

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 3 OCTOBER 2016



TABLE OF CONTENTS:

PLANNING

5. Proposed Use and Development - Proposed Screen to Single Dwelling Relying on Performance Criteria and Home-based Business - 42 Maple Avenue Moonah	
1: Attachment - 42 Maple Avenue, Moonah	2
6. Proposed Use and Development - Additions (Carport and Entertainment Area) to Single Dwelling (Residential) - 42 Anfield Street Glenorchy	
1: Attachment - 42 Anfield Street, Glenorchy.....	8
7. Proposed Use and Development - Change of Use to Veterinary Centre (Business & Professional Services) Relying on Performance Criteria - 55 Main Road Claremont	
1: Attachment - 55 Main Road, Claremont	17





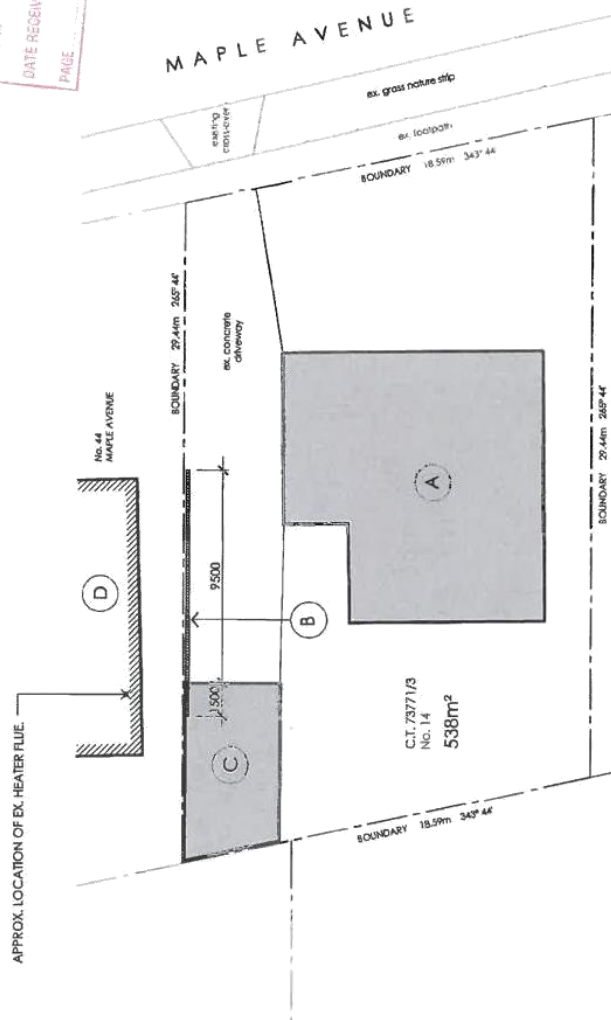
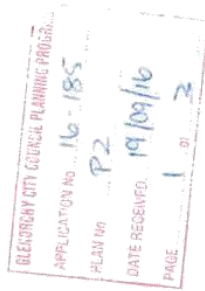
Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-185	Council notice date	30/08/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01228-GCC	Date of response	30/08/2016
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	42 MAPLE AVE, MOONAH	Property ID (PID)	5438589
Description of development	Proposed screen on side boundary		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Matt Gilley	Site Plan A01	--	Aug 2016
Matt Gilley	Screen Plan A02	--	Aug 2016
Matt Gilley	Elevations A03	--	Aug 2016
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			
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

SHEET No. 1 OF 3



SITE PLAN 1:200



IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THE DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS APPROVED BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY CONDITIONS OF APPROVAL ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL, AND OTHER STATUTORY AUTHORITIES ARE PASSED ON TO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
8. IF IN DOUBT - ASK CONTACT THE BUILDING DESIGNER AND/OR RELEVANT COUNCIL.

SITE KEY

- A EXISTING WEATHERBOARD RESIDENCE.
- B PROPOSED 11.00m LONG x 4.00m HIGH SCREEN ALONG BOUNDARY.
- C EXISTING BLOCK WORK GARAGE (3.00m high).
- D EXISTING NEIGHBOURING BRICK RESIDENCE.

SITE PLAN			
drawing	project no.	drawing no.	
scale	1:200	13008	
date	AUG 2016	drawn	NIG
			A01

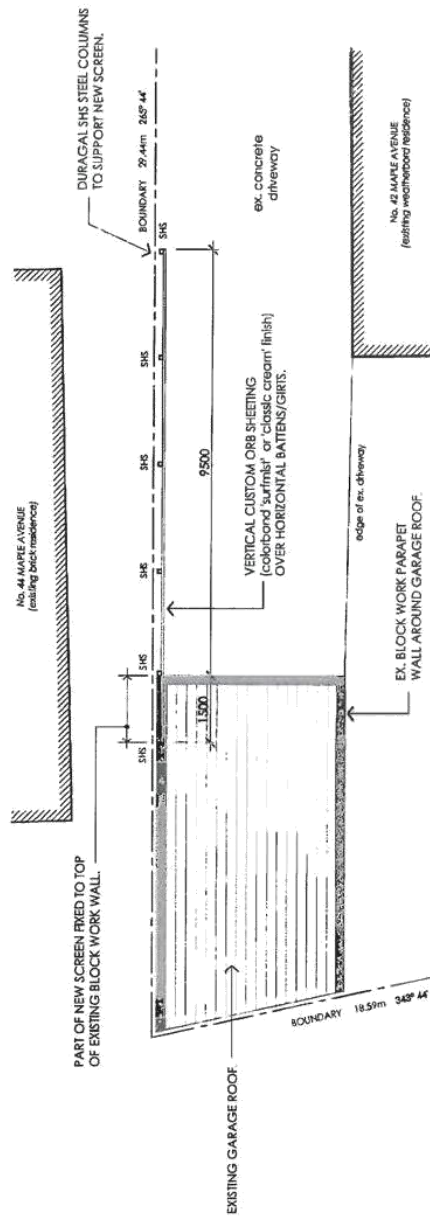
project	PROPOSED SCREEN 42 MAPLE AVENUE MOONAH
proprietor	H. KUNIMOTO

issue	description	date

MATT GILLEY building designer	P.O. BOX 284 MOONAH TAS 7004 015	PC457488288 matt@gilleydesign.com
--	----------------------------------	-----------------------------------

SHEET No. 2 OF 3

GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No.	16-185
PLAN No.	P2
DATE RECEIVED	19/09/16
	2 of 3



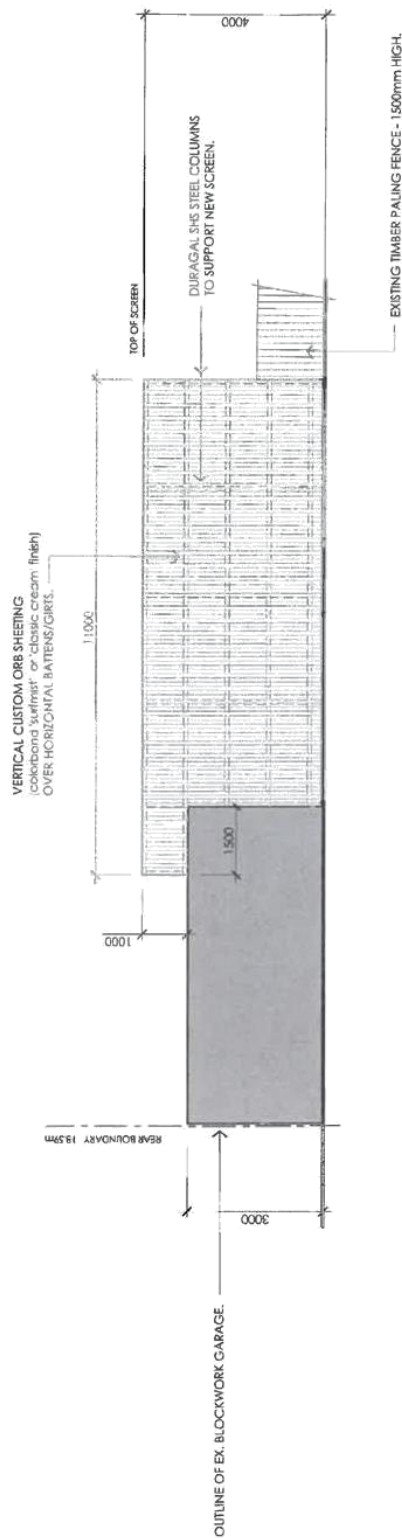
drawing		SCREEN PLAN	
scale	1:100	project no.	1308
date	AUG 2015	drawn	MEG
		drawing no.	A02

project	PROPOSED SCREEN 42 MAPLE AVENUE MOONAH
proprietor	H. KUNIMOTO

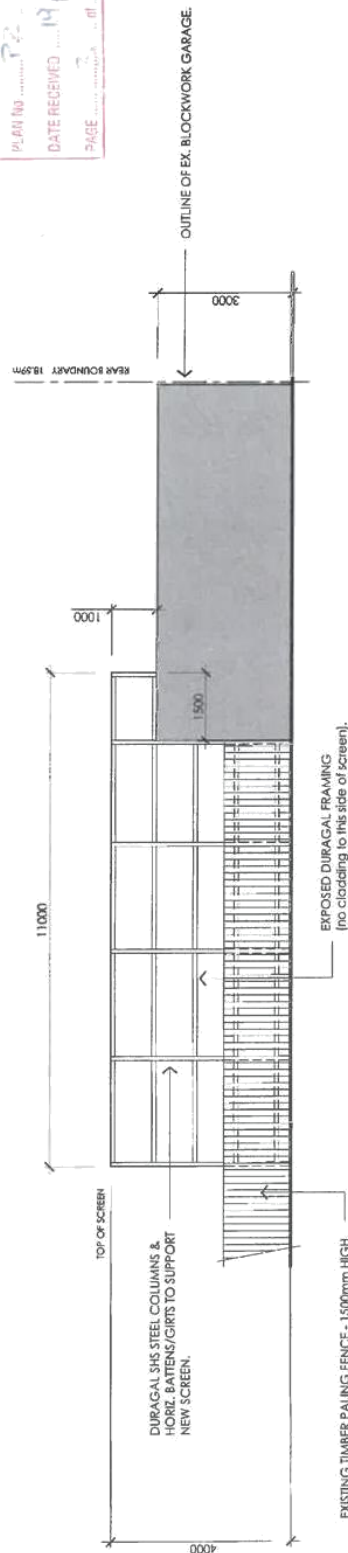
revision	description	date
A.	FINISH/COLOR OF SCREEN ADDED.	17.9.16

MATT GILLEY building designer	
P.O. BOX 224 MOONAH TASMANIA 7015	0457458228 m.gilley@bigpond.com

SHEET No. 3 OF 3



SOUTH ELEVATION 1:100
FACING No. 42 MAPLE AVENUE



NORTH ELEVATION 1:100
FACING No. 44 MAPLE AVENUE

drawing		ELEVATIONS	
scale	1:100	project no.	13009
date	AUG 2018	drawn	IMG
		drawing no.	A03

project	PROPOSED SCREEN 42 MAPLE AVENUE MOONAH
proportion	H. KUNIMOTO

item no.	description	date
A.	FINISH/COLOUR OF SCREEN ADDED.	17/9/16

MATT GILLEY | building designer

P.O. BOX 884 MOONAH TASMANIA 7015 P: 0437468838 E: matt@gilleydesign.com.au

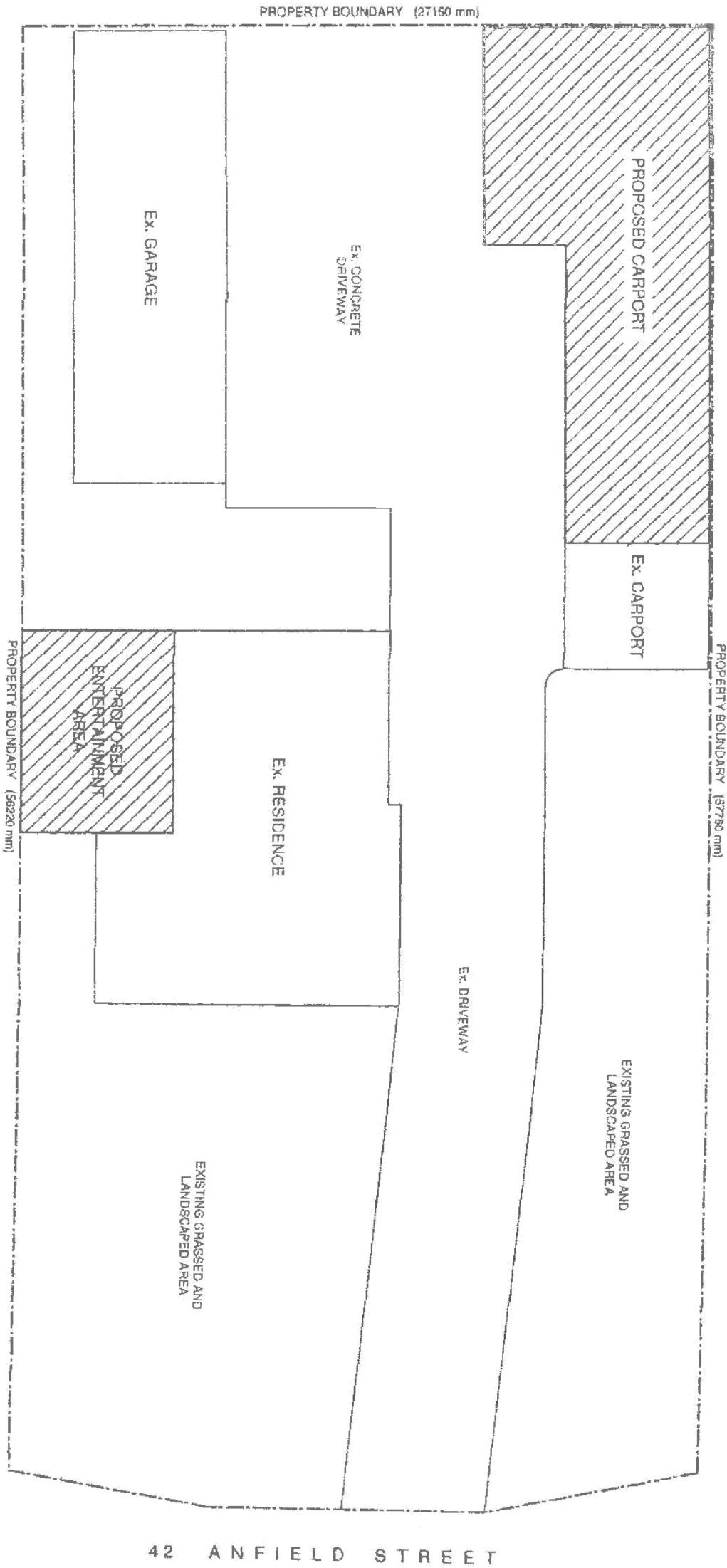


"A"



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-177	Council notice date	25/08/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01199-GCC	Date of response	31/08/2016
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	42 ANFIELD ST, GLENORCHY	Property ID (PID)	5351512
Description of development	New Garage/Carport and covered entertainment area		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Unknown	Site Plan / SH-01/A	--	Aug 2016
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			
For application forms please visit http://www.taswater.com.au/Development/Forms			
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



SUMMARY OF AREAS

EXISTING HOUSE
EXISTING GARAGE
EXISTING CARPORT

PROP. OUTDOOR ENT. AREA
PROPOSED CARPORT

SITE AREA 1600 m² (A)

GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No	16-177
PLAN No	81
DATE RECEIVED	16-8-16
PAGE	1 of 5



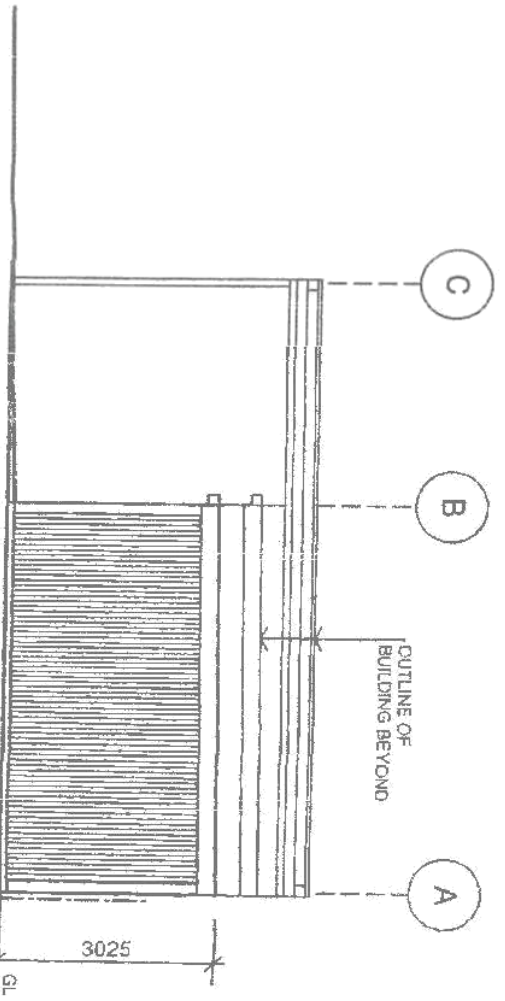
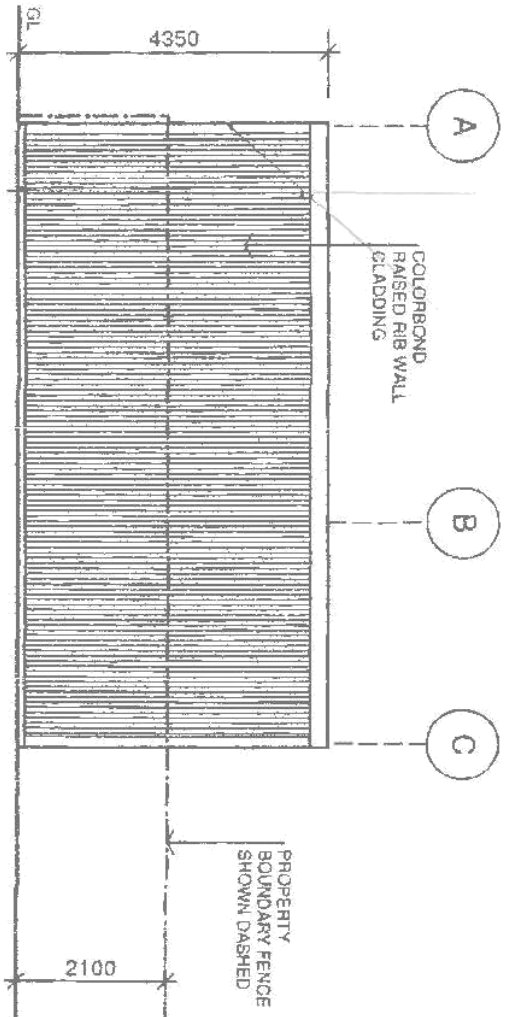
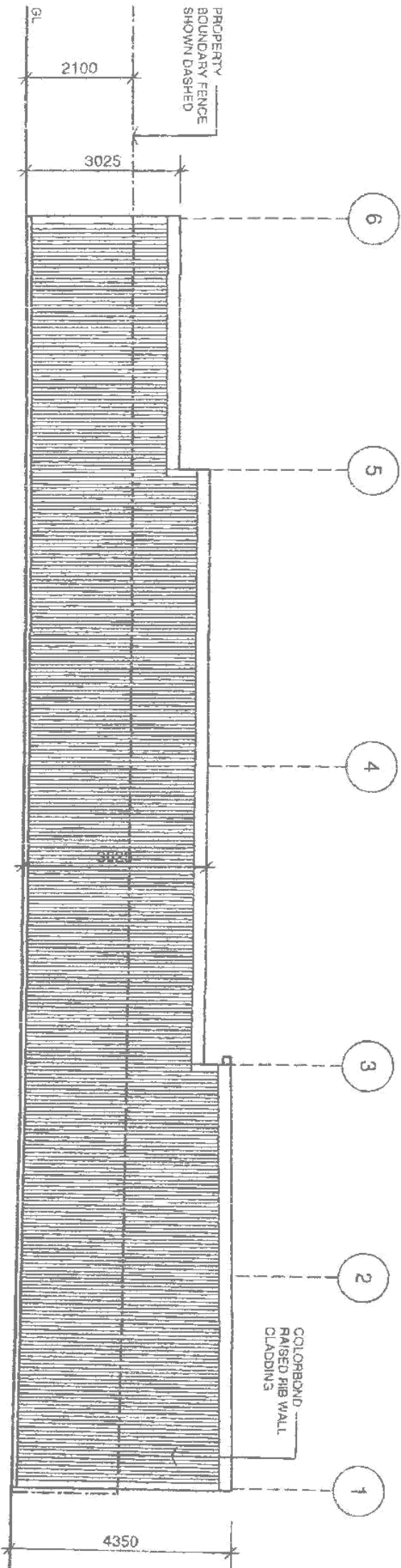
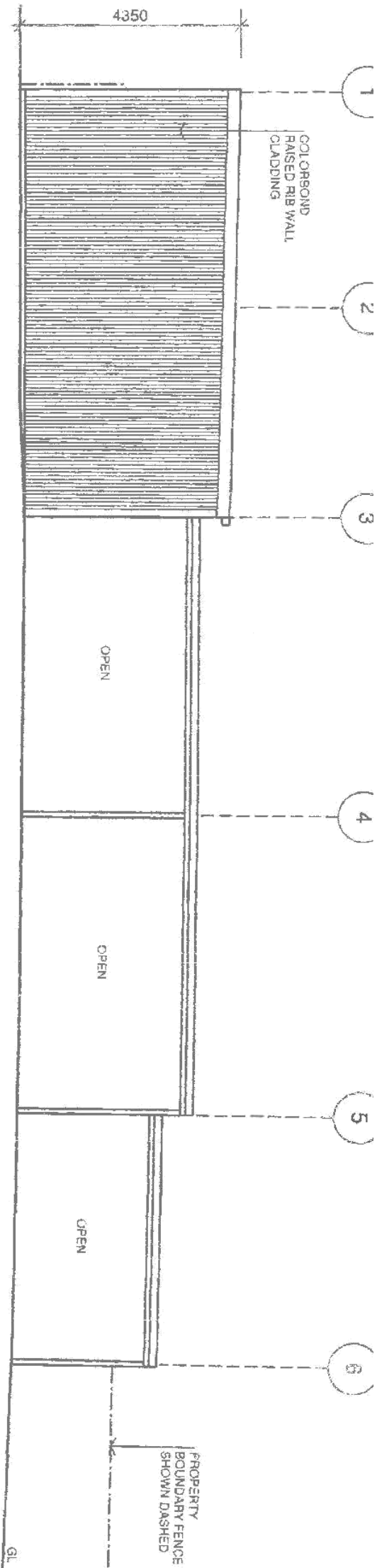
Client
T.J & T.A. PETTIT

Project
**PROPOSED CARPORT
42 ANFIELD STREET
GLENORCHY**

Drawing Name
SITE PLAN







CLARENCE CITY COUNCIL PLANNING PROGRAM

APPLICATION No. 16-177

PLAN No. 81

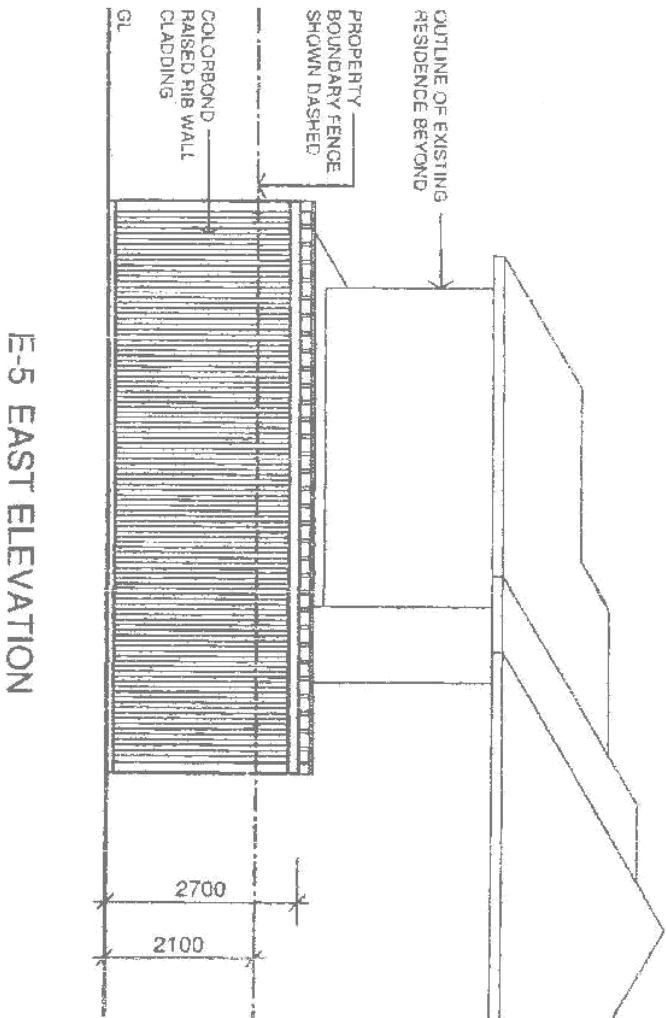
DATE RECEIVED 16.8.16

TIME 2.05 PM

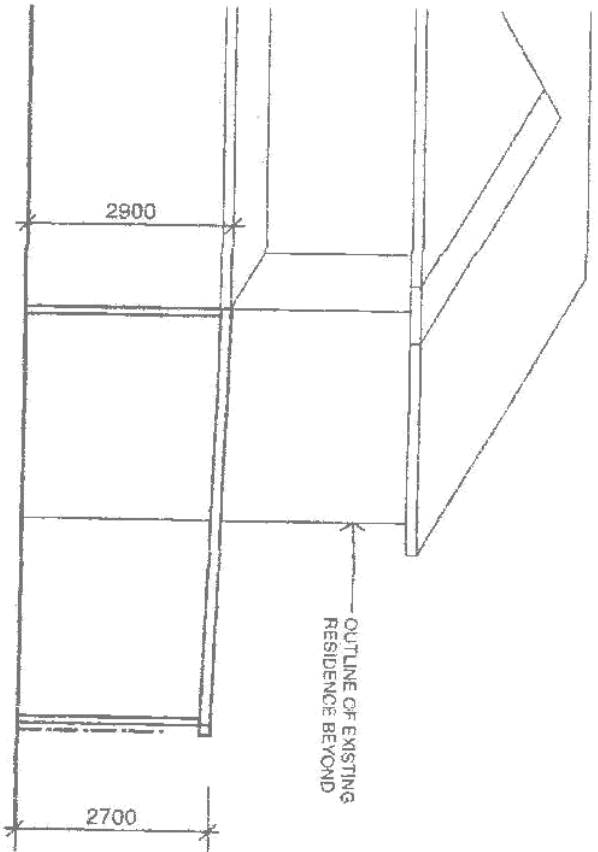
Client
T.J. & T.A. PETTIT

Project
PROPOSED CARPORT
42 ANFIELD STREET
GLENORCHY

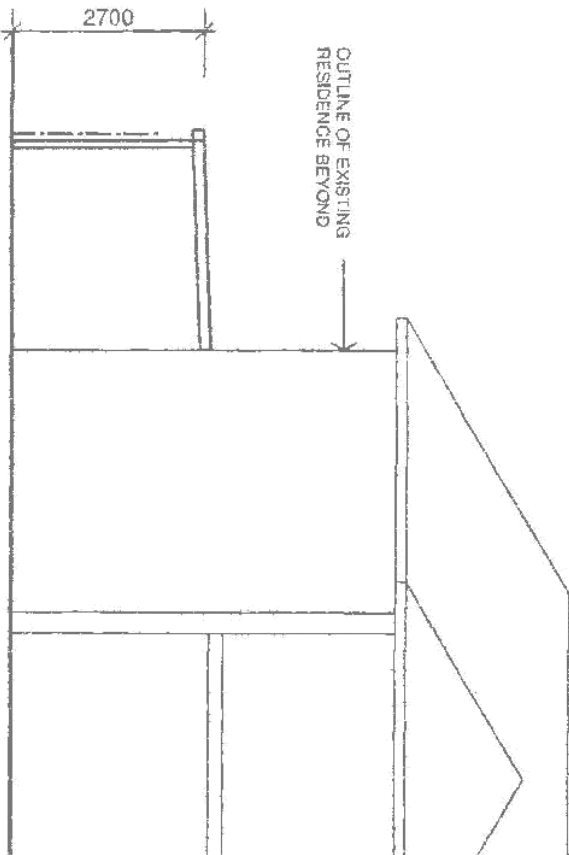
Drawing Name
ELEVATIONS SHEET 1



E-5 EAST ELEVATION



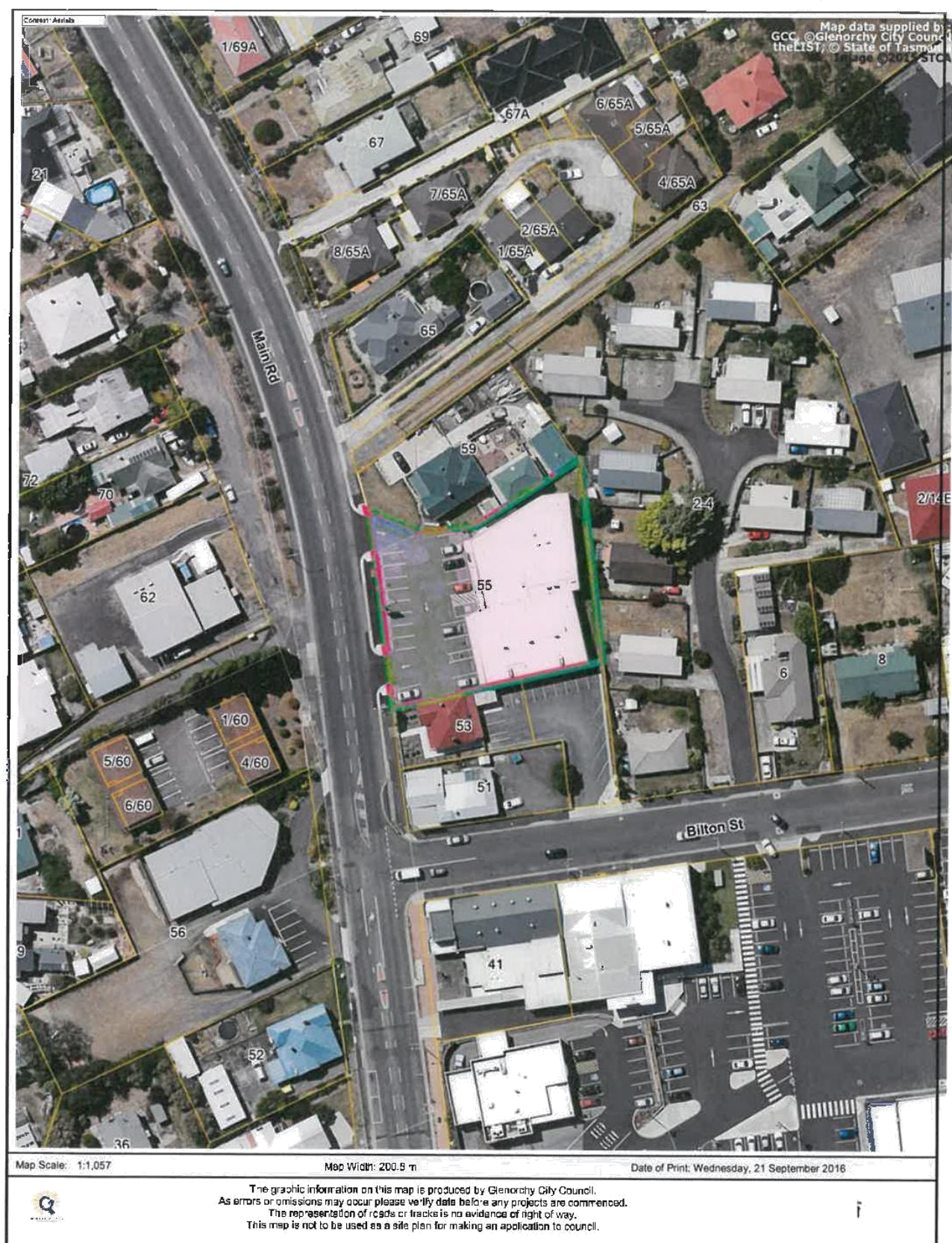
E-6 SOUTH ELEVATION



E-7 NORTH ELEVATION

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 16-177
PLAN No 21
DATE RECEIVED 16-8-16
PAGE 5 of 5

Client
T.J & T.A. PETTIT
Project
PROPOSED CARPORT
42 ANFIELD STREET
GLENORCHY
Drawing Name
ELEVATIONS SHEET 2





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-183	Council notice date	24/08/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01183-GCC	Date of response	29/08/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	55 MAIN RD, CLAREMONT	Property ID (PID)	1948792
Description of development	Change of use to veterinary centre		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Jason Wright Design	A103 (Floor Plan)	A	10/08/2016
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 connection / sewerage system and connection for this 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 use of the development, a boundary backflow prevention device must be installed, to the satisfaction of TasWater.			
TRADE WASTE			
1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent			
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; and			



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.			
TRADE WASTE			
Plumbing connections that are not for sanitary purposes or the staff kitchen facility are deemed to discharge trade waste. These fixtures will require compliant screening and a valid Trade Waste Consent to discharge to the sewer.			
Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:			
Location, type and if applicable, volume, of all pre-treatment devices as specified within the Commercial Customers Pre-treatment Guidelines available from www.TasWater.com.au			
Plumbing plans must clearly specify that basket strainers will be fitted to washup sinks, floor wastes in kennel areas and on any plumbed outlets on surgical tables; and			
At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application is also required and is available from http://www.taswater.com.au/Your-Account/Forms			
If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.			
The application forms are available at http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial .			
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



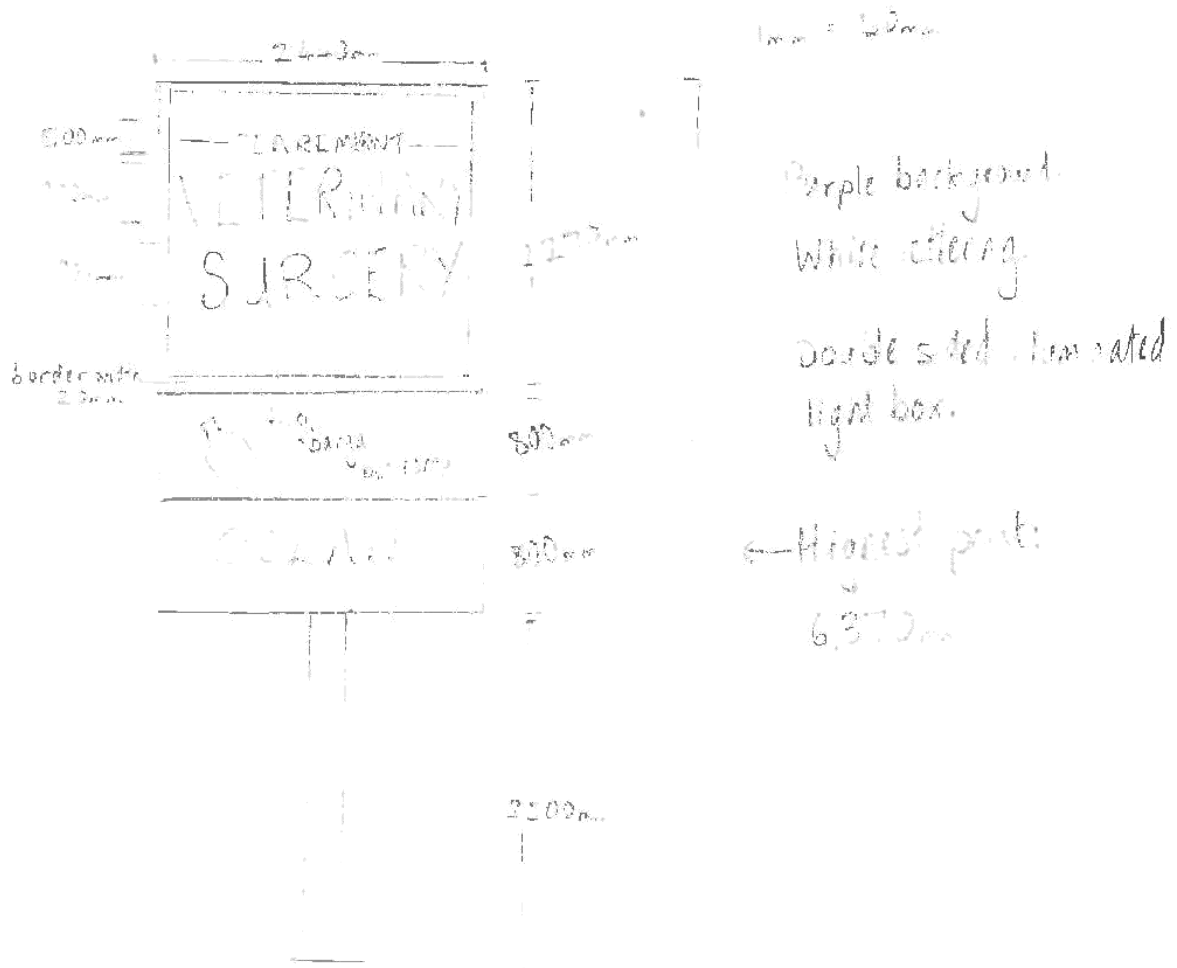
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au
------	------------------------------	-----	--

Pole sign:



GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No	16-182
PLAN No	P2
DATE RECEIVED	2/09/16
PAGE	1 of 2

There is currently a Video City light box mounted on a pole outside the building. In the picture above, our proposed signage has been superimposed over the existing signage.



Fascia sign:



GLENORCHY CITY COUNCIL PLANNING
 APPLICATION No. 16-182
 PLAN No. 92
 DATE RECEIVED 2/09/16
 PAGE 2 of 2

Here is a representation of how the fascia sign over the building will look.

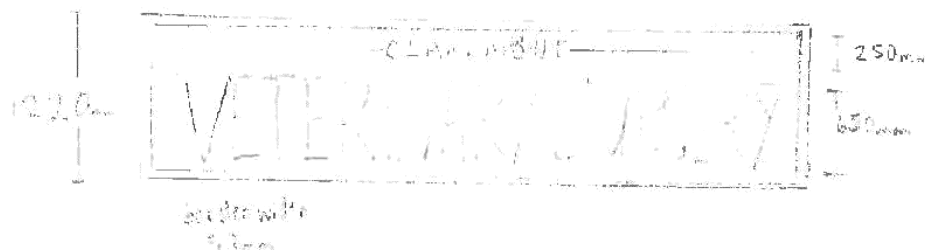
Proposed dimensions: 1220mm high by 4880mm long.

Proposed illumination: 3 small spotlights, positioned along the base of the sign, each one 230 voltage luminaire.

Height of lettering indicated on picture.



1mm = 50mm



**JASON WRIGHT DESIGN**
ARCHITECTS
100/101 Main Road
Claremont NSW 1570
Mobile: 081 514 525 817

DESIGNED BY JASON WRIGHT
DRAWN BY JASON WRIGHT
CHECKED BY JASON WRIGHT
DATE: 19/08/16
PROJECT: 55 Main Road, Claremont
DRAWING: SITE PLAN

1 SITE PLAN
1:150

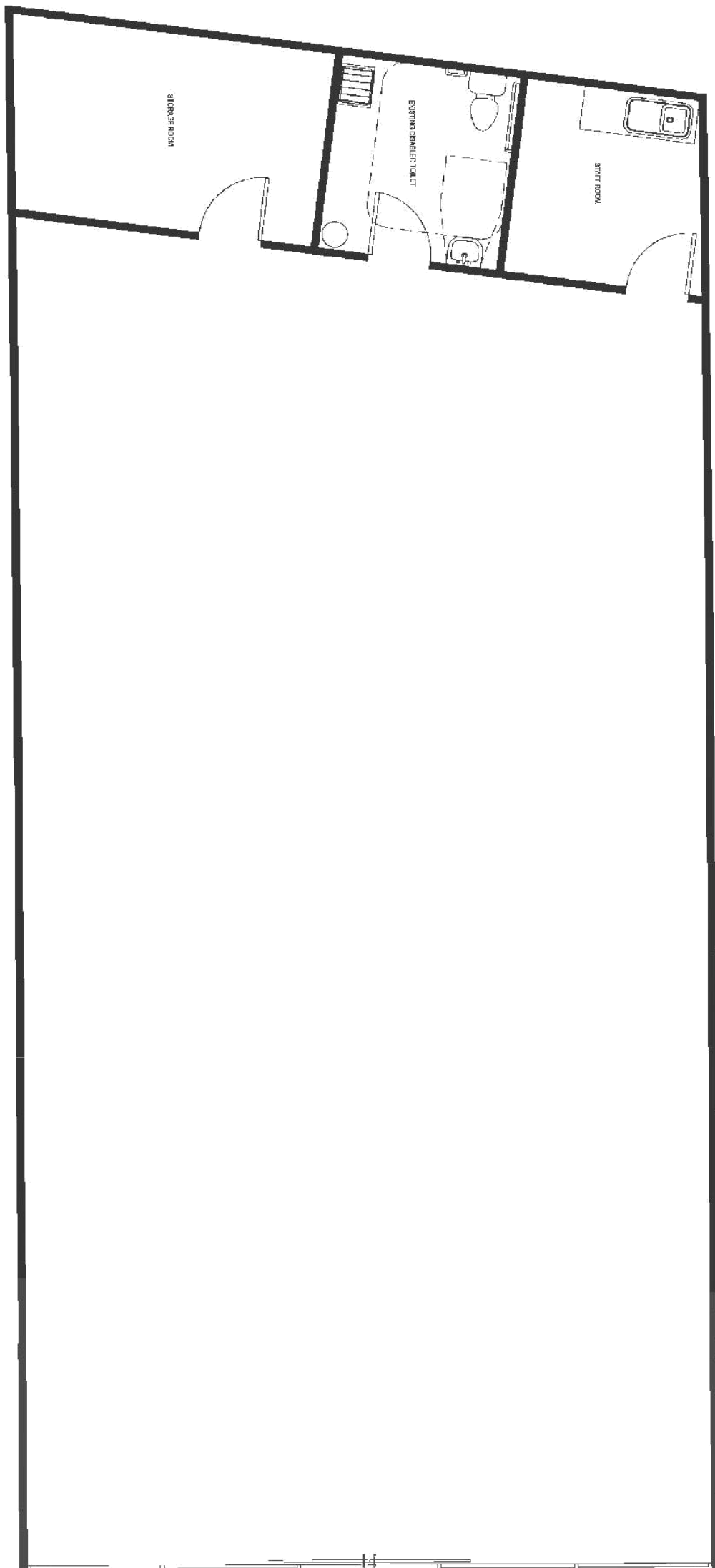


16-183
P1
19/8/16
S

REV	DESCRIPTION	DATE	COMET	ADDRESS	SITE PLAN	REV
A	PRELIMINARY PLAN	19/08/16				

[illegible]

1
1:50



REV	DESCRIPTION	DATE	Drawn	D & E PETTET		EXISTING FLOOR PLAN	
A	REDRAWN PLAN	10.8.2018	Address:		2755 MAIN RD, CLAREMONT TAS		
					DWG No	A102	
					Date:	10.8.2018	

16-183
P1
19/8/16
3
5



16-183

P1

1918116

3

5



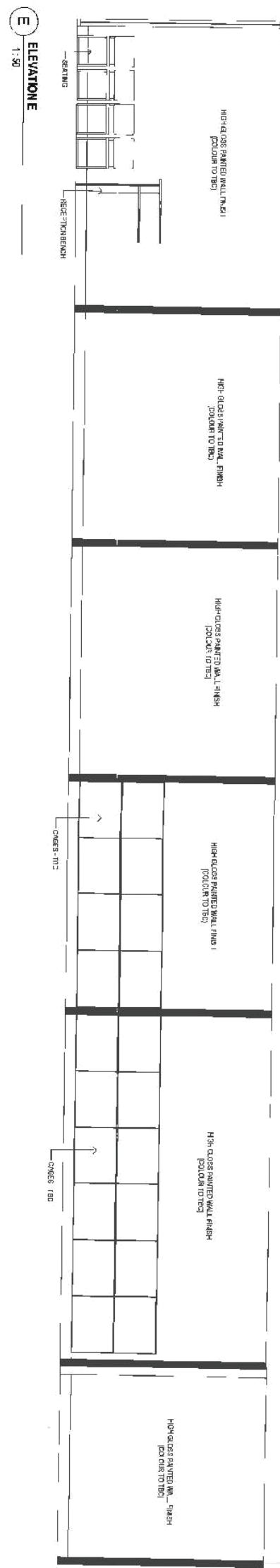
16-185

1918/16

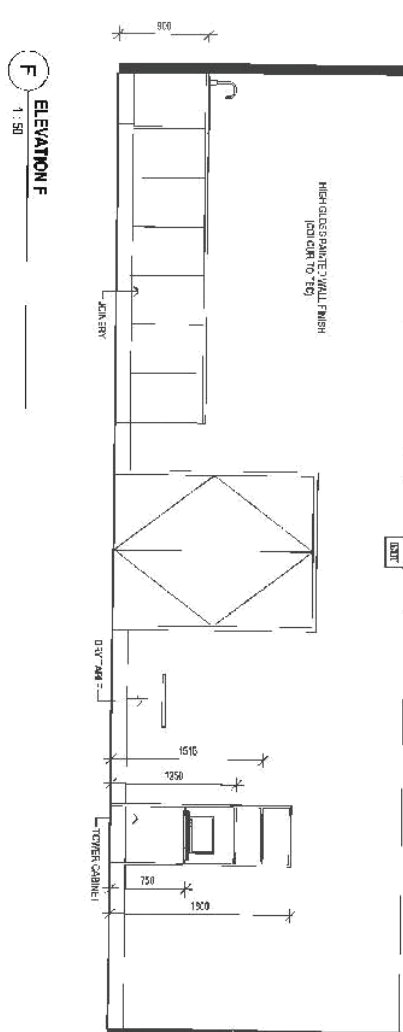
5

4

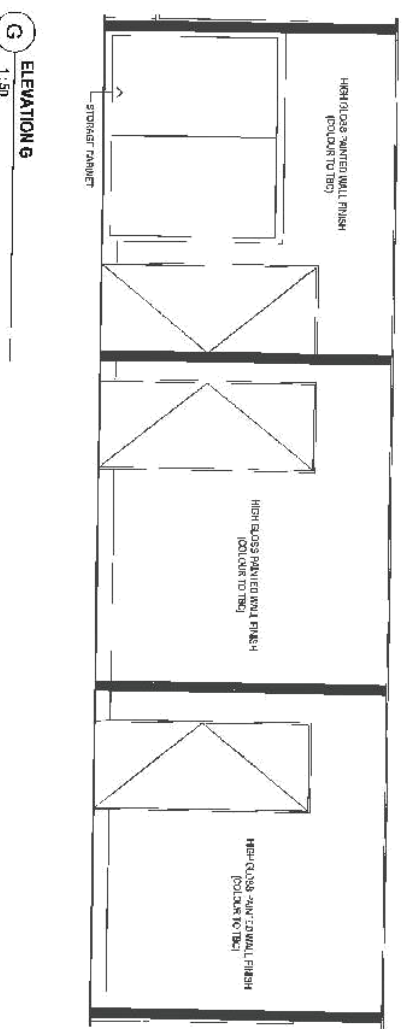
P1



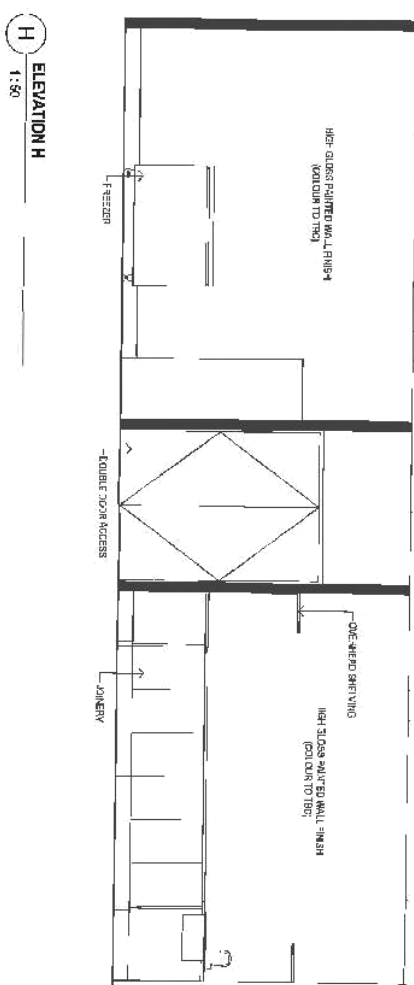
ELEVATION
1:50
E



ELEVATION F
1:50



ELEVATION G
1:50



ELEVATION H
1:50

REV	DESCRIPTION	DATE	CHG.
A	REINFORCING PLAN	11/20/17	
D & E PETTER ELEVATIONS			
-NOTES-			