

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 3 JULY 2017



TABLE OF CONTENTS:

PLANNING

- 5. Proposed Use and Development - Fifty-One (51) Lot Plus Balance Subdivision with Works within 19 and 21 Aldridge Court, Claremont and Poimena Reserve (CT 24377/1) Wakehurst Road, Austins Ferry and 94 Hilton Road, Claremont**
1: Hilton Road, Claremont 2
- 6. Proposed Use and Development - Single Dwelling (Residential) Relying on Performance Criteria - 66 Toffolis Road, Claremont**
1: 66 Toffolis Road, Claremont 5
- 7. Proposed Use and Development - Multiple Dwellings (Residential) Relying on Performance Criteria , (CT55171/26), CT55171/25), (CT55171/24) - 62, 64 and 66 Corranga Drive, Chigwell**
1: 62, 64 and 66 Corranga Drive, Chigwell 12
- 8. Proposed Use and Development - Conversion of House to Three Dwelling Units (Residential - Multiple Dwellings) Relying on Performance Criteria - 88 Brent Street, Glenorchy**
1: 88 Brent Street, Glenorchy 28

94 Hilton Rd, Claremont





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-142	Council notice date	15/07/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00993-GCC	Date of response	21/12/2016
TasWater Contact	Jacob Ziesel	Phone No.	6237 8440
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	94 HILTON RD, CLAREMONT	Property ID (PID)	5321727
Description of development	51 Lot plus balance subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rainbow	Proposed Drainage Plan LG	A	20/12/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections for the development must be designed and constructed to TasWater's standards 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, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$ 201.93 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.			
Advice			
WATER METERING			
TasWater Metering Guidelines, please visit http://www.taswater.com.au/ArticleDocuments/416/Water%20Metering%20Guidelines.pdf.aspx			
GENERAL			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards			
For application forms please visit http://www.taswater.com.au/Development/Forms			



The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

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

Authorised by

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

Jason Taylor

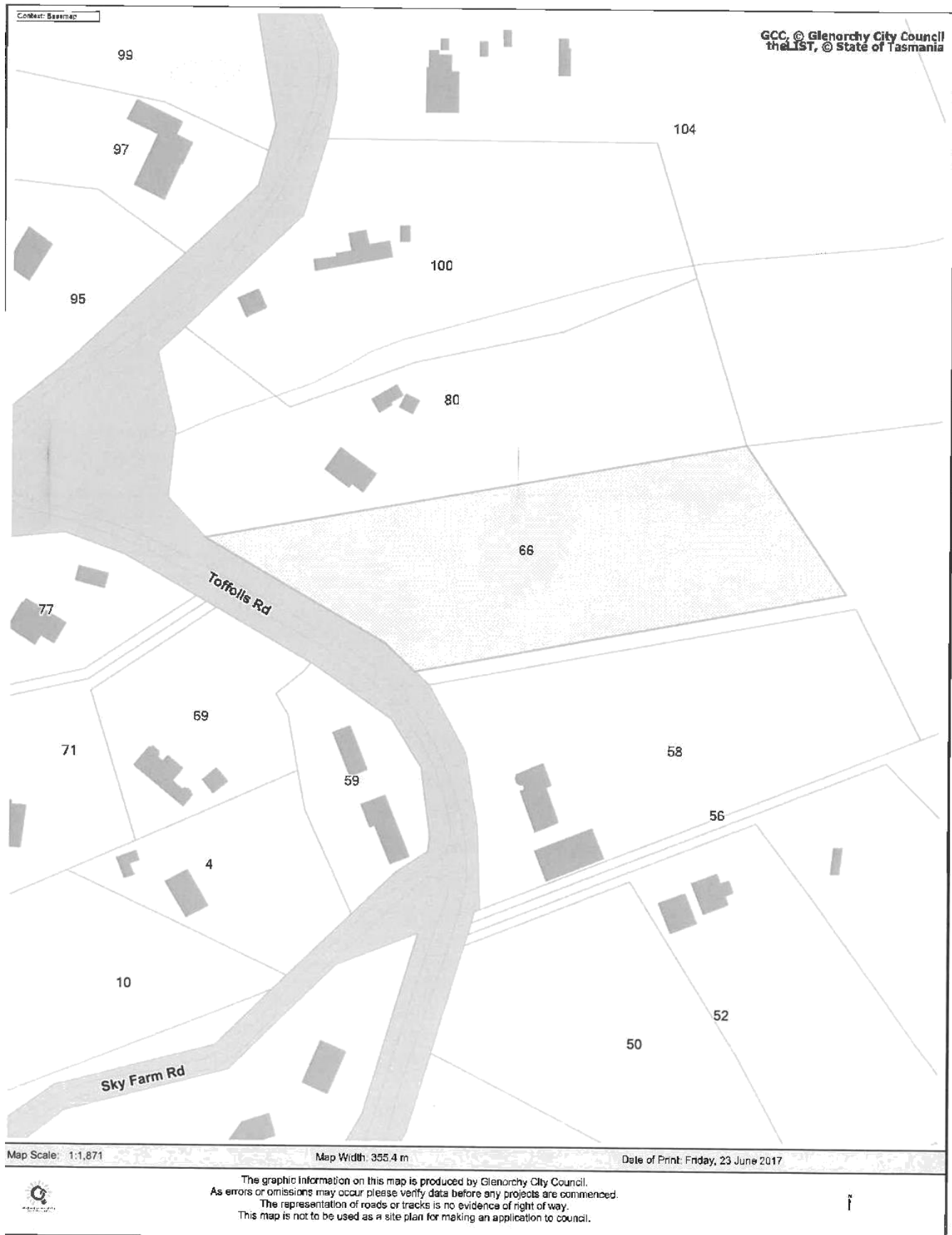
Development Assessment Manager

TasWater Contact Details

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

66 Toffolis Road, Claremont

Item:



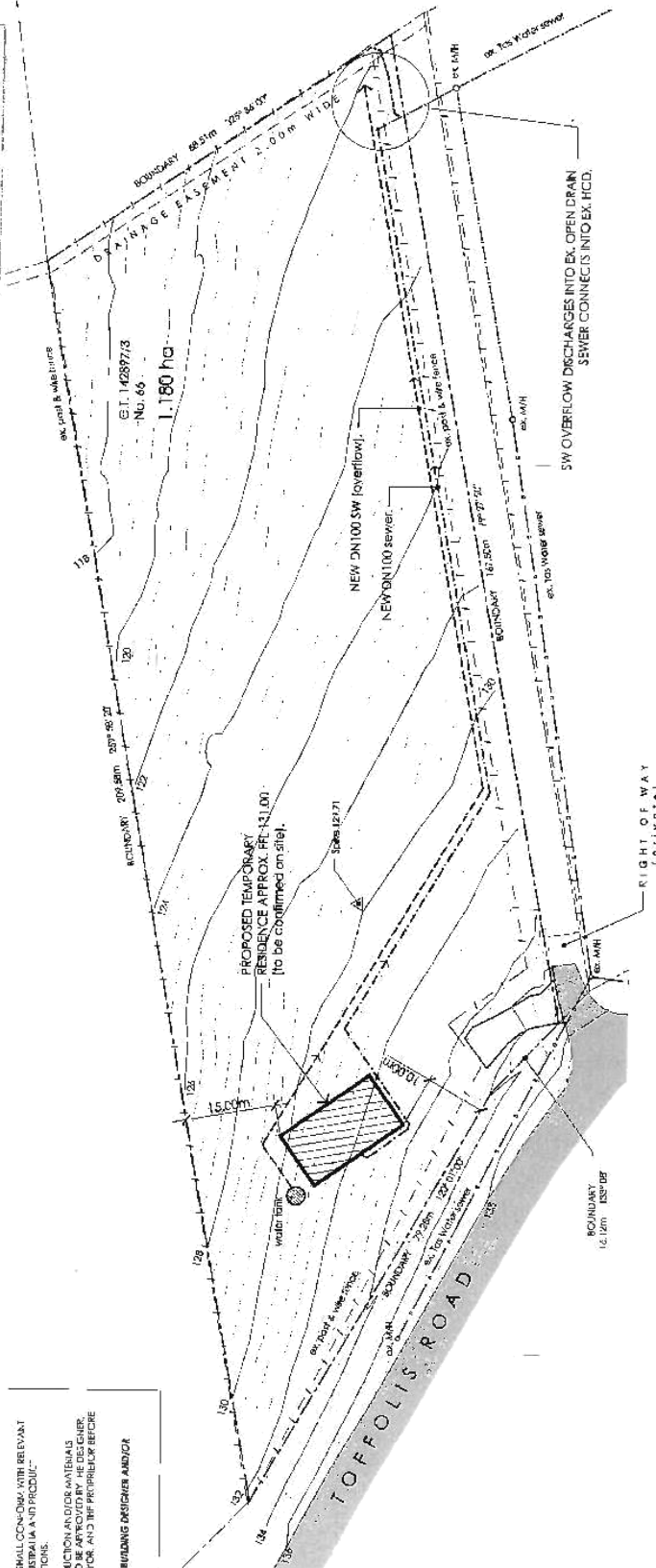
SHEET No. 2 OF 14

APPLICATION NO.	17-068
PLAN NO.	P2
DATE RECEIVED	8/6/2017
PAGE	1 of 5

IMPORTANT:
WHERE ANY WORK IS IN PROXIMITY TO OVERHEAD POWERLINES, BUILDER SHALL FORM AN APPROPRIATE SAFE WORK STRATEGY. IT IS RECOMMENDED TO FLAG POWER LINES WITH HIGH-VISIBILITY MARKERS AND GROUND-LEVEL INDICATORS.
BUILDER TO CONSULT WITH AURORA & ALL OTHER RELEVANT AUTHORITIES. WORK & TRAFFIC AROUND POWERLINES SHALL BE CONDUCTED IN A SAFE MANNER AND IN ACCORDANCE WITH ALL RELEVANT STANDARDS REGULATIONS.

IMPORTANT

1. ALL WRITTEN DIMENSIONS ONLY.
2. TO NOT SCALE DRAWINGS.
3. IF THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OF THE DRAWINGS.
4. ENSURE THAT ALL DRAWINGS AND ANY ACCORDING DETAILS AND/OR SPECIFICATIONS HAVE BEEN REVIEWED AS APPROVED BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ARE FULLY COMPLIED WITH AND ALL RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ON TO THE CONTRACTOR PRIOR TO CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODES, AND AS A "BEST PRACTICE". MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS SPECIFICATIONS SHALL BE APPROVED BY THE RELEVANT LOCAL AUTHORITY PRIOR TO THE START OF THE WORK. THE BUILDING SURVEYOR AND THE PROPRIETOR SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.
8. IN ALL OTHER CASES, CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.



SITE PLAN 1:750

SITE COVERAGE 20% per Greenfield 40m² Planning Scheme 2015

PROPOSED TEMPORARY RESIDENCE 200.00m²

SITE AREA - 11.800m²

TOTAL SITE COVERAGE - 1.69%

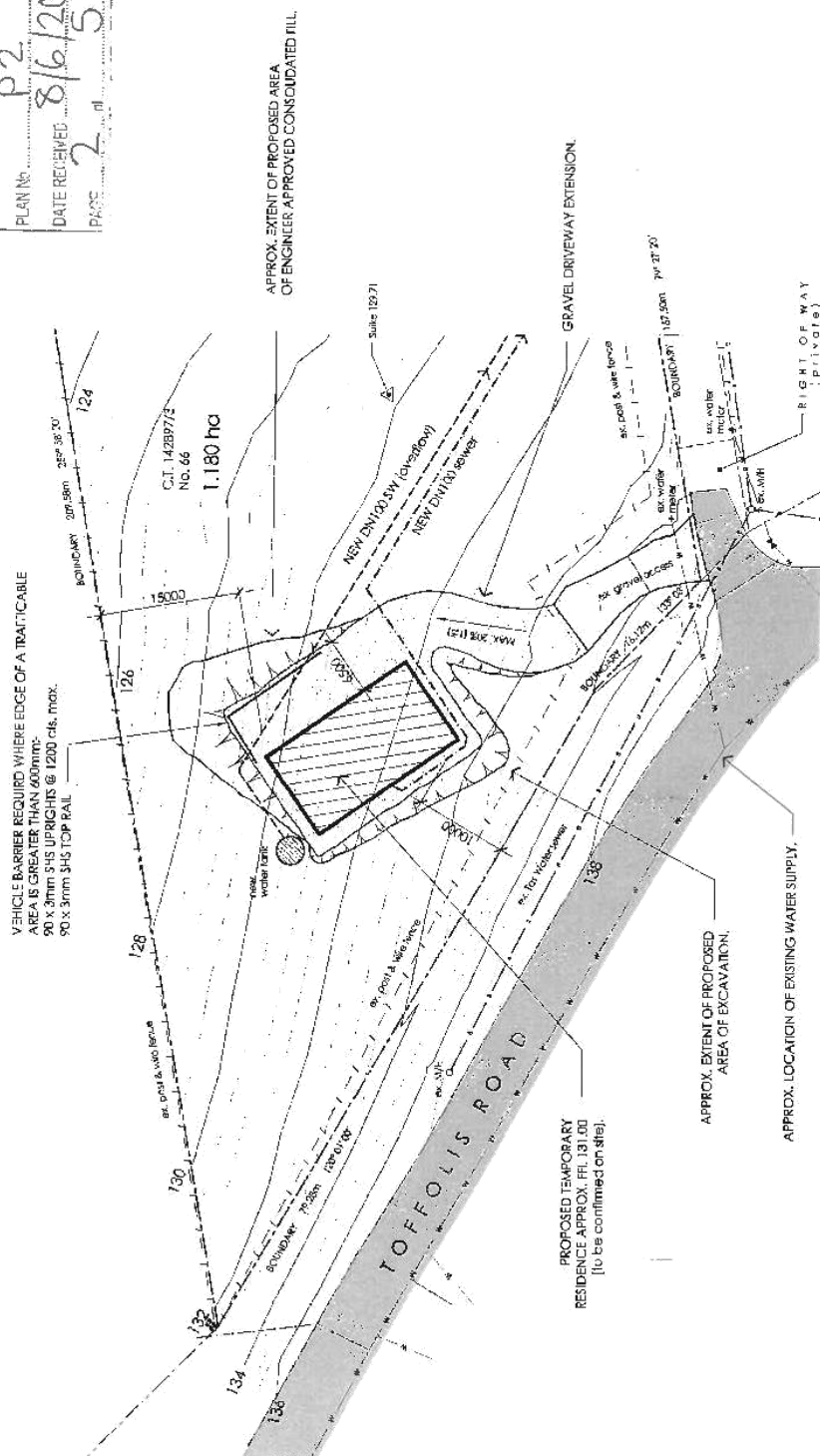
MATT GILLEY | building designer

110 Box 2841 | Brisbane Terminal 2017 | 0437468888 | matt.gilley@bigpond.com

TABLE	DESCRIPTION	DATE

PROJECT	PROPOSED TEMPORARY RESIDENCE 66 TOFFOLIS ROAD CLAREMONT
PROPRIETOR	M. SMITH

DRAWING	SITE PLAN
SCALE	1:750
DATE	MAR 2017
DRAWN	1:050
CHECKED	MIS
PROJECT NO.	AD1



SITE PLAN 1:500

MATT GILLEY	building designer	PO Box 3204 Underhill Vermont 57015	PHONE: 802-244-1988	E: matt@gilleydesign.com
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EXTERNAL MATERIALS & FINISHES

- (A) STEELCLAD SHEET WALL CLADDING. COLORBOND® BASALT.
- (B) CUSTOM ORB STEEL ROOF CLADDING, ROOF PITCH - 15°.
- (C) COLORBOND FINISH - BASALT.
- (D) SERIES A 3000T x 3000W ROLLER-DOOR. COLORBOND - BASALT.
- (E) ALUMINUM WINDOW FRAMES. SINGLE GLAZED. POWDERCOAT FINISH - BASALT. FITTED WITH INSECT MESH SCREENS IN ACCORDANCE WITH AS 3959 (BAL - 2.5).

MATT GILLEY | building designer

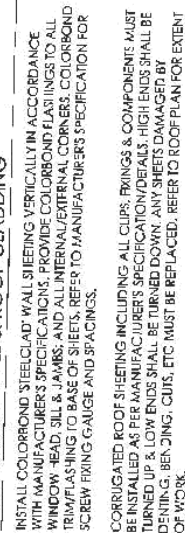
PO Box 224, Littlefield, Texas 79309
 P: 0407494228 E: mactgley@compd.com

[illegible]

proposed: PROPOSED TEMPORARY RESIDENCE
56 TORFOLIS ROAD
CLAREMONT

proponent: M. SMITH

drawing	ELEVATIONS		drawing no.
scale	project no.	1035B	A06
date	1:100	drawn	

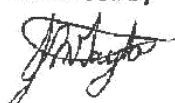


MATT GILLEY | building designer

MO Eux PR4 Underwrite Team 2015
p.0137435230 e.m.gilley@bnpb.com



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-068	Council notice date	03/04/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00451-GCC	Date of response	06/04/2017
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	66 TOFFOLIS RD, CLAREMONT	Property ID (PID)	2594703
Description of development	Temporary Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Matt Gilley	A01 Site Plan	--	Mar 2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Nil			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

62, 64 and 66 CORRANGA DRIVE, CHIGWELL.



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-049	Council notice date	17/03/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00370-GCC	Date of response	07/06/2017
TasWater Contact	Rachael Wing	Phone No.	03 6345 6346
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	62 CORRANGA DR, CHIGWELL	Property ID (PID)	5314877
Description of development	Multiple dwellings - 3 new, 3 existing (includes no. 64 & 66)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilson Homes	WH711068 Sheet 01/07 & 01a/07	D	30 May 2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit / lot of 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. 56W CONSENT 3. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows; a. Existing pipe depth and proposed finished surface levels over the pipe; b. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and; c. A note on the plan indicating how the pipe location and depth were ascertained.			



DEVELOPMENT ASSESSMENT FEES

4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$201.93 for development assessment

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

Advice

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

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

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit <http://www.taswater.com.au/News/Outages---Alerts> for a current list of these areas.

Declaration

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

Authorised by

Jason Taylor

Development Assessment Manager

TasWater Contact Details

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



MULTI AWARD WINNING BUILDERS

A Division of Wilson Homes Tasmania Pty Ltd

ABN 96 126 636 897

**WH711068 - PROPOSED UNIT DEVELOPMENTS
(CENTACARE EVOLVE HOUSING)**
62, 64 & 66 Corranga Drive,
CHIGWELL

NOTE:
UNIT 1/62 IS EXISTING
UNIT 1/64 IS EXISTING
UNIT 1/66 IS EXISTING

GLENORCHY PLANNING AUTHORITY	
APPLICATION No.	PLN-17-049
PLAN No.	P3
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SHEET DRAWING TITLE

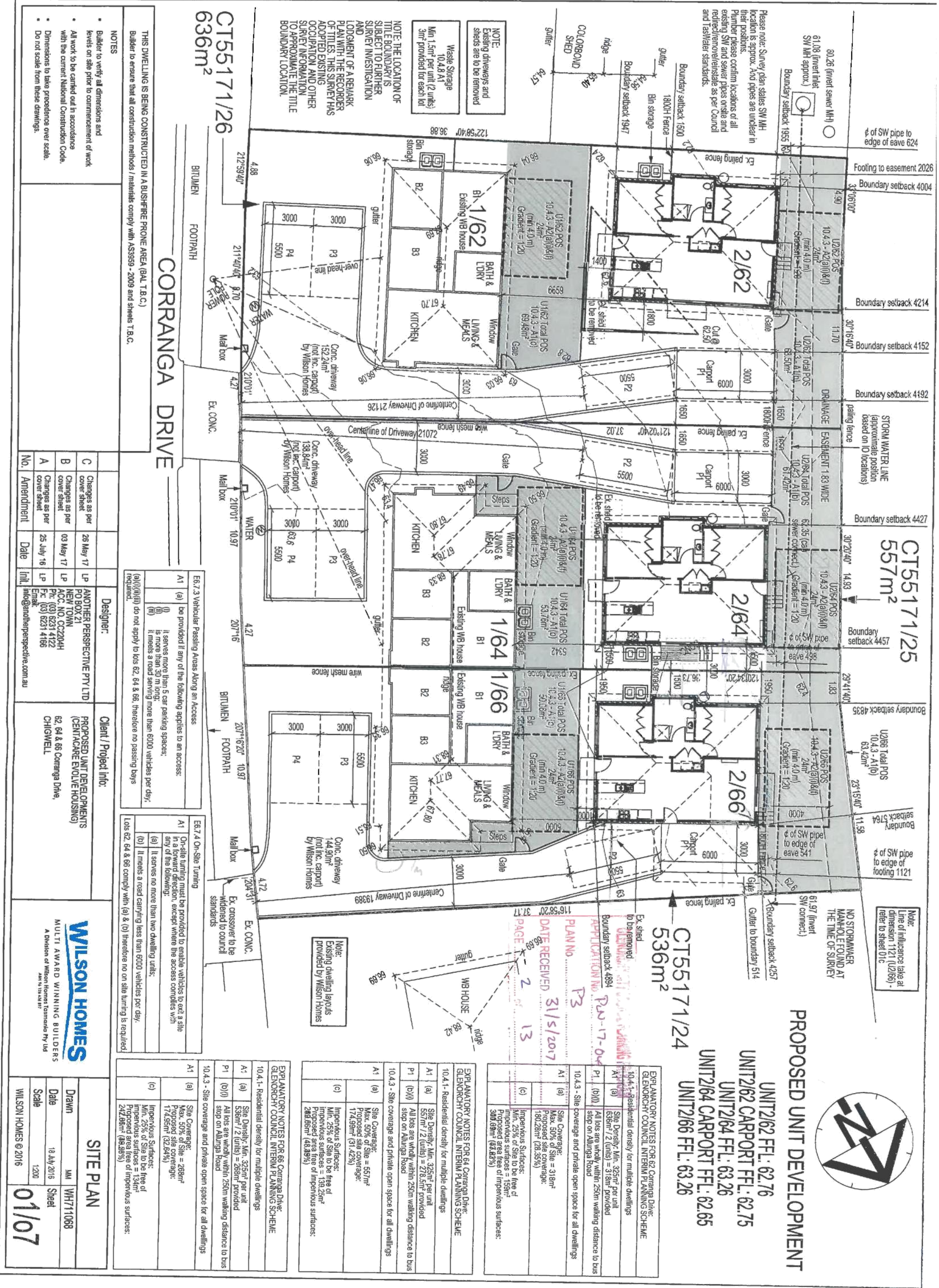
01: (C) SITE PLAN
01a: (D) DRAINAGE PLAN
01b: (B) MANOEUVRING PLAN
01c: (C) LINE OF INFLUENCE

02: (A) UNIT 2/62 FLOOR PLAN
02a: (-) UNIT 2/62 CARPORT PLANS
03: (A) UNIT 2/62 ELEVATIONS

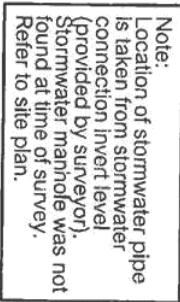
04: (A) UNIT 2/64 FLOOR PLAN
04a: (A) UNIT 2/64 CARPORT PLANS
05: (A) UNIT 2/64 ELEVATIONS

06: (A) UNIT 2/66 FLOOR PLAN
07: (A) UNIT 2/66 ELEVATIONS

D	Tas Water RFI: Capped sewer connection to be renamed capped SW connection as per updated surveys file on Lot 64, update sewer and SW pipes, Unicap ex SW connection, amend DN25 (1020mm) to DN25 (1025mm).	01a	30 May 2017	LP	MM	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 8231 4122 Ex: (03) 8231 4166 Email: info@anotherperspective.com.au	Client / Project Info: PROPOSED UNIT DEVELOPMENTS (CENTACARE EVOLVE HOUSING) 62, 64 & 66 Corranga Drive, CHIGWELL	TIME REFERENCE: FLOOR AREAS: CT5571124, 26 & 28 Porch/Deck AREAS: Refer to floor plan WIND SPEED: TBC SOIL CLASSIFICATION: TBC CLIMATE ZONE: TBC CERTIFIED B.A.L.: TBC DESIGNED B.A.L.: TBC	COVER SHEET		
C	Council Request: Provide Line of Influence showing Stormwater pipe and corner of carport for U2/66.	01 & 01c	26 May 2017	LP	MM						
B	Council Request: Label carports on site plan, provide ex. dwellings internal layout, provide ex. dwellings window and door locations for P-05, provide drainage plan, provide manoeuvring plan, adjust P3 parks as per request, add P4 points to all, adjust unit 2/64 & 2/66 to avoid ex. SW pipe provided by surveyor.	01-01b, & Roof Plans	03 May 2017	LP	CK						
A	Provide 23' Hip roof in lieu of skillion roof.	01, 02, 03, 04, 05, 06, 07	25 July 2016	LP	CK						
DA	DA Plan Set	01 - 07	18 July 2016	MM	SS						
No.	Amendment	Sheet	Date	Drawn	Check	Drawn		Date		Sheet	
						WILSON HOMES © 2016					







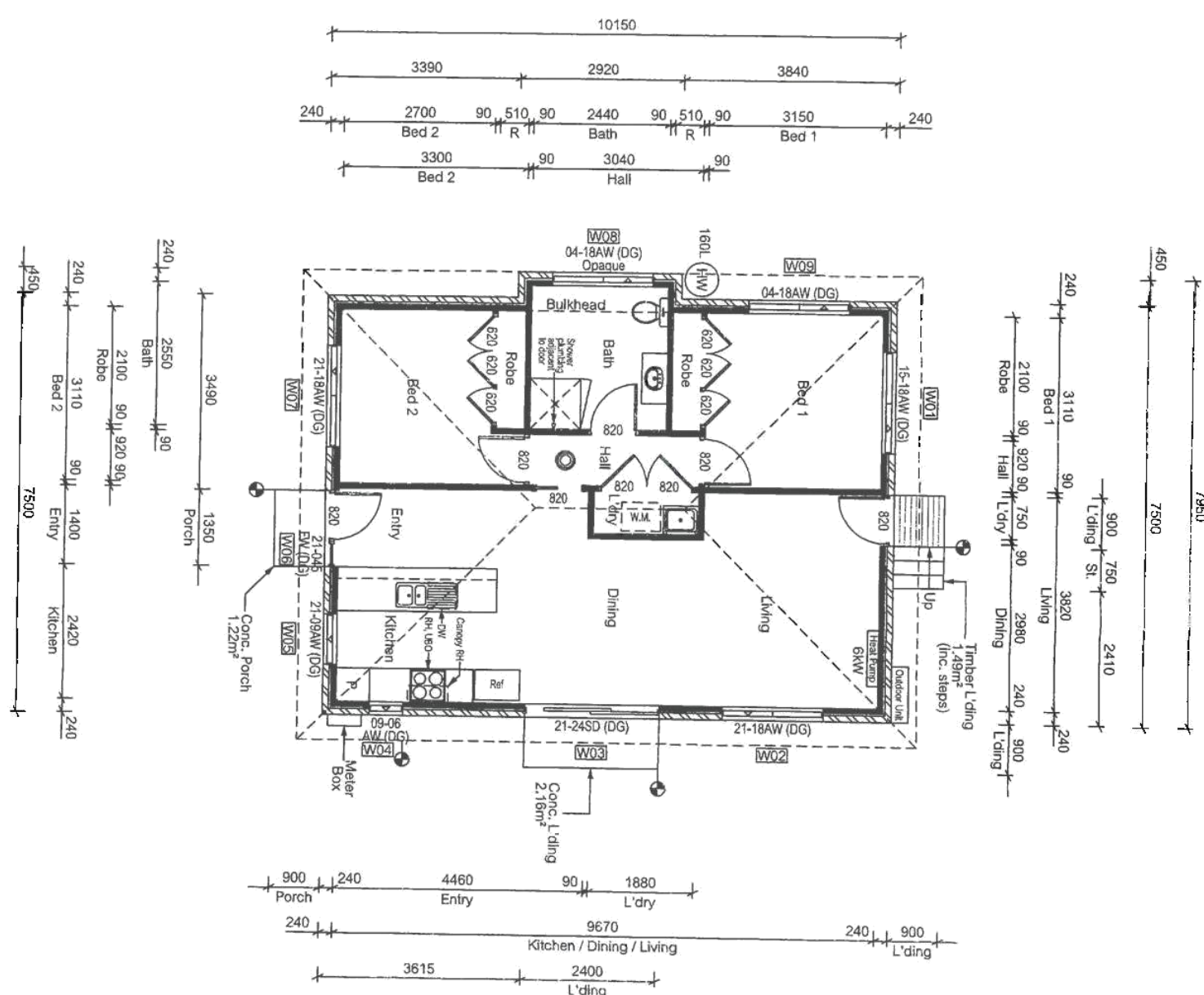
Note:
No change to finished
surface level required

Note:
Line of influence angle
subject to soil report

SHEET: 01

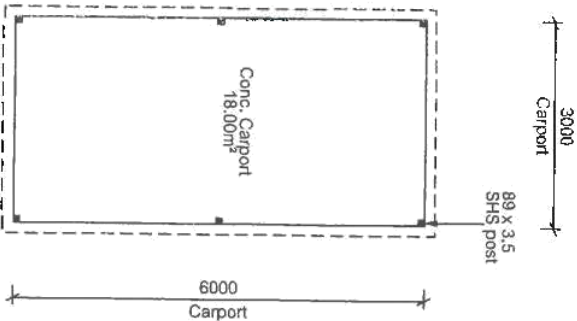
LINE OF INFLUENCE	
Drawn	LP
Date	26 May 2017
Scale	1:20
Sheet	
WHT11068	

CLERICAL
APPLICATION NO. 1
PLAN No. P3
DATE RECEIVED 3/15/2017
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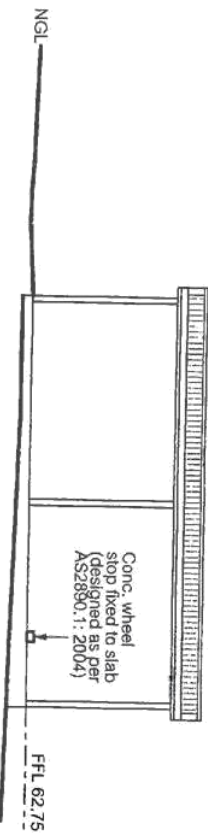


APPLICATION NO. **PW-17-04**
 PLAN NO. **P3**
 DATE RECEIVED **31/5/2017**
 PAGE **13**

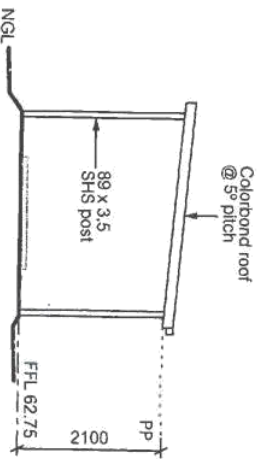
THIS DWELLING IS BEING CONSTRUCTED IN A BUSHPFIRE PRONE AREA (BAL T.B.C.) Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and steels T.B.C.																		
NOTES • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • Dimensions to take precedence over scale. • Do not scale from these drawings.																		
FLOOR AREA = 77.44 sqm Articulation joints Single Mem. (recommenced where more than 1) ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.																		
					Designer:			Client / Project info:										
					ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fax: (03) 6231 4186 Email: info@anotherperspective.com.au			PROPOSED UNIT DEVELOPMENTS (CENTARCH EVOLE HOUSING) 62, 64 & 66 Carranga Drive, CHIGWELL										
A	Changes as per cover sheet	25 July 16	LP															
No.	Amendment	Date	Init															
WILSON HOMES MULTI AWARD WINNING BUILDERS A Division of Wilson Homes (Australia) Pty Ltd ABN 55 124 524 897 UNIT 2/62 FLOOR PLAN <table><tr><td>Drawn</td><td>MM</td><td>WH7711068</td></tr><tr><td>Date</td><td>18 July 2016</td><td>Sheet</td></tr><tr><td>Scale</td><td>1:100</td><td></td></tr></table> WILSON HOMES © 2016 02/07										Drawn	MM	WH7711068	Date	18 July 2016	Sheet	Scale	1:100	
Drawn	MM	WH7711068																
Date	18 July 2016	Sheet																
Scale	1:100																	



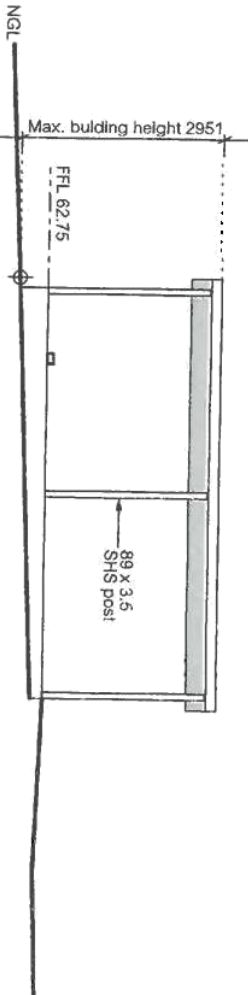
Floor Plan



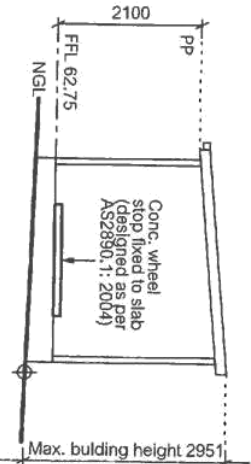
North East Elevation



South East Elevation



South West Elevation



North West Elevation

CLERK OF WORKS
APPLICATION No. **PLN-17-049**
PLAN No. **P3**
DATE RECEIVED **31/5/2017**
PAGE **7** OF **13**

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

FLOOR AREA = 18.00 sqm

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2294H
Ph: (03) 6231 4122
Fm: (03) 6231 4166
Email: info@anotherperspective.com.au

Client / Project Info:

PROPOSED UNIT DEVELOPMENTS
(CENTACARE EVOLVE HOUSING)
62, 64 & 66 Corranga Drive,
CHIGWELL

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Formwork Pty Ltd
ABN 76 15124547

UNIT 2/62 CARPORT PLANS

Drawn **MM** **WH711068**

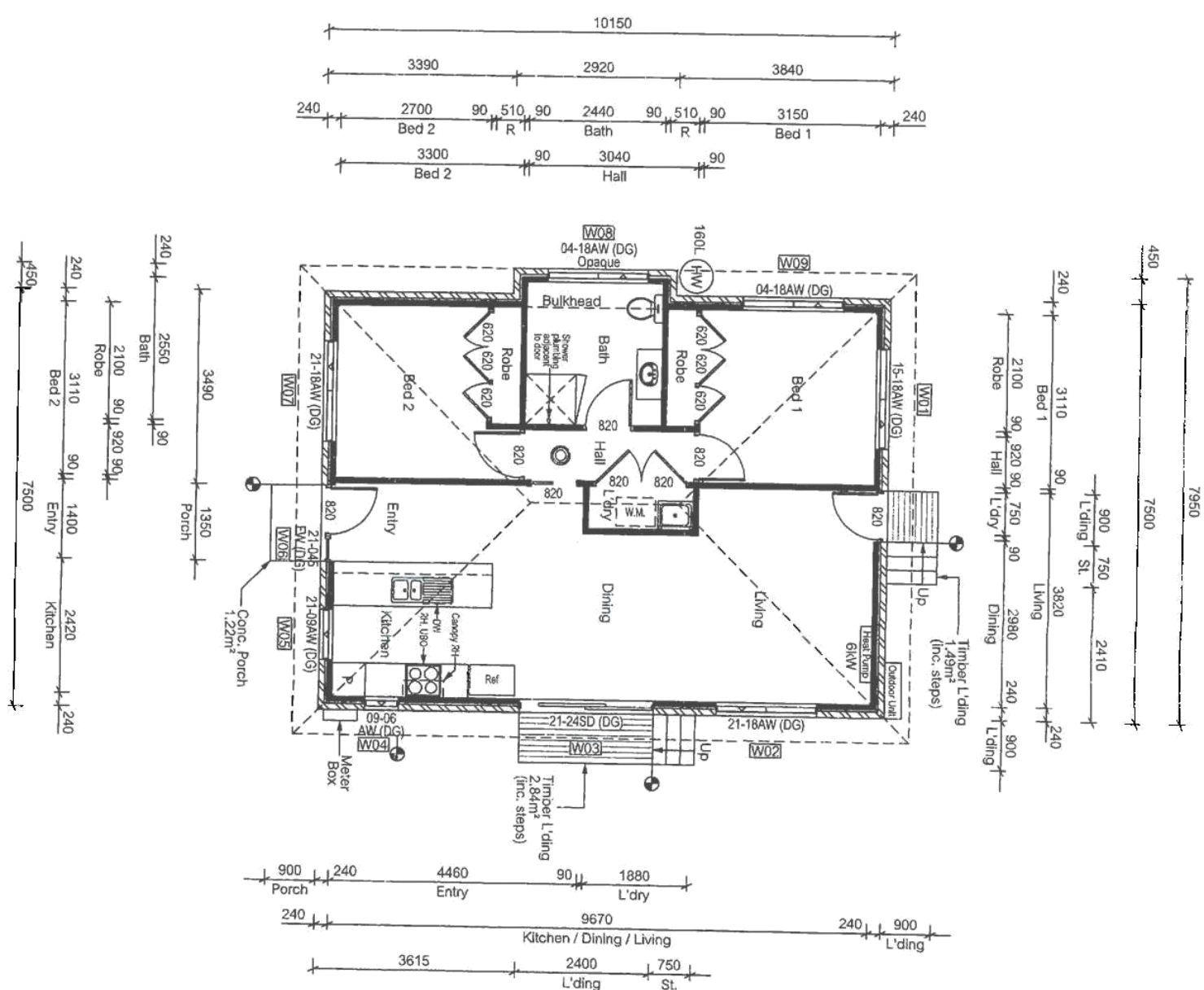
Date **18 July 2016** Sheet

Scale **1:100**

WILSON HOMES © 2016

02a/07

Attachments - Glenorchy Planning Authority - 3 July 2017



APPLICATION NO. PN-17-044
PLAN NO. P3
DATE RECEIVED 31/5/2017
PAGE 13

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current **National Construction Code**.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

FLOOR AREA = 77.44 sqm

-  Articulation joints

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

Designer:		ANOTHER PERSPECTIVE PTY PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fc: (03) 6231 4166 Email: info@anotherperspective.com.au
No.	Amendment	Date
A	Changes as per cover sheet	25 July 16
		LP

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN

PROPOSED UNIT DEVELOPMENT
(CENTACARE EVOLVE HOUSING)

62, 64 & 66 Corranga Drive,
CHIGWEI

WILSON HOMES

A Division of Wilson Homes Tasmania Pty Ltd
 ASN 95 126 626 817

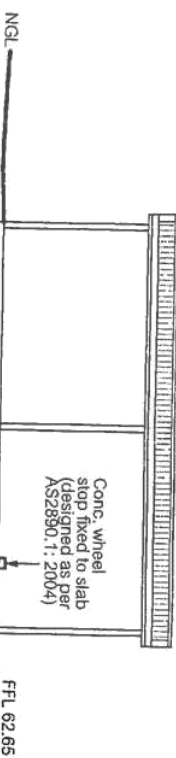
UNIT 2/64 FLOOR PLAN

Drawn	MM	WH711068
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Scale 1.1M

WILSON HOMES © 2016

04/07



Colorbond roof
@ 5° pitch

89 x 3.5
SHS post

2100

62.65

PP

NGL

FFL

Max. building height 2963

FEL 62.65

89 x 3,5
SHS post

NGL

2100

PP

FFL 62.65

NGL

Conc. wheel stop fixed to slab (designed as per AS2880.1:2004)

Max. building height 2963

Diagram of a rectangular concrete carport. The dimensions are 6000 mm for the width and 3000 mm for the depth. The area is labeled "Conc. Carport 18.00m²". The structure is supported by 89 x 3.5 SHS posts at the corners.

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 PLAN NO. P3
 DATE RECEIVED 31/5/2017
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FLOOR AREA = 18.00 sqm

Designers:	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H Ph: (03) 6231 4122 Fax: (03) 6231 4166 Email: info@anotherperspective.com.au		
No.	Amendment	Date	Init.

PROPOSED UNIT DEVELOPMENTS
(CENTACARE EVOLVE HOUSING)
62, 64 & 66 Corraonga Drive,
CHIGWELL

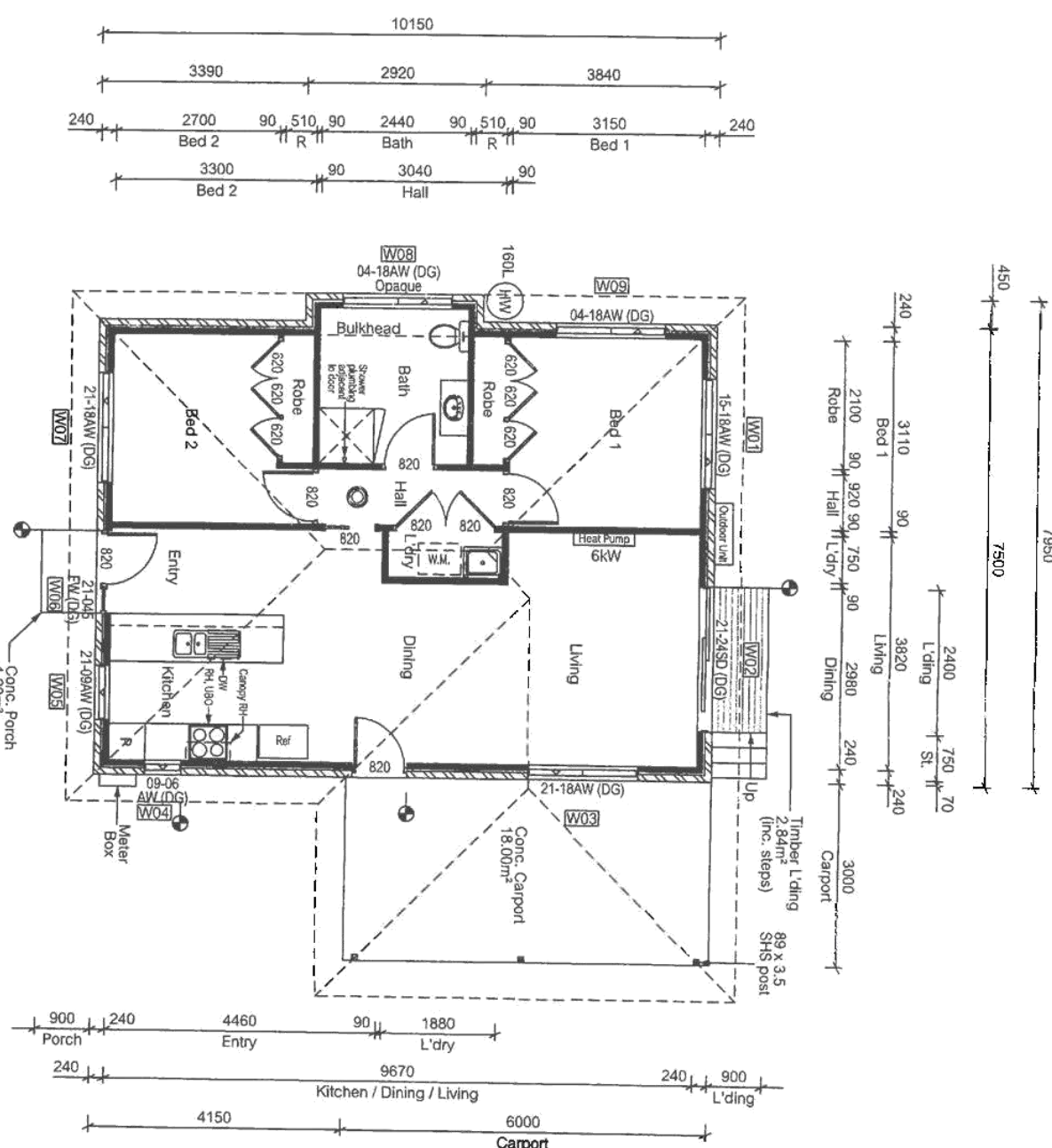
UNIT 2/64 CARPORT PLANS

Scale	1:100
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WILSON HOMES © 2016

04a/07

Attachments - Glenorchy Planning Authority - 3 July 2017



PLANTING
 APPLICATION NO. PLN-17-049
 PLANTING
 DATE RECEIVED 8/15/2017
 12
 13

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

- Easier to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

FLOOR AREA = 77.44 sqm

Articulation joints

with the current National Construction Code.

- Dimensions take precedence over scale
- Do not scale from these drawings.

Designer: ANOTHER PERSPECTIVE PTY PO BOX 21 NEW TOWN A.C. NO. C62204H Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au			
No.	Amendment	Date	Init.
A	Changes as per cover sheet	25 July 16	LP

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN

Ph: (03) 6231 4122

Email:

Client / Project info:

PROPOSED UNIT DEVELOPMENT
(CENTACARE EVOLVE HOUSING)

602, 604 & 606 Cortanga Drive
CHICAGO, IL 60611

WILSON HOMES

MULTI AWARD WINNING BUILDER
A Division of Wilson Homes Tasmania Pty Ltd
ABN 96 126 634 697

ABN 96 126 636 897

UNIT 2/66 FLOOR PLAN	
Drawn	MM
Date	18 July 2016
Scale	1:100
WILSON HOMES © 2016	

APPROVED FOR CONSTRUCTION

APPLICATION No. P3
PLAN No. PU-17-049
DATE RECEIVED 31/5/2017
PAGE 13 OF 13

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

North West Elevation

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 27
NEW TOWN
ACC. NO. CC2204H
Ph: (03) 8231 4122
Fax: (03) 8231 4166
Email: info@anotherperspective.com.au

Client / Project Info:

PROPOSED UNIT DEVELOPMENTS
(CENTRICARE EVOLVE HOUSING)
62, 64 & 66 Coranga Drive,
CHIGWELL

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Townsville Pty Ltd
MARN 151 855 817

UNIT 2/66 ELEVATIONS

Drawn	MM	WH7/1068
Date	18 July 2016	Sheet
Scale	1:100	
WILSON HOMES © 2016		

07/07

88 BRENT STREET, GLENORCHY.

Map Scale: 1:1,549

Map Width: 294.4 m

Date of Print: Tuesday, 27 June 2017



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.

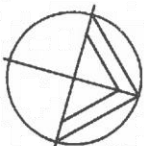


Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-098	Council notice date	03/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00625-GCC	Date of response	09/08/2017
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	88 BRENT ST, GLENORCHY	Property ID (PID)	5357578
Description of development	Conversion of house to three dwelling units		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Canditt Constructions	DW -01 Site Plan	--	10/09/2015
Canditt Constructions	DW -02 Floor Plans	--	20/04/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connection / 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, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$201.93 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.			



BRENT STREET



NOTE : ALL WORKS ARE EXISTING



PLANNING APPLICATION

MULTIPLE DWELLING APPLICATION for three flats (current approved use is house and 1 flat)

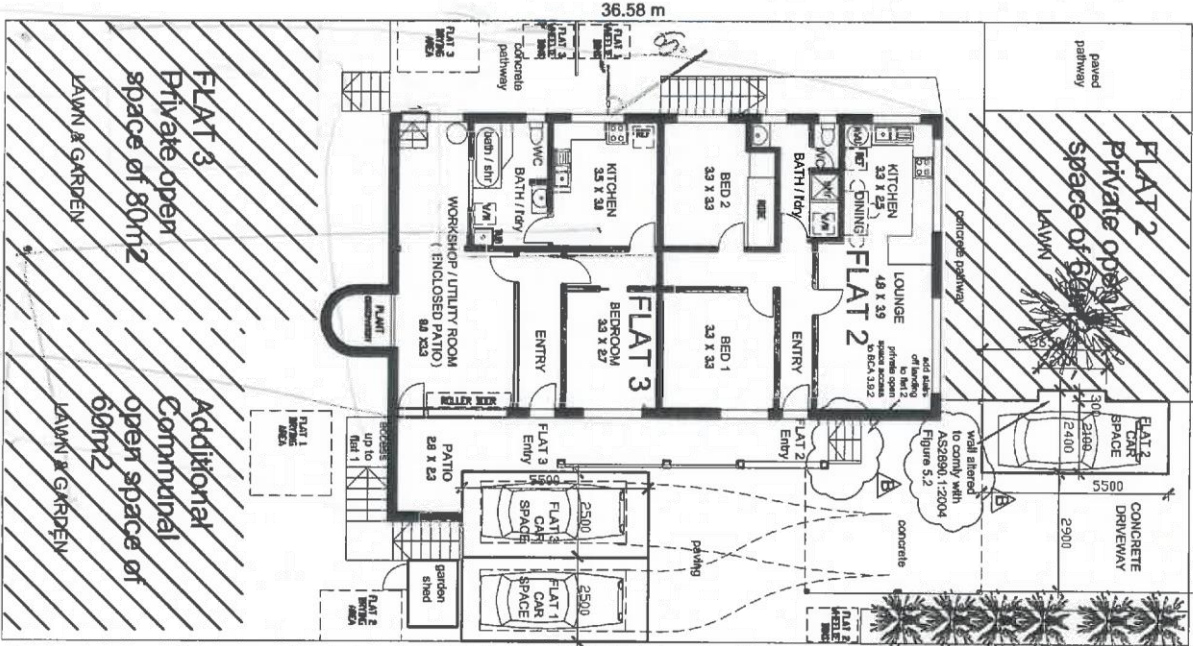
at 88 Brent Street GLENORCHY

Drawing Register

Cover sheet, Drawing Register & Site Plan & front photo	DWG-01	1:200
Floor Plans	DWG-02	1:100

REAL PROPERTY DESCRIPTION
Lot 4 Plan 14248
Area of lot 668 m2

LOWER LEVEL PLAN SHOWN

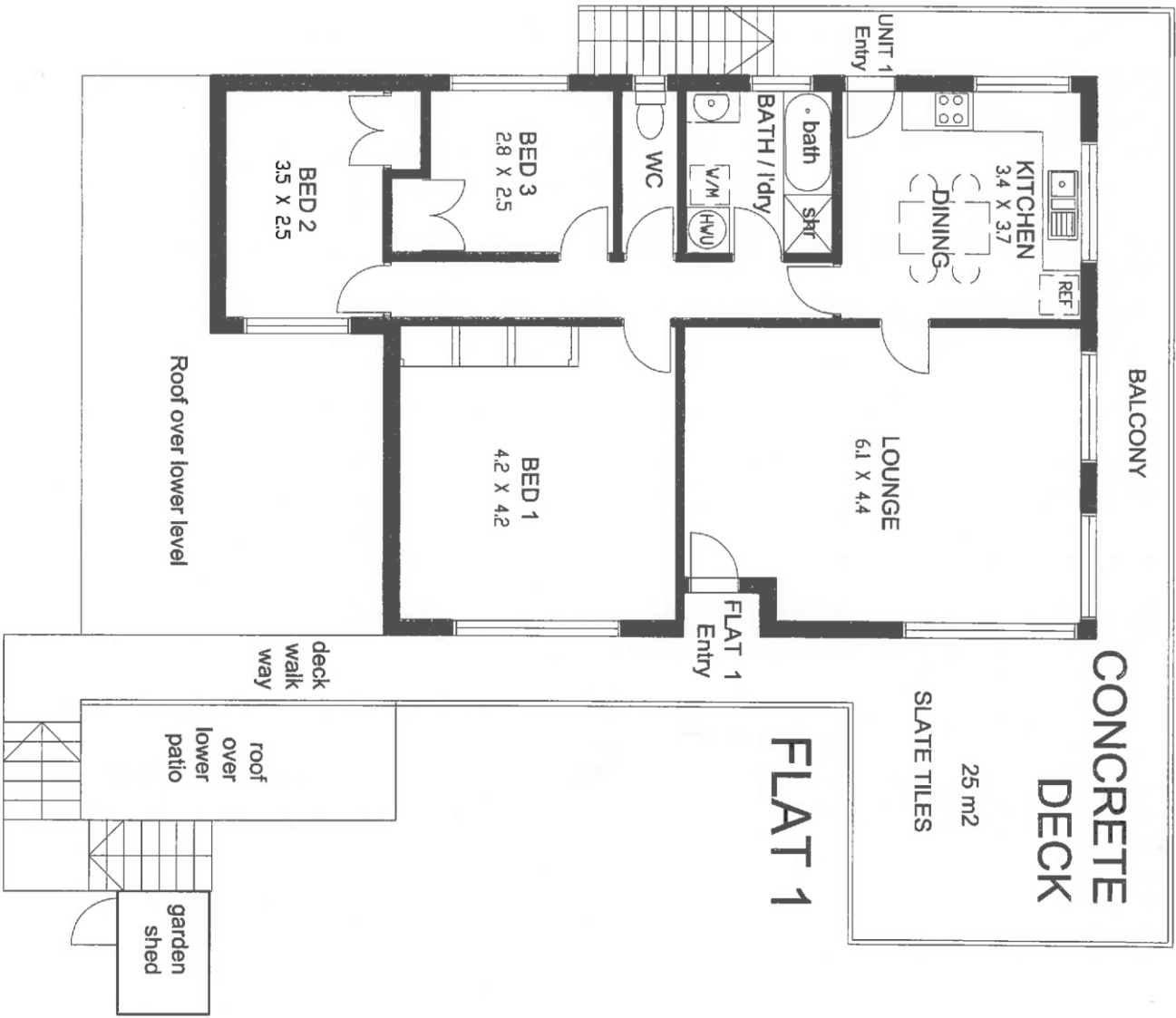
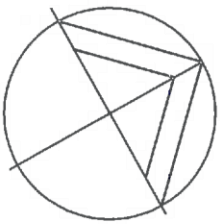


Scale 1:200

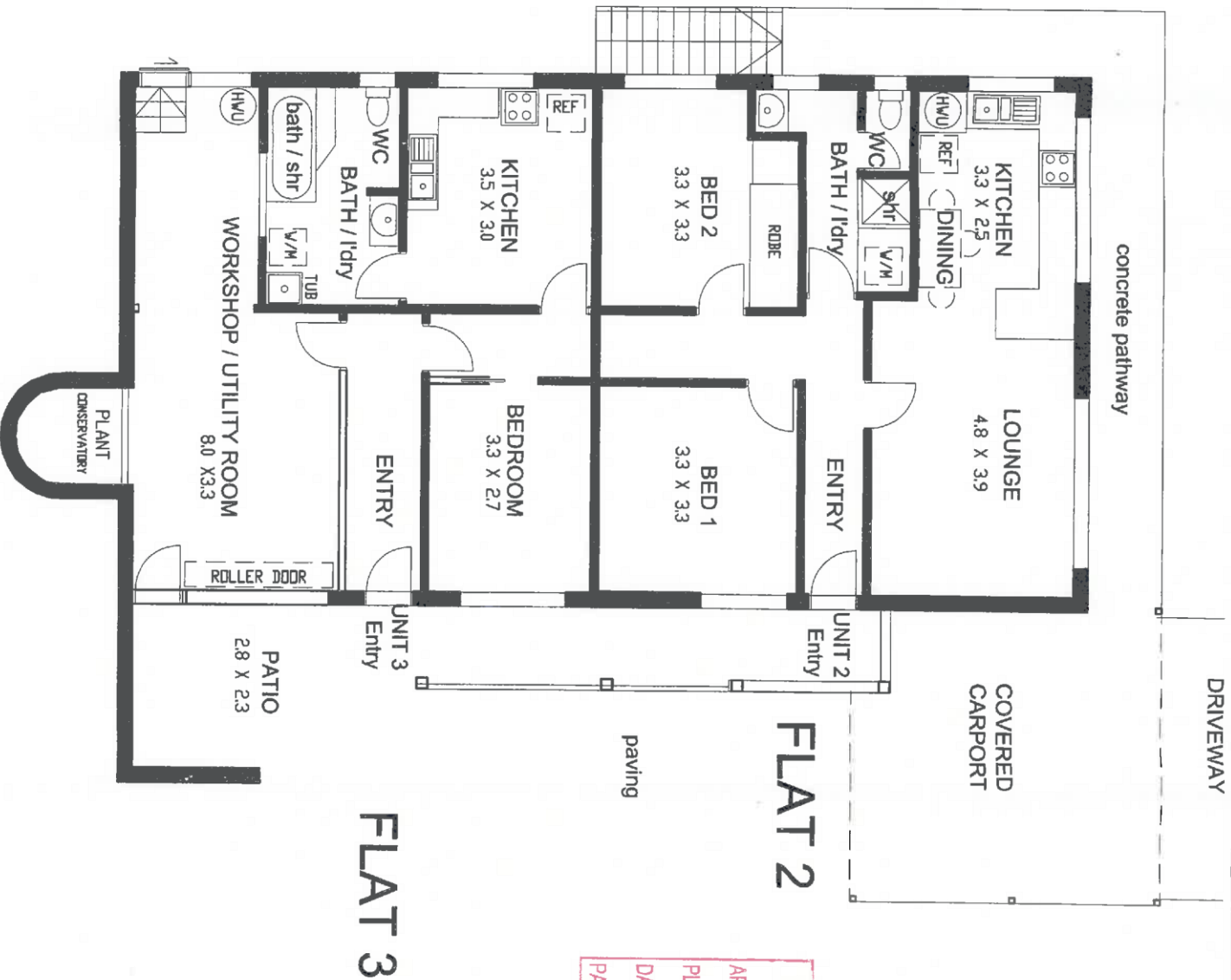
GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. PLN-17-098
PLAN NO. P3
DATE RECEIVED 08/06/2017
PAGE 1 of 1

THIS DESIGN IS COPYRIGHT & ALWAYS REMAINS THE PROPERTY OF THE DESIGNER AND MUST NOT BE SOLD, REPRODUCED, ASSIGNED, REPRODUCED, LOANED, COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE AUTHORITY OF THE DESIGNER. AMENDMENTS: A AMENDED 24 MAY 2017 B FLAT 2 CAR SPACE - WALL ALTERED TO COMPLY WITH AS2890.1:2004 FIGURE 5.2 & 8 JUNE 2017	SITE PLAN For Dennis & Jacinta Cantwell	Multiple Dwelling Application for three flats at 88 Brent Street GLENORCHY	Canditt Constructions Building Design & Documentation Phone: 0414 310 328 Email: dennis@canditt.com.au PO Box 200 Woodbridge, Tasmania, 7162 Accreditation No. CC5242C Scale 1:200 Date 10/9/15 SHEET No DWG - 01 / B
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UPPER LEVEL EXISTING
CURRENT HOUSE -
Proposed Flat 1
107 m2 plus deck



LOWER LEVEL EXISTING
FLAT 1 - 70 m2
FLAT 2 - 65 m2



GLENORCHY PLANNING PROGRAM
APPLICATION NO. PCN-17-098
PLAN No. P2
DATE RECEIVED 24/05/2017
PAGE 2 of 3

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AMENDMENTS
AMENDED 24 MAY 2017

FLOOR PLANS

Multiple Dwelling
Application
for three flats
at
88 Brent Street
GLENORCHY



Building Design & Documentation
Phone: 0414 310 328
Email: dennis@canditt.com.au
PO Box 200 Woodbridge, Tasmania, 7162
Accreditation No. CCS242C

Scale 1:100, 1:20 Date 20/4/17
SHEET No DWG - 02 / A



Existing
bus stop

BOLD OUTLINES
INDICATE EXISTING
MULTIPLE
DWELLINGS
WITHIN A 400m
RADIUS

GLENORCHY PLANNING AUTHORITY
APPLICATION No. PLN-17-098
PLAN No. P2
DATE RECEIVED 24/5/2017
PAGE 3 3

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AMENDMENTS:	showing other multiple dwellings					
© 2016 Google				Scale mts Date 10/9/15		SHEET No DWG - 03