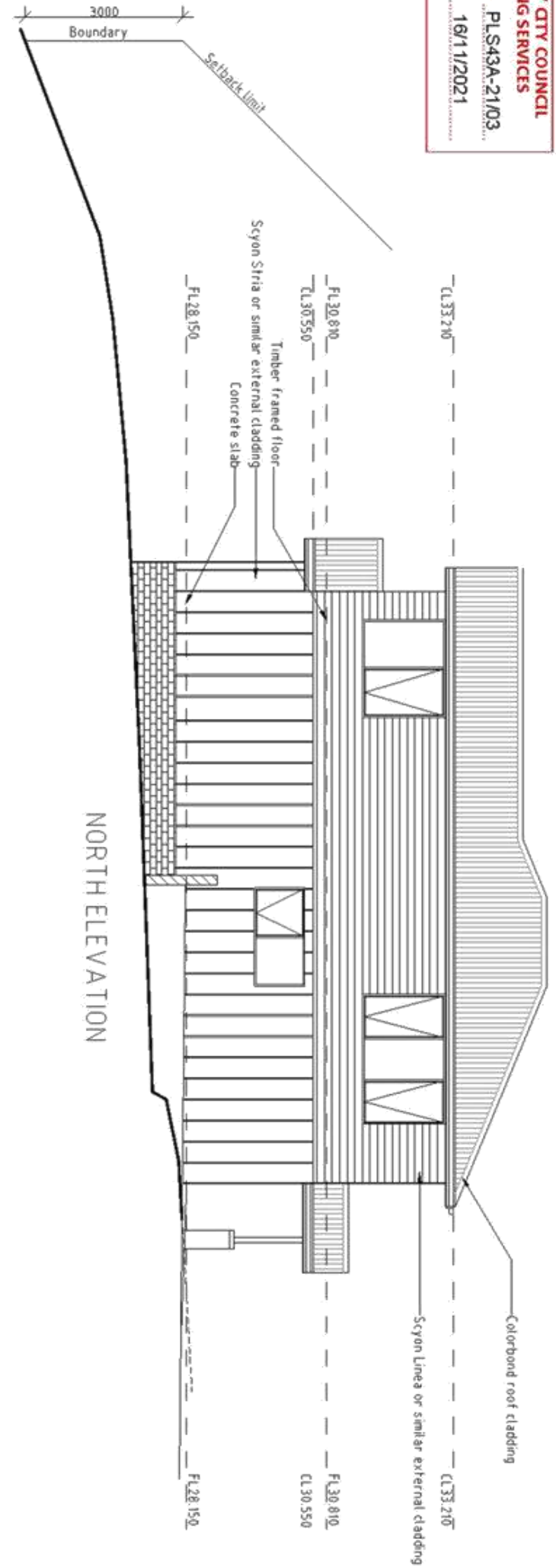
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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UNIT 19

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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALBINS FERRY

UNIT 19 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

DRAWING NO.
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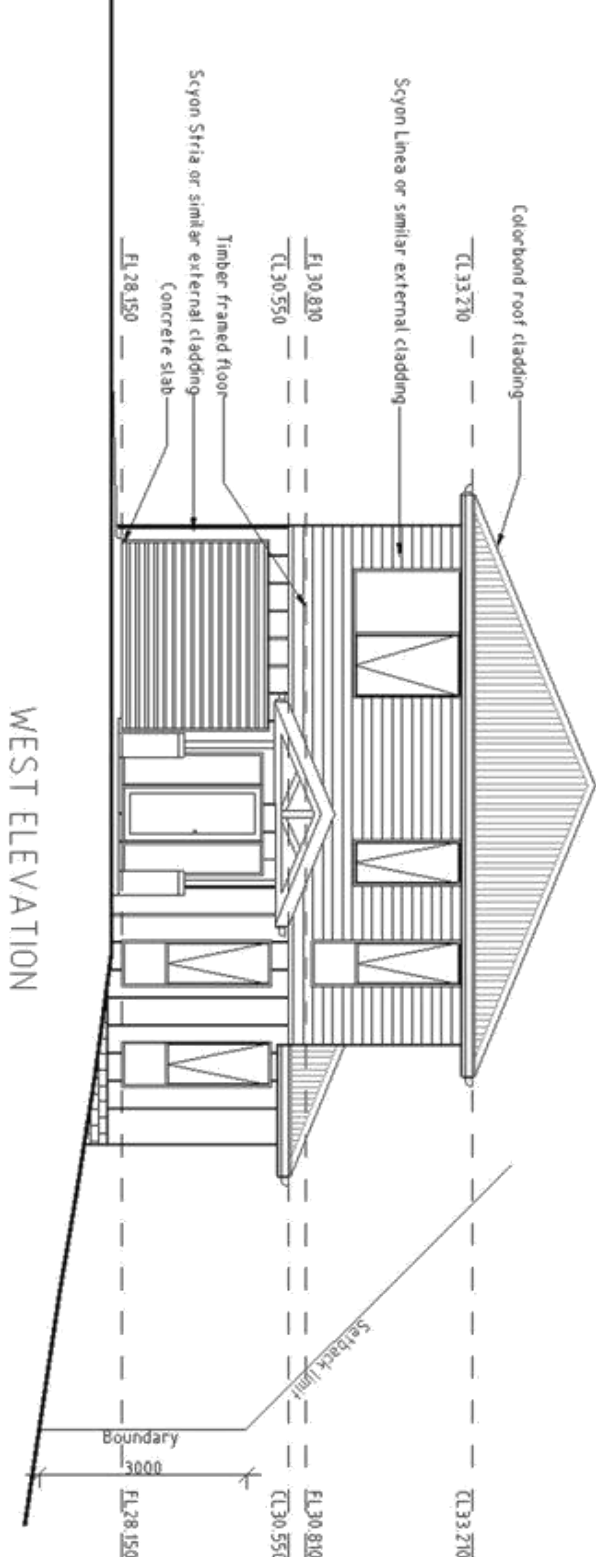
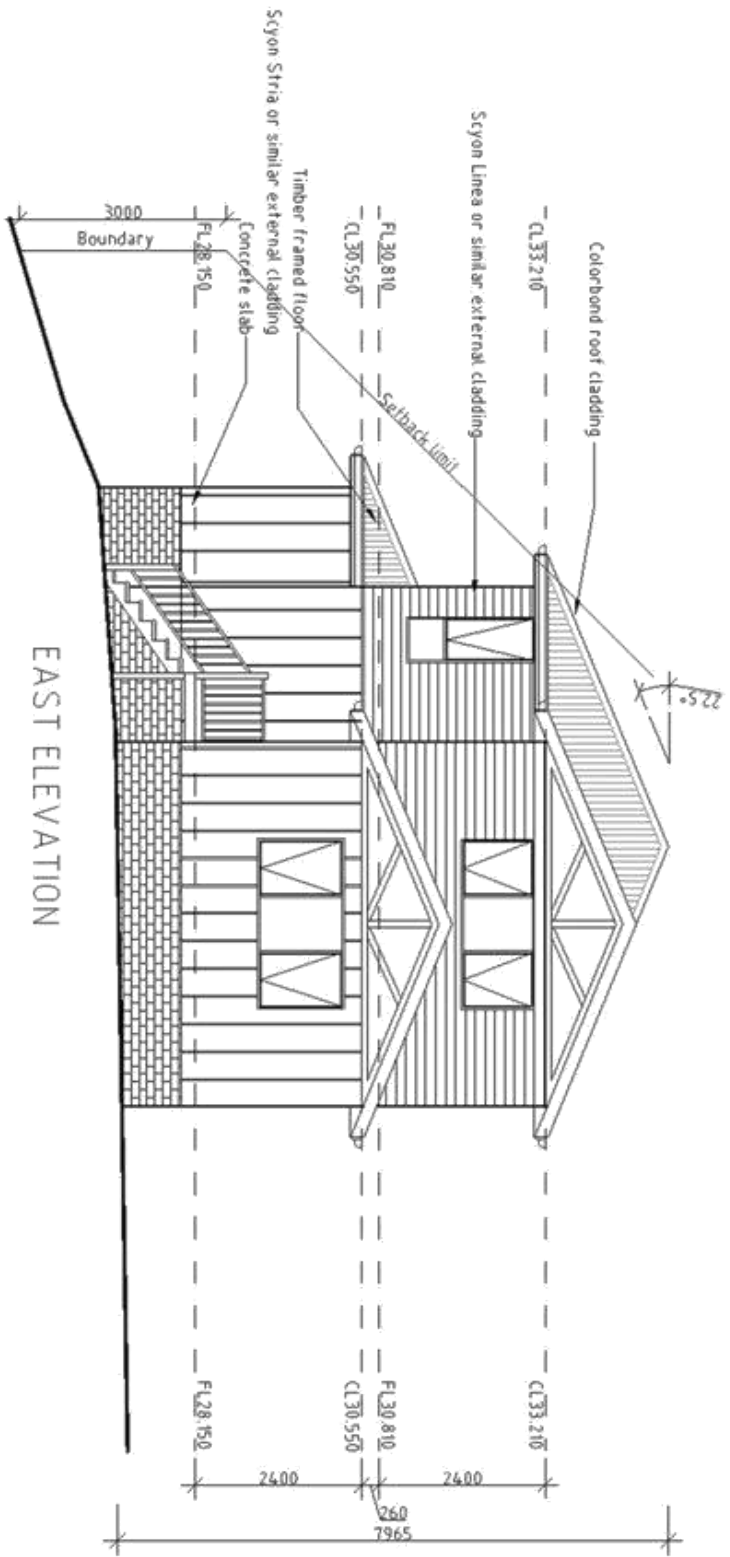
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APPLICATION No PLS43A-21/03
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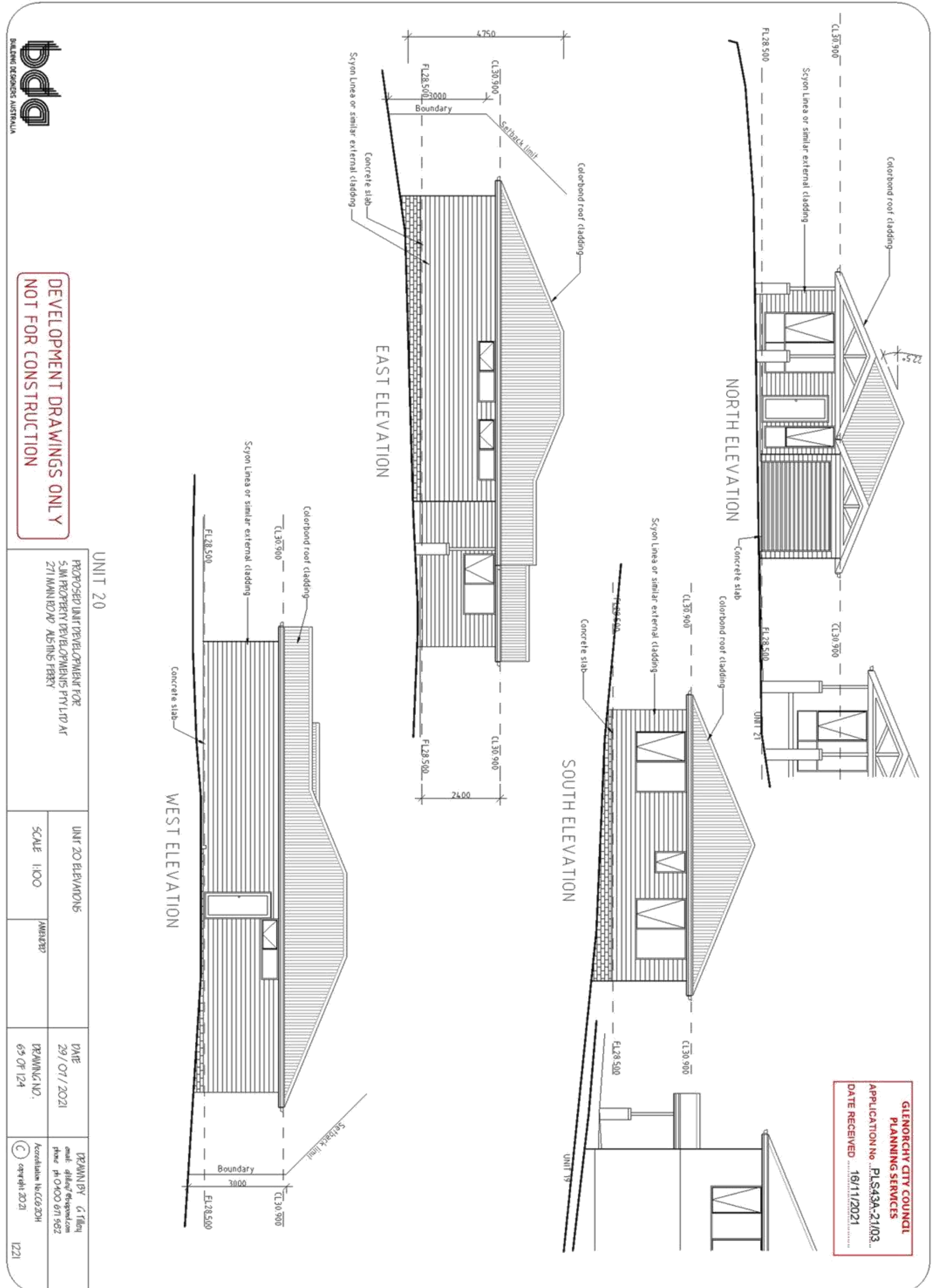


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UNIT 19		PROPOSED UNIT DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 271 MAIN ROAD ALBINS FERRY	
UNIT 19 ELEVATIONS		DATE 29 / 07 / 2021	DRAWN BY G. Tilly email: gtilly@bdsyd.com phone: 0400 671 982
SCALE 1:100		DRAWING NO. 61 OF 124	Accreditation No. CC620H copyright 2021
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Attachments - Glenorchy Planning Authority - 24 January 2022



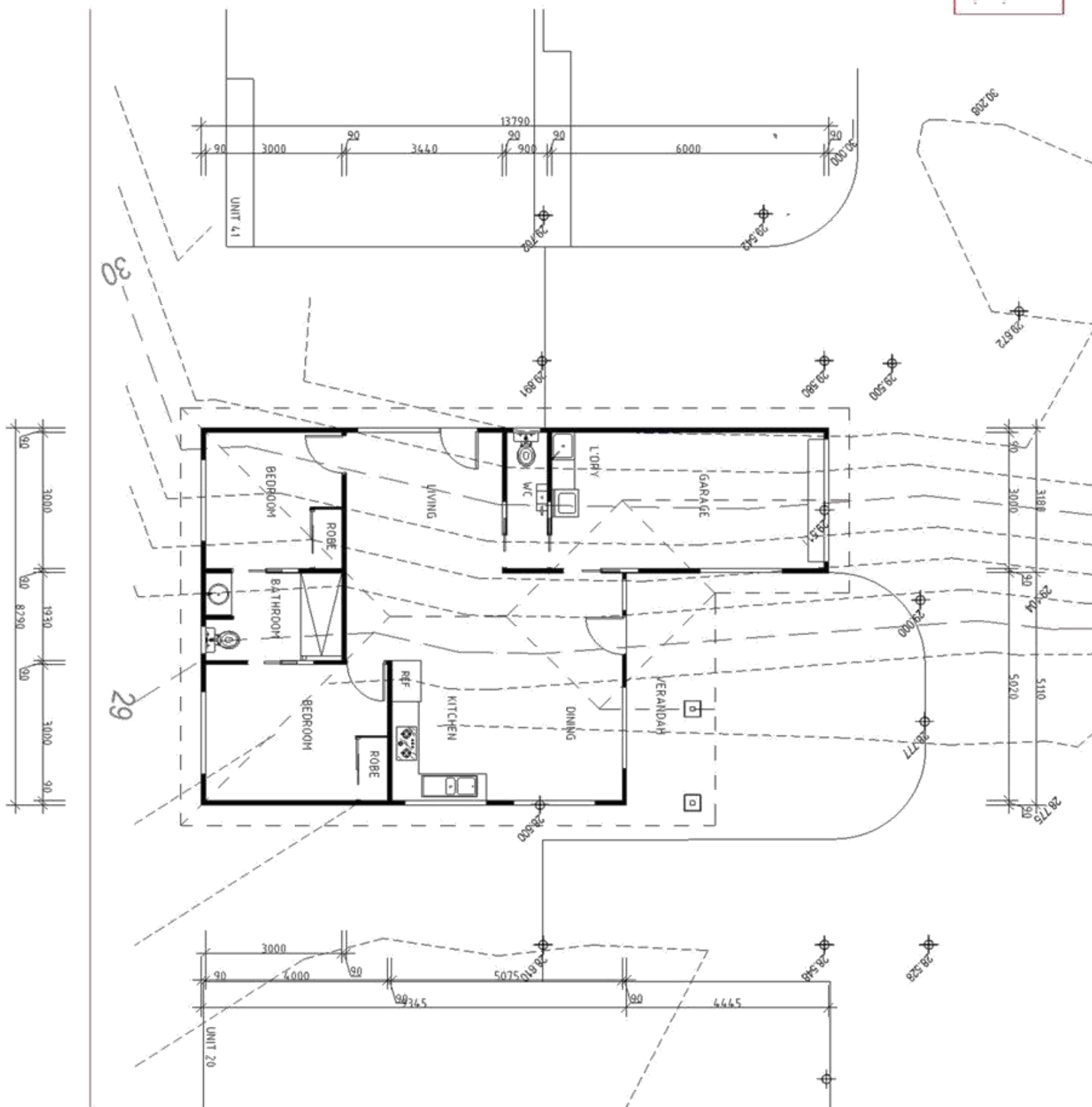
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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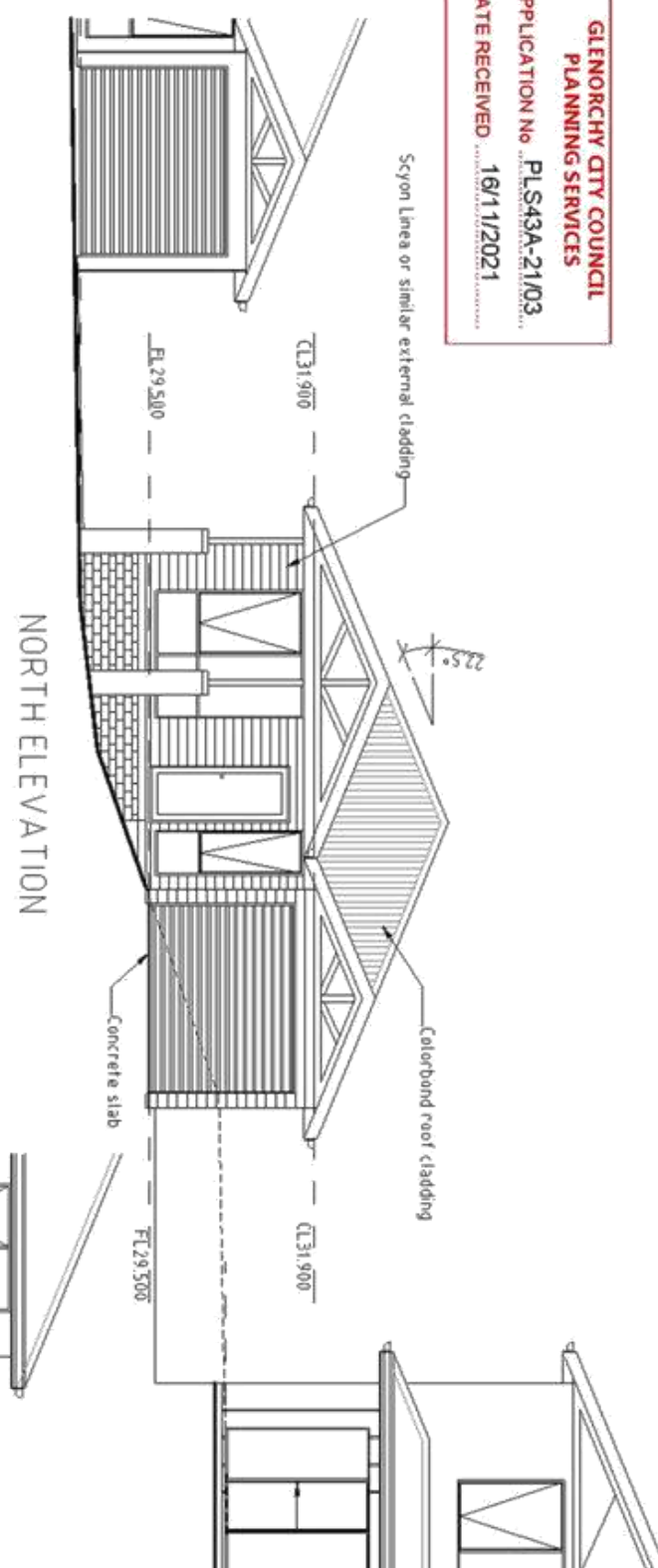
UNIT 21

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

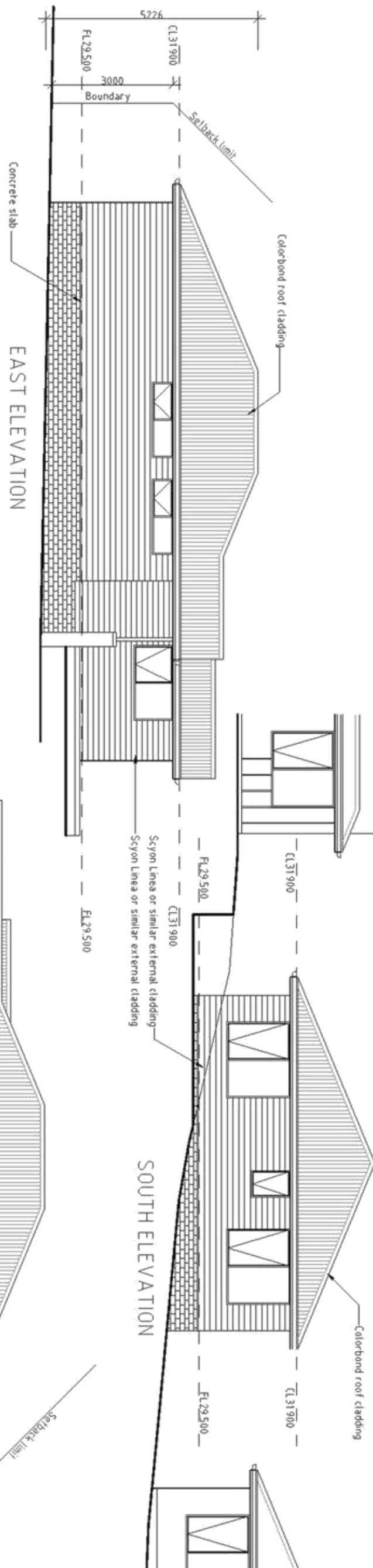


UNIT 21 PLAN		DATE	29/07/2021	DRAWN BY	G. Tilly
SCALE	1:100	AMENDED?		DRAWING NO.	64 OF 124
				Authorisation No/CCB/20H	1221

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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021

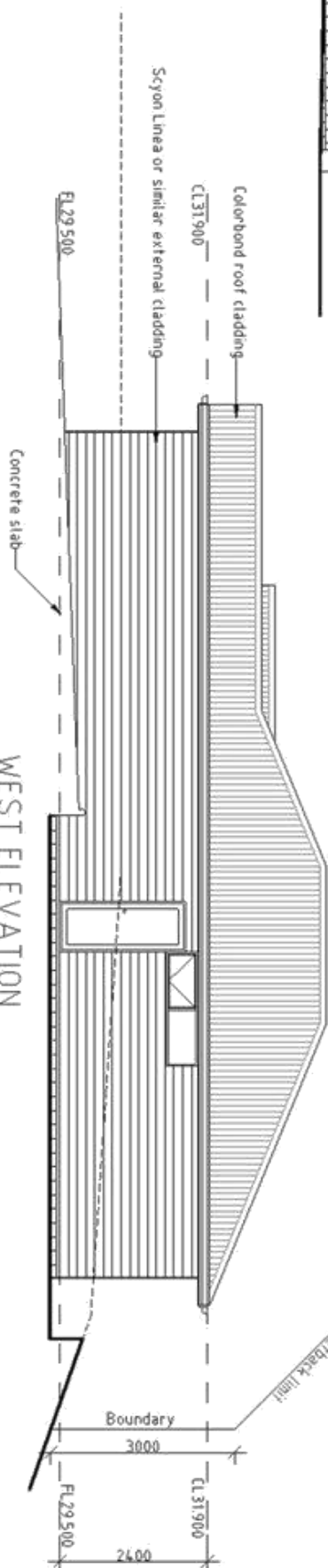


NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION



WEST ELEVATION

UNIT 21



DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 21 ELEVATIONS

SCALE 1:100

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DATE
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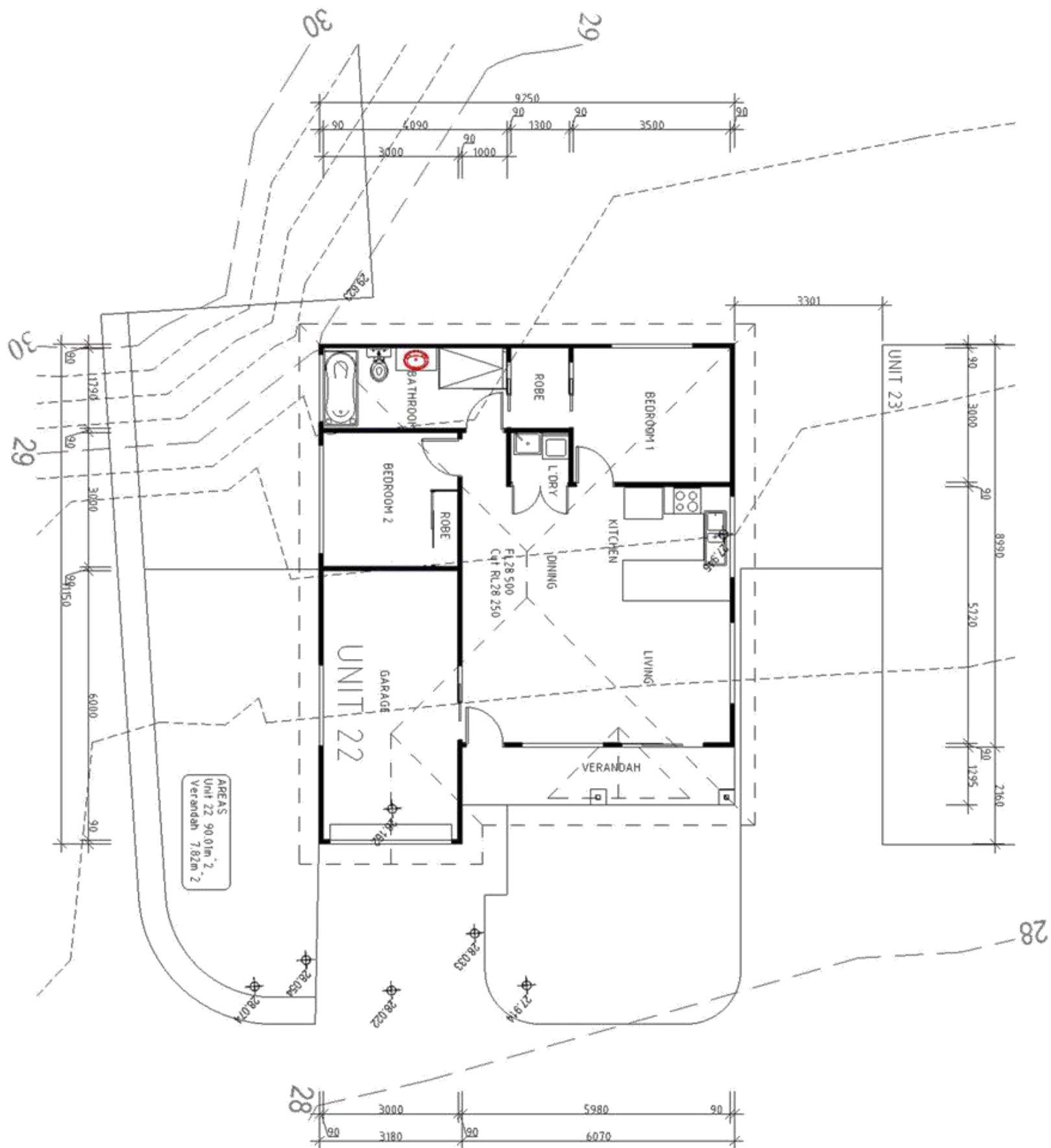


BUILDING DESIGNERS AUSTRALIA

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UNIT 22

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY



AREAS
Unit 22 90.0m²
Verandah 7.82m²

UNIT 22 PLAN

SCALE 1:100

AMENDED

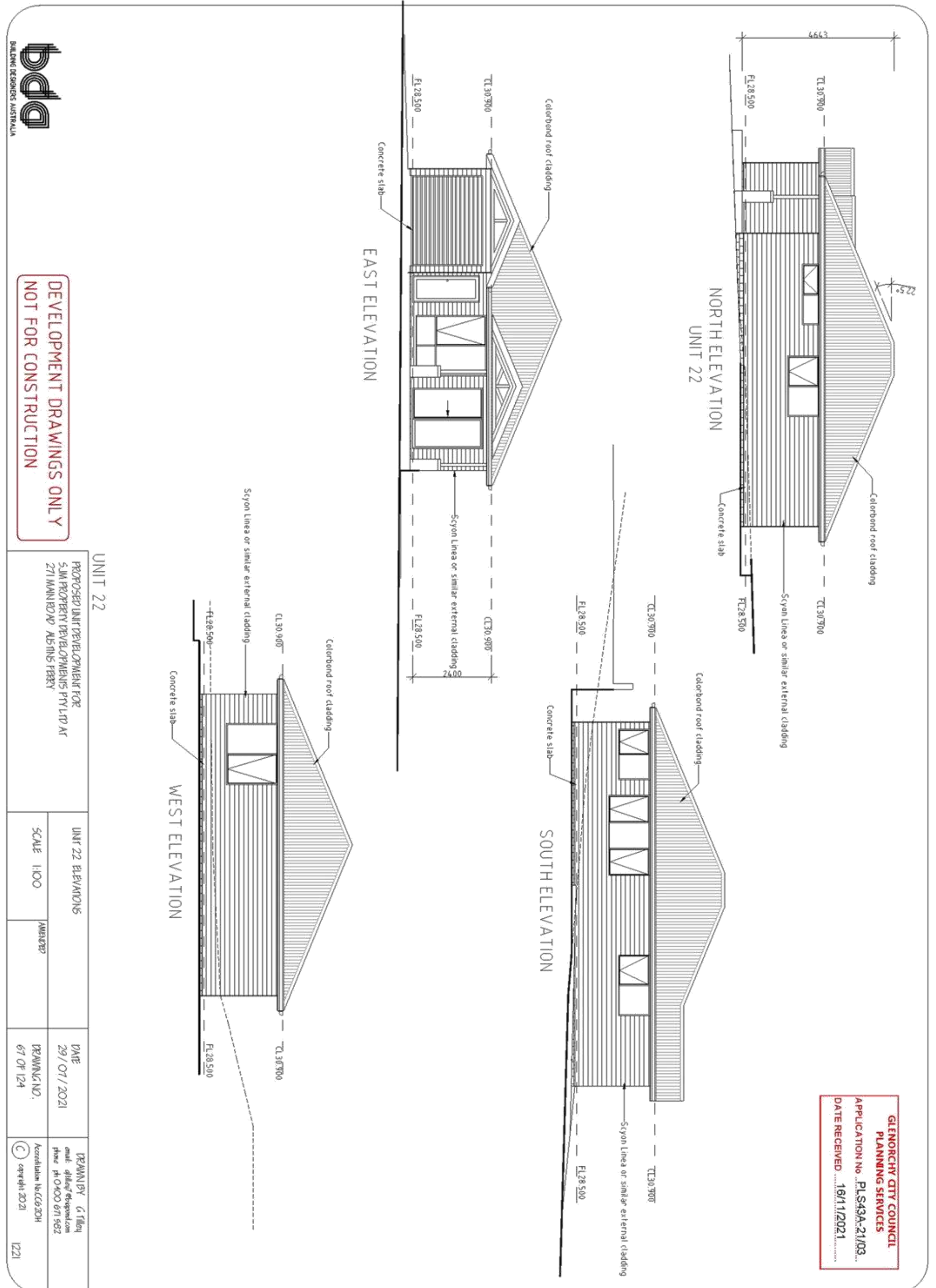
DATE
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66 OF 124

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email: gtilly@budd.com.au
phone: 0400 671 562

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PROPOSED UNIT DEVELOPMENT FOR
5,111 PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD, ALBANY FREEWAY

UNIT 23

UNIT 23 PLAN

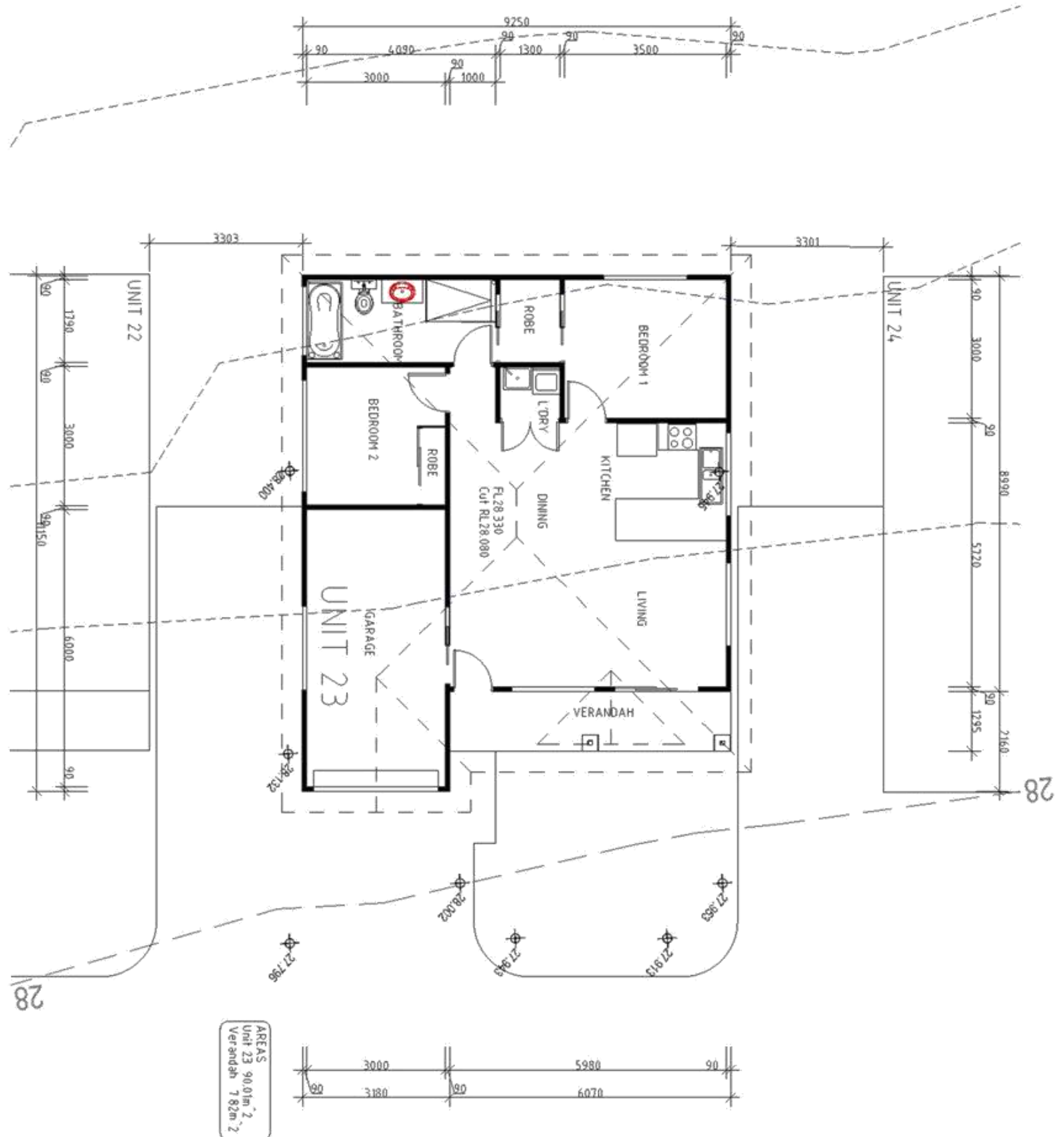
SCALE 1:100

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DATE
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68 OF 124

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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD AUSTINS FERRY

UNIT 23

UNIT 25 ELEVATIONS

SCALE 1:100

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DATE
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UNIT 24

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, AUSTINS FERRY

UNIT 24 PLAN

SCALE 1:100

AMENDED

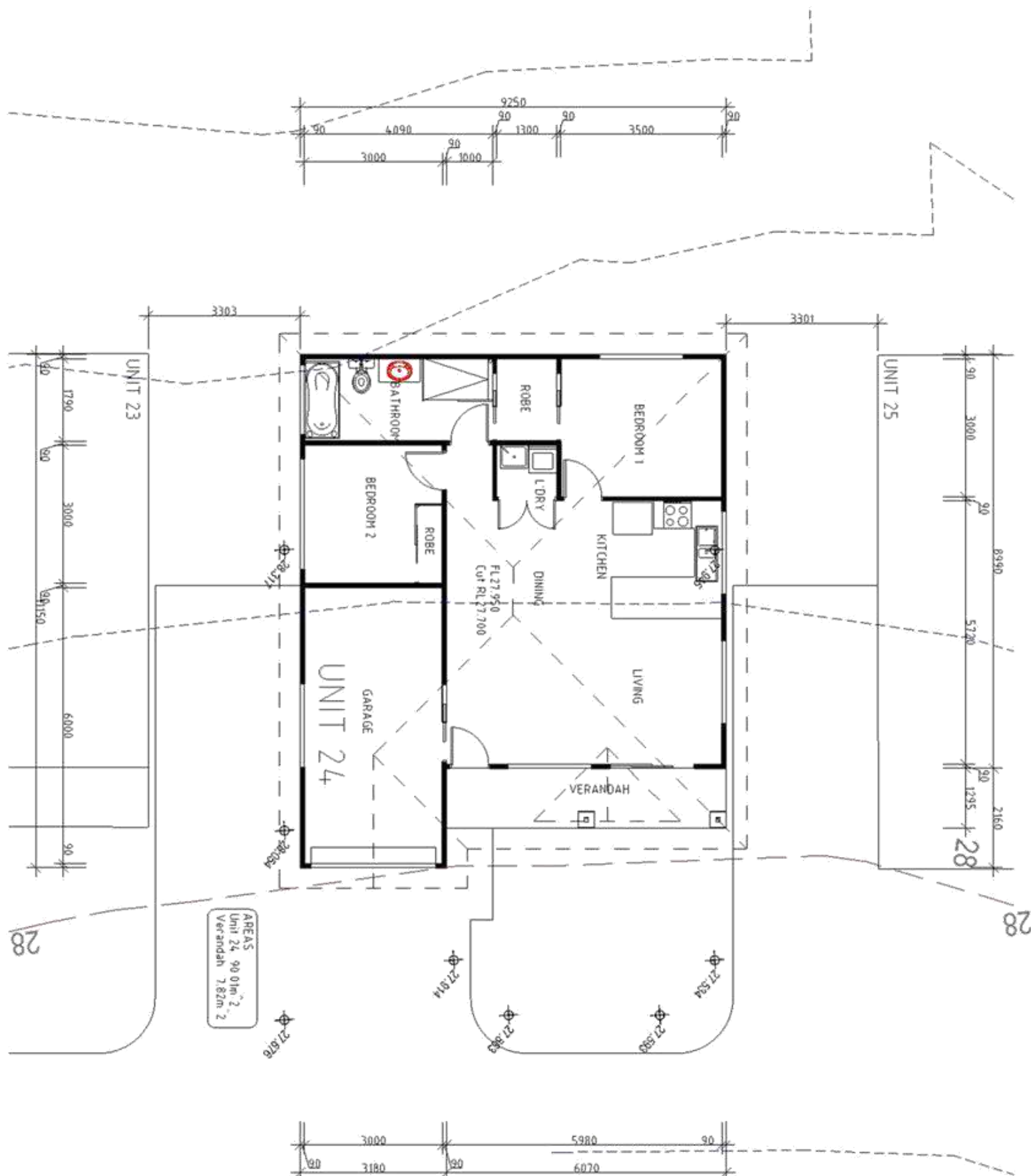
DATE
29/07/2021

DRAWING NO.
70 OF 124

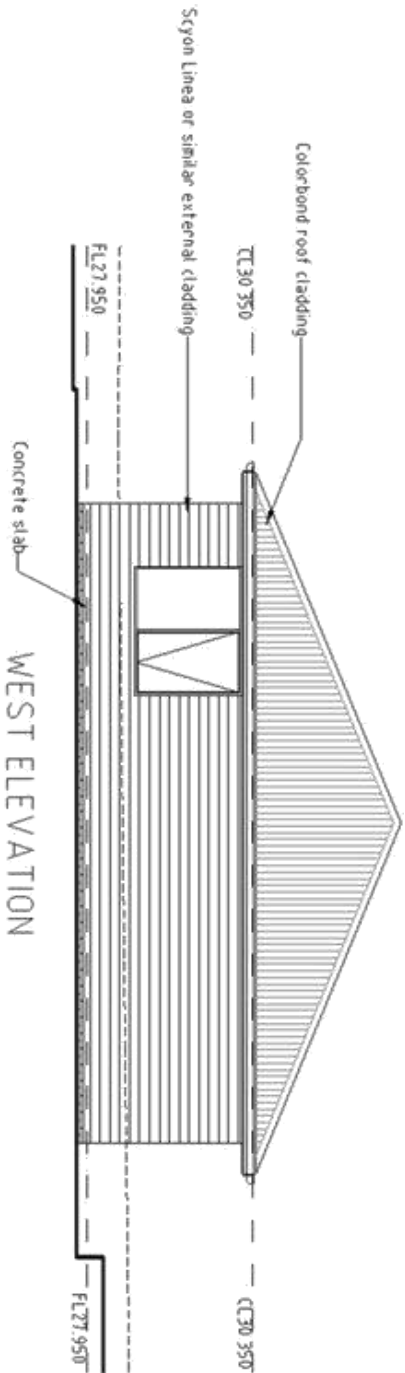
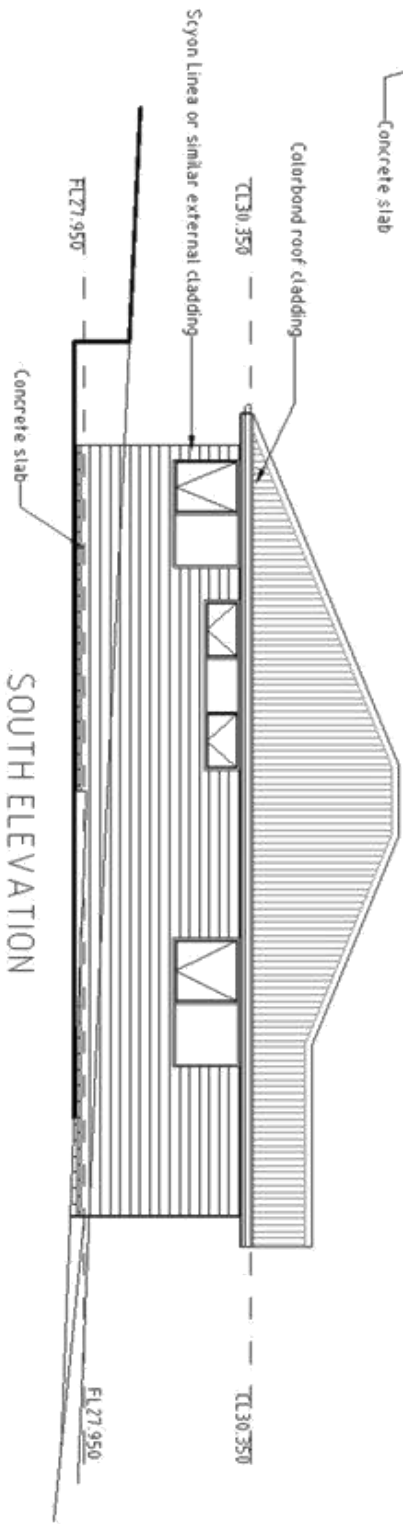
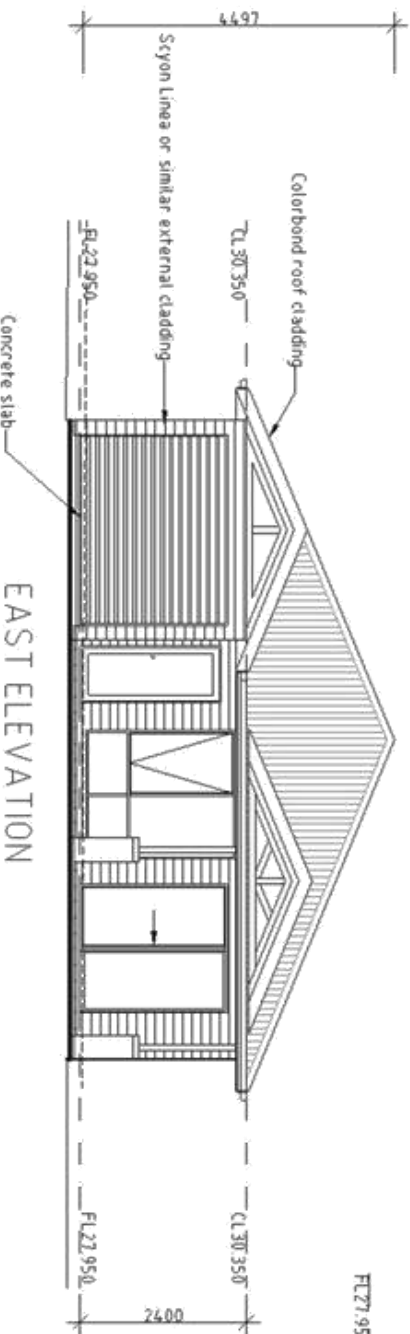
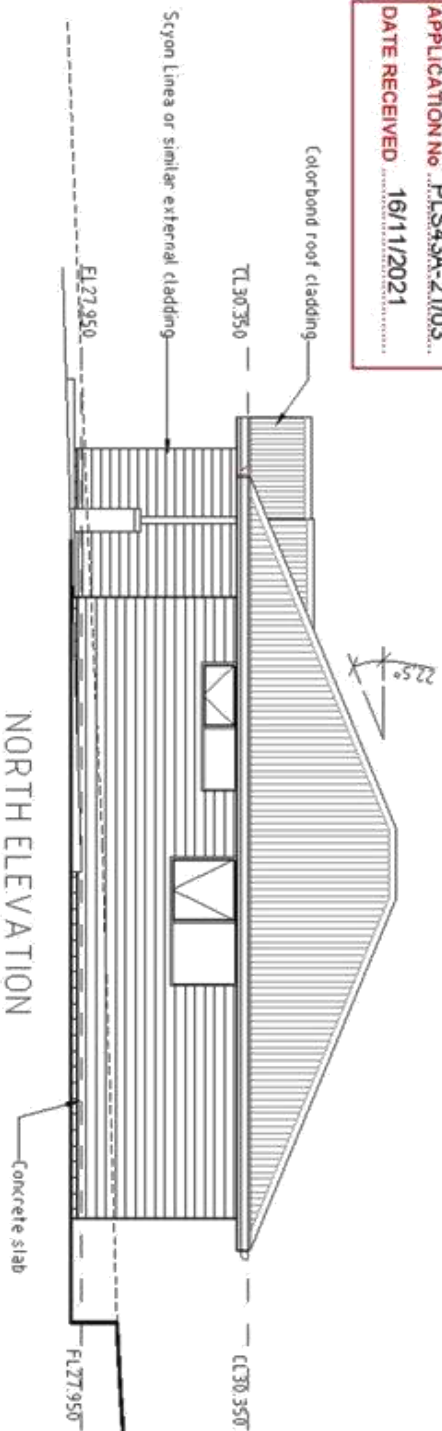
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PLANNING SERVICES
APPLICATION No. PLS43A-21/03
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UNIT 24

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 24 ELEVATIONS		DATE	DRAWN BY
SCALE 1:100	AMBRIST	29 / 07 / 2021	G. Tilly
		DRAWING NO. 71 OF 124	email: g.tilly@bda.com.au phone: 0400 671 982
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UNIT 25

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALPINE FBRY

UNIT 25 PLAN

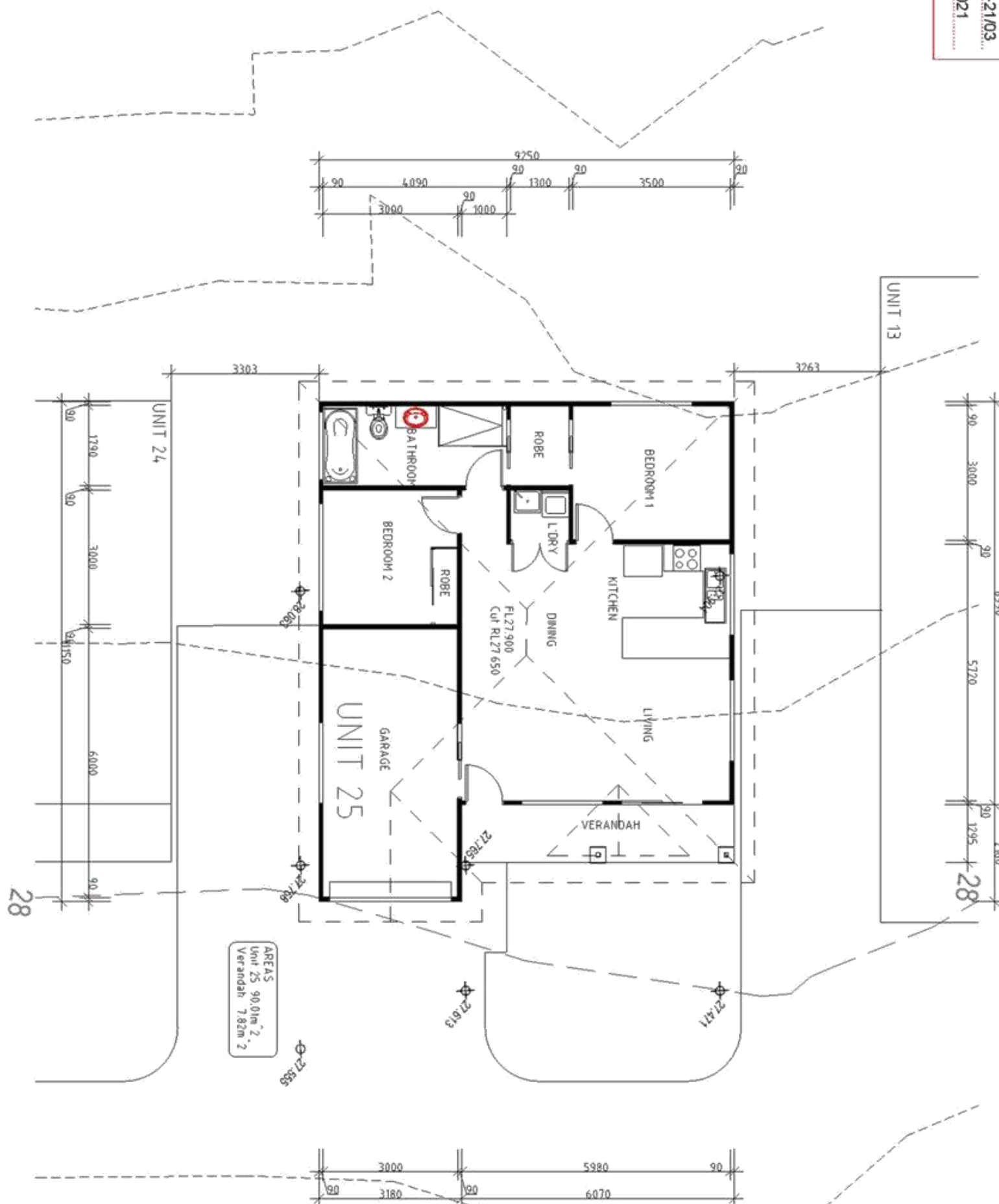
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AMENDED

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72 OF 124

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UNIT 25

PROPOSED UNIT DEVELOPMENT FOR

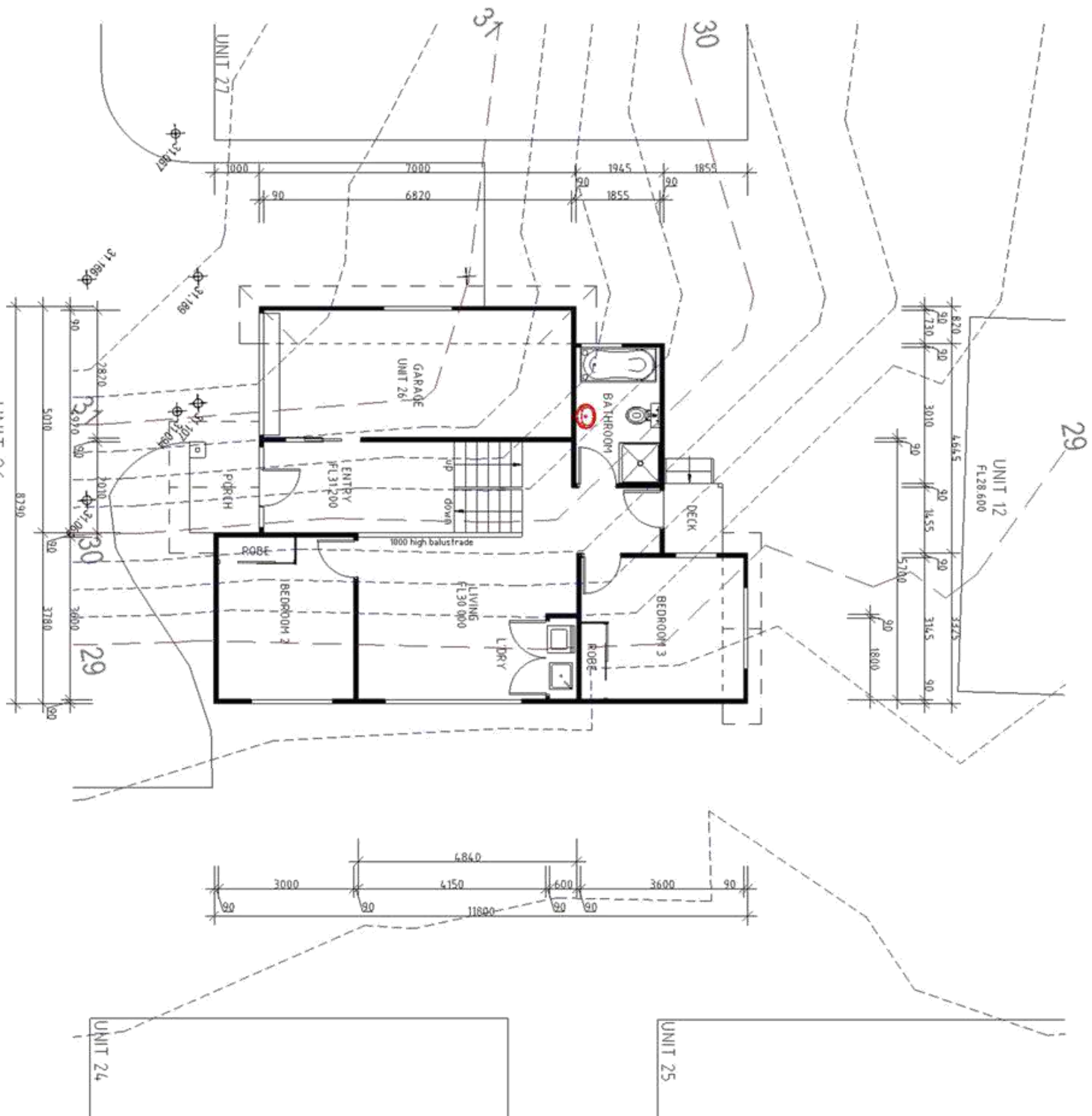
UNIT 25 ELEVATIONS

DATE _____

DRAWN BY G. TILLEY
email: gtilley7@beyond.com
phone: 0400 671 582

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AREAS	
UNIT 26	
Upper Level	8138m/2
Lower level	8698m/2
Total	16836m/2



GLENORCHY CITY COUNCIL
PLANNING SERVICES

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BUILDING DESIGNERS AUSTRALIA

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UNIT 26

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD AUSTINS FERRY

UNIT 26 PLAN

SCALE 1:100

AMENDED

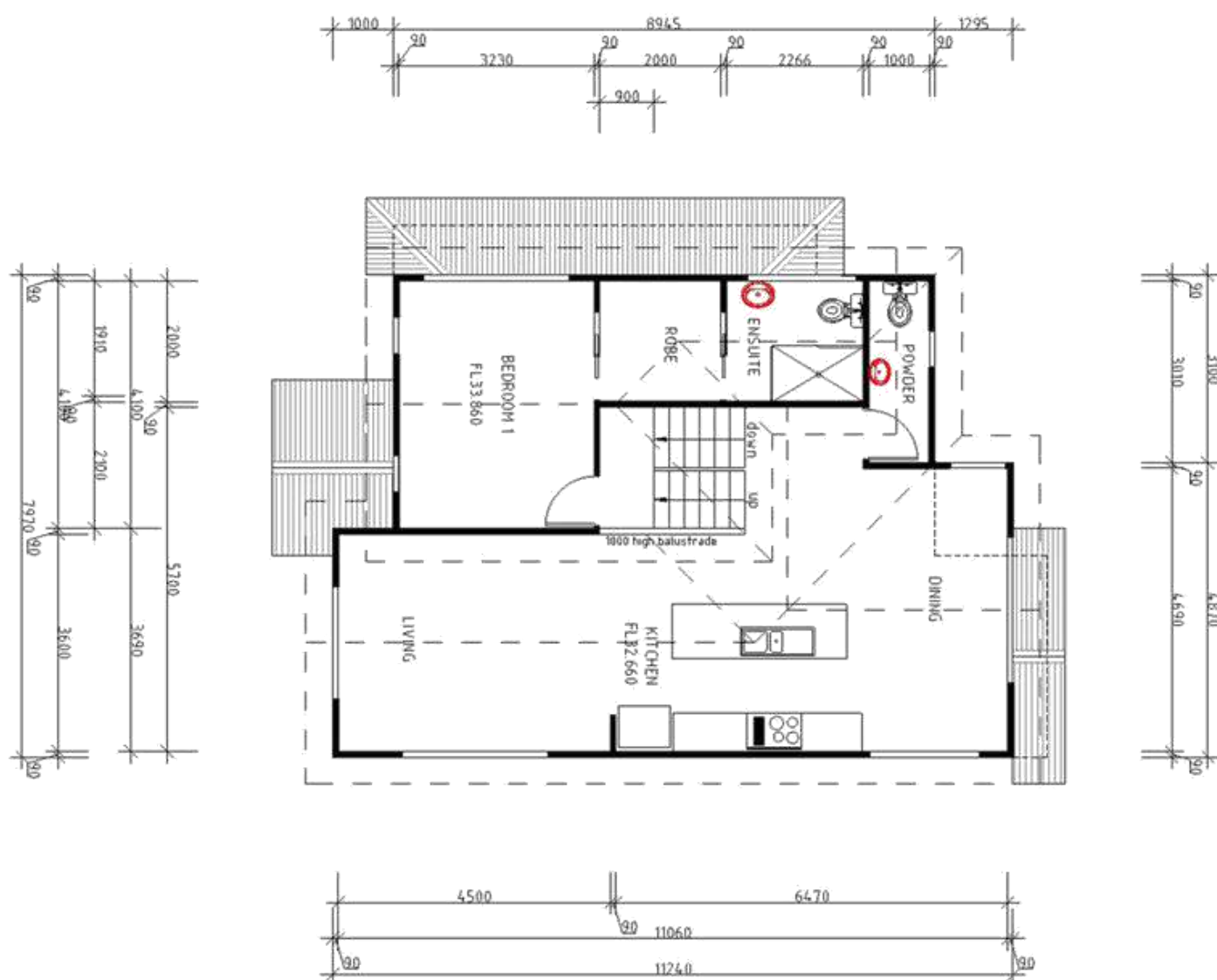
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DRAWING NO.
75 OF 124

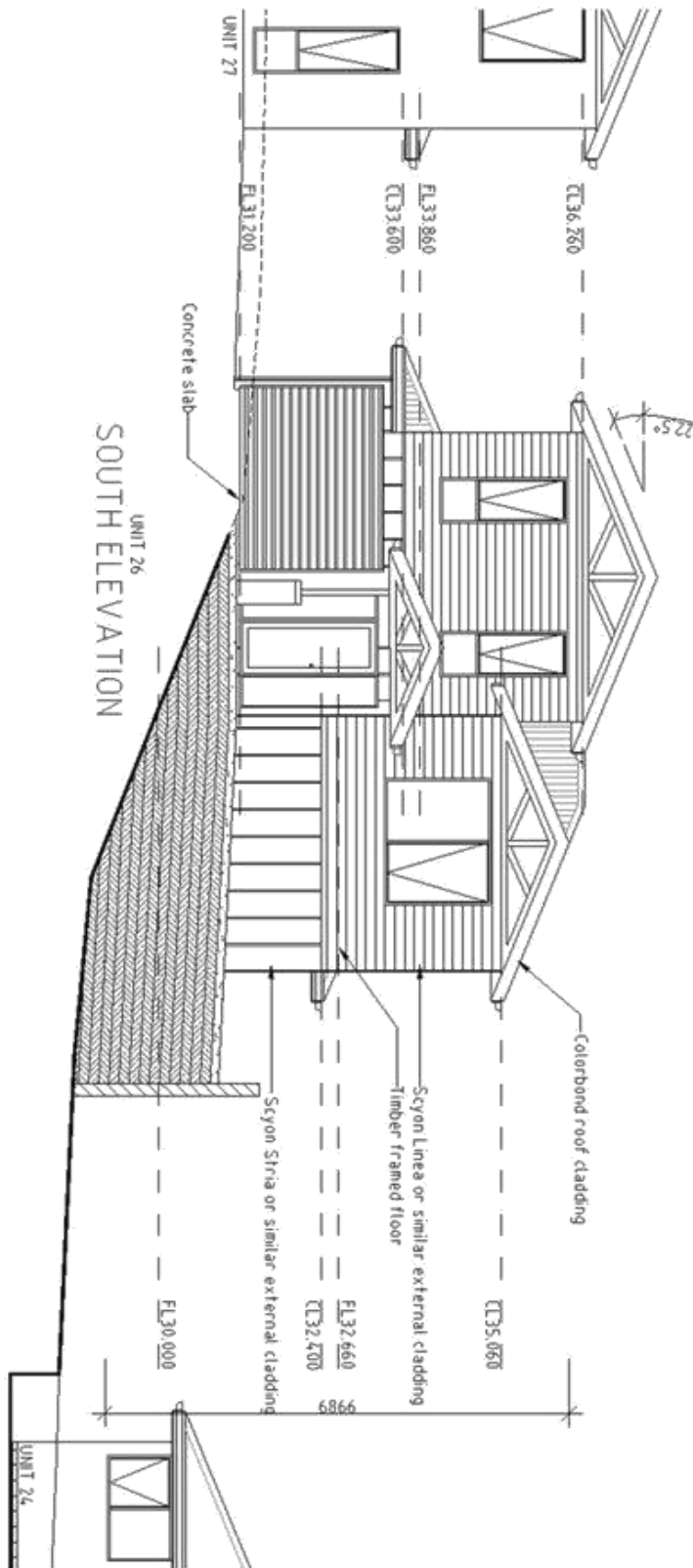
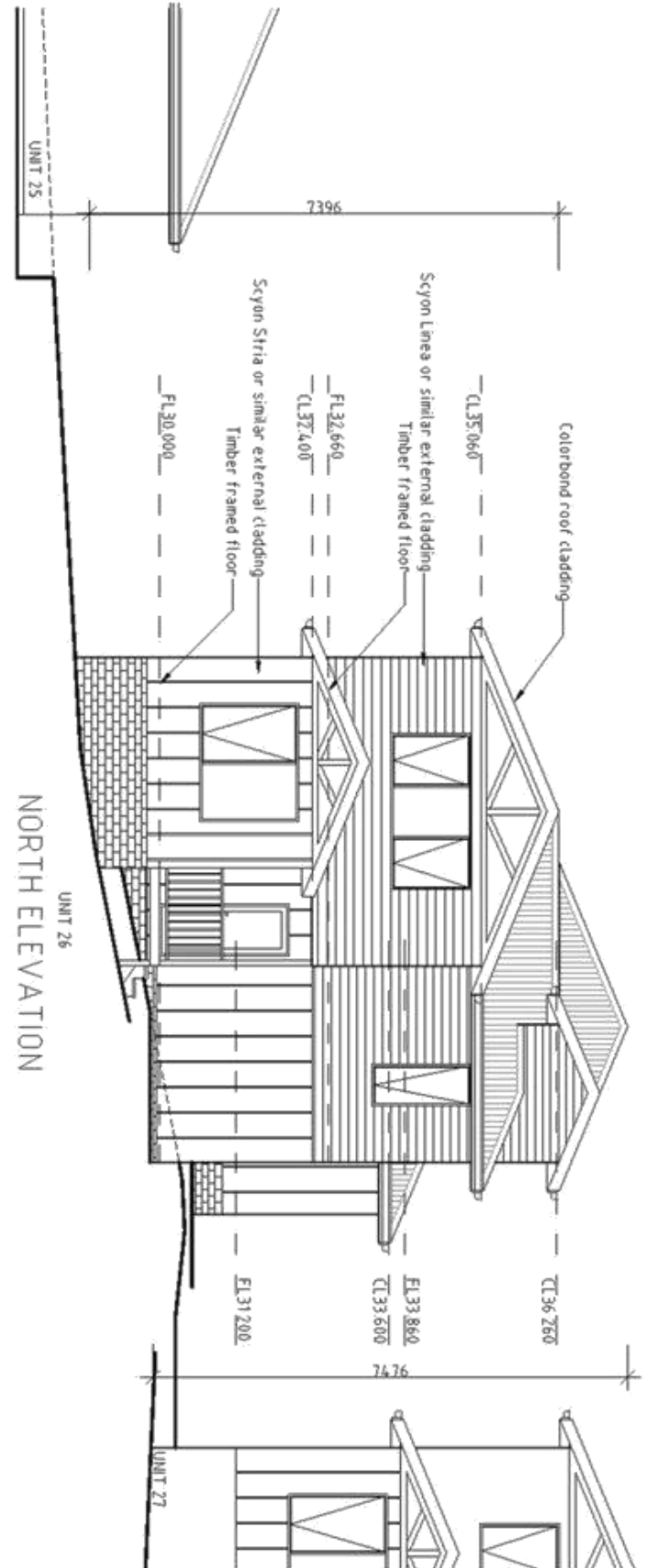
DRAWN BY G. TILLEY
email: gtilley@despex.com
phone: 0400 671 562

Accreditation No: CC6204
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AREAS
UNIT 26
Upper Level 81.36m²
Lower Level 86.98m²
Total 168.35m²



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PLANNING SERVICES
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UNIT 26

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 26 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

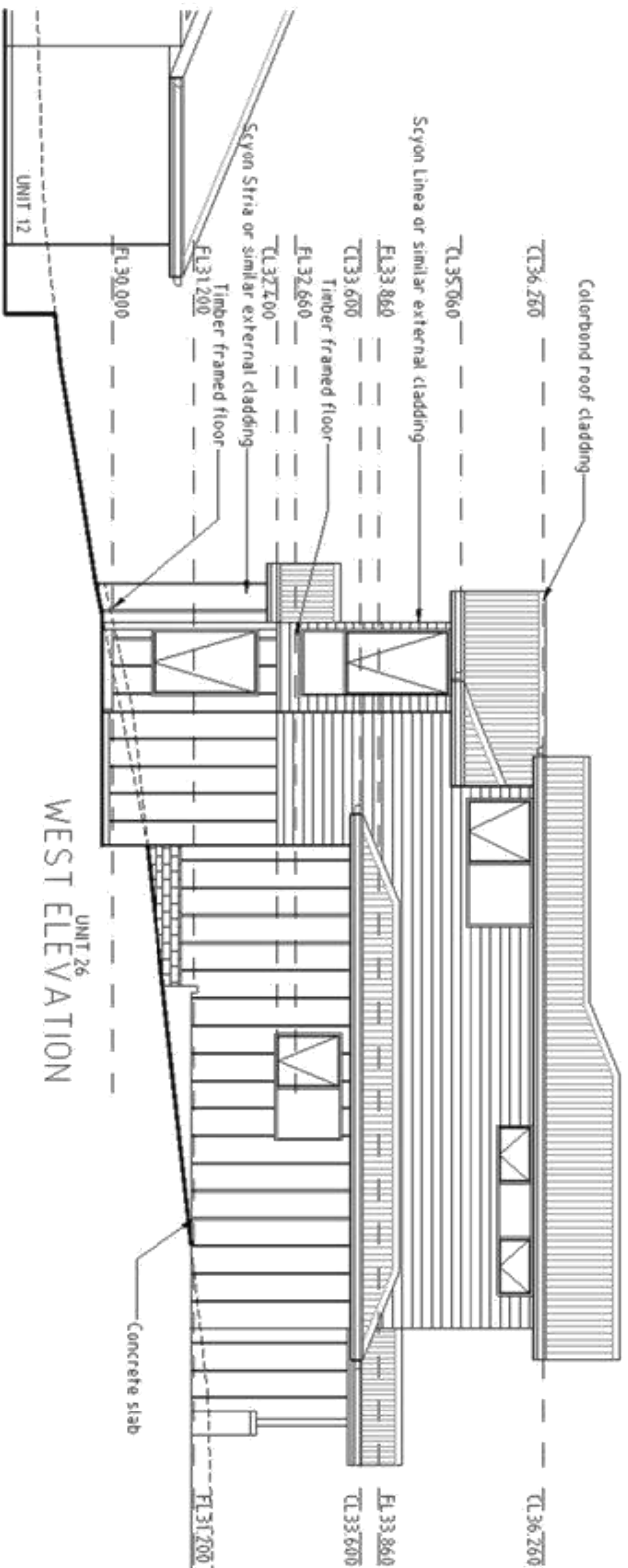
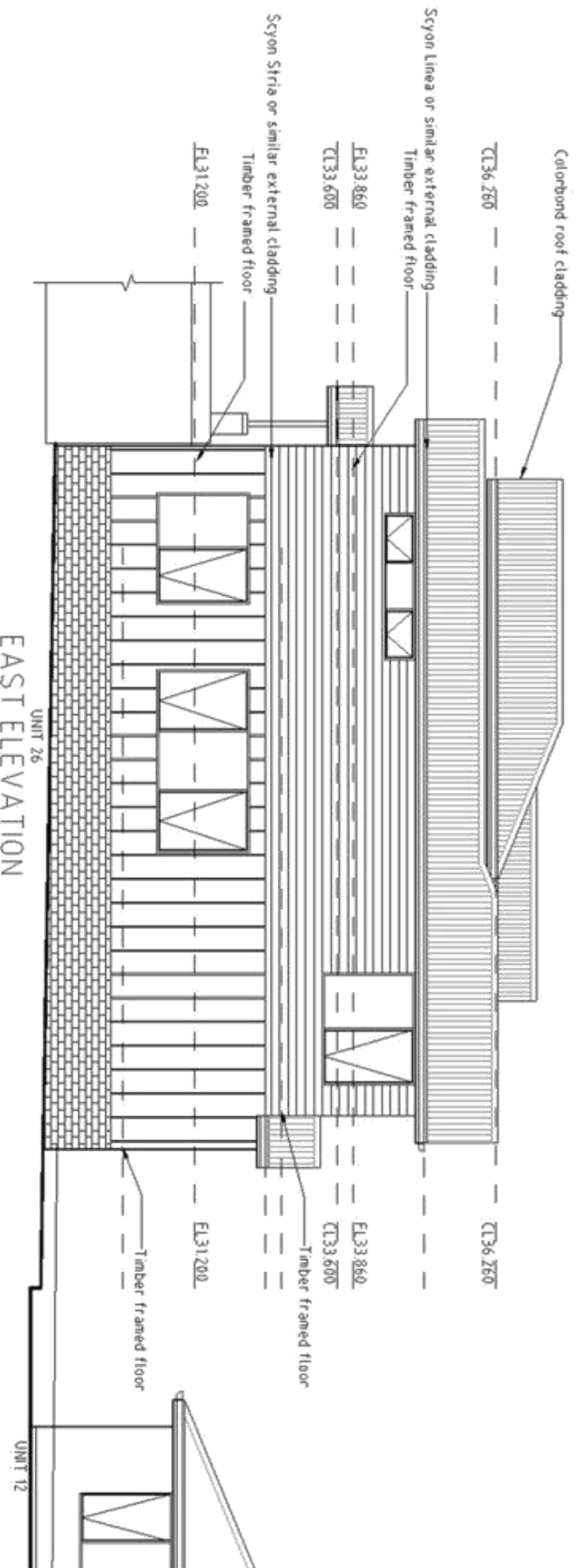
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UNIT 26

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 26 ELEVATIONS

SCALE 1:100

AMENDED

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BUILDING DESIGNERS AUSTRALIA

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UNIT 27

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, AUSTINS FERRY

UNIT 27 PLAN

SCALE 1:100

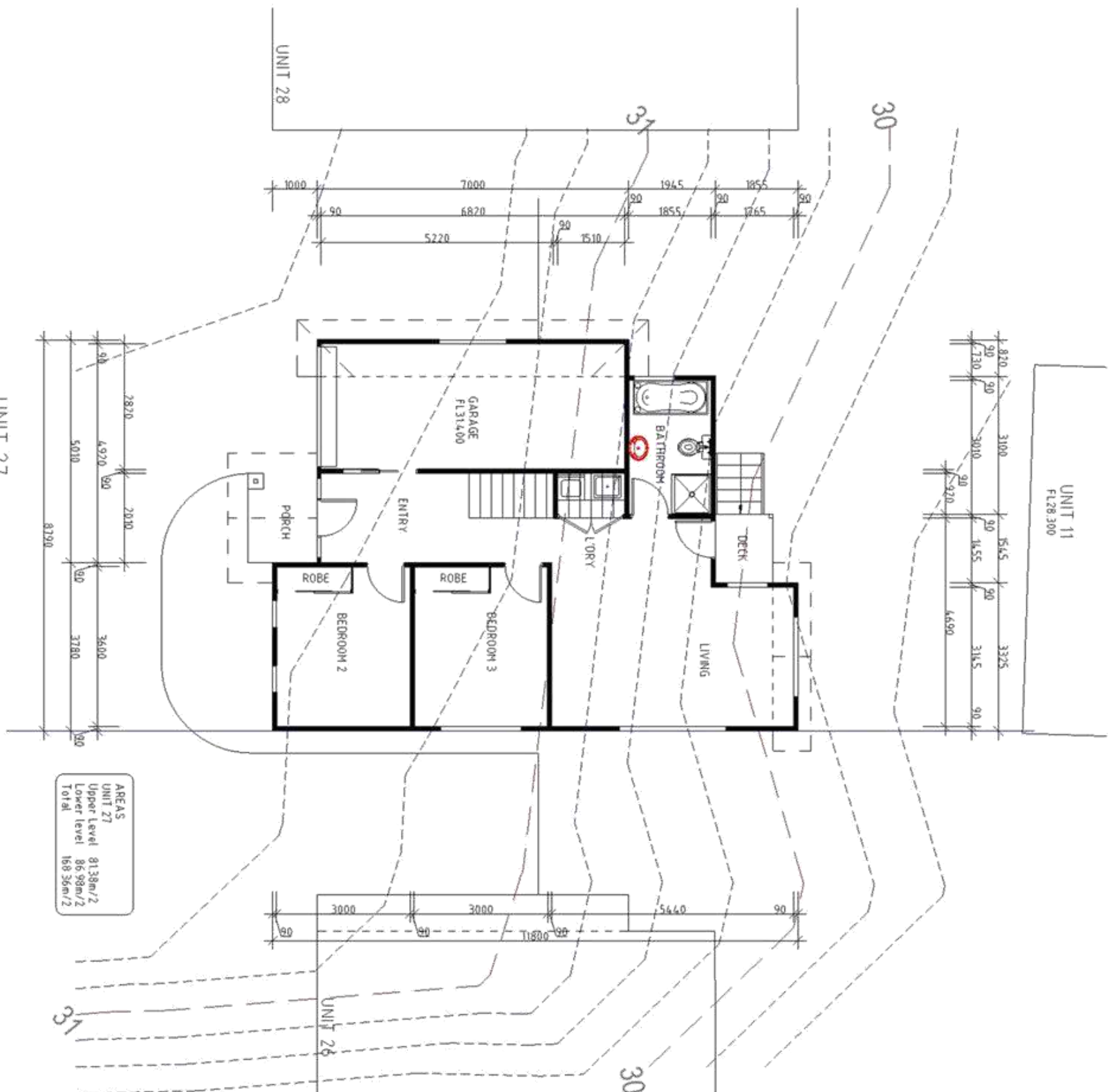
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DATE
29/07/2021

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78 OF 124

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phone: 0400 671 582
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AREAS
UNIT 27
Upper Level 81.38m²
Lower Level 86.98m²
Total 168.36m²

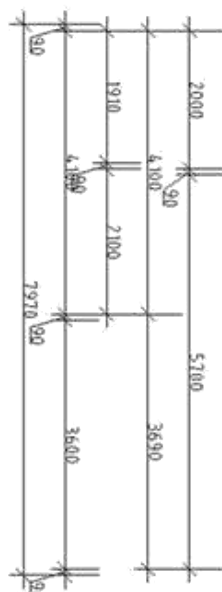
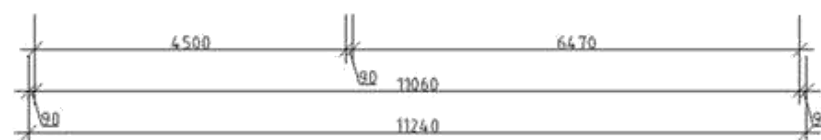
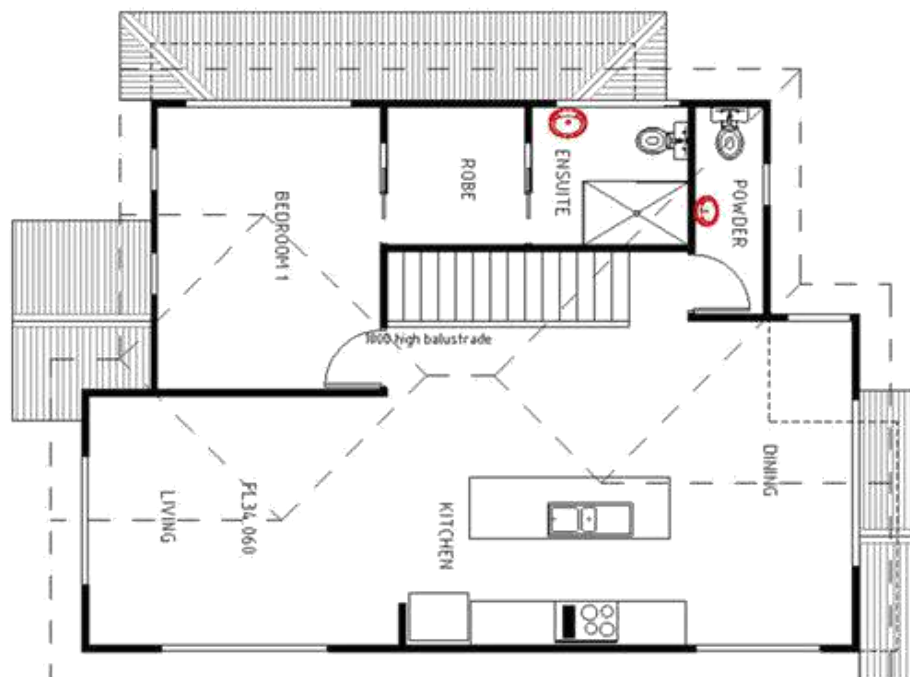
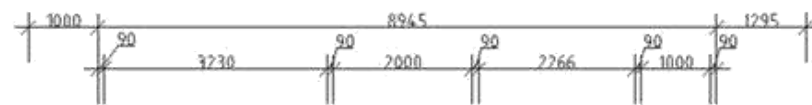


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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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BUILDING DESIGNERS AUSTRALIA

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AREAS
UNIT 27
Upper Level 81.36m²
Lower Level 86.98m²
Total 168.36m²

UNIT 27

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREERY

UNIT 27 PLAN

SCALE 1:100

AMENDED

DATE
29 / 07 / 2021

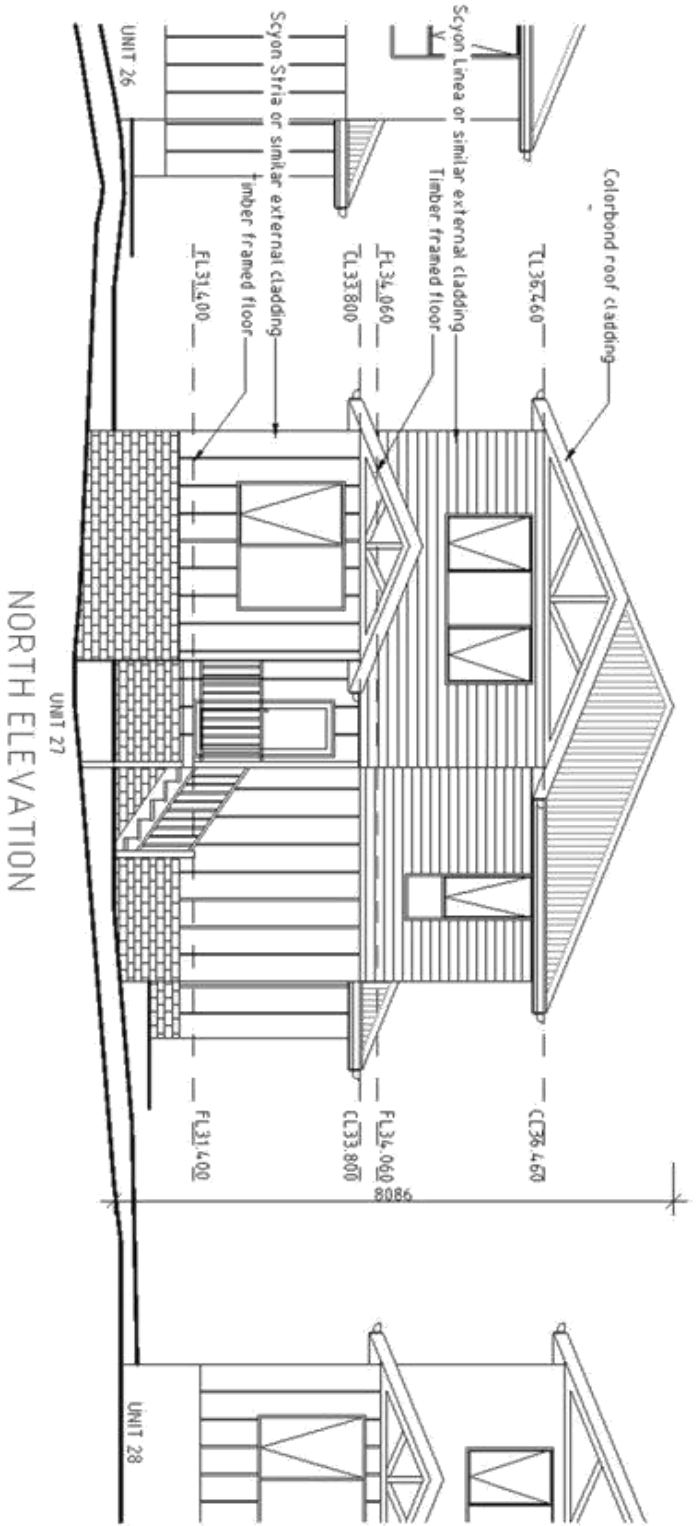
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DRAWN BY G. TILLEY
email: gtilley@bda.com.au
phone: 0400 671 582

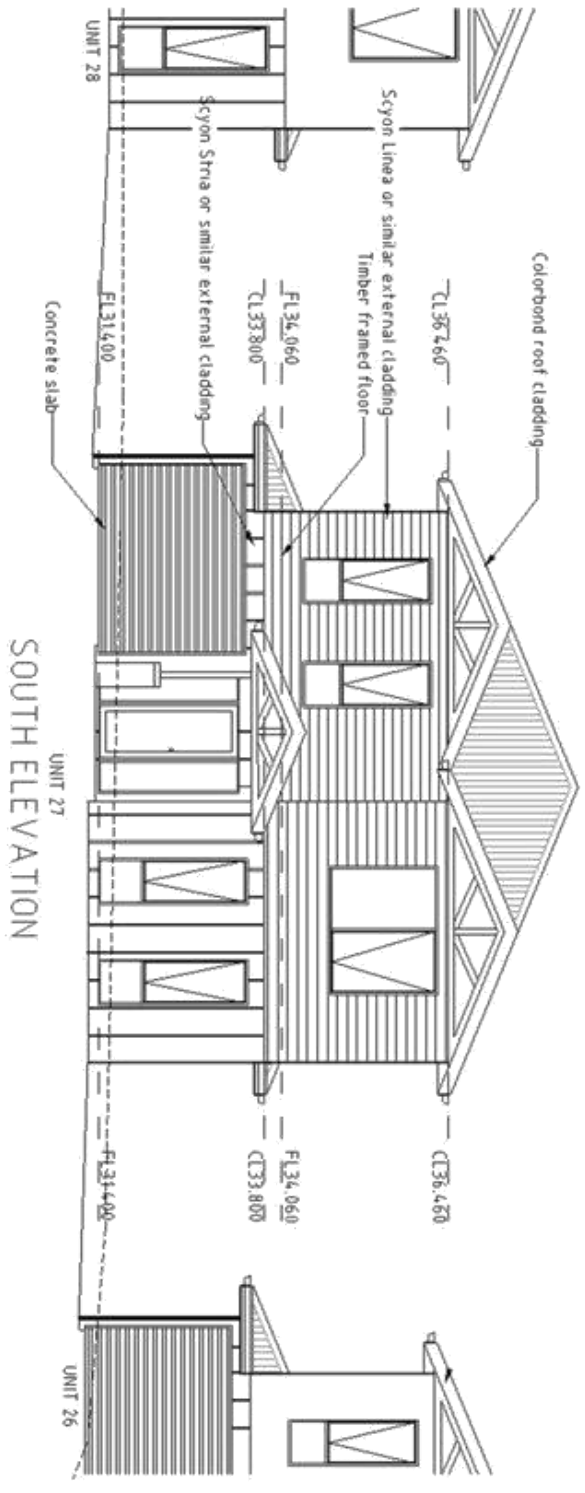
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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NORTH ELEVATION



SOUTH ELEVATION



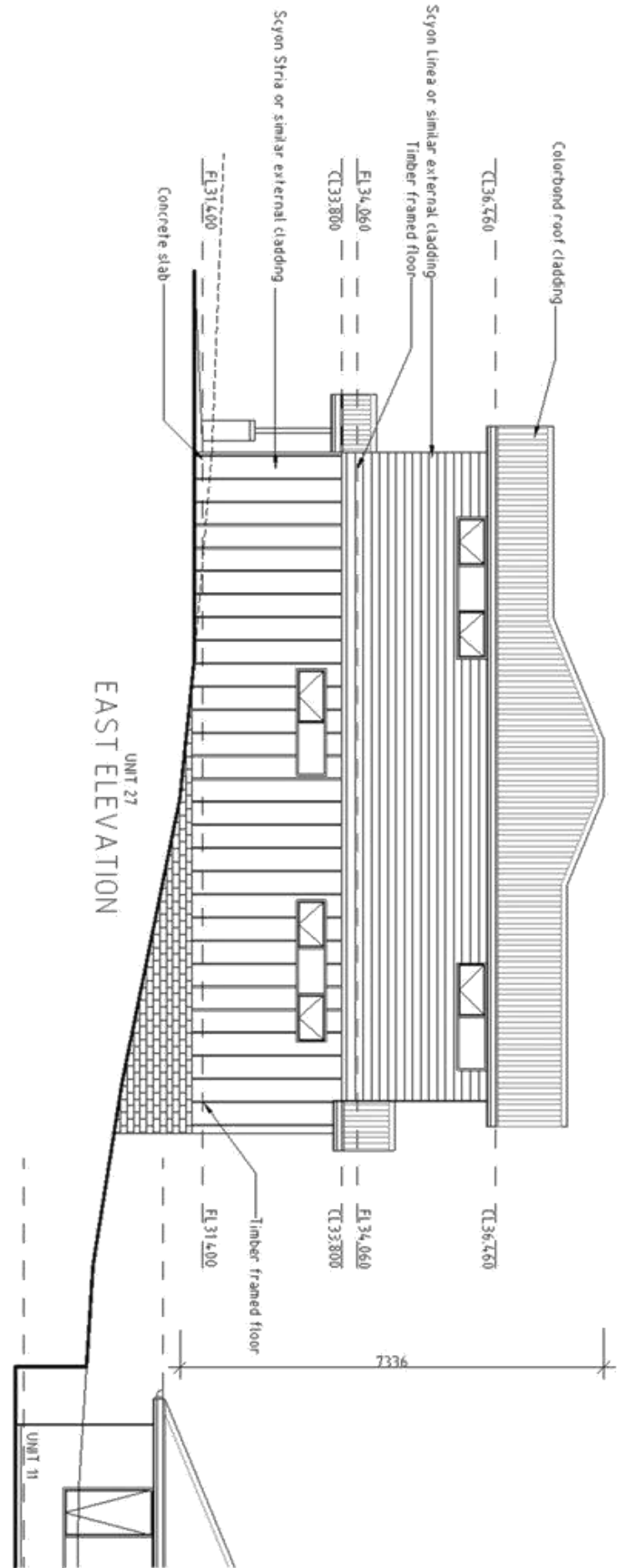
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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD AUSTINS FERRY

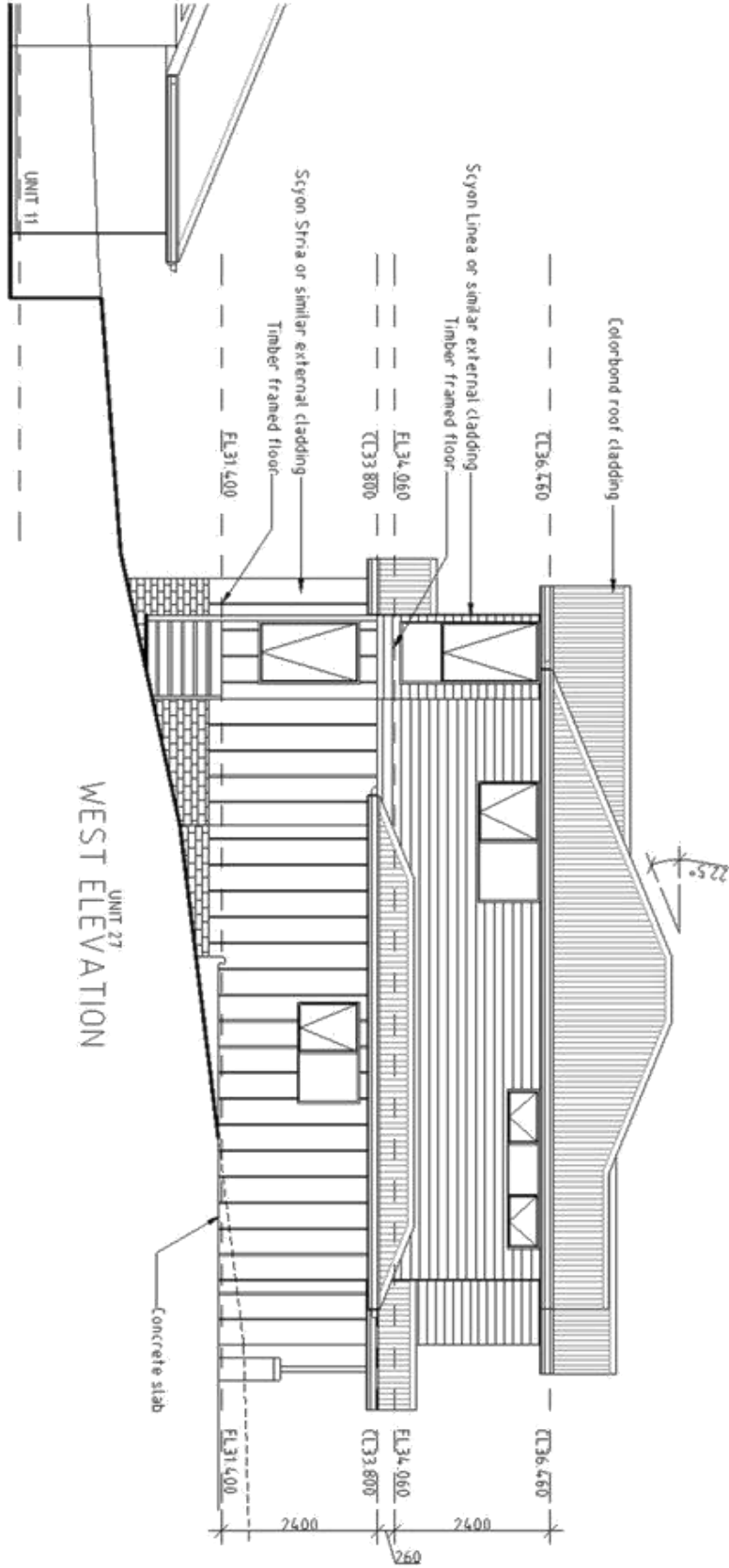
UNIT 27

UNIT 27 ELEVATIONS		DATE	DRAWN BY
SCALE 1:100	AMENDED	29/07/2021	G. Tilly
		DRAWING NO. 80 OF 124	email: gtilly@bda.com.au phone: 0400 671 982
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UNIT 27
EAST ELEVATION



UNIT 27
WEST ELEVATION

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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALBANY FREEV

UNIT 27

UNIT 27 ELEVATIONS

SCALE 1:100

AMSB/2021

DATE
29/07/2021

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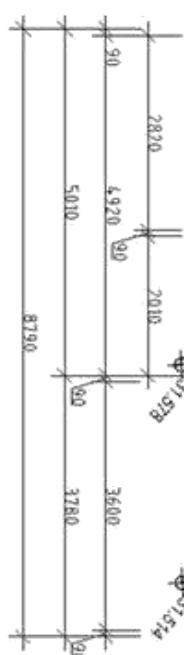
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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UNIT 28



AREAS
UNIT 28
Upper Level 81.38m²
Lower Level 86.98m²
Total 168.36m²



UNIT 10
FL 28.000



PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, AUSTINS FERRY

UNIT 28 PLAN

DATE
29/07/2021

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phone: 0400 671 582

SCALE 1:100

AMENDED

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PROPOSED UNIT DEVELOPMENT FOR
5,111 PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 28

UNIT 28 PLAN

SCALE 1:100

AMENDED

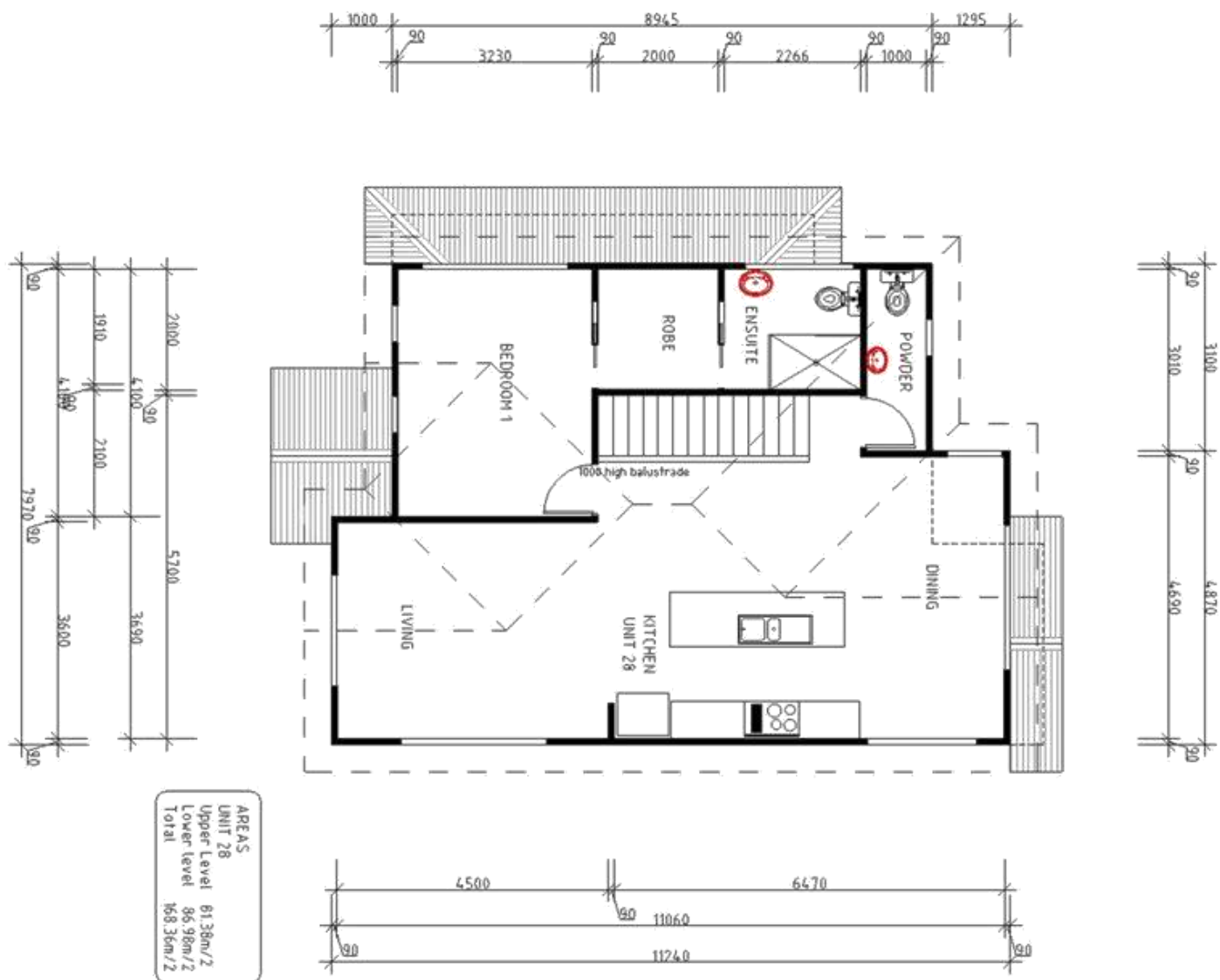
DATE
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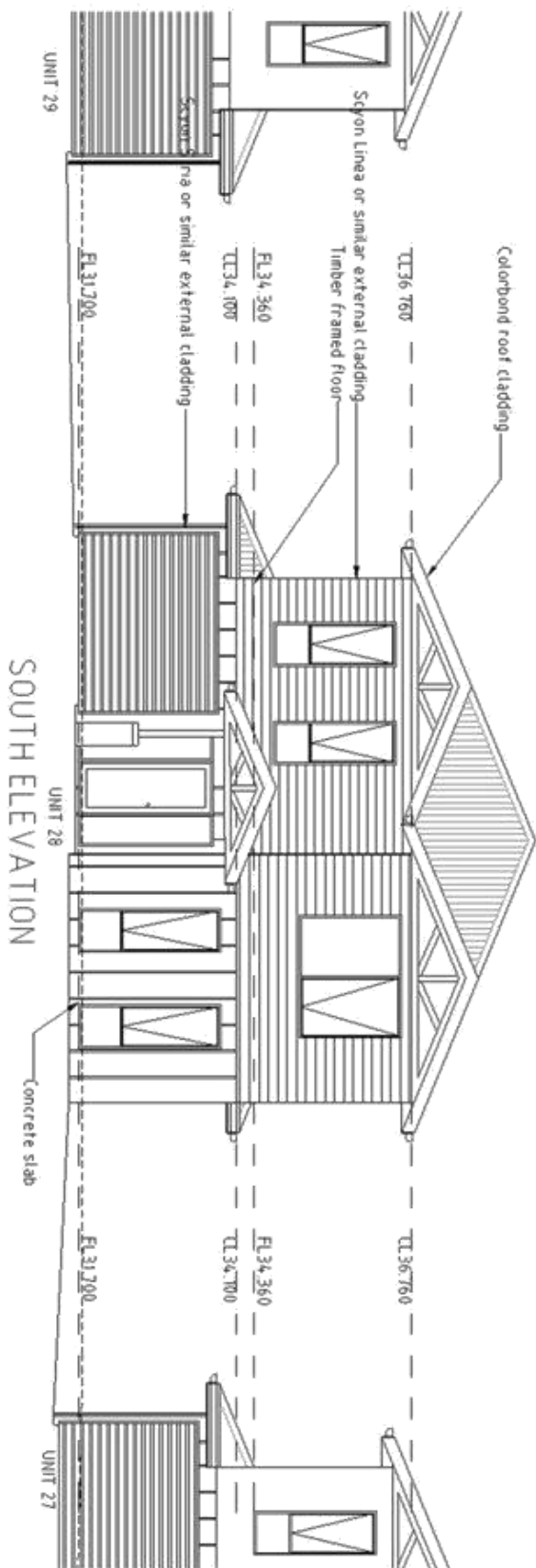
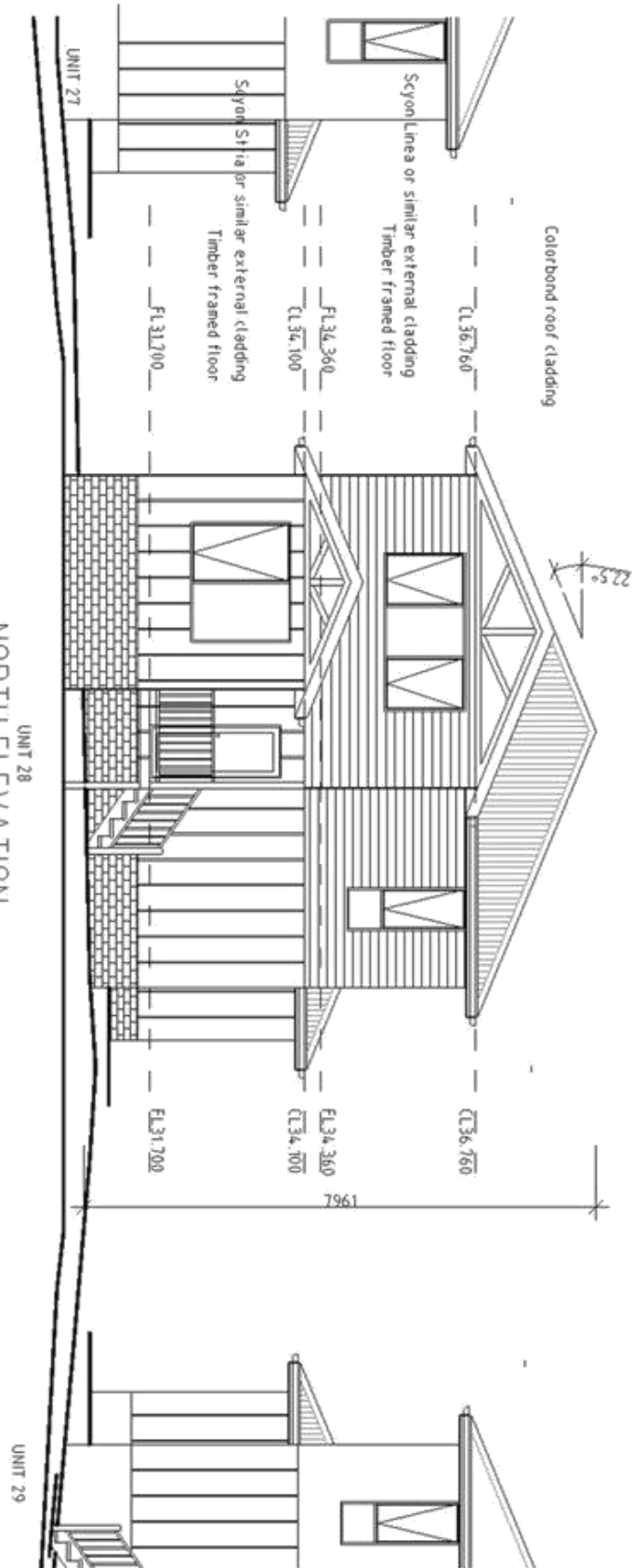
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UNIT 28

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 28 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

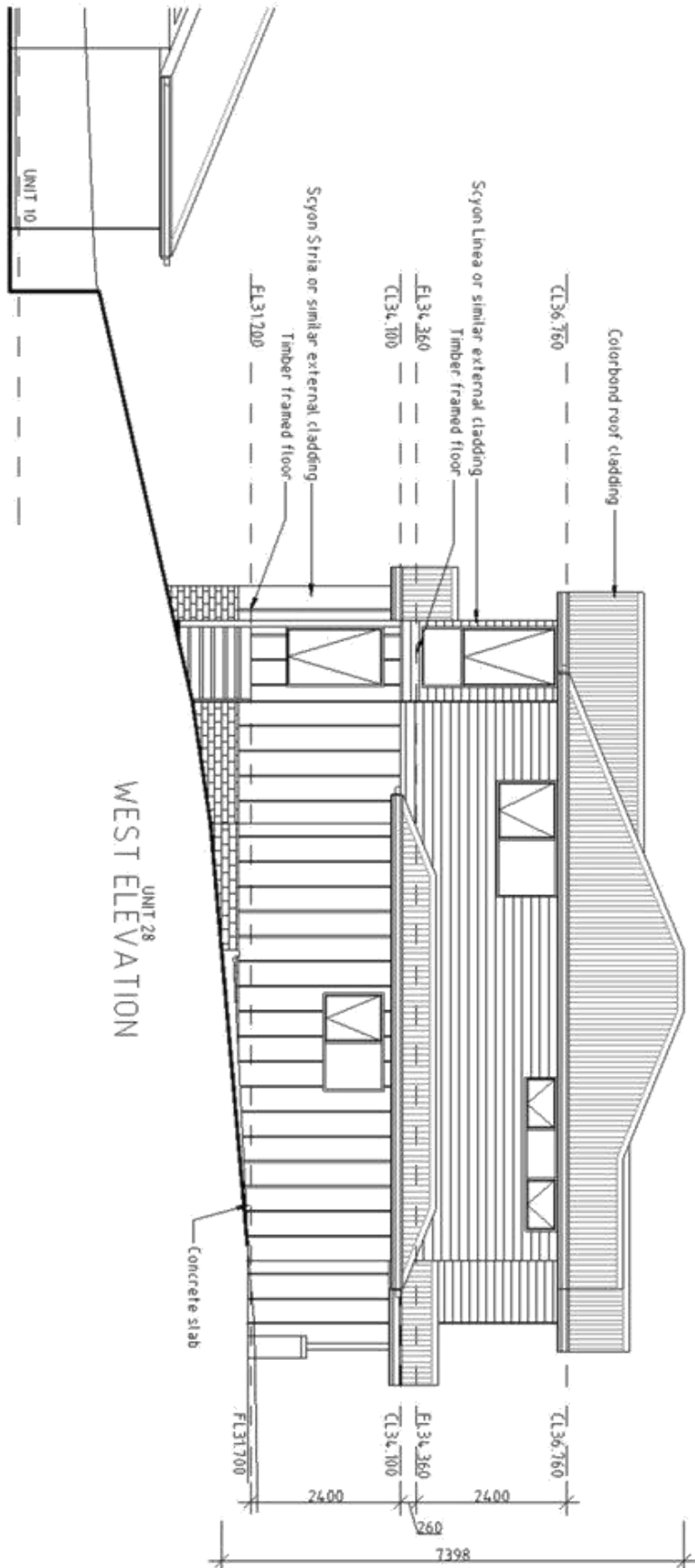
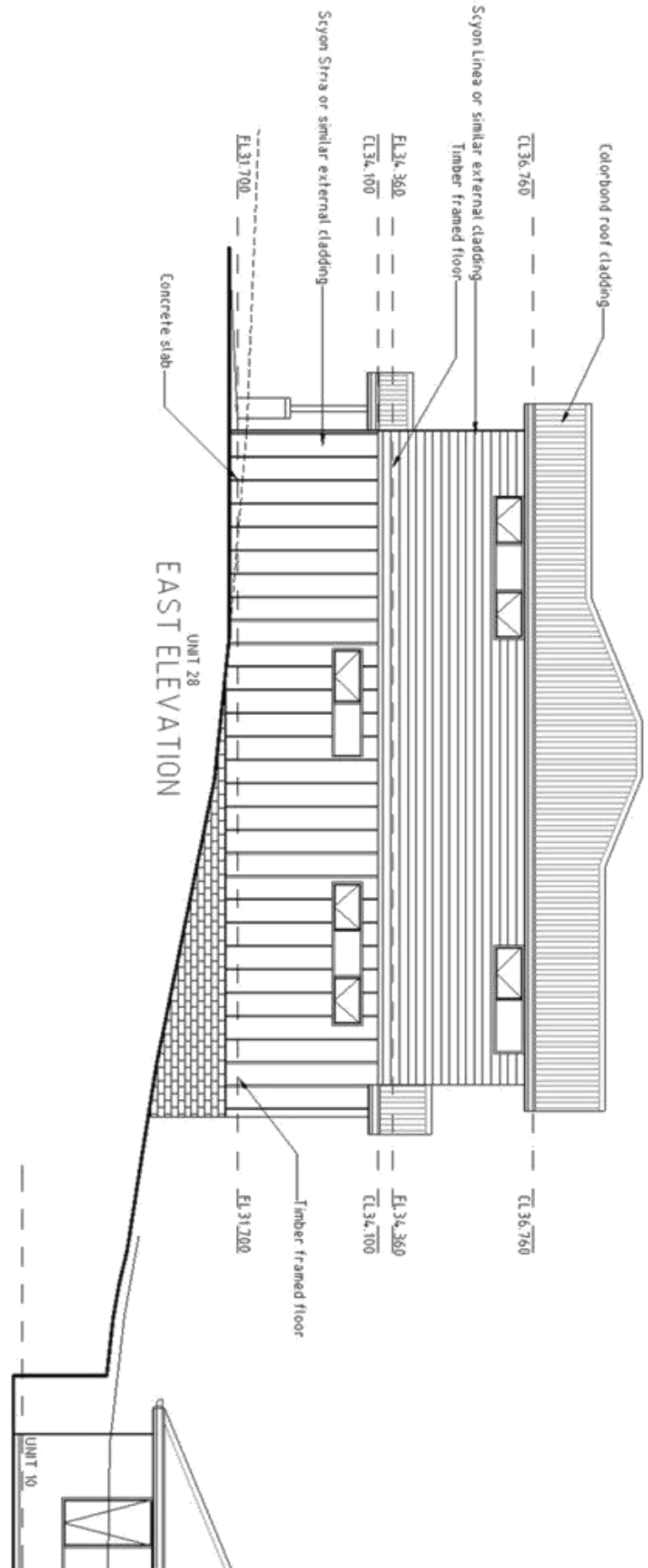
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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD, ALBINS FERRY

UNIT 28

UNIT 28 ELEVATIONS

SCALE 1:100

AMENDED

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BUILDING DESIGNERS AUSTRALIA

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UNIT 29

PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD AUSTIN'S FERRY

UNIT 29 PLAN

SCALE 1:100

AMENDED

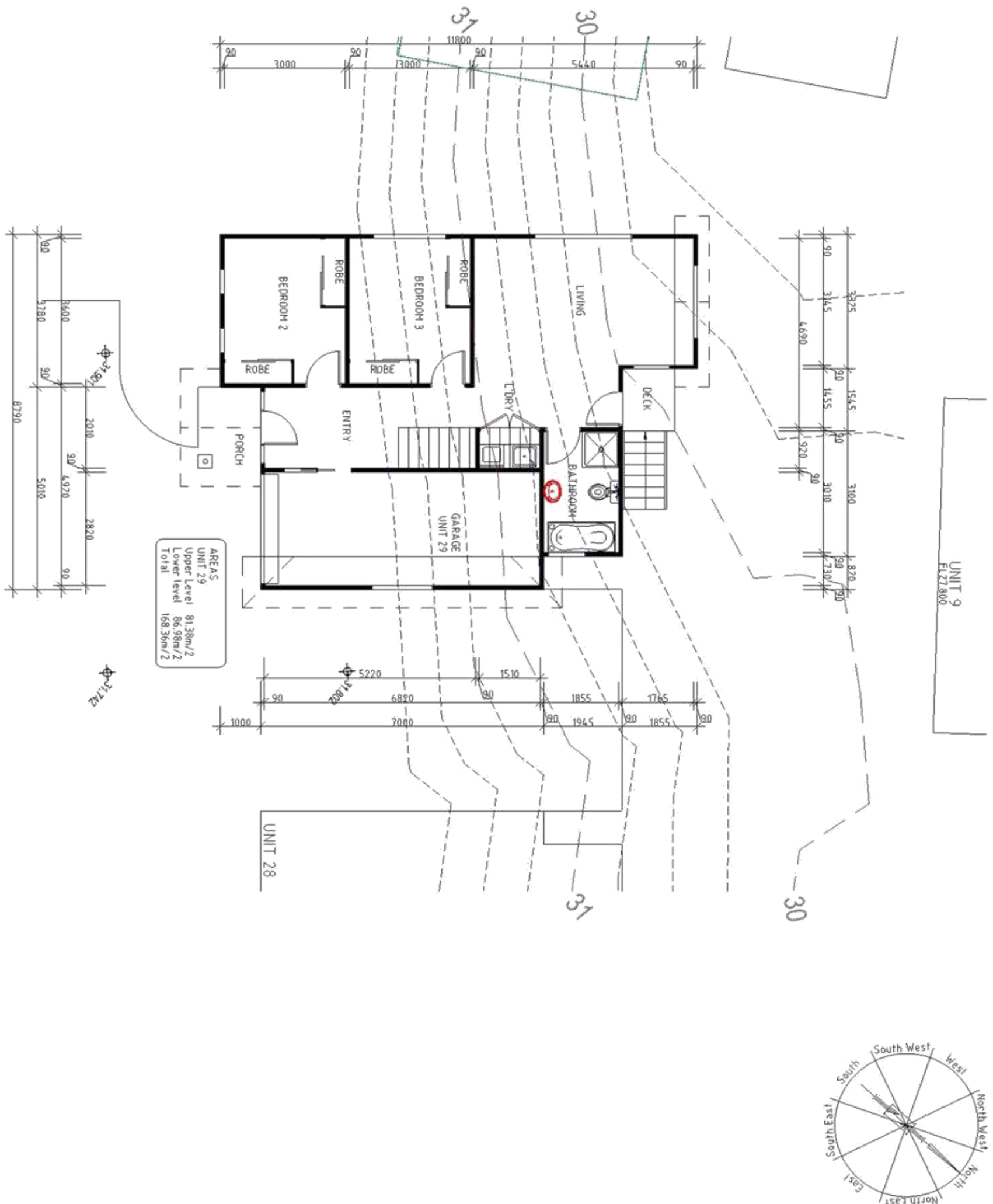
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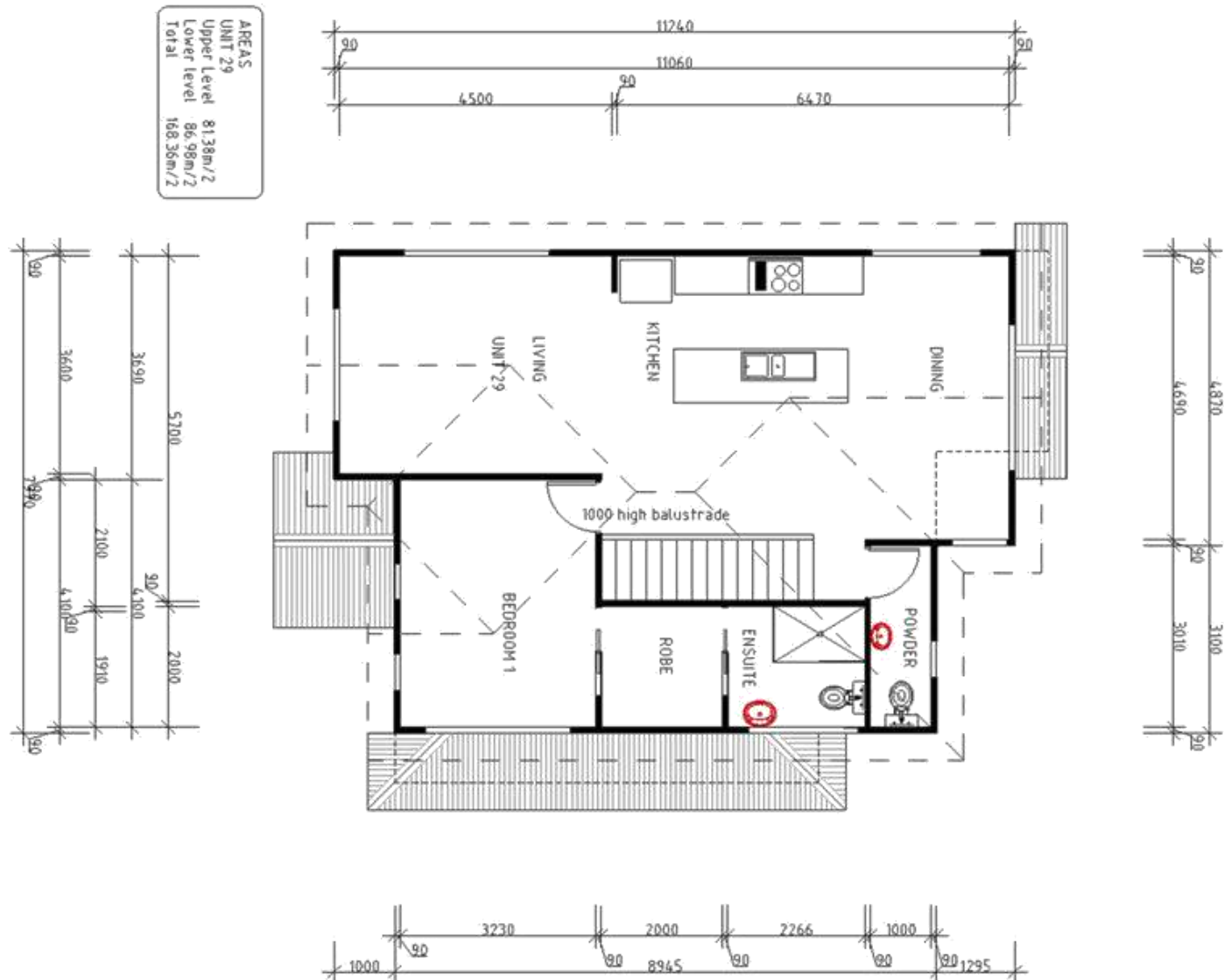
BUILDING DESIGNERS AUSTRALIA

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UNIT 29

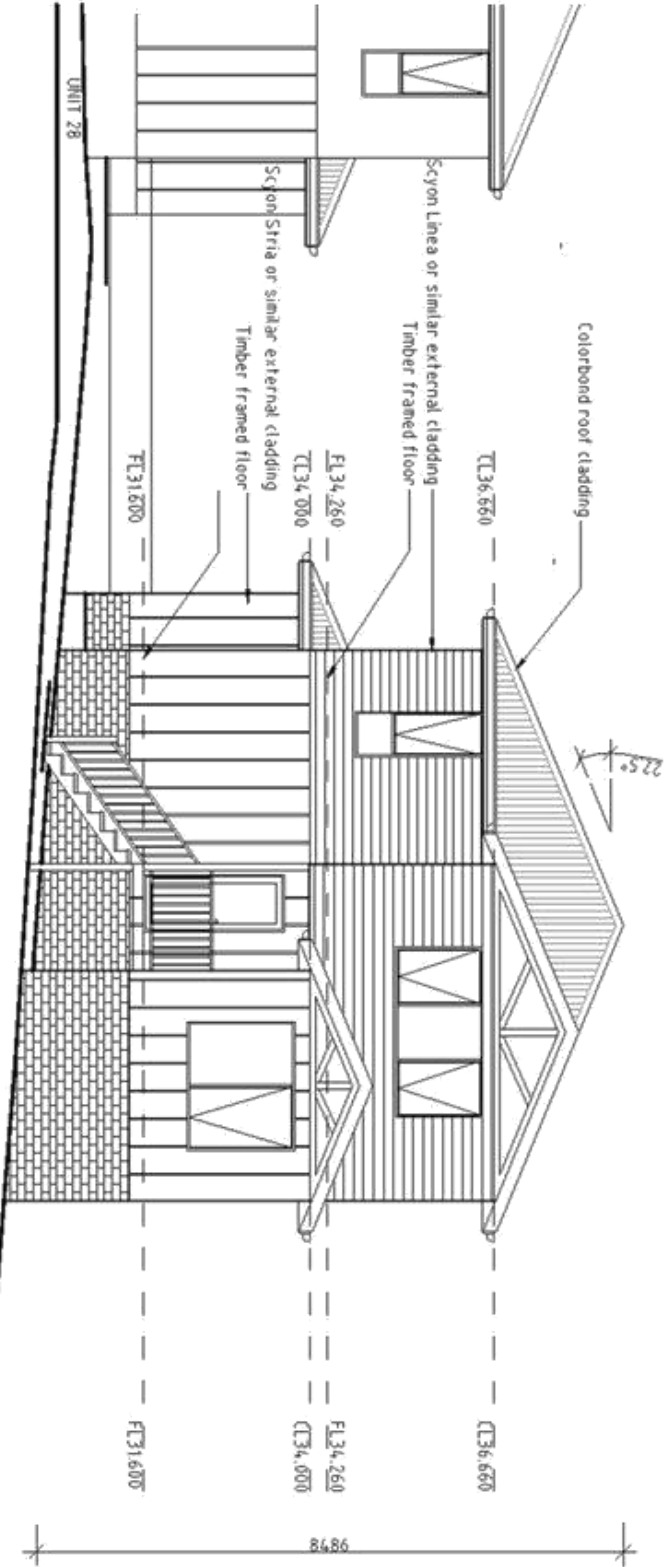
PROPOSED UNIT DEVELOPMENT FOR
5,111 PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, ALBANY FREERY

AREAS
UNIT 29
Upper Level 81.38m²
Lower Level 86.98m²
Total 168.36m²

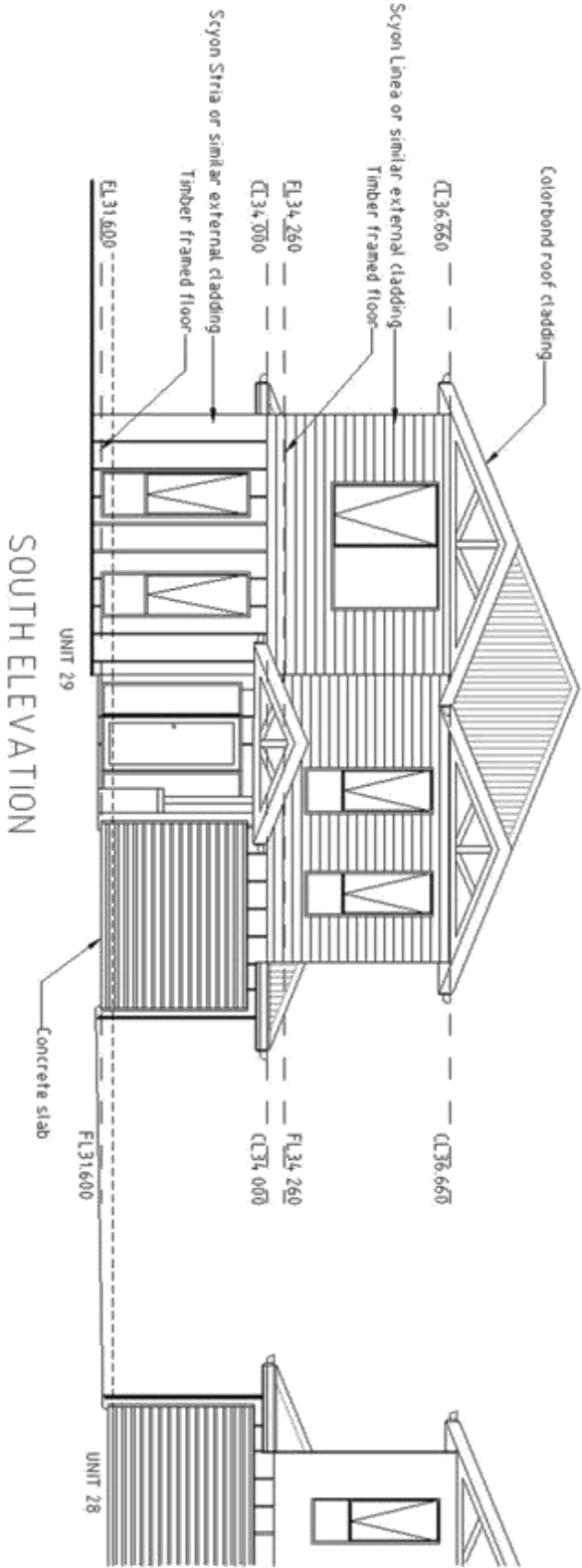


UNIT 29 PLAN		DATE	DRAWN BY
SCALE 1:100	AMEND?	29/07/2021	G. Tilly
		DRAWING NO.	email: gtilly@bdsyd.com
		87 OF 124	phone: 0400 671 982
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NORTH ELEVATION



SOUTH ELEVATION

UNIT 29

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 29 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

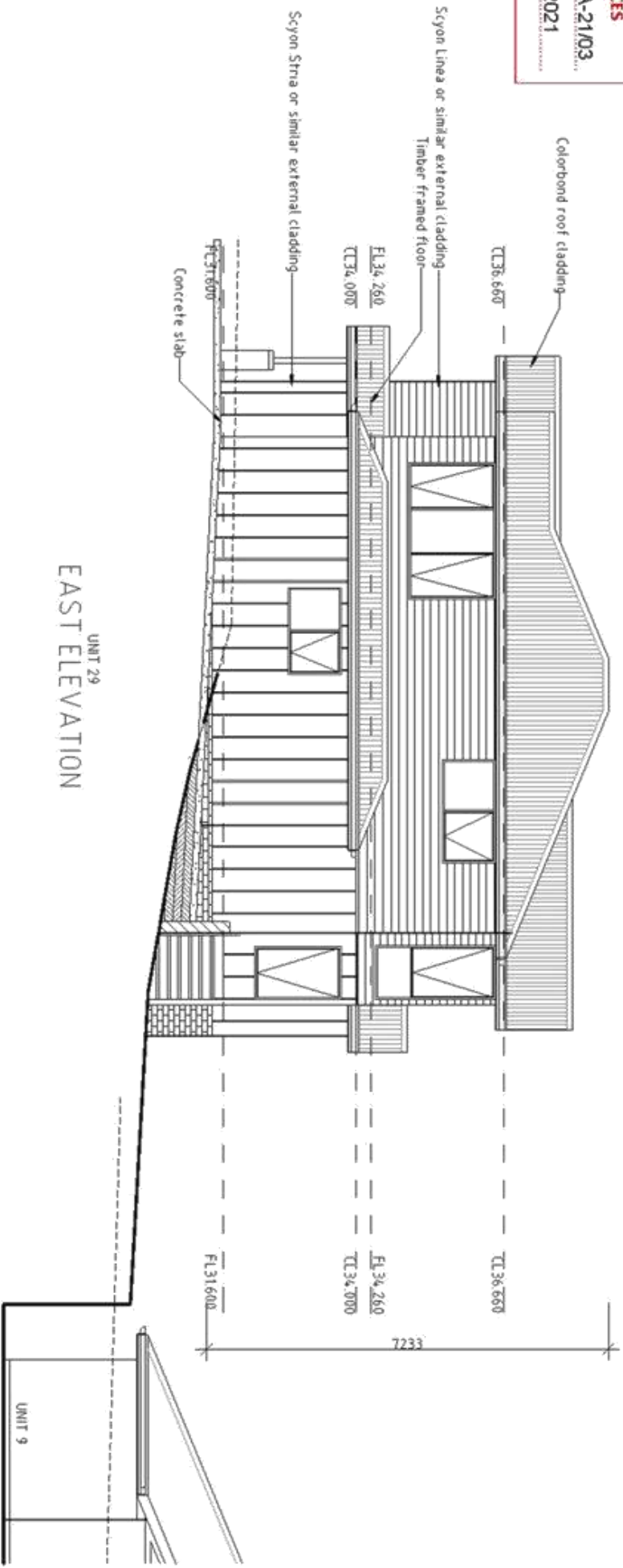
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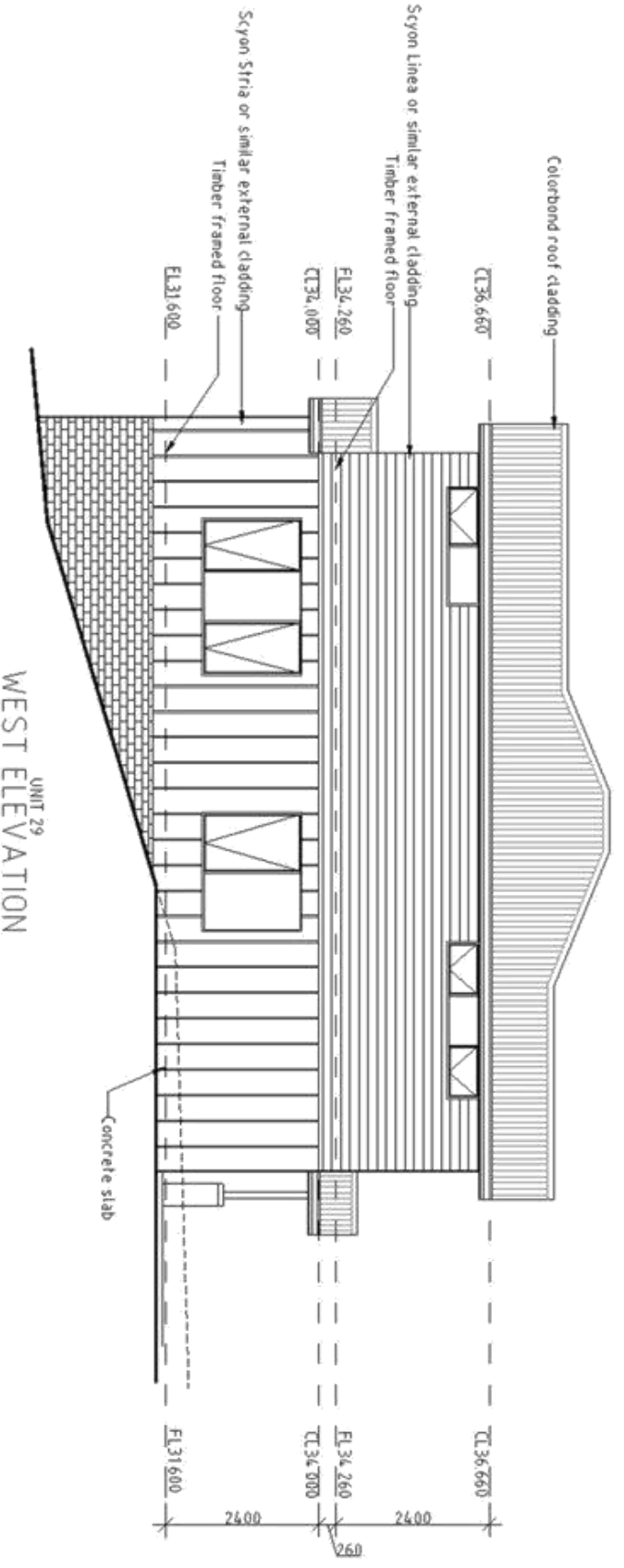
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UNIT 29
EAST ELEVATION



UNIT 29
WEST ELEVATION



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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 29

UNIT 29 ELEVATIONS

SCALE 1:100

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DATE
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89 OF 124

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PROPOSED UNIT DEVELOPMENT FOR
5,111 PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALBANY FREEWAY

UNIT 30

UNIT 30 PLAN

SCALE 1:100

AMENDED

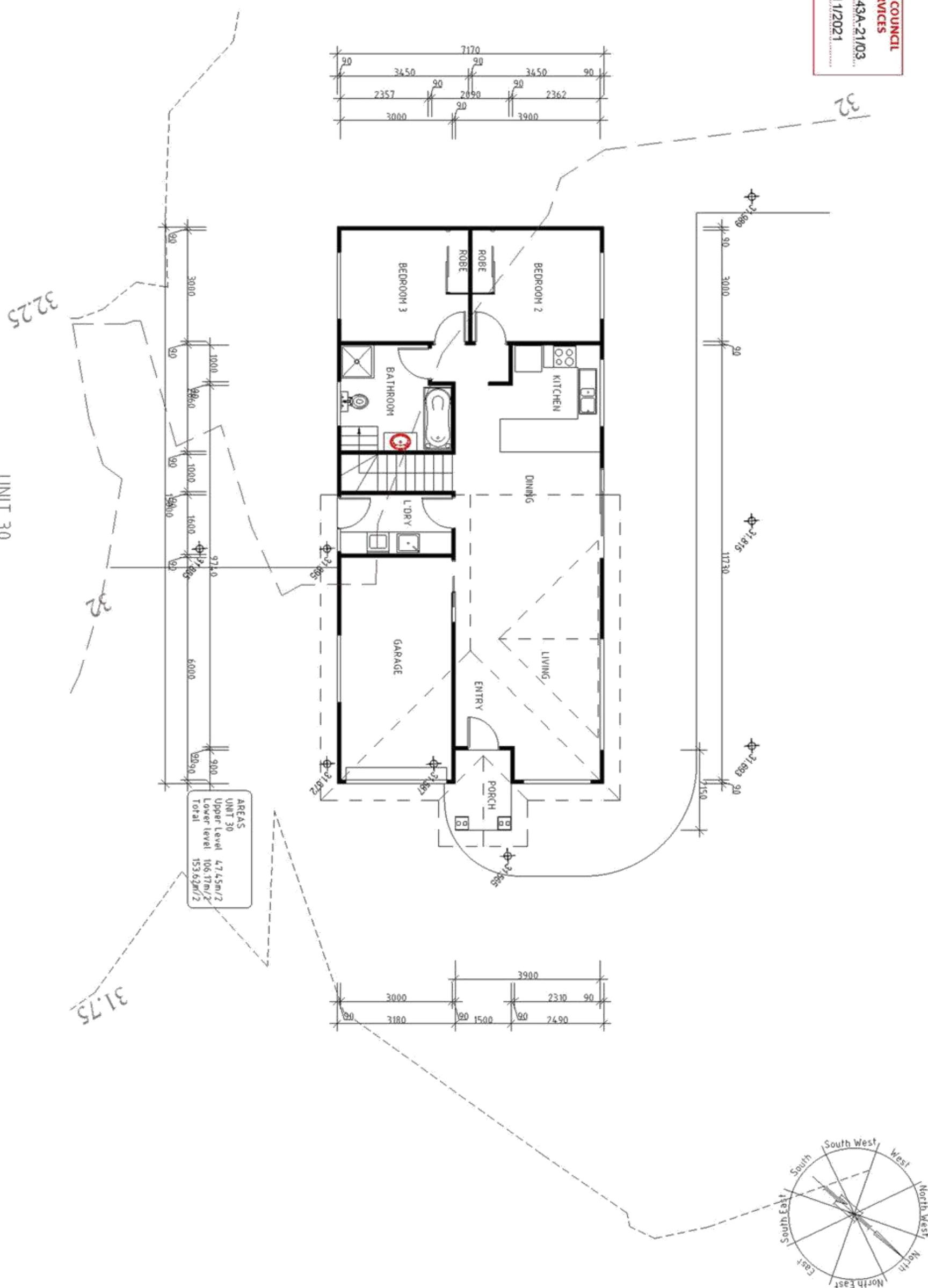
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PROPOSED UNIT DEVELOPMENT FOR
5,111 PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 30

UNIT 30 PLAN

SCALE 1:100

AMENDED

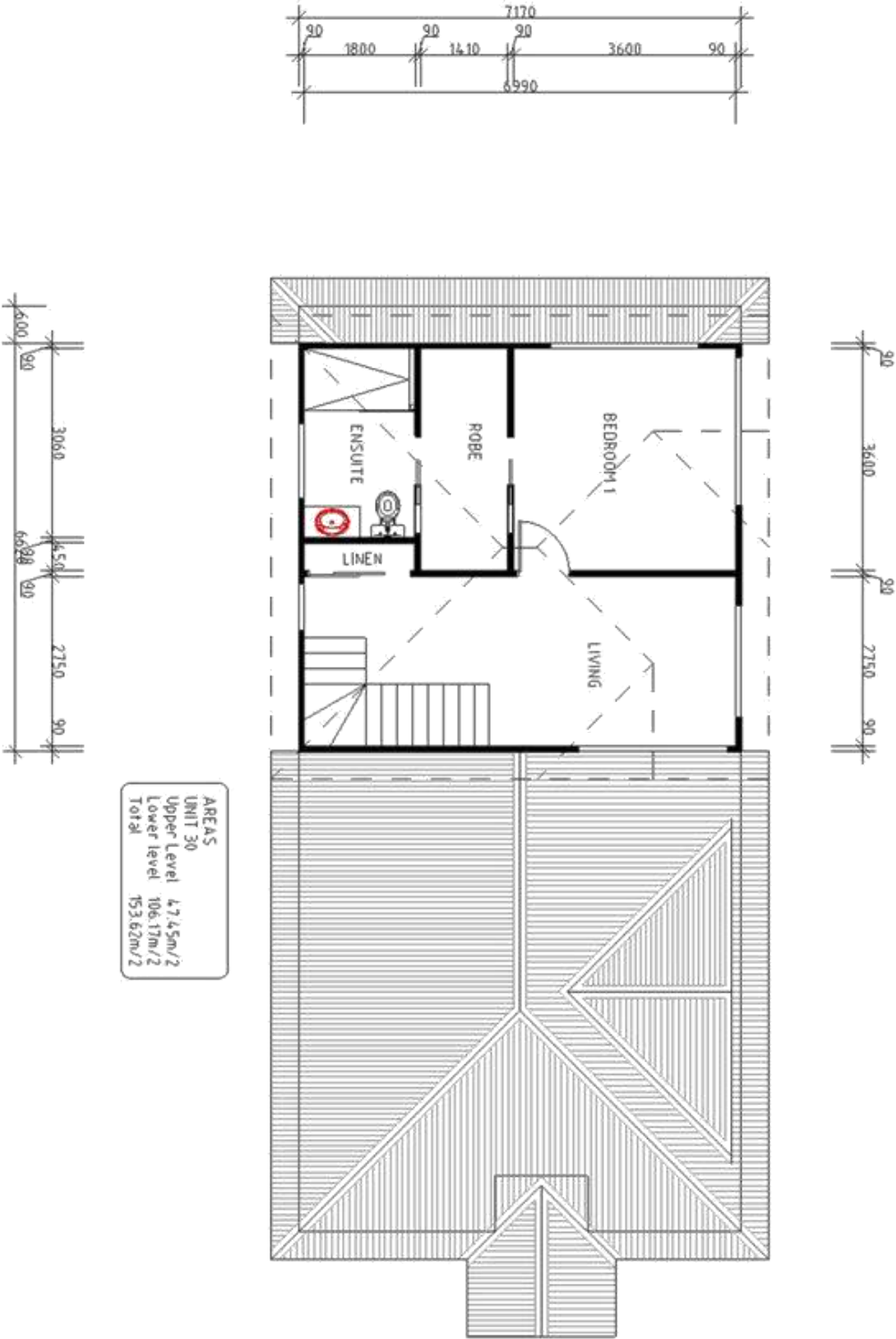
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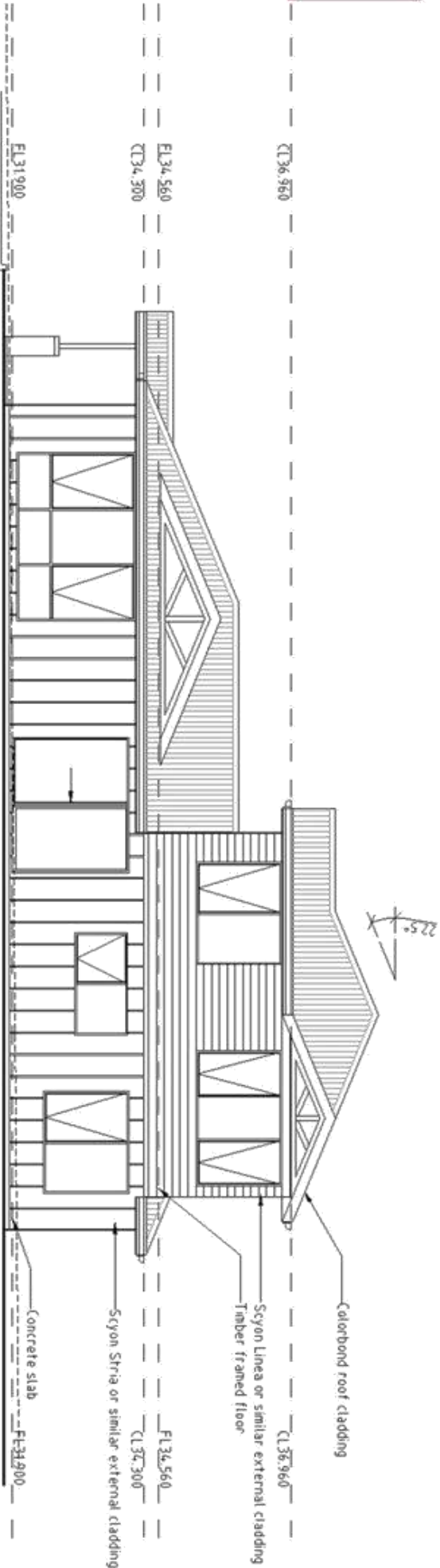
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phone: 0400 671 982

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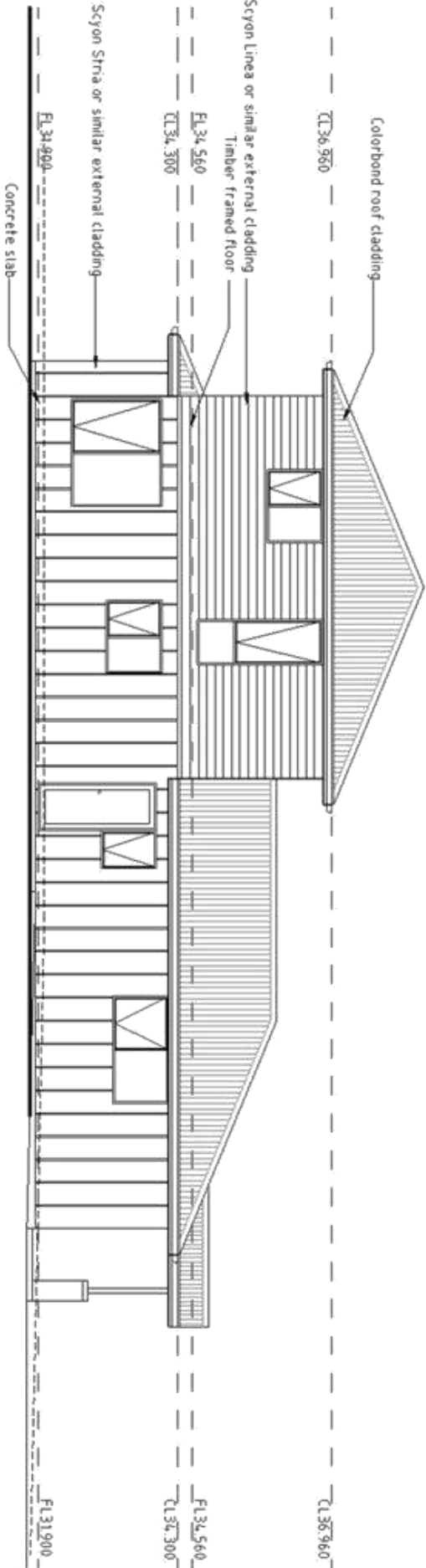
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



NORTH ELEVATION



SOUTH ELEVATION

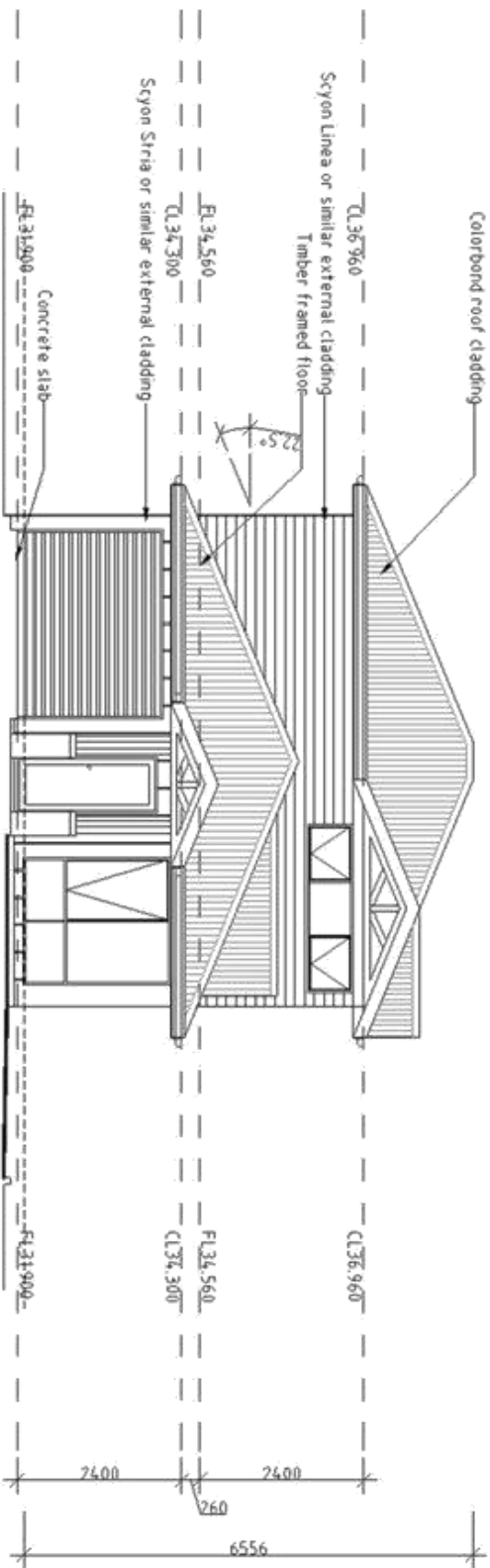
UNIT 30

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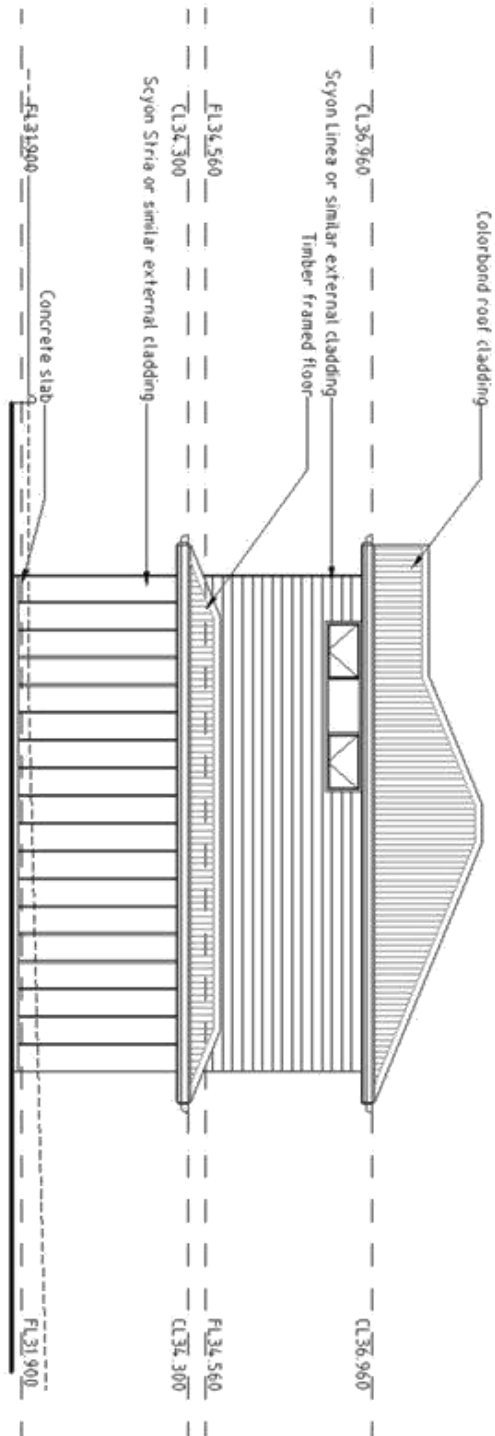


PROPOSED UNIT DEVELOPMENT FOR 5.1M PROPERTY DEVELOPMENTS PTY LTD AT 271 MAIN ROAD ALBINS FERRY		UNIT 30 ELEVATIONS		DATE 29 / 07 / 2021	DRAWN BY G. Tilly email: gtilly@bdsyd.com phone: 0400 671 982
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



EAST ELEVATION



WEST ELEVATION

UNIT 30

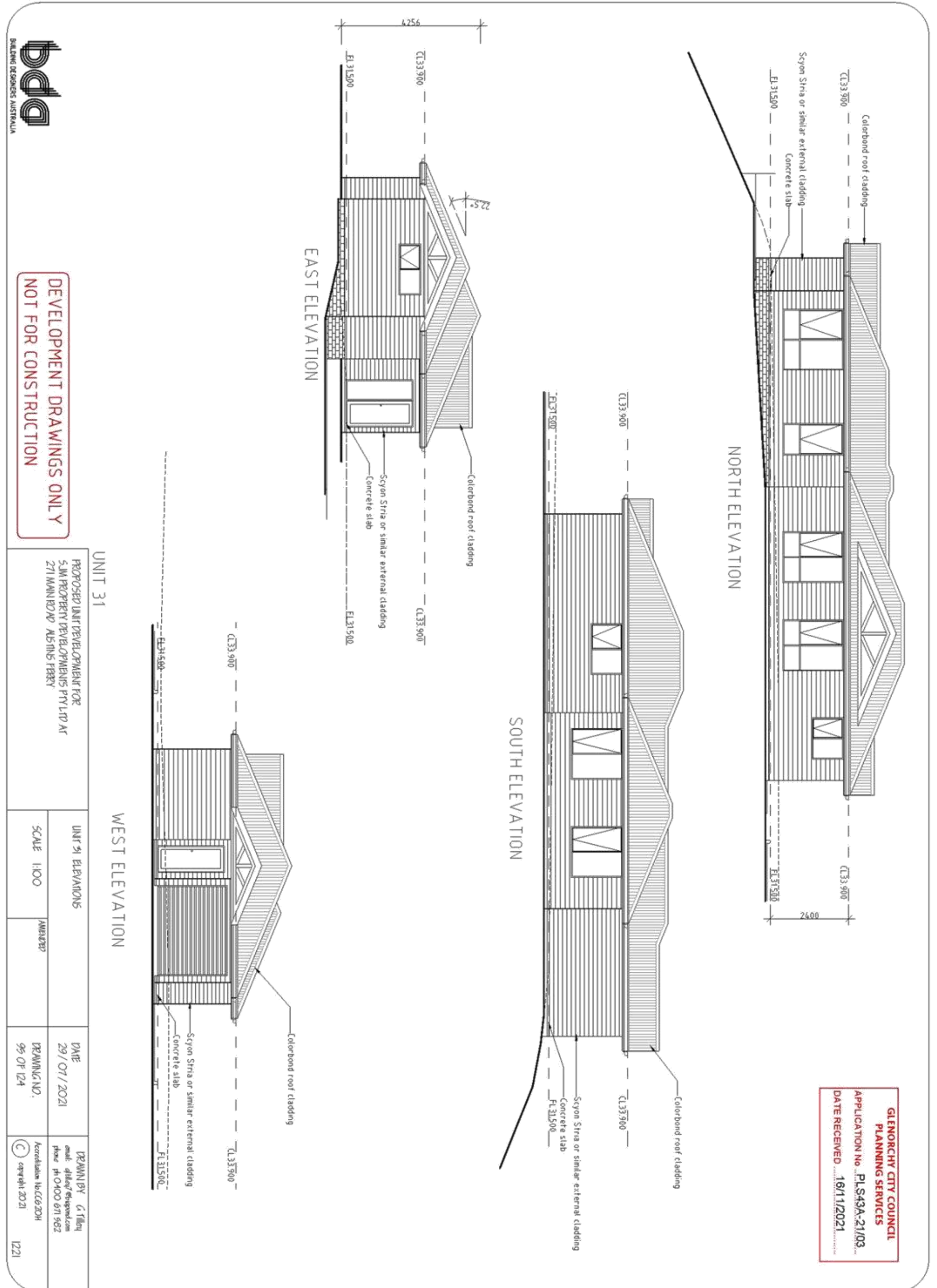
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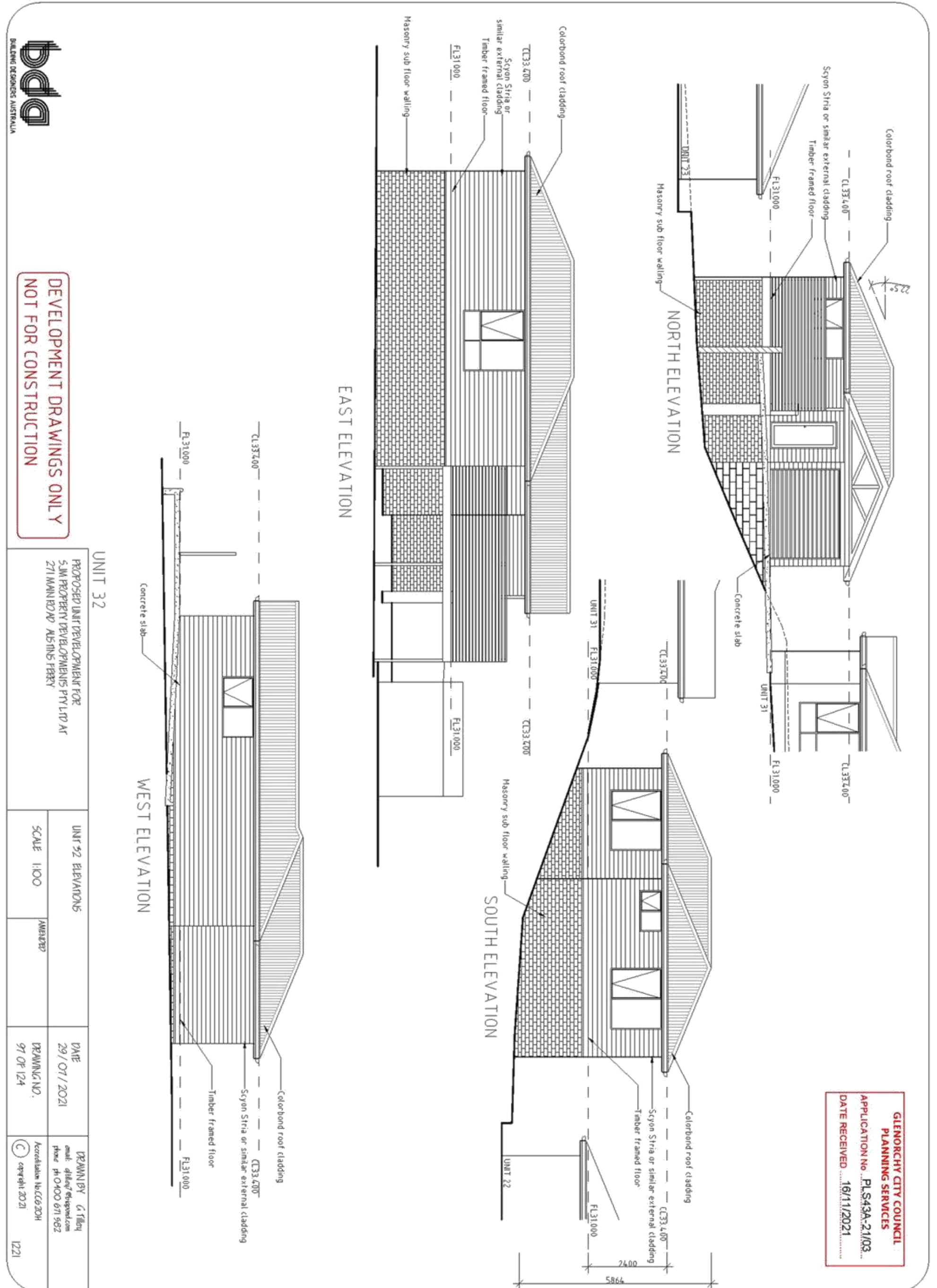
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SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

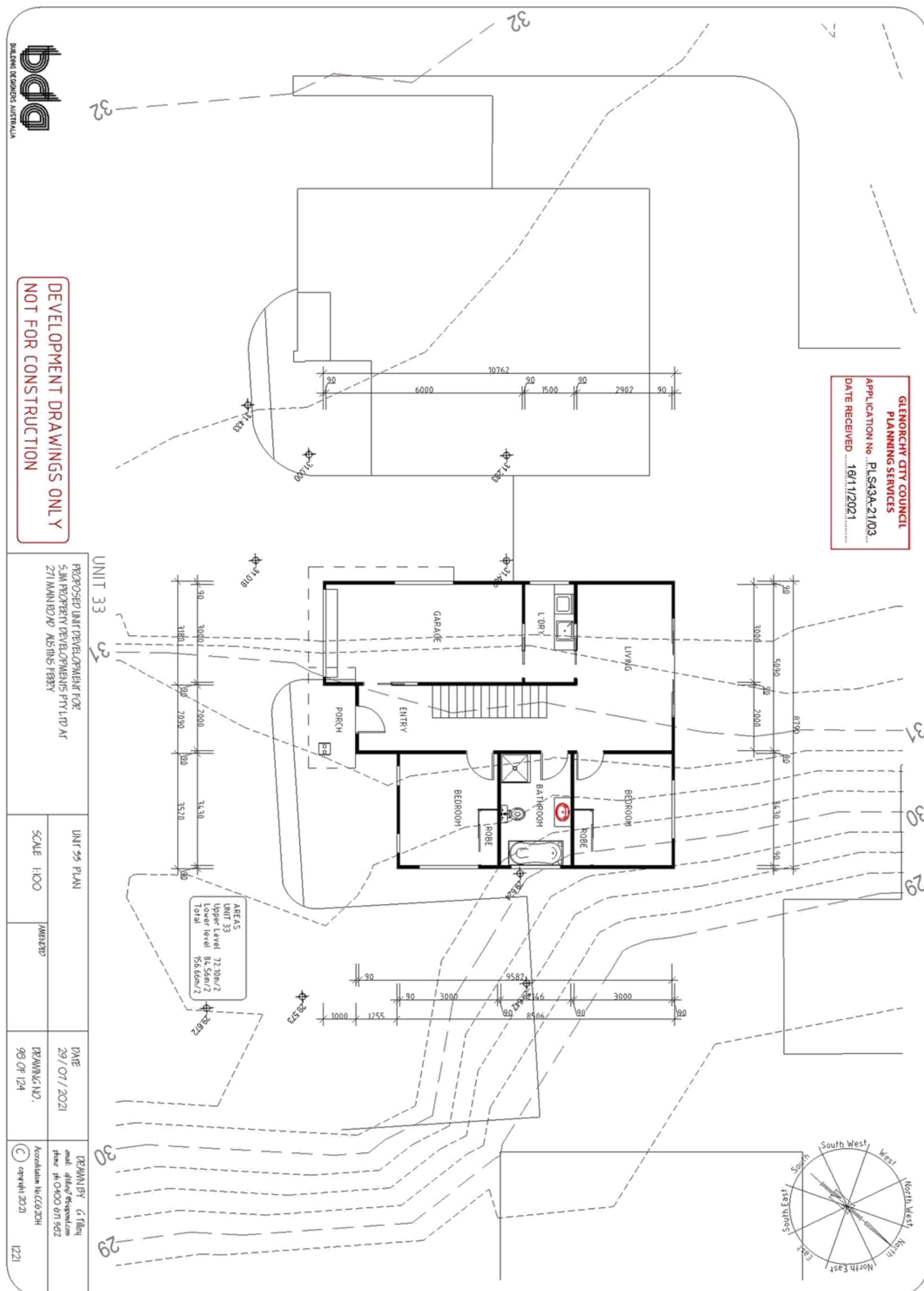
UNIT 30 ELEVATIONS		DATE	DRAWN BY
SCALE 1:100	AMEND?	29/07/2021	G. Tilly
		DRAWING NO. 95 OF 124	email: gtilly@budd.com phone: 0400 671 982
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Attachments - Glenorchy Planning Authority - 24 January 2022









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UNIT 33

PROPOSED UNIT DEVELOPMENT FOR
SLM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 33 PLAN

SCALE 1:100

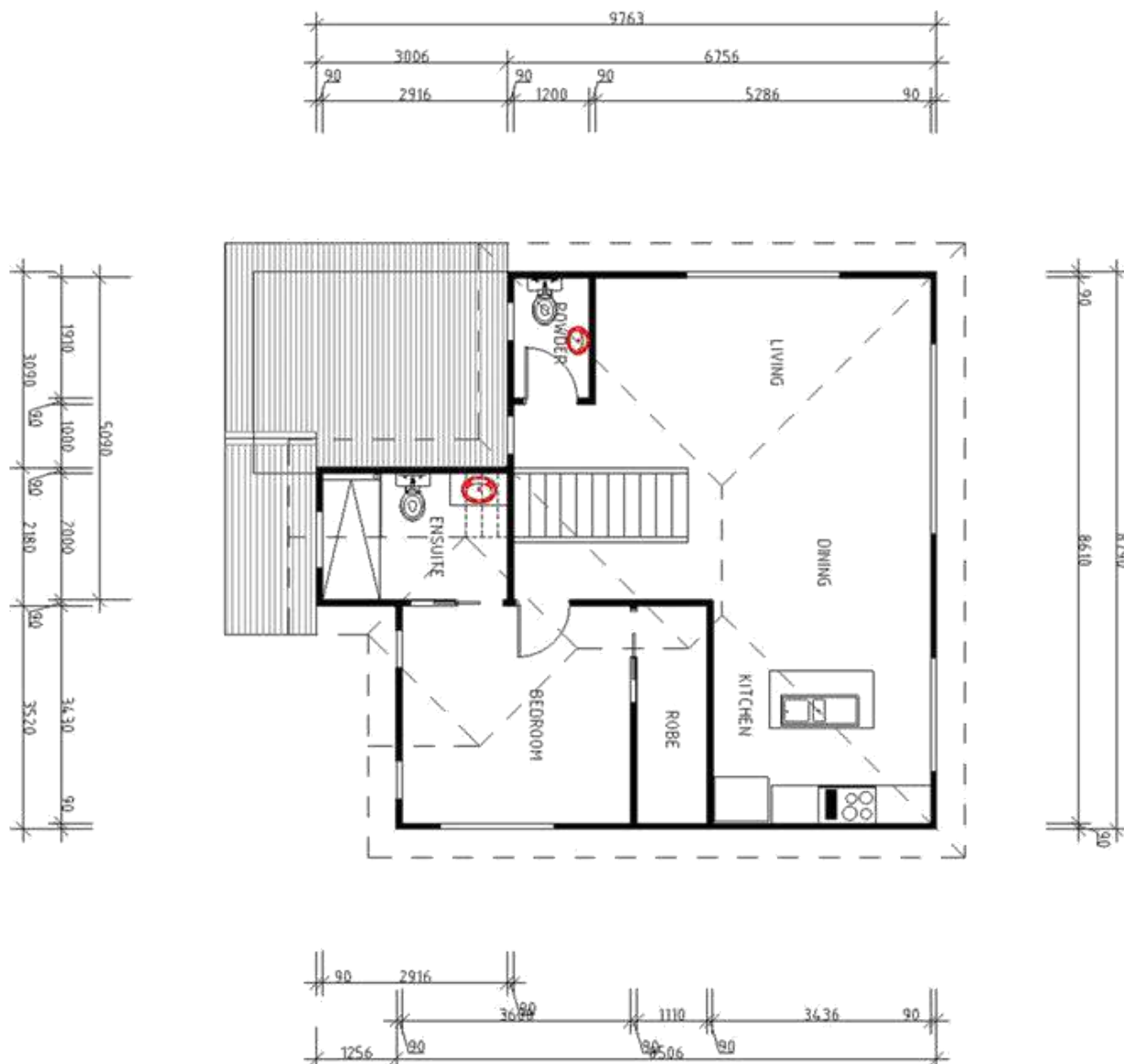
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DATE
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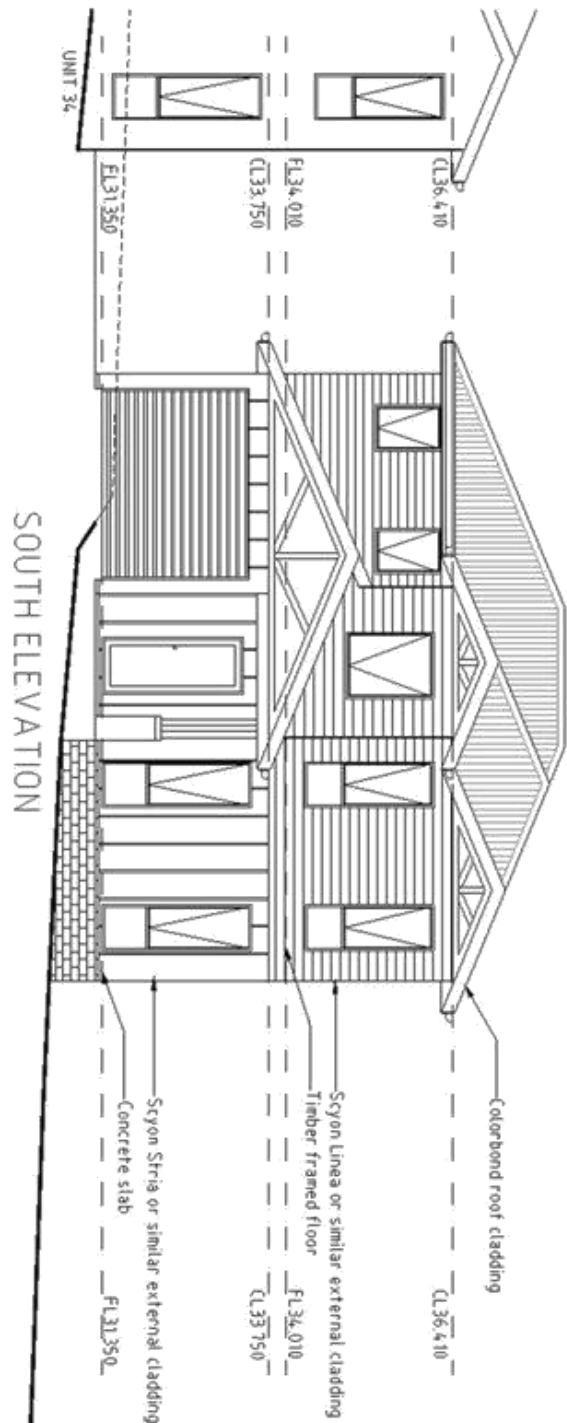
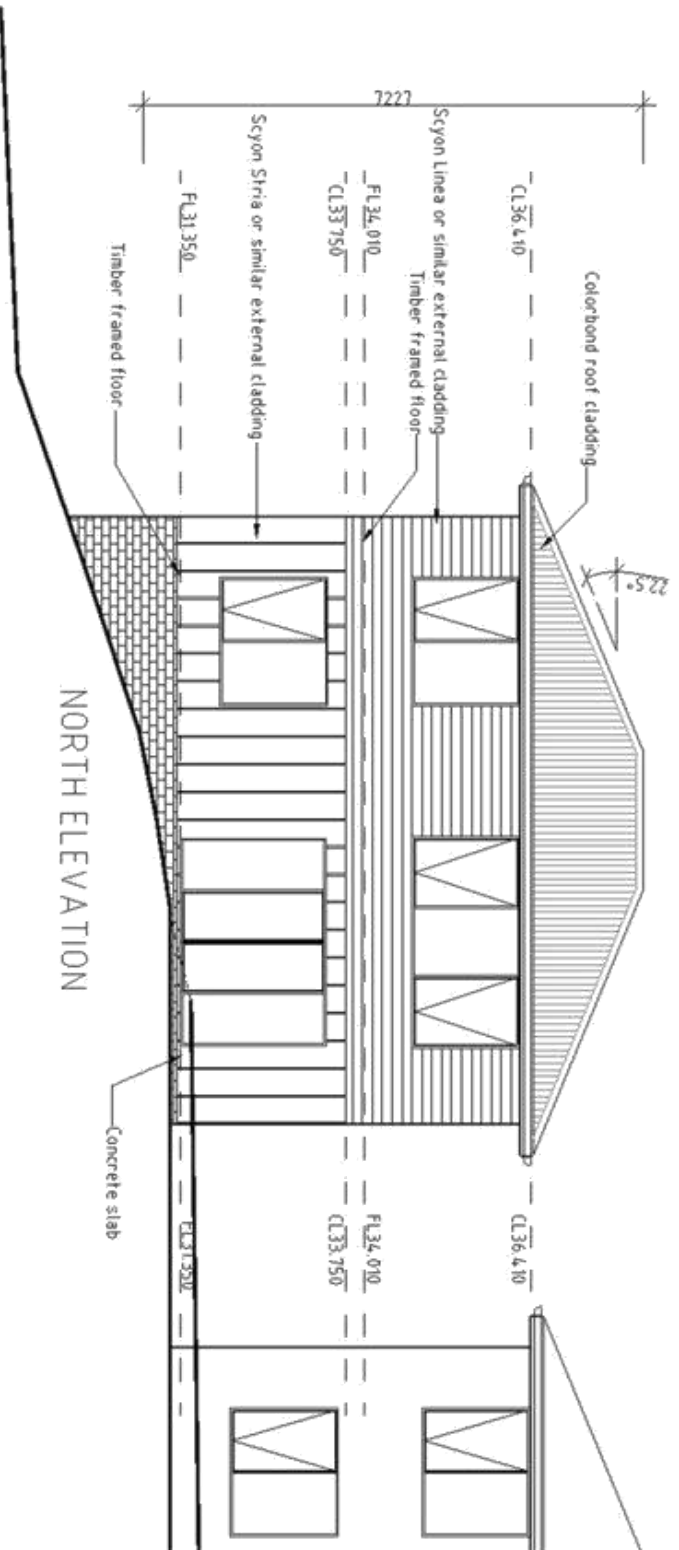
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99 OF 124

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UNIT 33

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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREERY

UNIT 33 ELEVATIONS

SCALE 1:100

AMEND?

DATE
29/07/2021

DRAWING NO.
100 OF 124

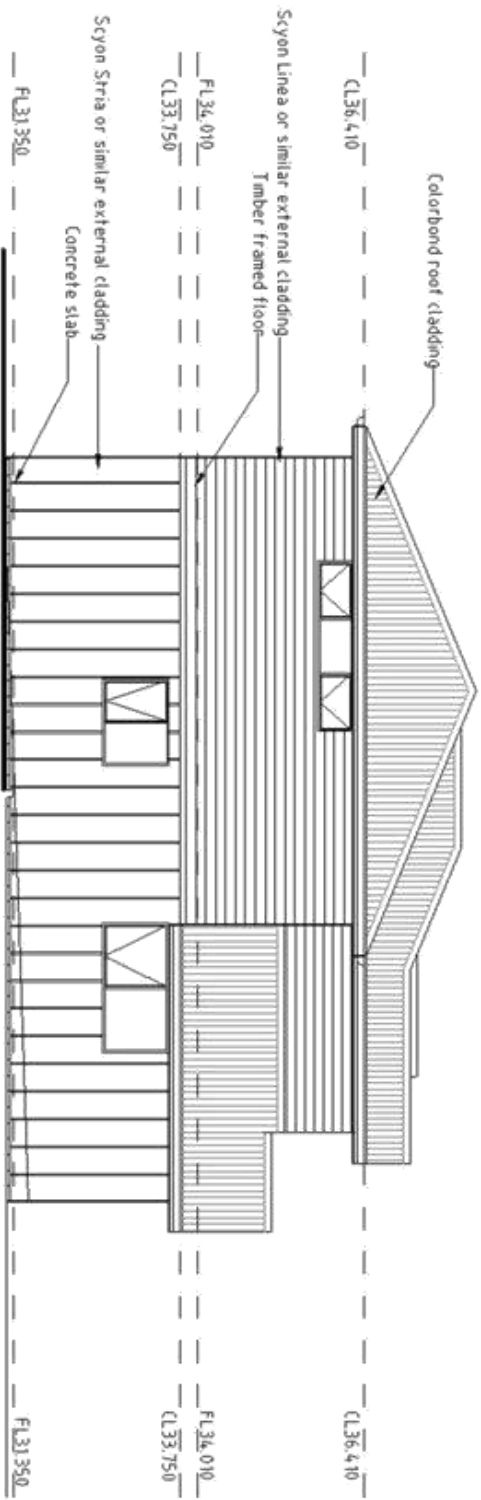
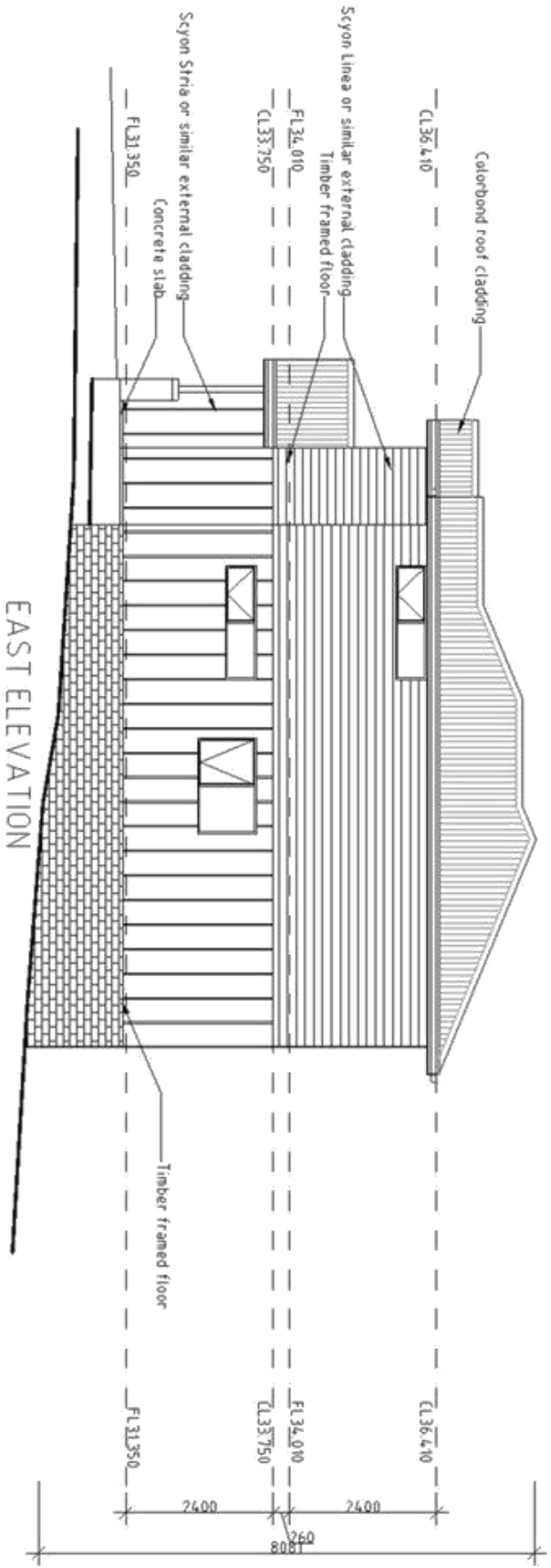
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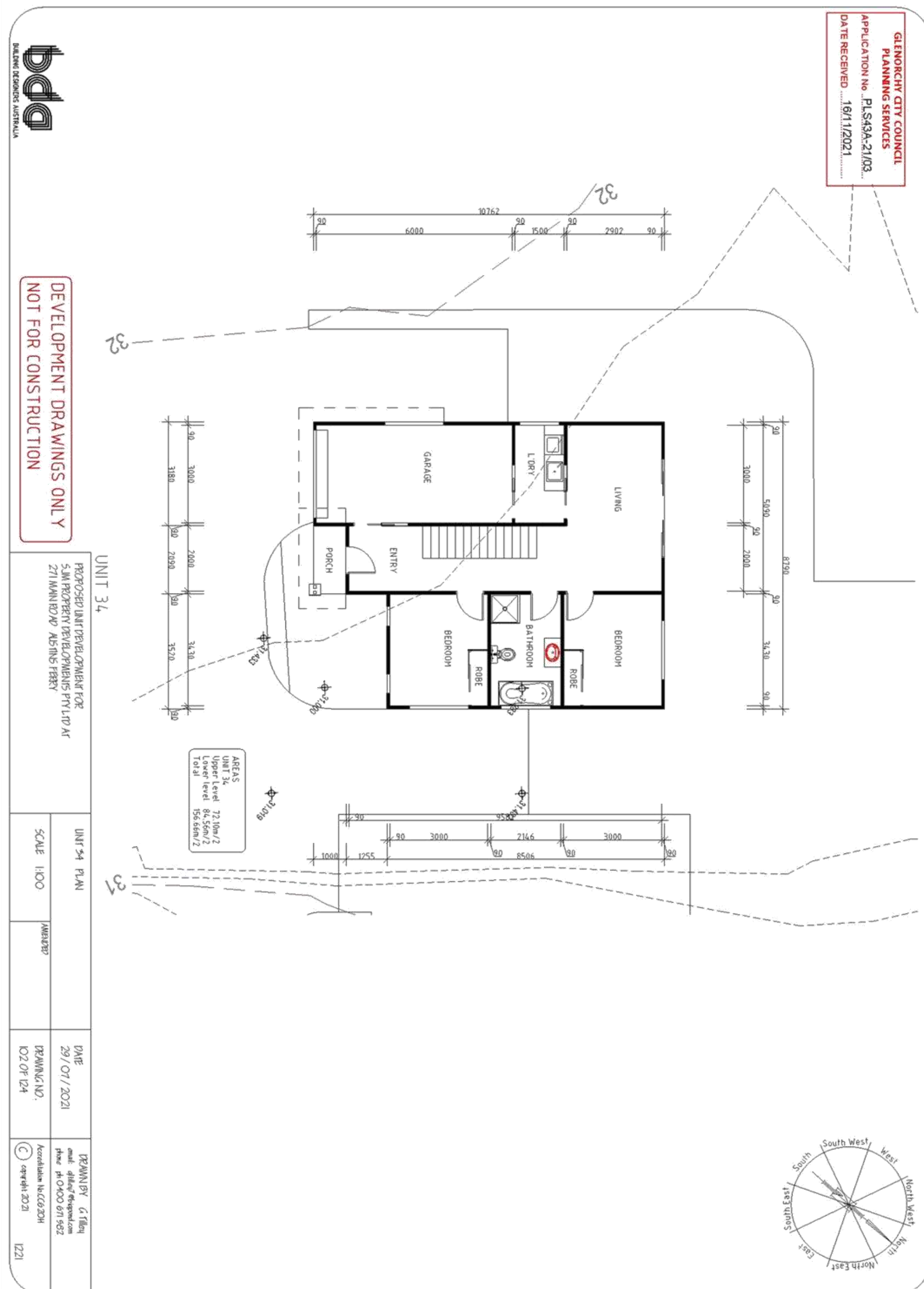
UNIT 33

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 33 ELEVATIONS		DATE	DRAWING NO.	DRAWN BY
SCALE 1:100	AMBRIST	29/07/2021	101 OF 124	G. Tilly
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PLANNING SERVICES

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UNIT 34

PROPOSED UNIT DEVELOPMENT FOR
SLM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 34 PLAN

SCALE 1:100

AMENDED

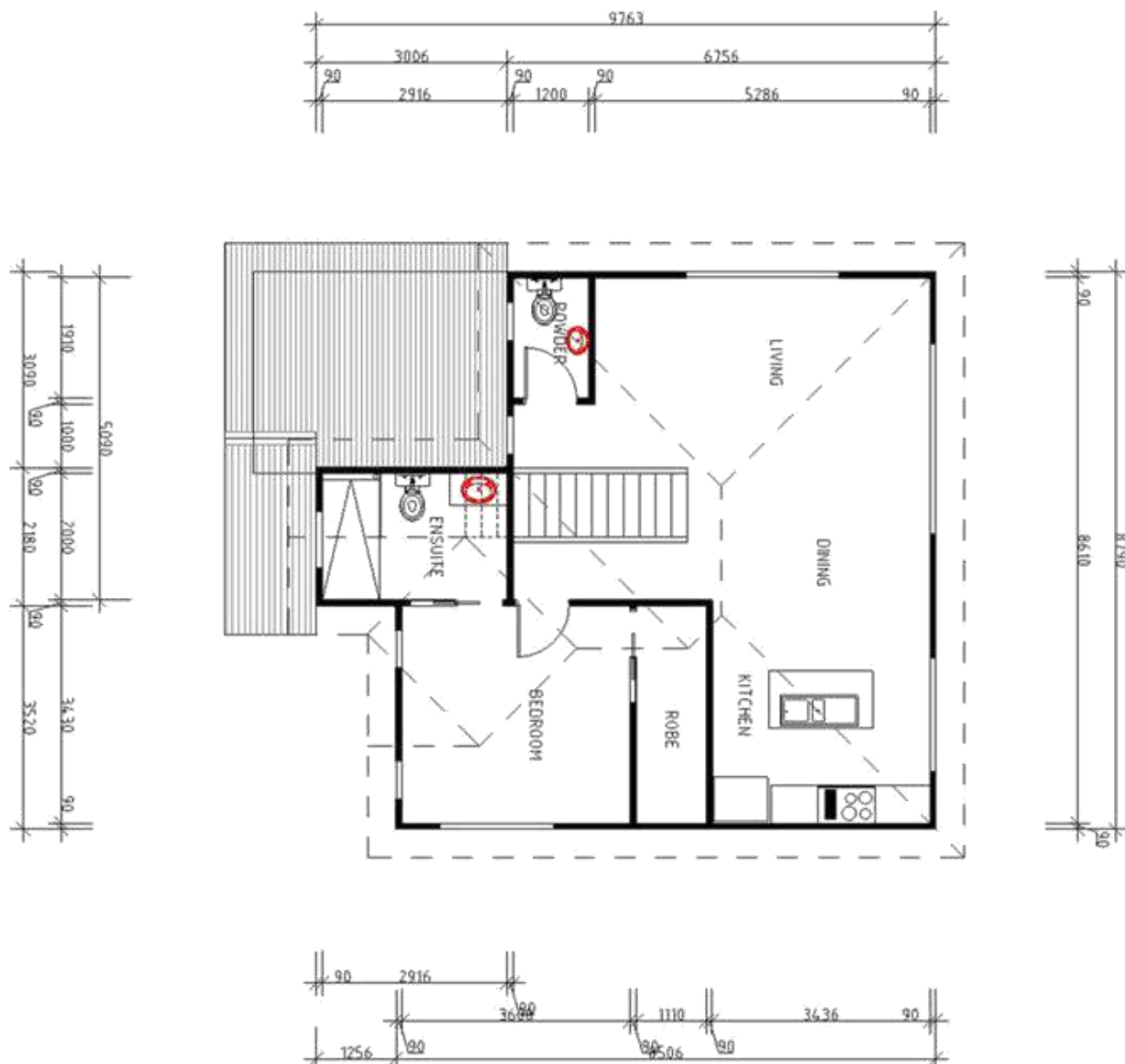
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29 / 07 / 2021

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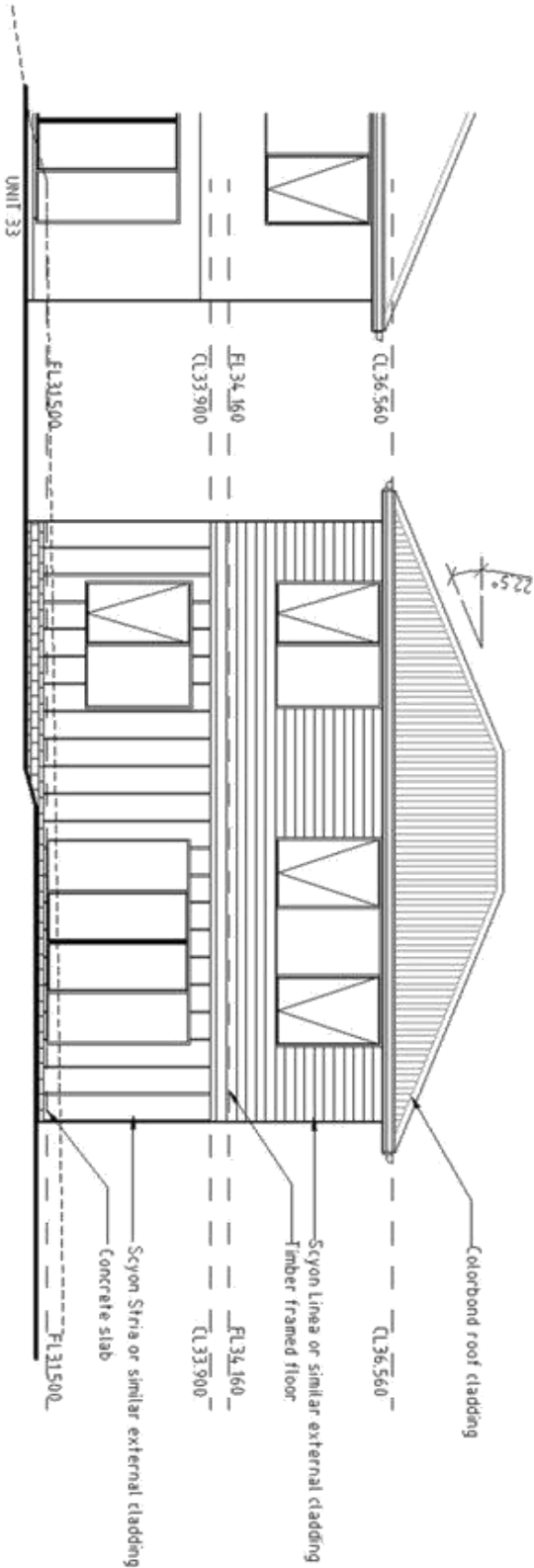
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email: gtilley@bda.com.au
phone: 0400 671 582

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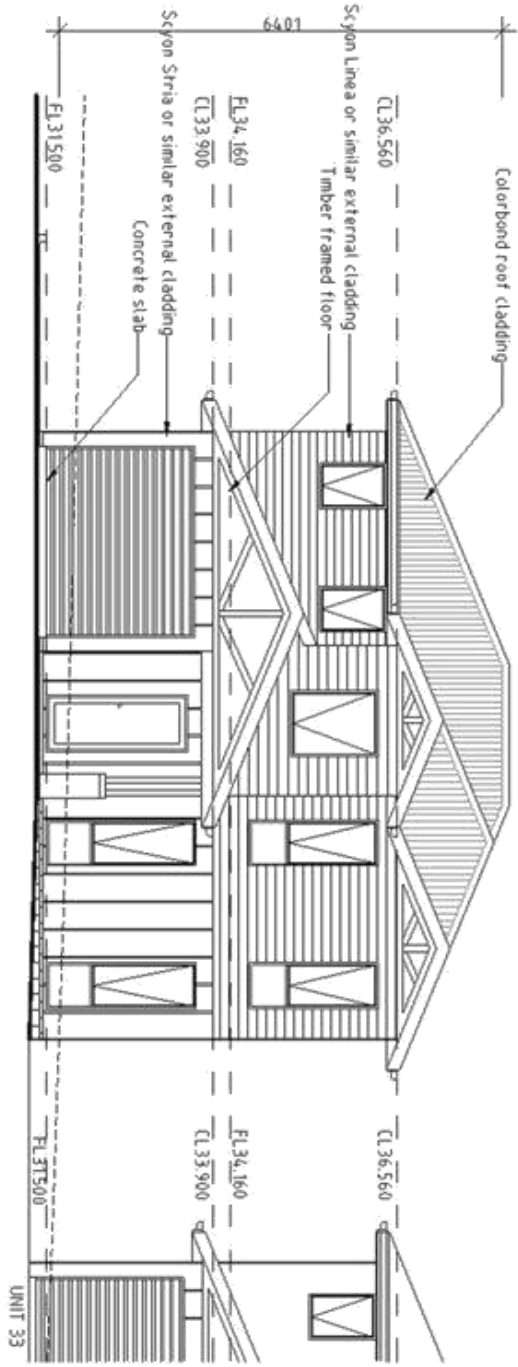
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/11/2021



NORTH ELEVATION



SOUTH ELEVATION

UNIT 34

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBANY FREEWAY

UNIT 34 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

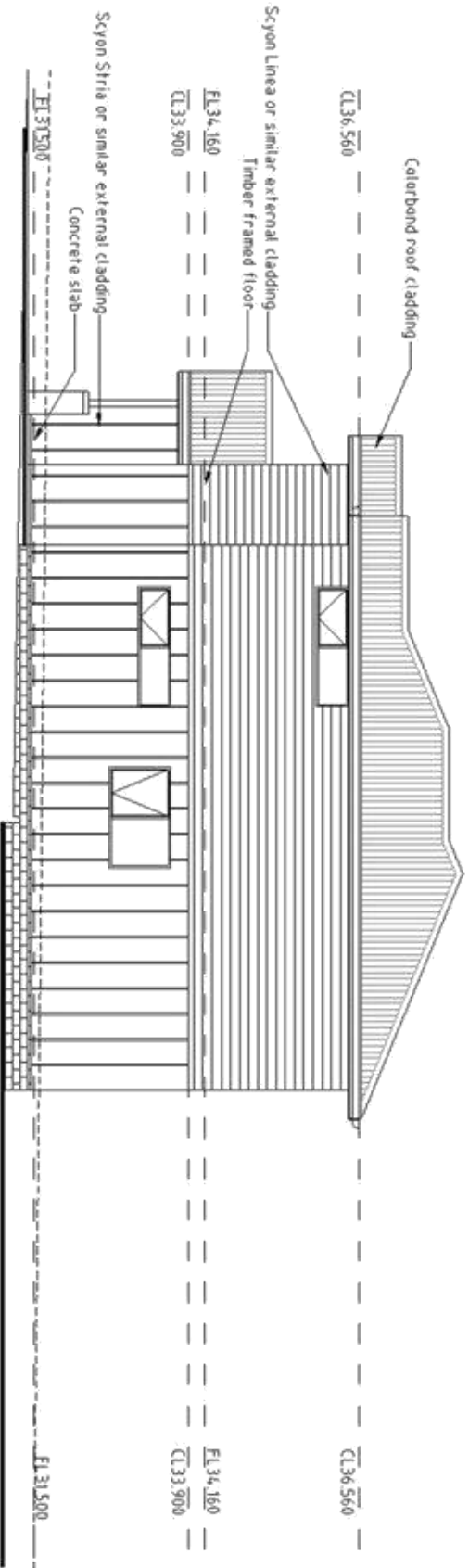
DRAWING NO.
104 OF 124

DRAWN BY G. Tilly
email: gtilly@beyond.com
phone: 0400 671 982

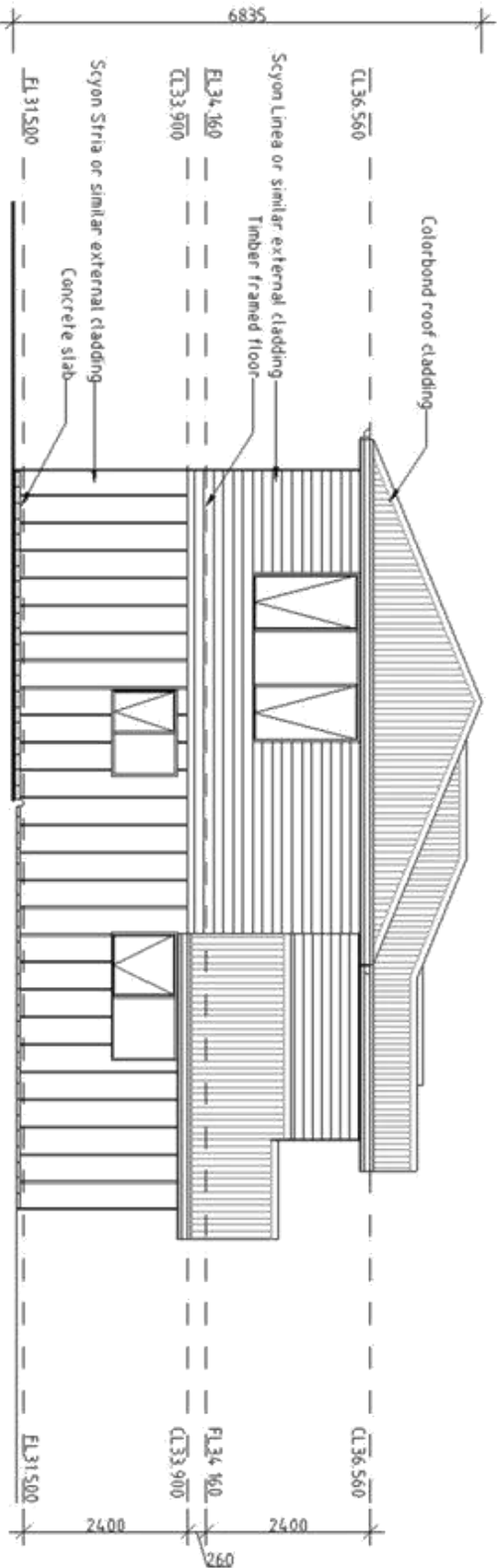
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
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EAST ELEVATION



WEST ELEVATION

UNIT 34

DEVELOPMENT DRAWINGS ONLY
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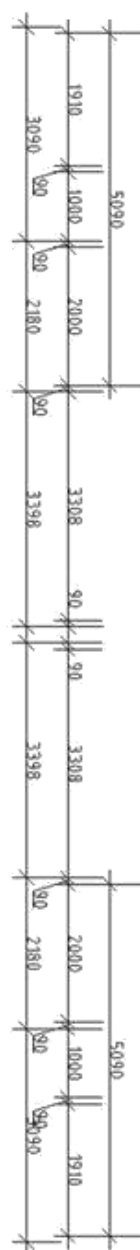
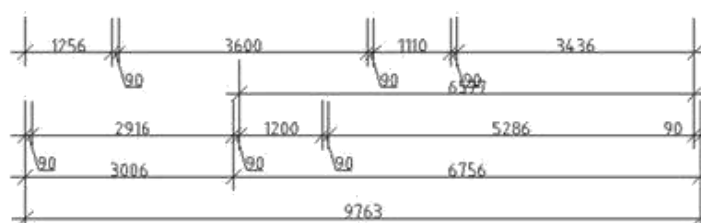
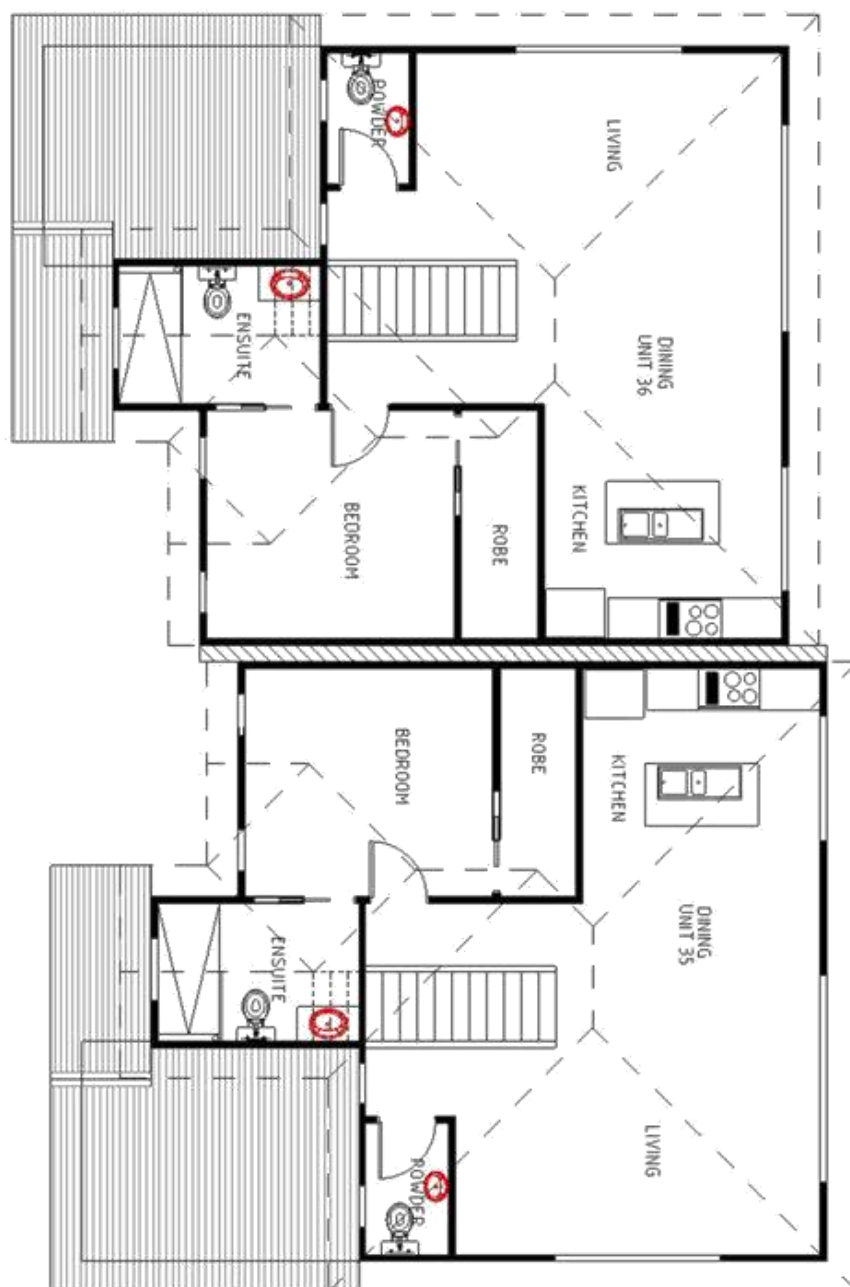
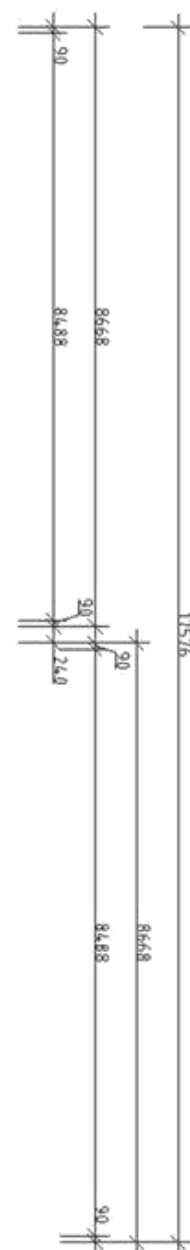
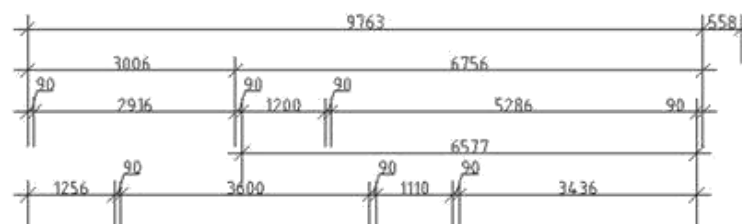
PROPOSED UNIT DEVELOPMENT FOR 5.1M PROPERTY DEVELOPMENTS PTY LTD AT 271 MAIN RD ALBINS FERRY		UNIT 34 ELEVATIONS		DATE 29/07/2021	DRAWN BY G. Tilly email: gtilly@bdsynod.com phone: 0400 671 982
SCALE 1:100		AMENDED?		DRAWING NO. 105 OF 124	
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GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLS43A-21/03

DATE RECEIVED 16/1/2021



UNIT 35, 36

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, ALPINS FERRY

UNIT 35, 36 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

DRAWING NO.
LOT OF 124

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email: gtilly@beyond.com
phone: 0400 671 982

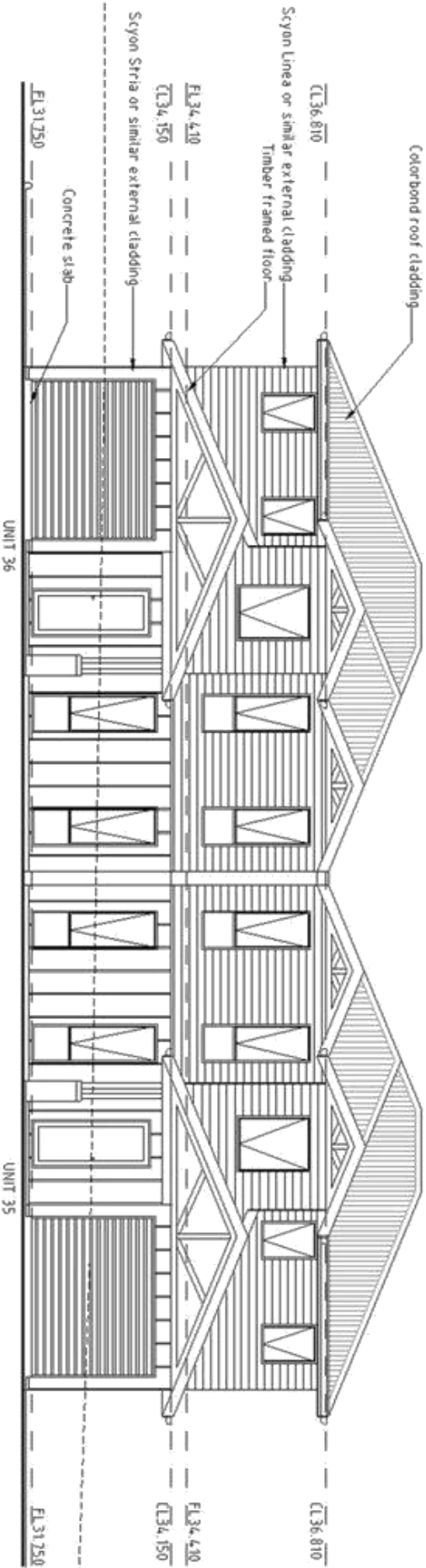
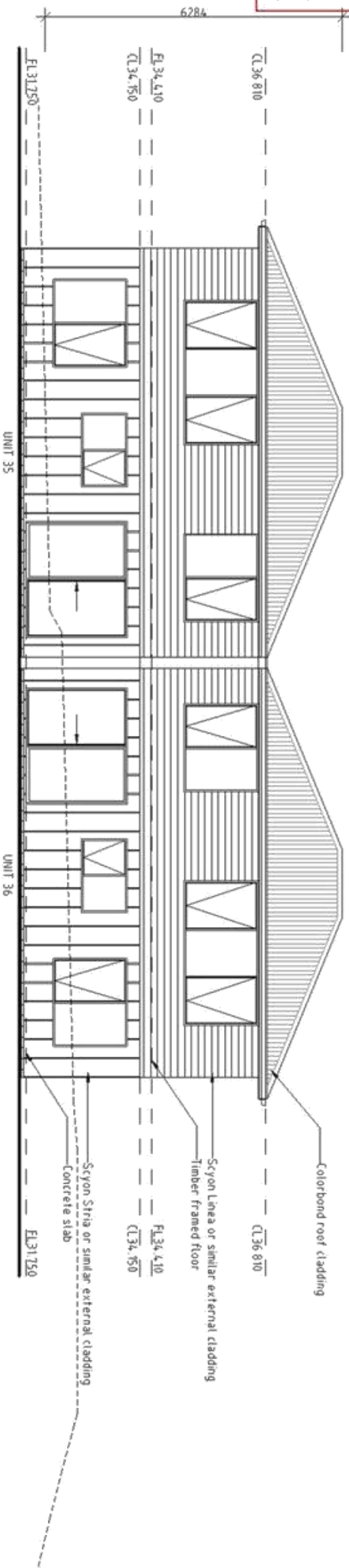
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BUILDING DESIGNERS AUSTRALIA

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/11/2021



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NOT FOR CONSTRUCTION



UNIT 35, 36

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 35, 36 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

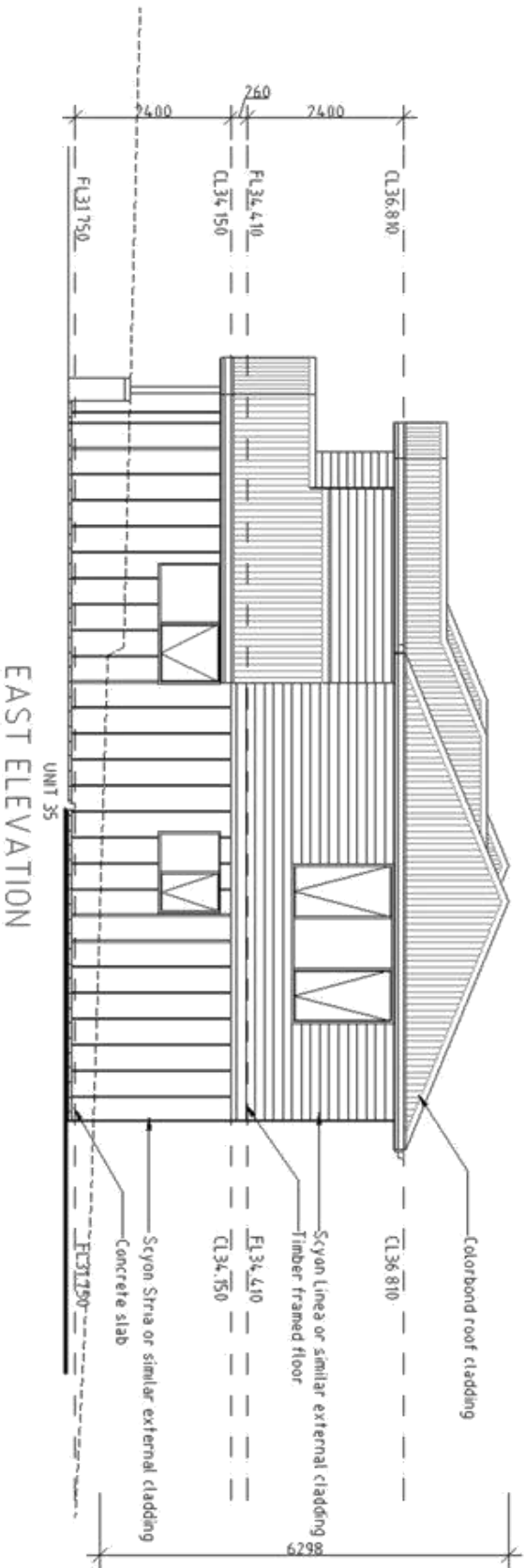
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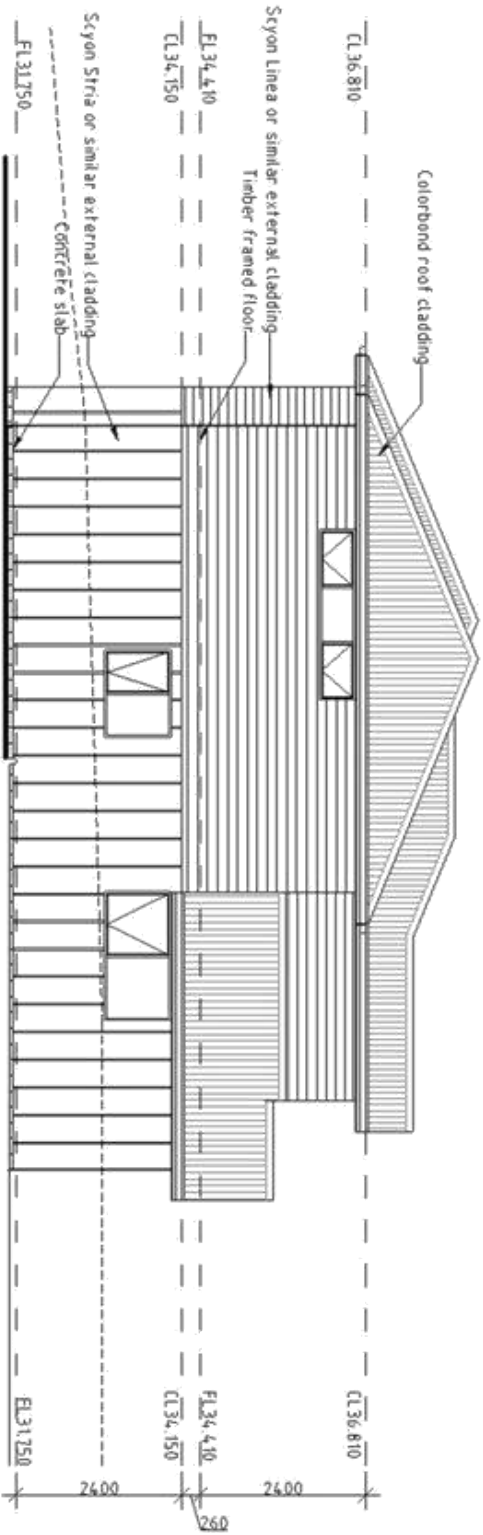
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



EAST ELEVATION



WEST ELEVATION

UNIT 35, 36

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NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, ALBINS FERRY

UNIT 35, 36 ELEVATIONS

SCALE 1:100

AMEND?

DATE
29/07/2021

DRAWING NO.
109 OF 124

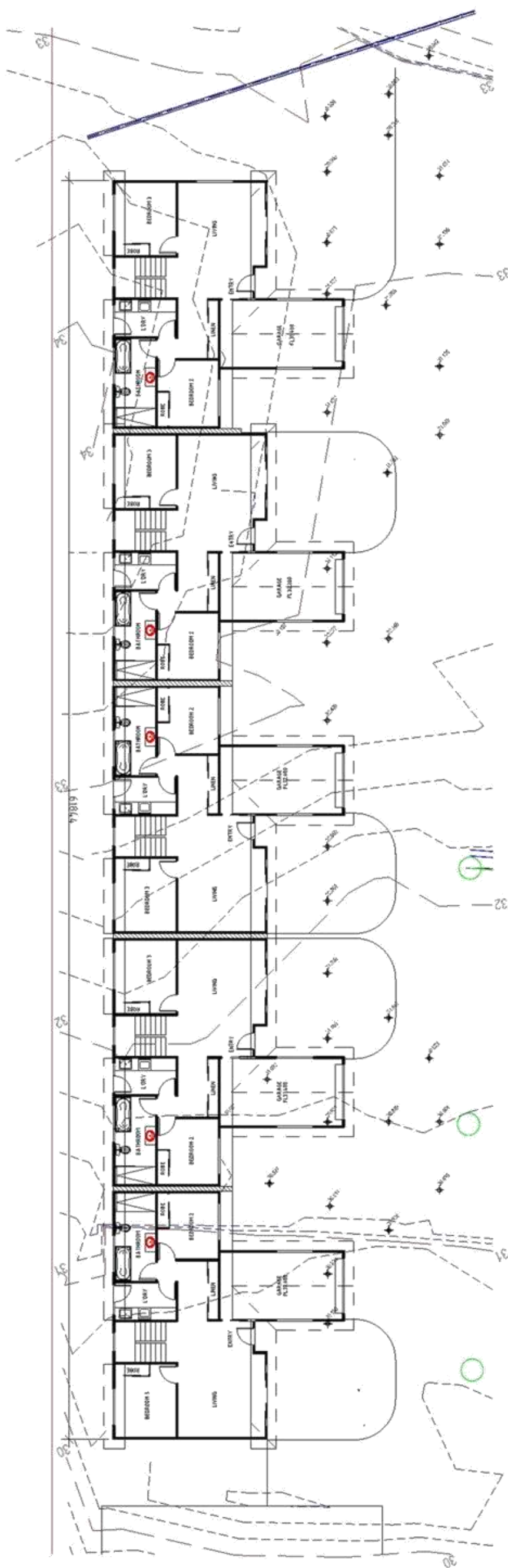
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



UNIT 37-41

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALPINE FBRY

UNIT 37-41 PLAN

SCALE 1:200

AMENDED

DATE
29/07/2021

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email: gtilly@disney.com
phone: 0400 671 982

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ILO OF 124

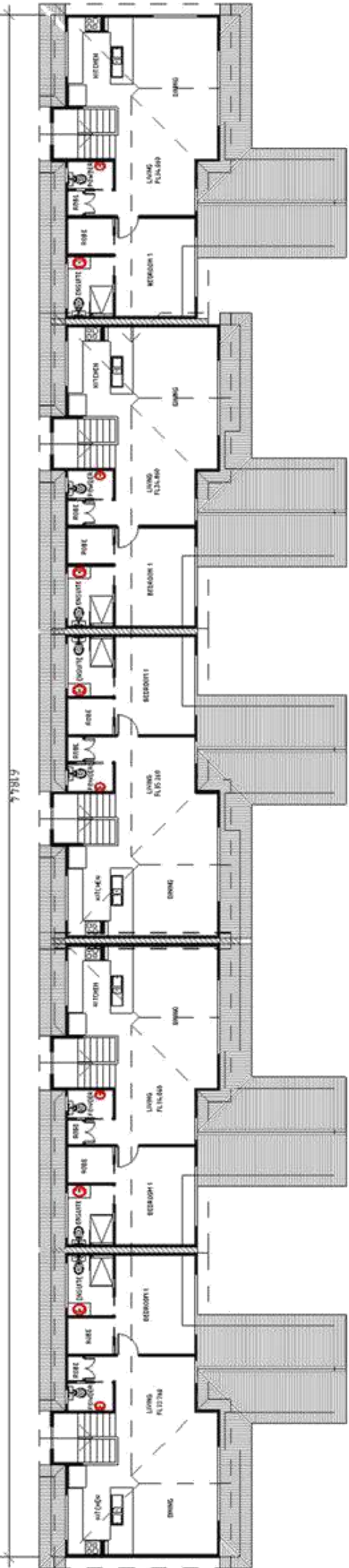
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BUILDING DESIGNERS AUSTRALIA

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



UNIT 37-41

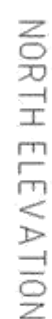
DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD, ALBINS FERRY

UNIT 37-41 PLAN		DATE	29 / 07 / 2021	DRAWN BY	G. Tiley
SCALE	1:200	AMENDED		DRAWING NO.	III OF 124
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APPLICATION NO PLS43A-21/03
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BUILDING DESIGNERS AUSTRALIA

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PROPOSED UNIT DEVELOPMENT FOR
53M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD AUSTINS FERRY

UNIT 57-41 ELEVATIONS

SCALE 1:200

AMENDED

DATE
29/07/2021

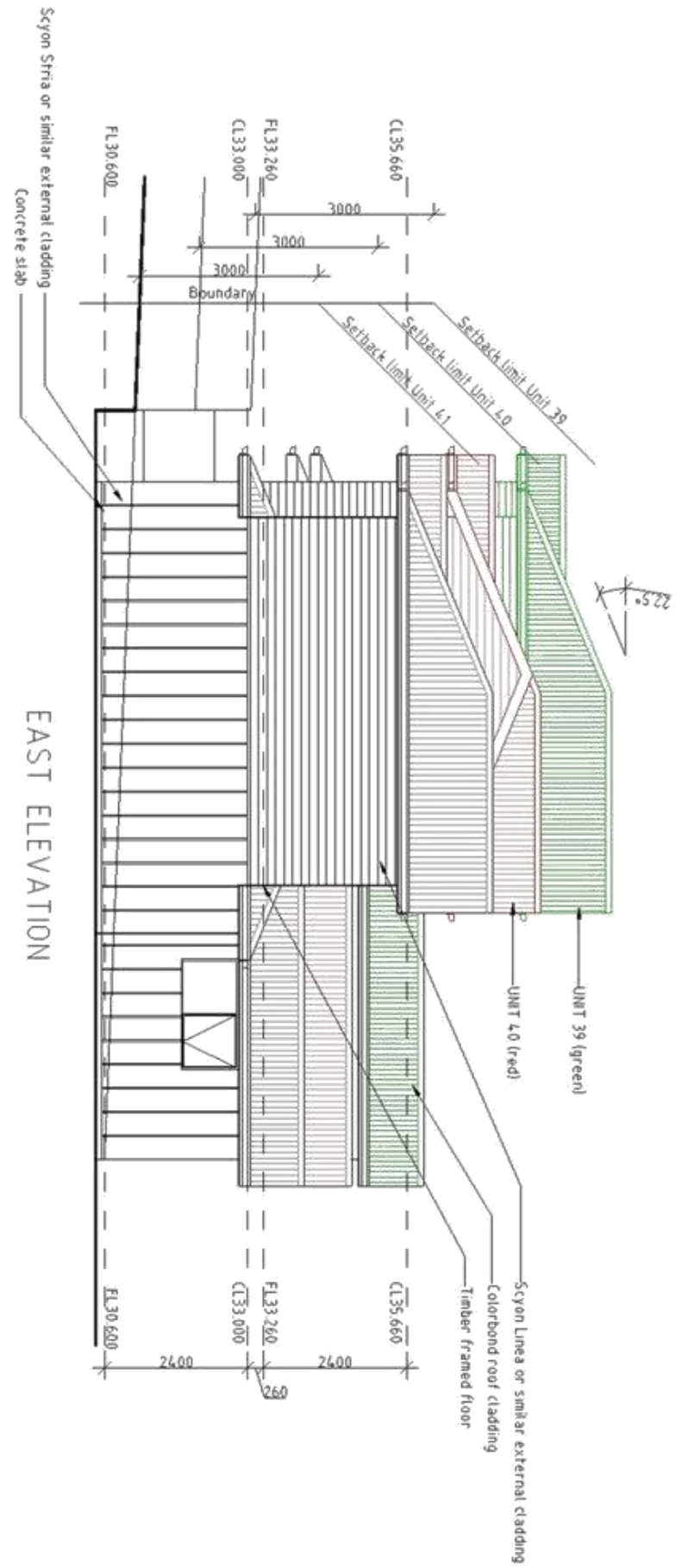
DRAWN BY C. TILLEY
email: ctilley7@btopenworld.com
phone: 01400 671 582

②

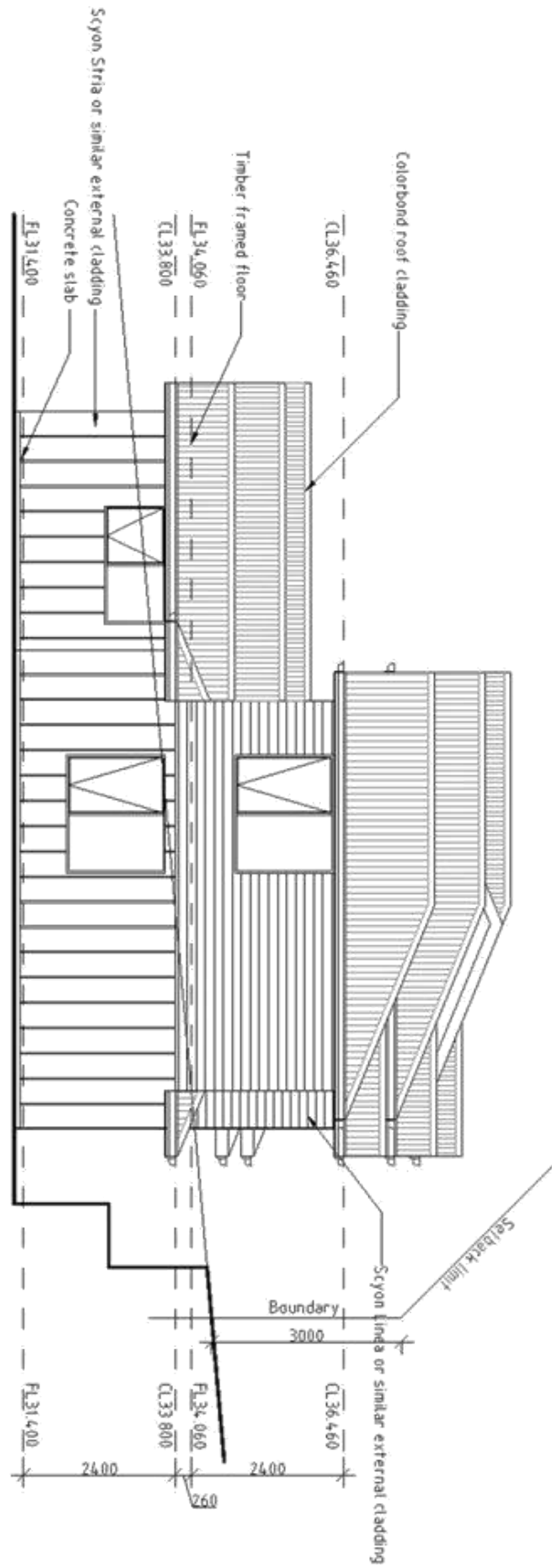
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



EAST ELEVATION



WEST ELEVATION

UNIT 37-4.1

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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 37-4.1 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

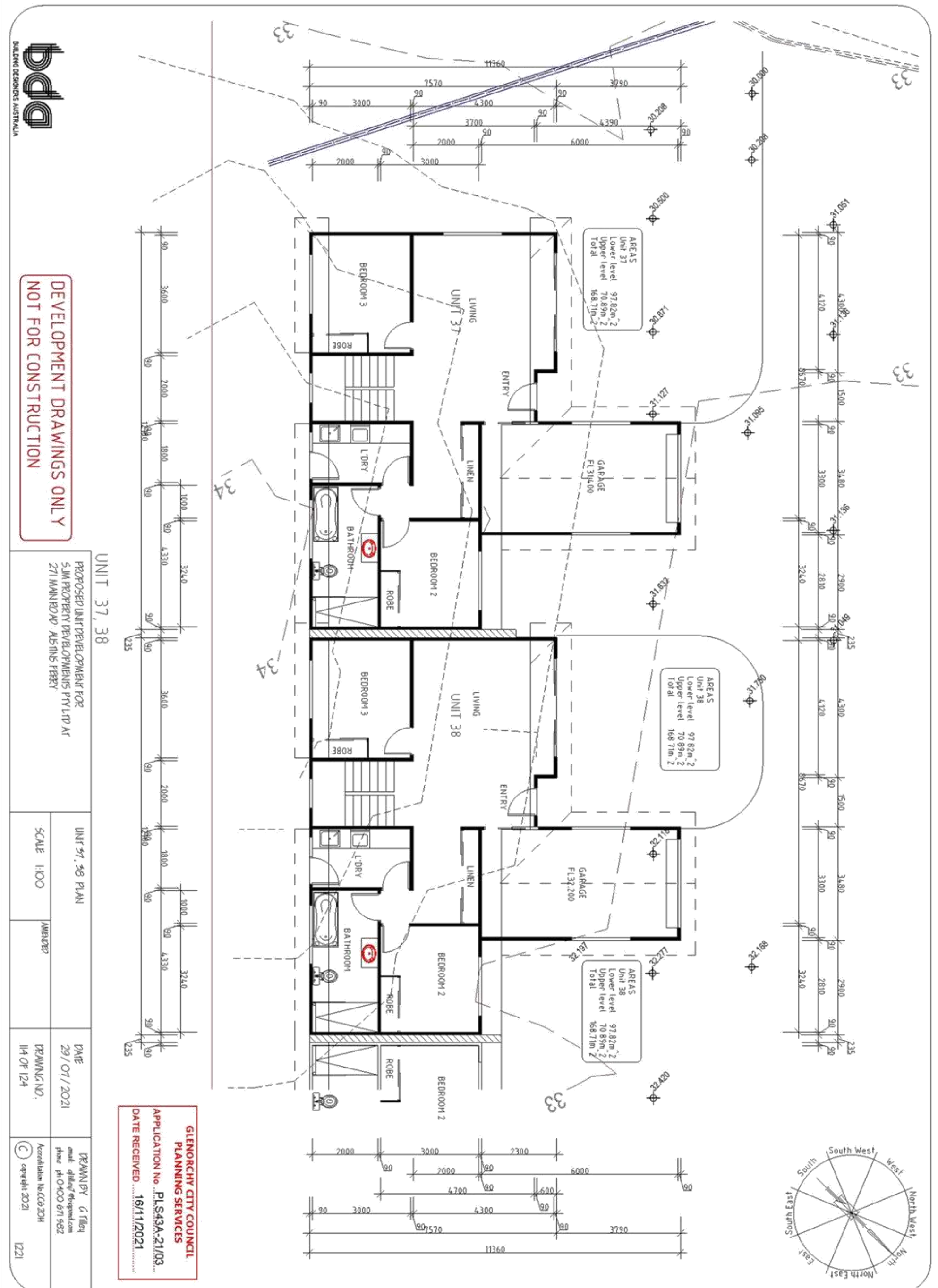
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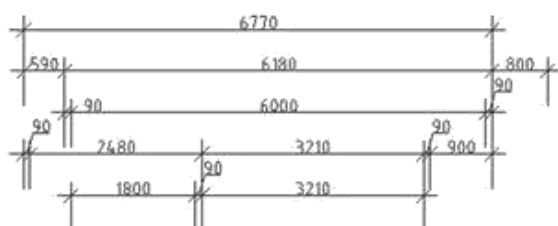
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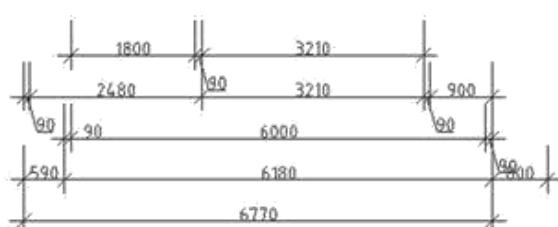
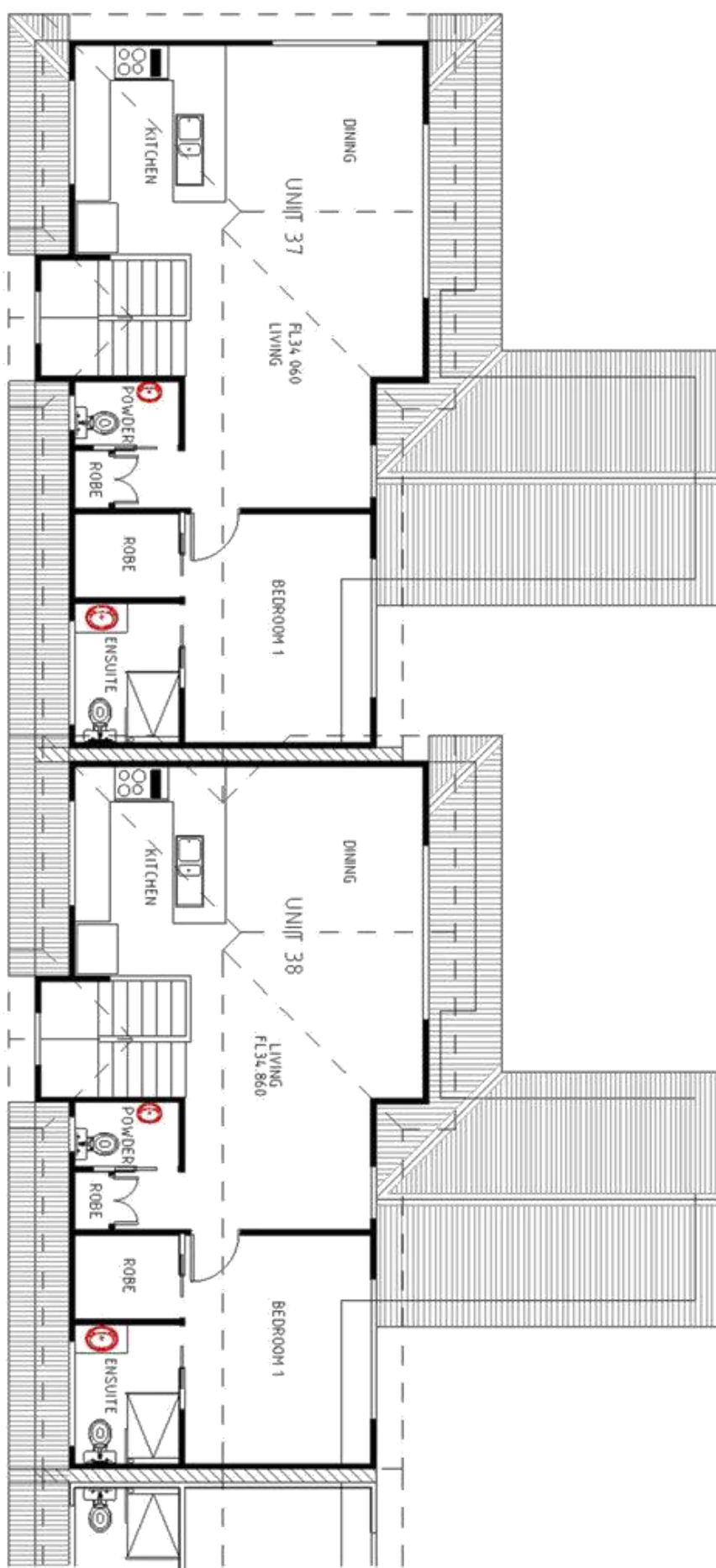
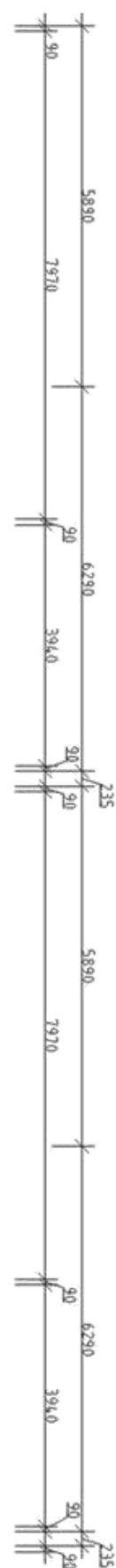
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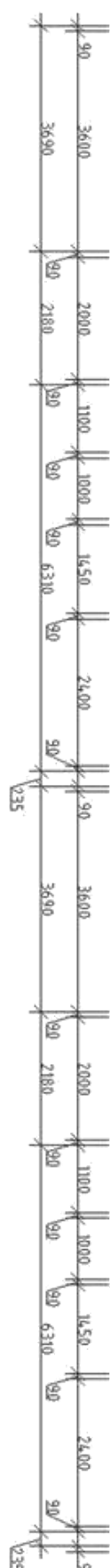




AREAS	
Unit 37	
Lower level	97.82m ²
Upper level	70.89m ²
Total	168.71m ²



AREAS	
Unit 38	
Lower level	97.82m ²
Upper level	70.89m ²
Total	168.71m ²

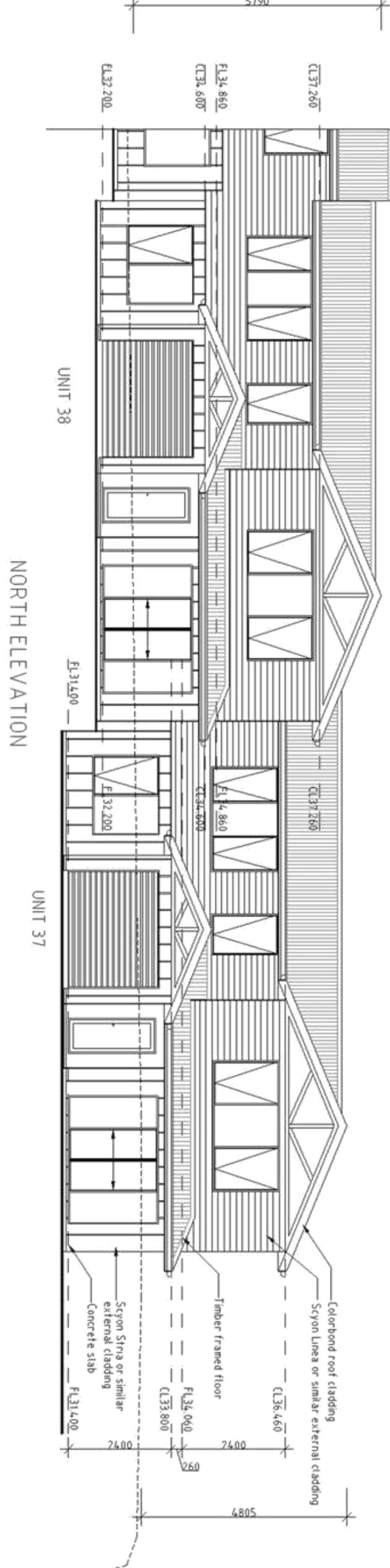
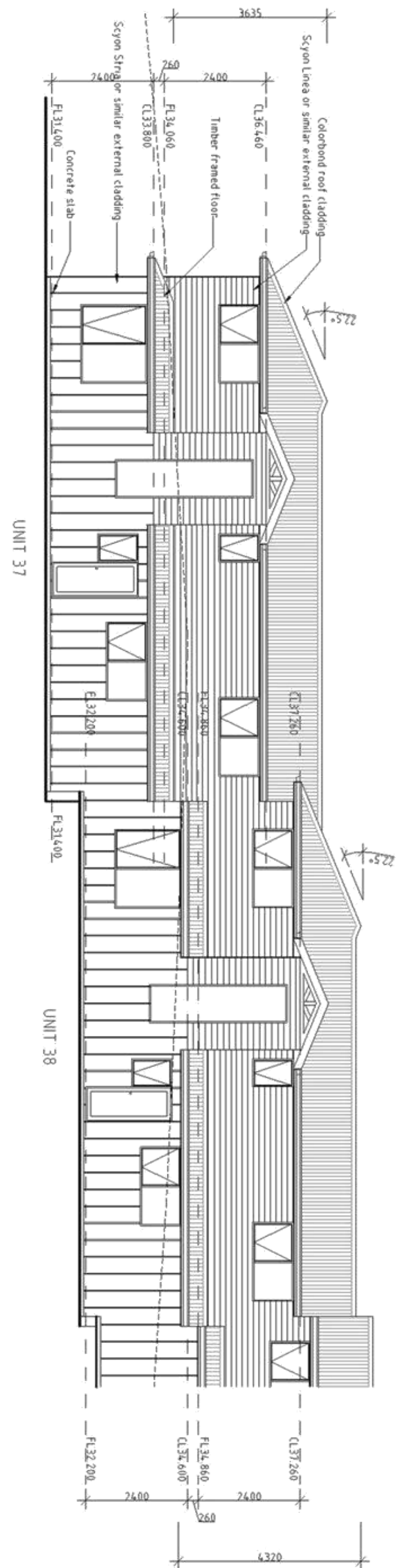


UNIT 37, 38

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 37, 38 PLAN	DATE 29 / 07 / 2021	DRAWN BY G. Riley email: g.riley@rtdesigns.com phone: 01400 6711562
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PLANNING SERVICES
 APPLICATION No. PLS43A-21/03
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UNIT 37, 38

PROPOSED UNIT DEVELOPMENT FOR
 5.1M PROPERTY DEVELOPMENTS PTY LTD AT
 271 MAIN ROAD ALBINS FERRY

UNIT 37, 38 ELEVATIONS

SCALE 1:100

AMENDED

DATE
 29/07/2021

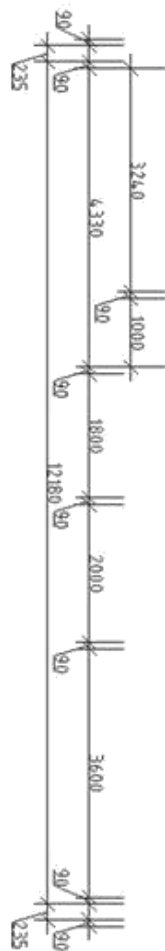
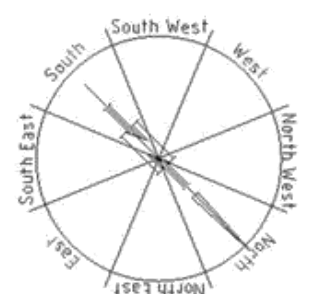
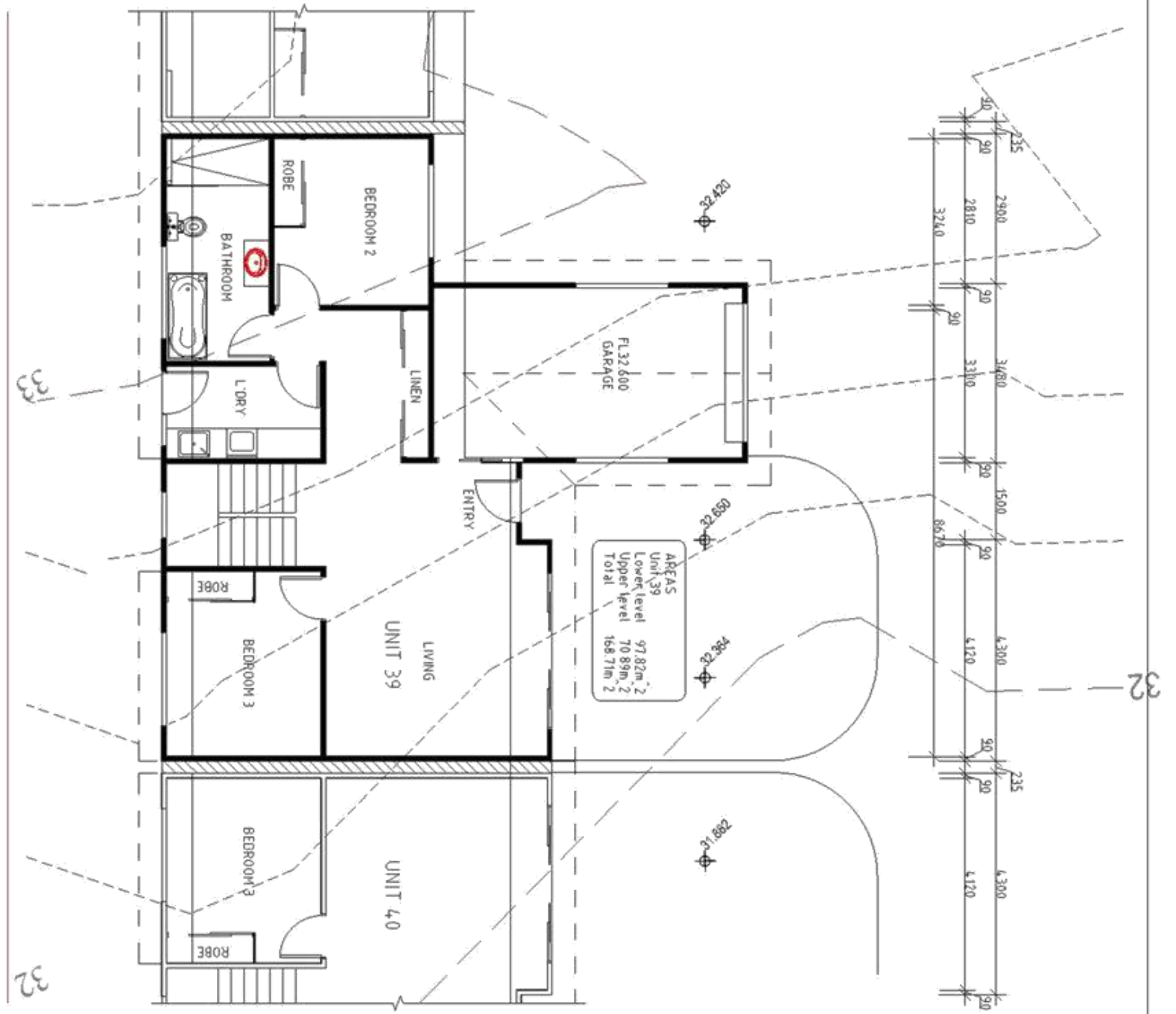
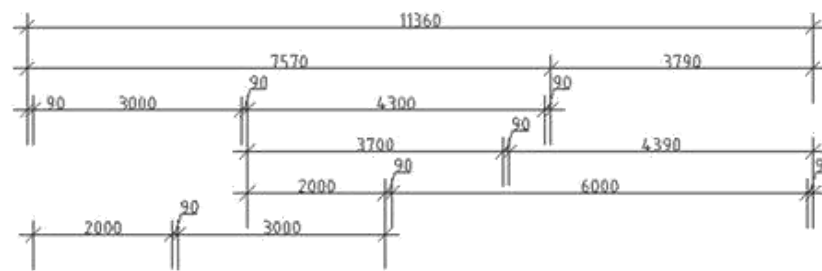
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 116 OF 124

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



UNIT 39

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
SJM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN ROAD ALBINS FERRY

UNIT 39 PLAN

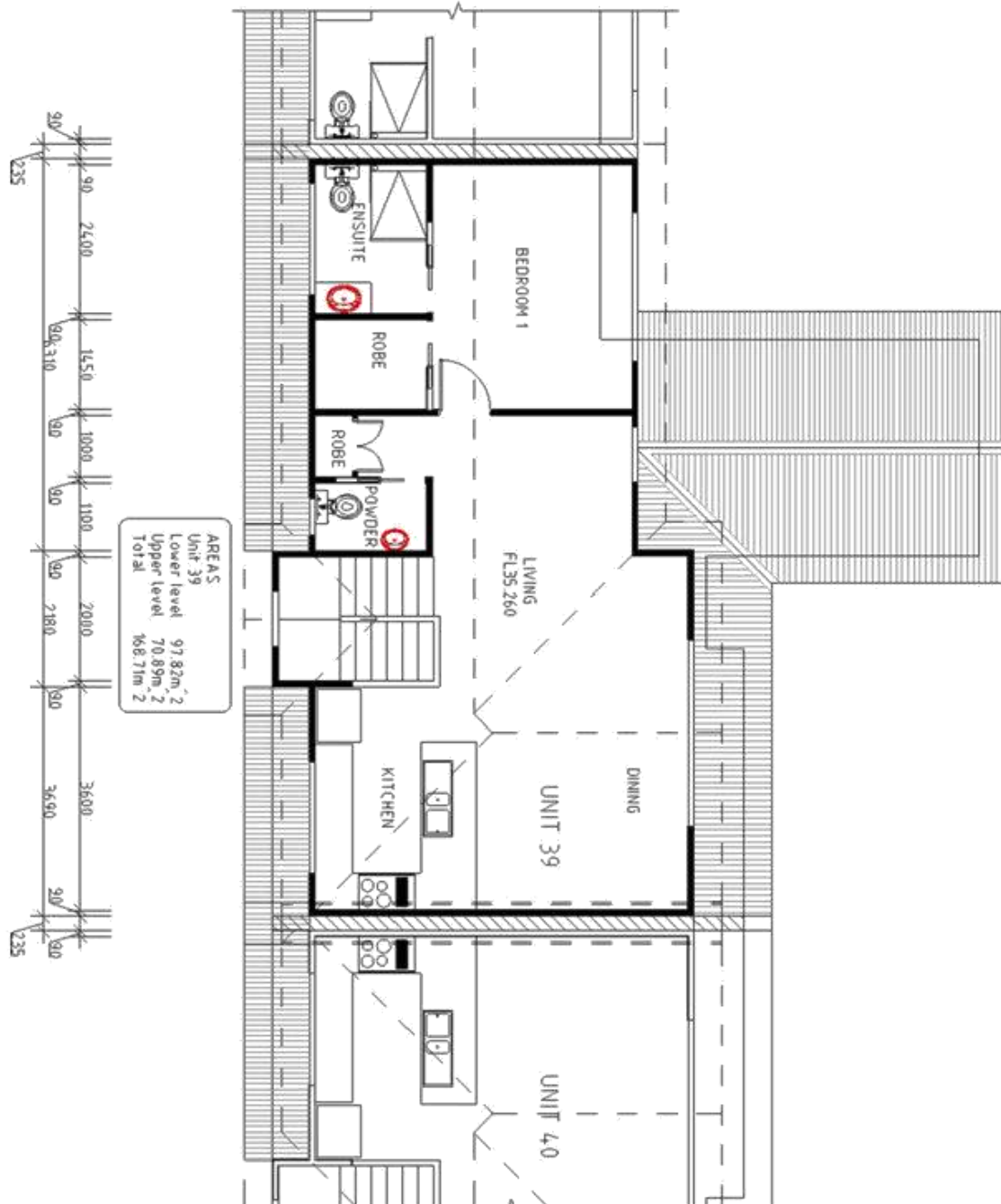
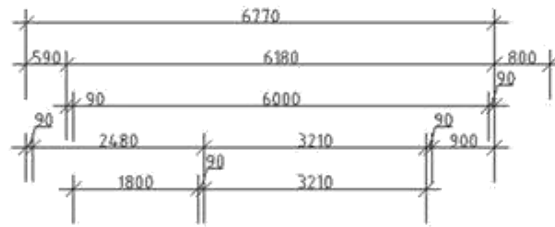
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DATE
29/07/2021DRAWING NO.
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/1/2021



AREAS
Unit 39
Lower level 97.82m²
Upper level 70.89m²
Total 168.71m²



DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

UNIT 39

PROPOSED UNIT DEVELOPMENT FOR
5 LM PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD ALBANY FREEWAY

UNIT 39 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

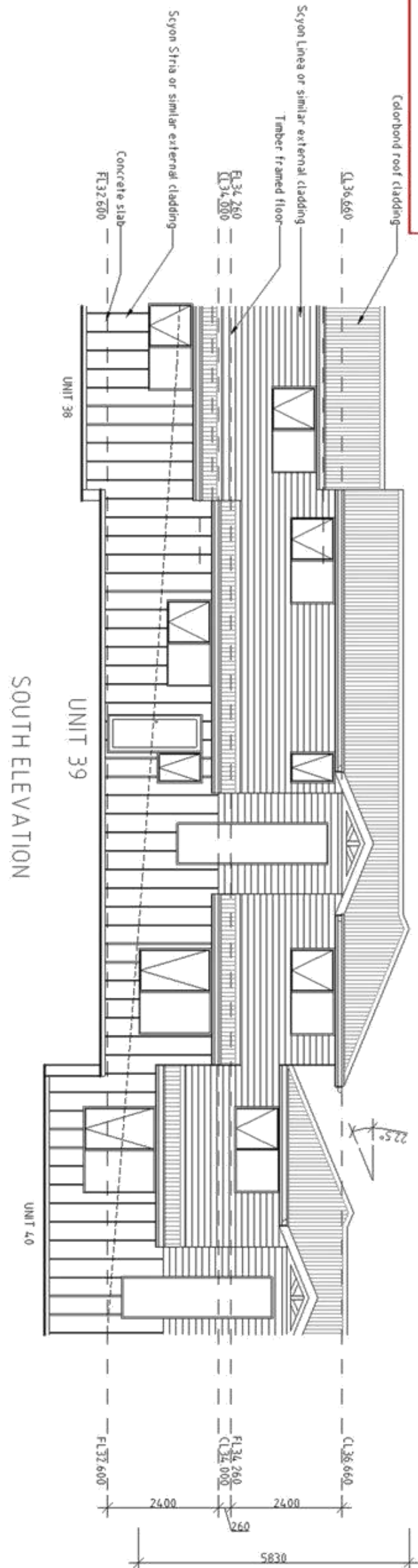
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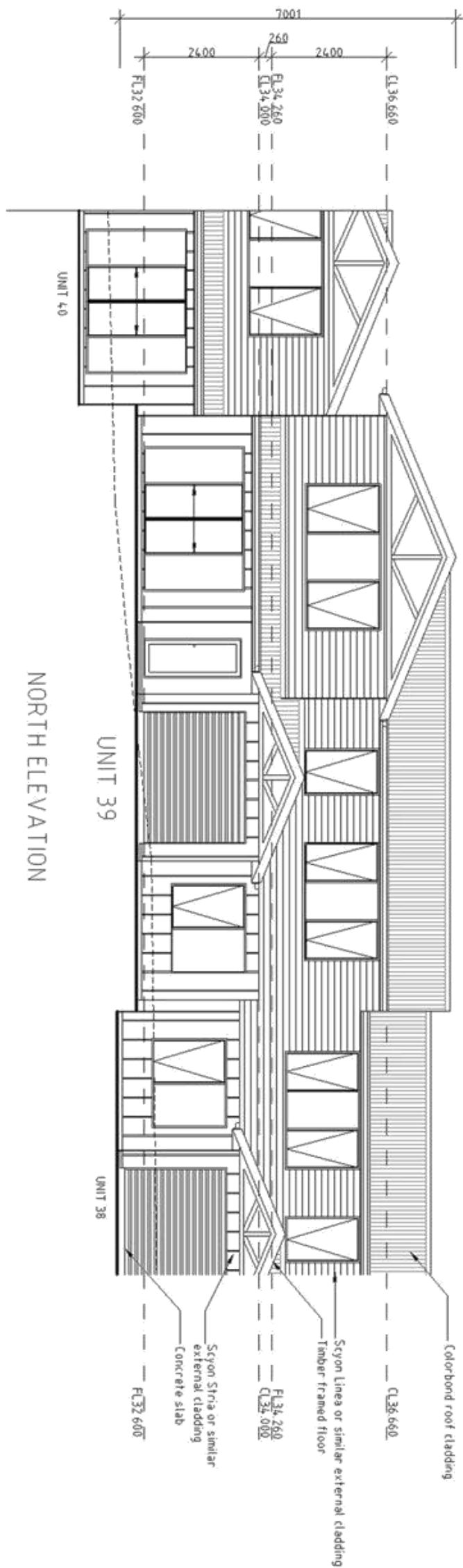
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PLANNING SERVICES
APPLICATION No PLS43A-21/03
DATE RECEIVED 16/11/2021



SOUTH ELEVATION



NORTH ELEVATION



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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD / ALPINS FERRY

UNIT 39

UNIT 39 ELEVATIONS

SCALE 1:100

AMENDED

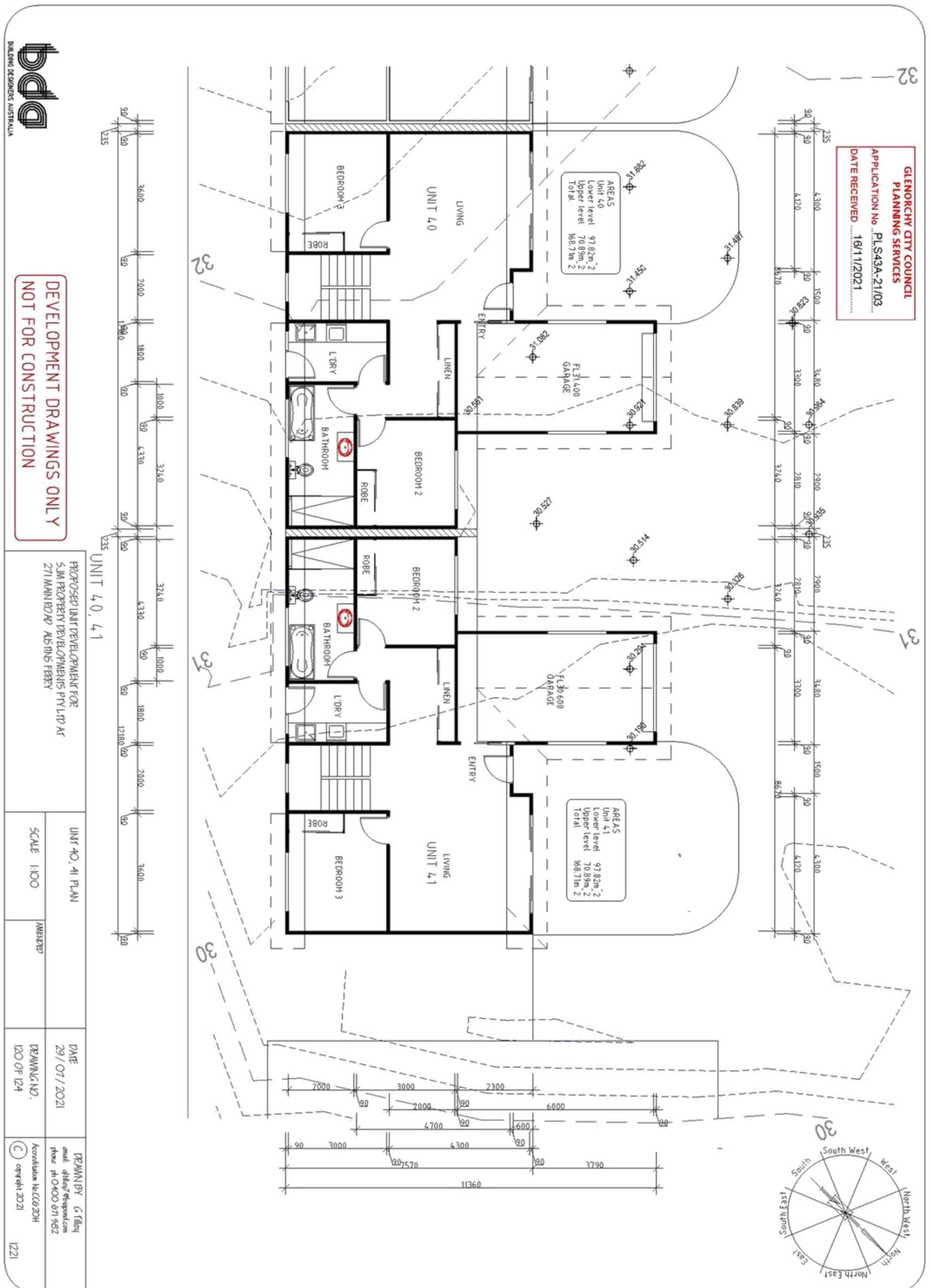
DATE
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phone: 0400 671 982

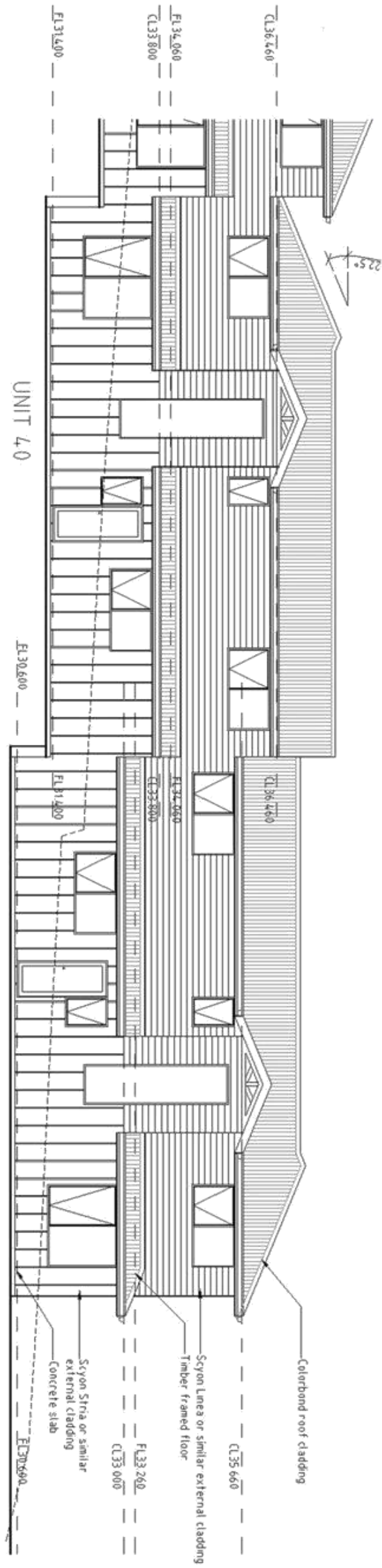
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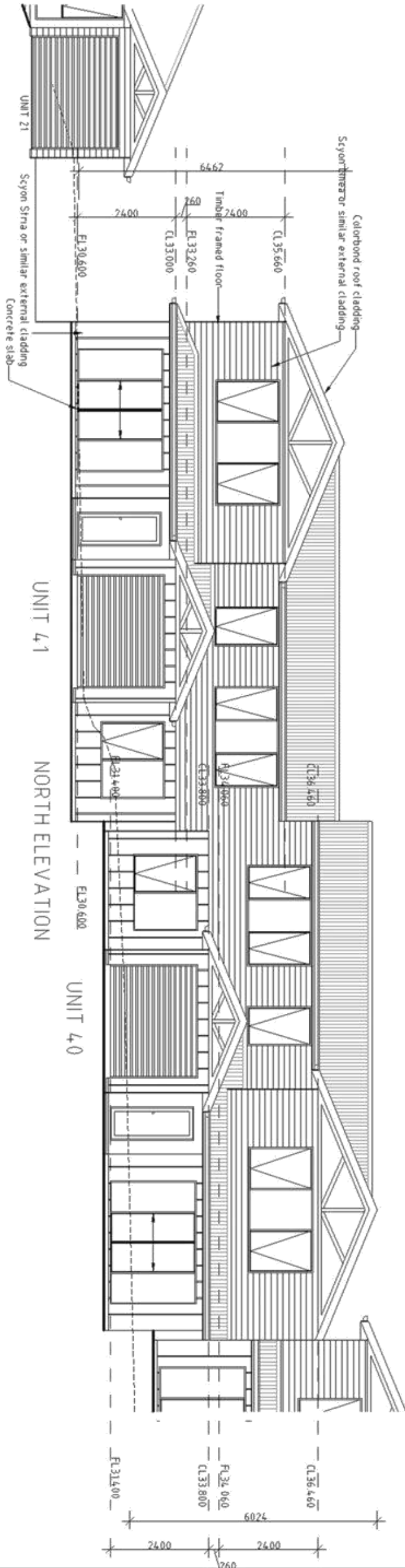




GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLS43A-21/03
DATE RECEIVED 18/11/2021



SOUTH ELEVATION



NORTH ELEVATION

UNIT 4.0, 4.1

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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD, ALBANY FREEWAY

UNIT 4.0, 4.1 PLAN

SCALE 1:100

AMENDED

DATE
29/07/2021

DRAWING NO.
122 OF 124

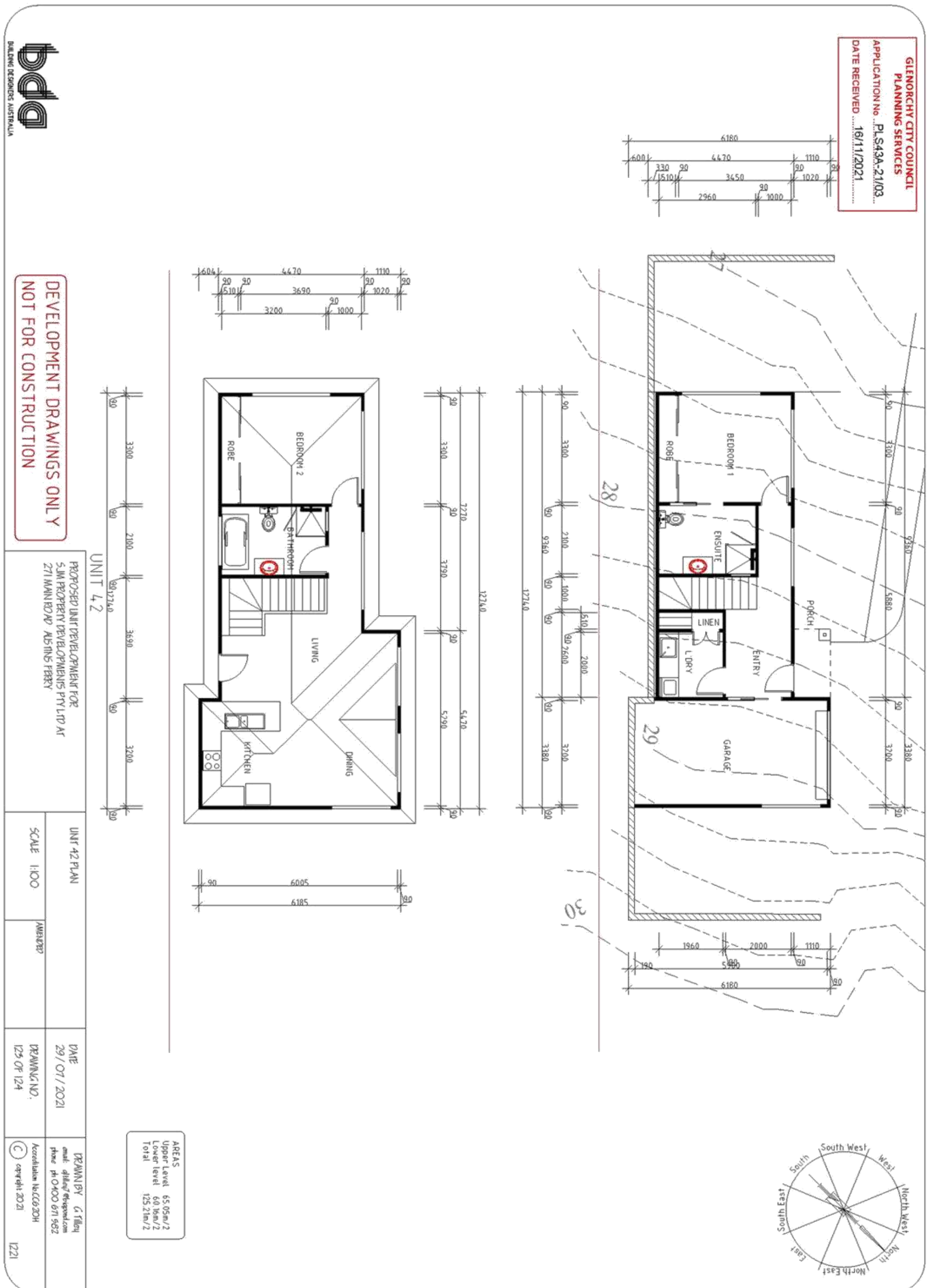
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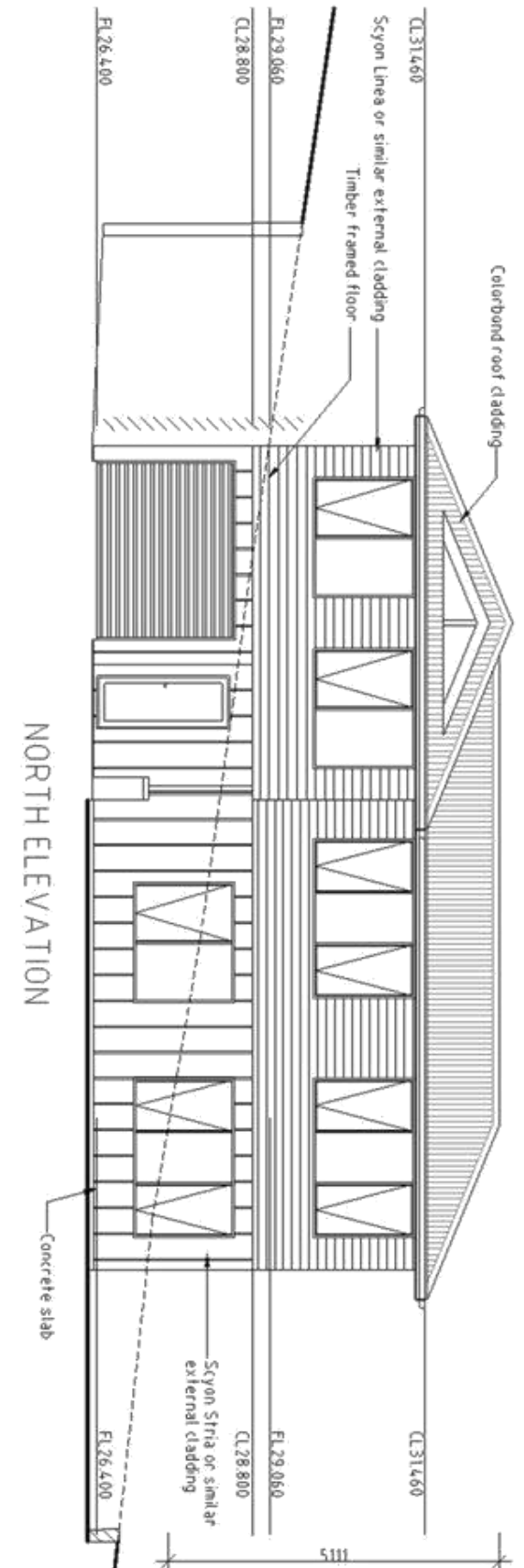
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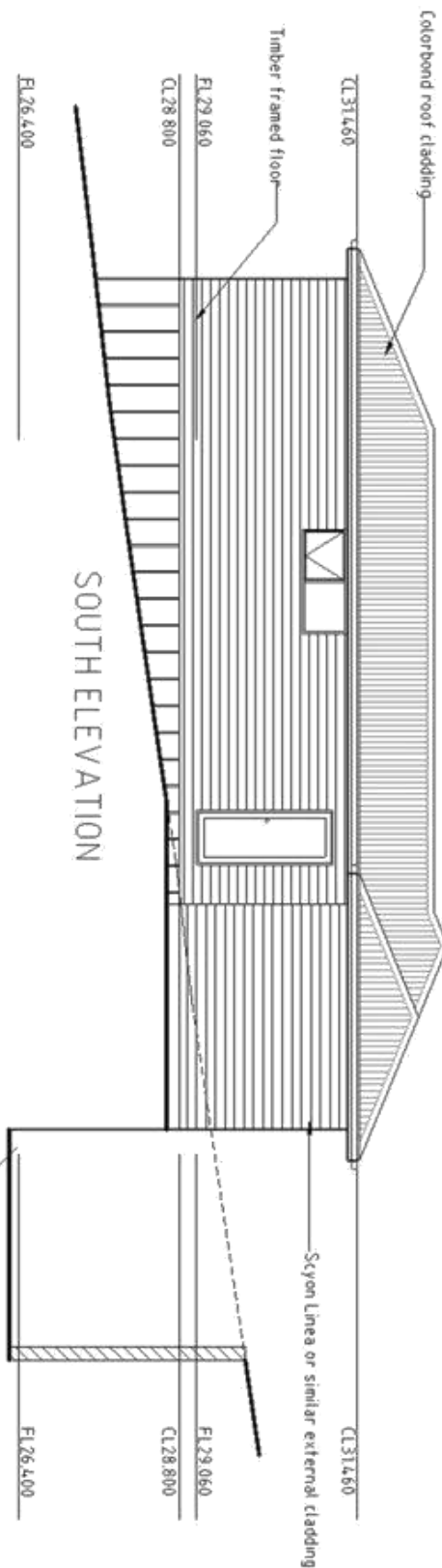
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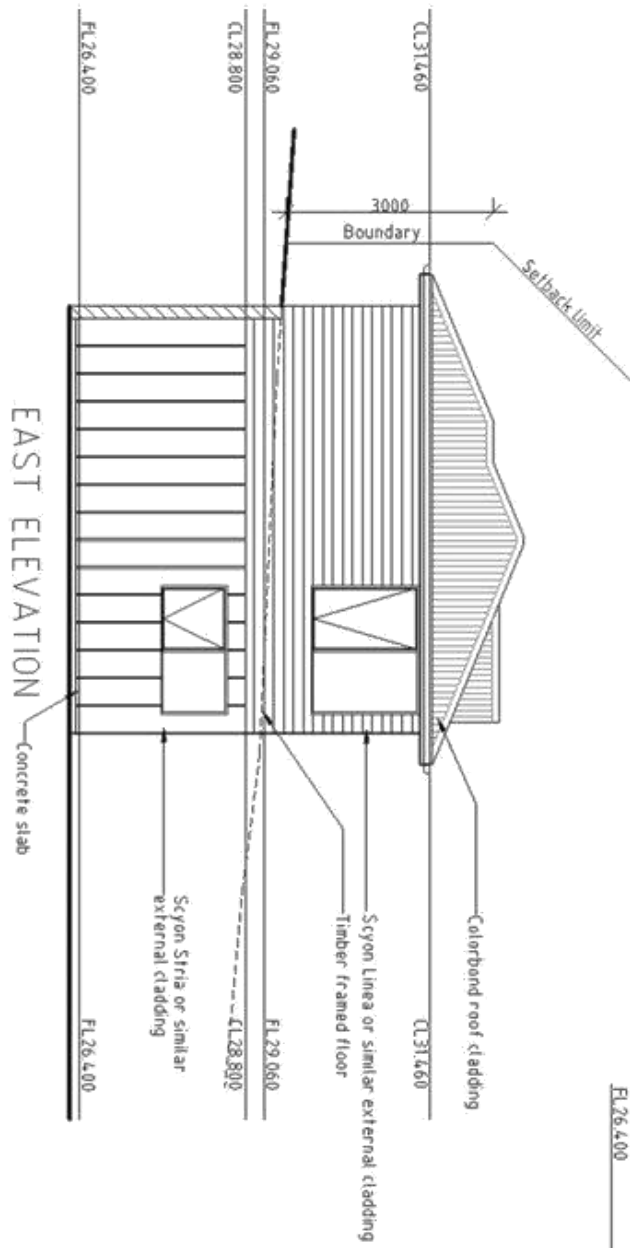




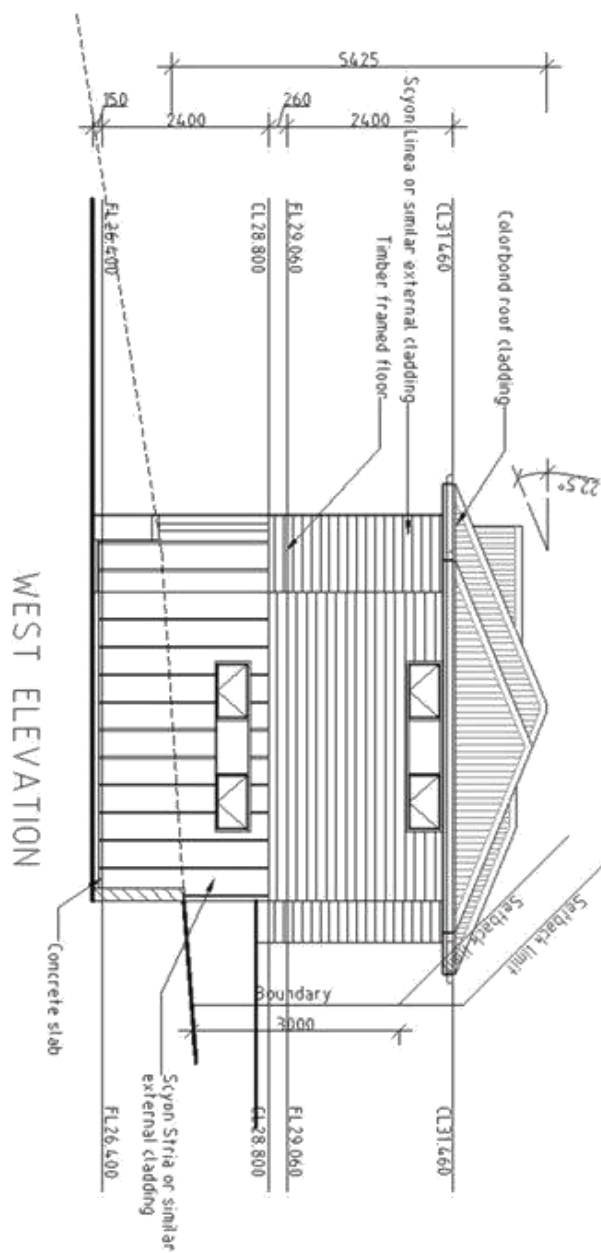
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

UNIT 42

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLS43A-21/03
DATE RECEIVED 16/11/2021

DEVELOPMENT DRAWINGS ONLY
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PROPOSED UNIT DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
271 MAIN RD, ALBANY FREEWAY

UNIT 42 ELEVATIONS

SCALE 1:100

AMENDED

DATE
29/07/2021

DRAWING NO.
124 OF 124

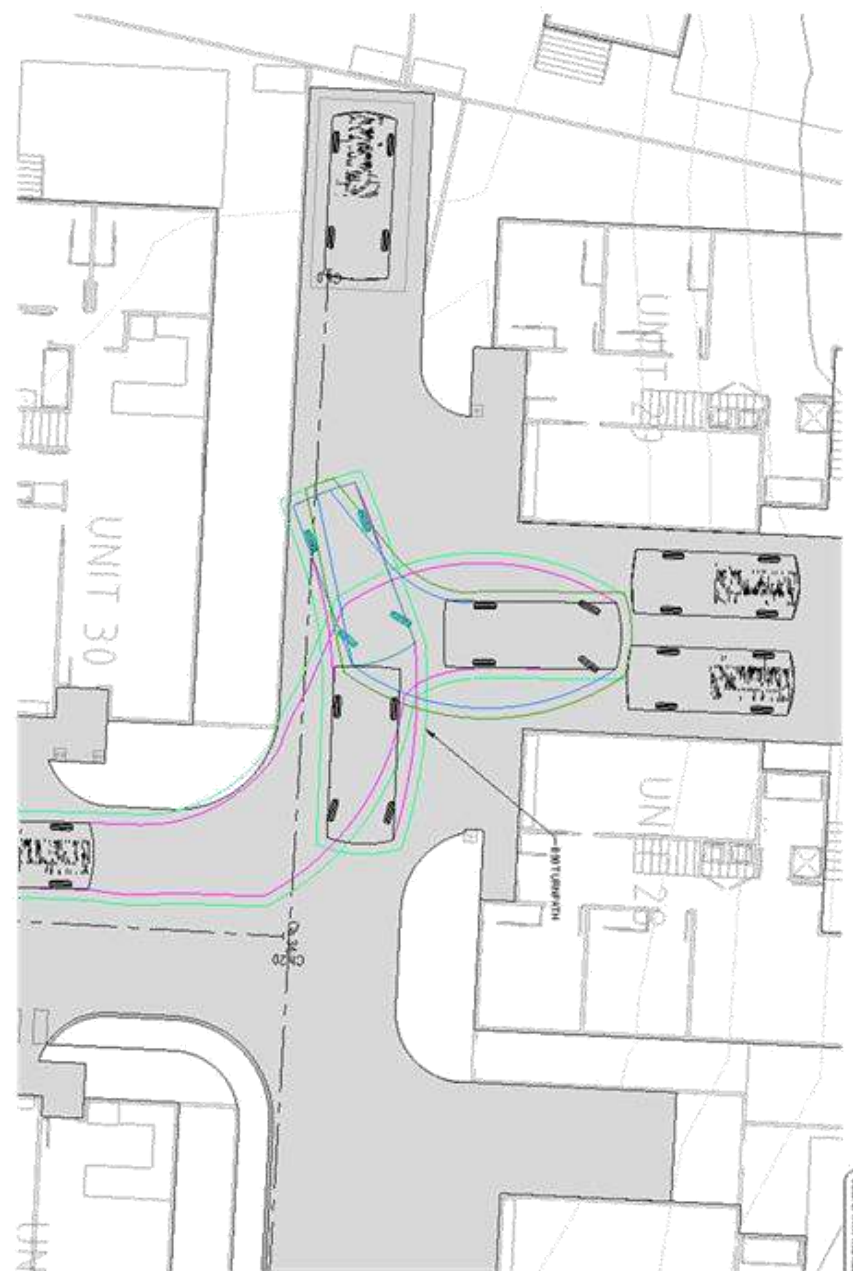
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email: g.tilly@bda.com.au
phone: 0400 671 952

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RELATES OF INDIAN RESERVATIONS TO SITE USE
THE LOCATION OF INDIAN RESERVATIONS AND
APPROXIMATE CENSUS AND POPULATION DATA ARE
PROVIDED BY STATE BY THE RELEVANT AGENCIES. NO
GUARANTEES OR WARRANTIES ARE GIVEN.



Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 0566
enq@ashhymark.com.au
www.ashhymark.com.au

CLIENT SUM PRO PROPERTY DEVELOPMENTS
ADDRESS 271 MAIN ROAD
AUSTIN FERRY
TAS 7011

PROJECT:	MULTI-RESIDENTIAL DEVELOPMENT
ISSUE:	DEVELOPMENT APPROVAL

SHEET:	TURINPATHS PLAN 2 OF 2
SCALE:	AS INDICATED
PROJECT NO.	21E116-1

TOTAL SHEETS:	33	SIZE: A1
SHEET NO.	C109	REV. NO.
		D



Submission to Planning Authority Notice

Council Planning Permit No.	PLS43A-21/03	Council notice date	23/08/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01418-GCC	Date of response	26/11/2021
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	271 MAIN RD, AUSTINS FERRY	Property ID (PID)	7657873
Description of development	Combined Application Rezone & Demolition of Existing Dwelling & Staged 42 Multiple Dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Greg Tilley	Sheets 01 to 124		29/07/2021
Aldanmark	21E116-1 Sheets C001 to C307	B	02/11/2021
TasWater	Infrastructure Plan	1	26/11/2021
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME <u>AND</u> PLANNING APPLICATION REFERRALS>> 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 draft 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 1. A suitably sized water supply with metered connections and sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 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/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 Certificate(s) for Certifiable Work (Building and/or Plumbing) / 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. 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.
7. 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.
8. The developer must design and construct an additional 6.1 m3 of emergency storage to TasWater's satisfaction which is needed at TasWater's Hestercombe Road Sewage Pumping Station (New), Asset number CAMSP01. The emergency storage must be designed and constructed to allow future augmentation to meet a total external emergency storage of 150m3.

*Advice: In accordance with TasWater's 'Developer Charges Policy' for developments located within of Serviced Land where insufficient capacity is available within an existing system, the developer pays the costs of Extension, including connection, to that system and Expansion of the system to the level of capacity required to service the development.
 The additional amount of storage has been determined using tables 6.1 & 6.2 of TasWater Supplement to WSA 04-2005 2.1 WSAA Sewage Pumping Station Code of Australia Version 3.0*
9. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, 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 applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), 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.
- EASEMENTS & ENDORSEMENTS**
16. 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.
 17. Prior to the issue of a Certificate of Water & Sewerage Compliance (Building and or Plumbing) / Certificate of Practical Completion 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/proposed TasWater infrastructure as required by condition 16. All costs and expenses related to the transfer of easement(s) to TasWater are to be paid by the developer.
- DEVELOPMENT ASSESSMENT FEES**
18. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,179.68 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 <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

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

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