

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 4 APRIL 2016



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PLANNING

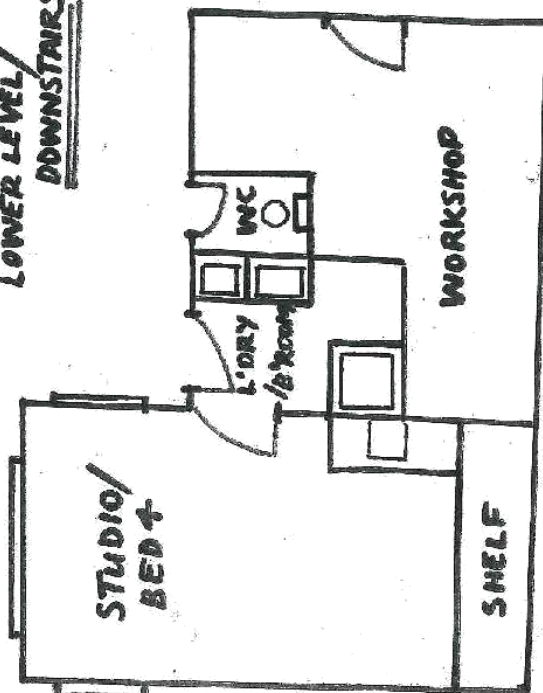
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Date of Print: Tuesday, 22 March 2016

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.

7 GARDEN RD, MOONAH, 7009.
ON: LOT 22, PLAN 125616
HOME OWNER: GEORGINA MARSHALL

LOWER LEVEL/
DOWNSTAIRS.



key: short term stay/visitor bedroom.

visitor parking

water mains (on/off tap)

Electrical Mains

Gas Bottles

GLENORCHY CITY COUNCIL PLANNING PRO

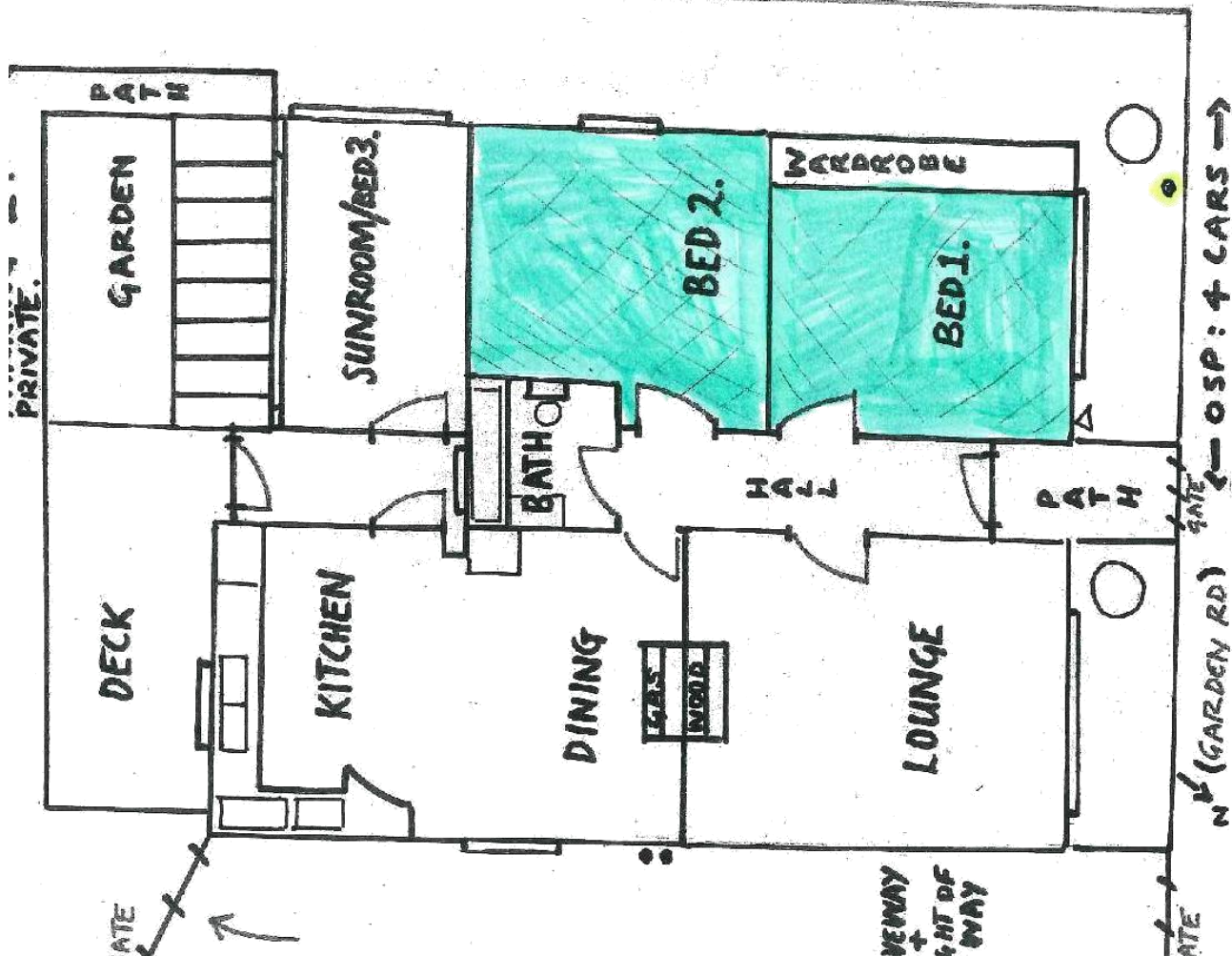
APPLICATION No 16-035

PER No P1

DATE RECEIVED 16-2-16

PAGE 1 of 1

7 GARDEN RD, MOONAH
HOUSE SIZE: 118.76 m² BUILT: 1946
LAND SIZE: 483 m²
HOUSE LAYOUT TO SCALE: 1:500





Submission to Planning Authority Notice

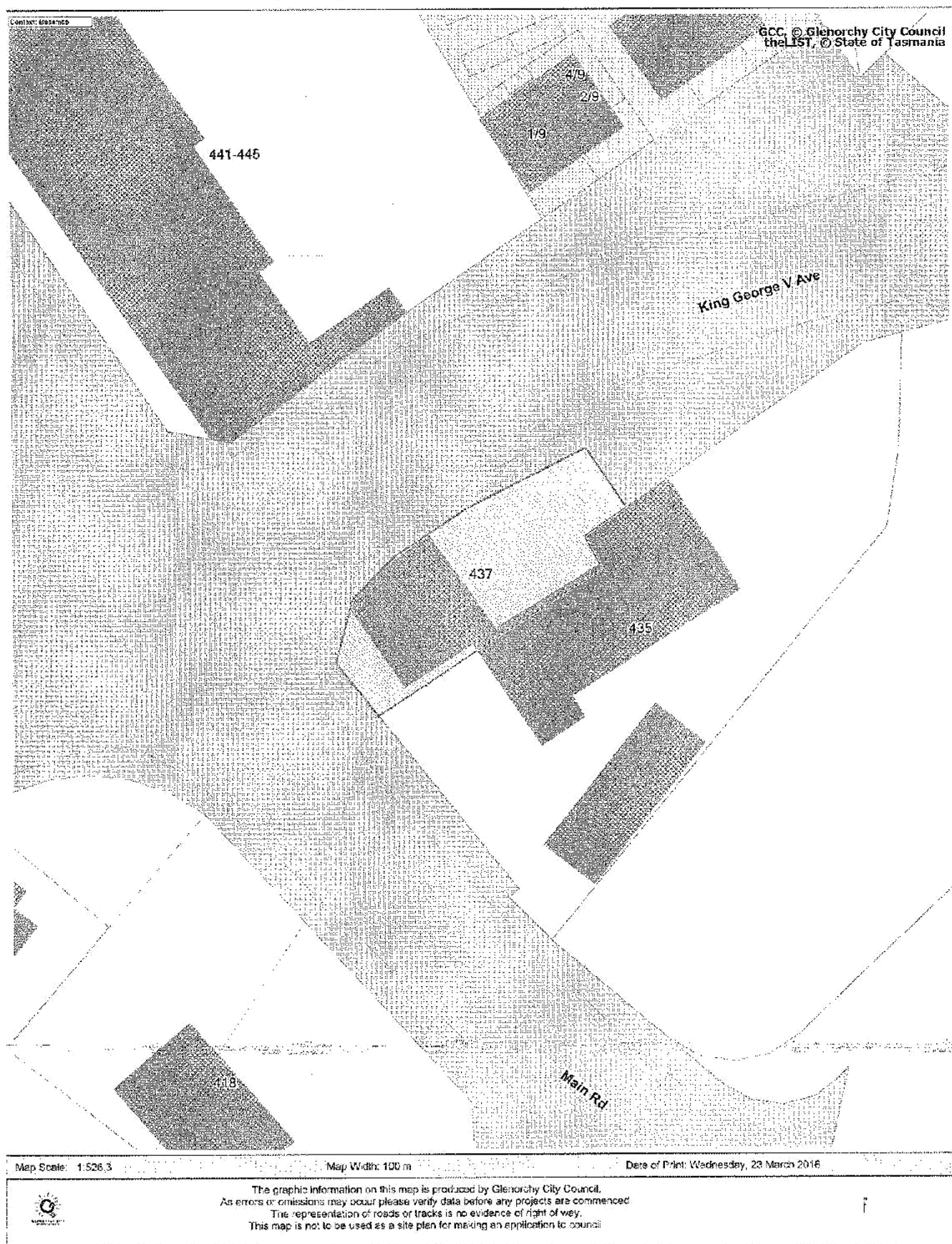
Council Planning Permit No.	PLN-16-035	Council notice date	26/02/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00241-GCC	Date of response	03/03/2016
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	7 GARDEN RD, MOONAH	Property ID (PID)	5427361
Description of development	Short term visitor accommodation		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
--	House Play/Layout	--	14/02/2016
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 information regarding assessment fees and other miscellaneous fees, please visit http://www.taswater.com.au/Development/Fees---Charges 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			
 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
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437 Main Road, Glenorchy

Item:

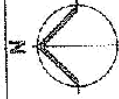


USED ONLY WITH THE DOCUMENT
 WRITTEN CONSENT
 DO NOT SCALE OFF DRAWINGS
 REFER ANY DISCREPANCIES TO THE DESIGNER
 VERIFY ALL DIMENSIONS ON SITE

NOTES

ISSUE

09.12.2015 DEVELOPMENT APPLICATION



JEFF LEE + ASSOCIATES
 BUILDING CONSULTANTS + DESIGNERS
 8008 OAKTON BEACH ROAD, GLENORCHY TAS 7215
 PH: 081 1080 1080 EMAIL: jeff@jefflee.com.au

CLIENT

GIRONG TAN

PROJECT

PROPOSED RESTAURANT
 AT 437 MAIN ROAD
 GLENORCHY

DRAWING

DEVELOPMENT APPLICATION
 SITE PLAN

DRAWN BY

DATE

NOVEMBER 2015

SCALE

1:200

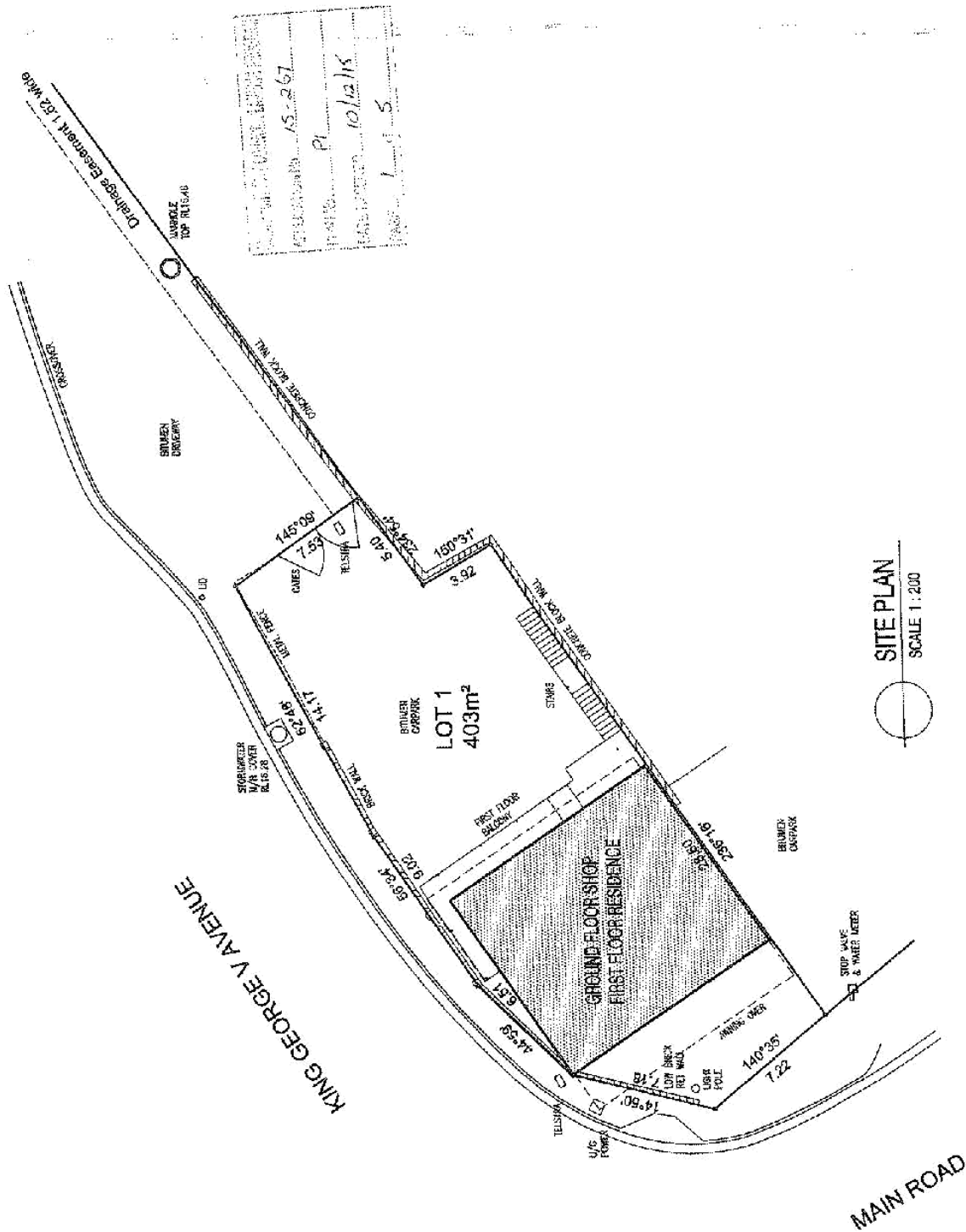
DWG NO.

1051-M002

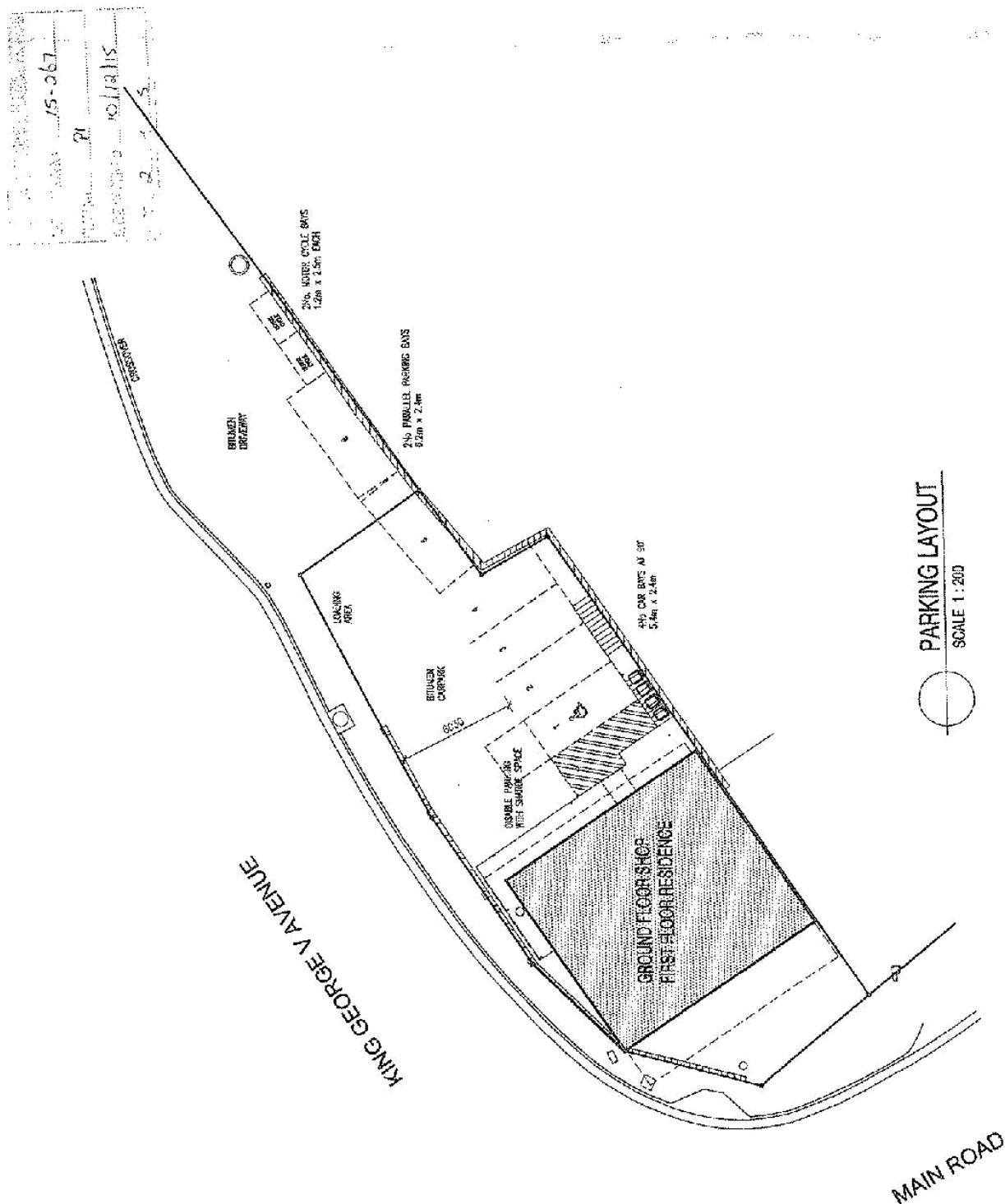
SHEET 2 OF 4

JEFF LEE + ASSOCIATES
 BUILDING CONSULTANTS + DESIGNERS
 8008 OAKTON BEACH ROAD, GLENORCHY TAS 7215
 PH: 081 1080 1080 EMAIL: jeff@jefflee.com.au

DATE OF ISSUE: 10/12/15
 DRAWN BY: G. TAN
 CHECKED BY: J. LEE
 APPROVED BY: J. LEE



SITE PLAN
 SCALE 1:200

[illegible]

USED ONLY WITH THE DESIGNERS
 WRITTEN COMMENT
 O DO NOT SCALE OFF DRAWINGS
 O REFER ANY DISCREPANCIES TO THE DESIGNER
 O VERIFY ALL DIMENSIONS ON SITE

NOTES

ISSUE

09.12.2015 DEVELOPMENT APPLICATION



JEFF LEE + ASSOCIATES

BUILDING CONSULTANTS + DESIGNERS
 203/3 CARLTON BEACH ROAD, CARLTON VIC 3173
 PH: 03 9486 7500 FAX: 03 9486 7501
 jeff@jefflee.com.au

CLIENT

QIRONG TAN

PROJECT

PROPOSED RESTAURANT
 AT 437 MAIN ROAD
 GLENORCHY

DRAWING

DEVELOPMENT APPLICATION
 FLOOR PLANS

DRAWN: JAL

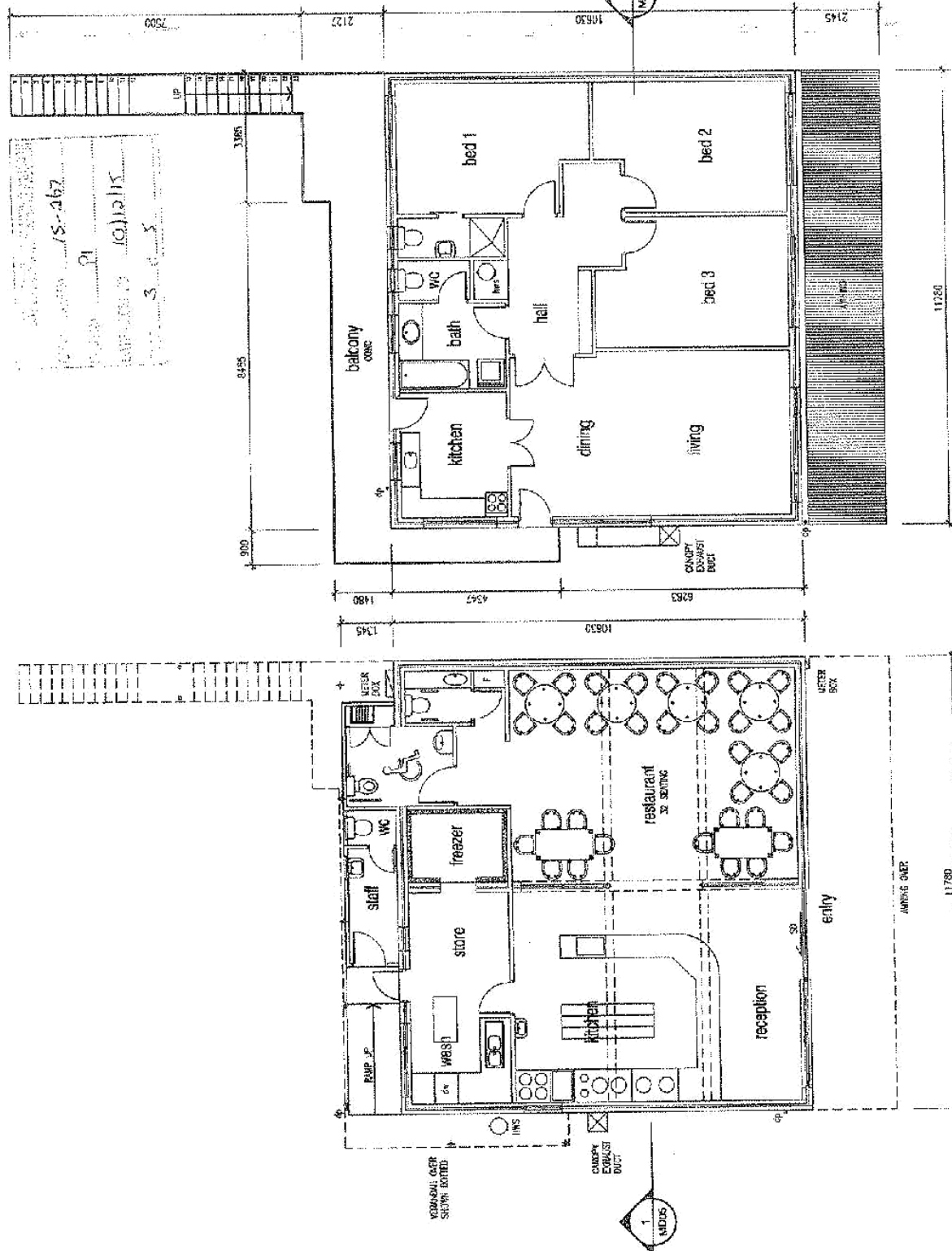
DATE: NOVEMBER 2015

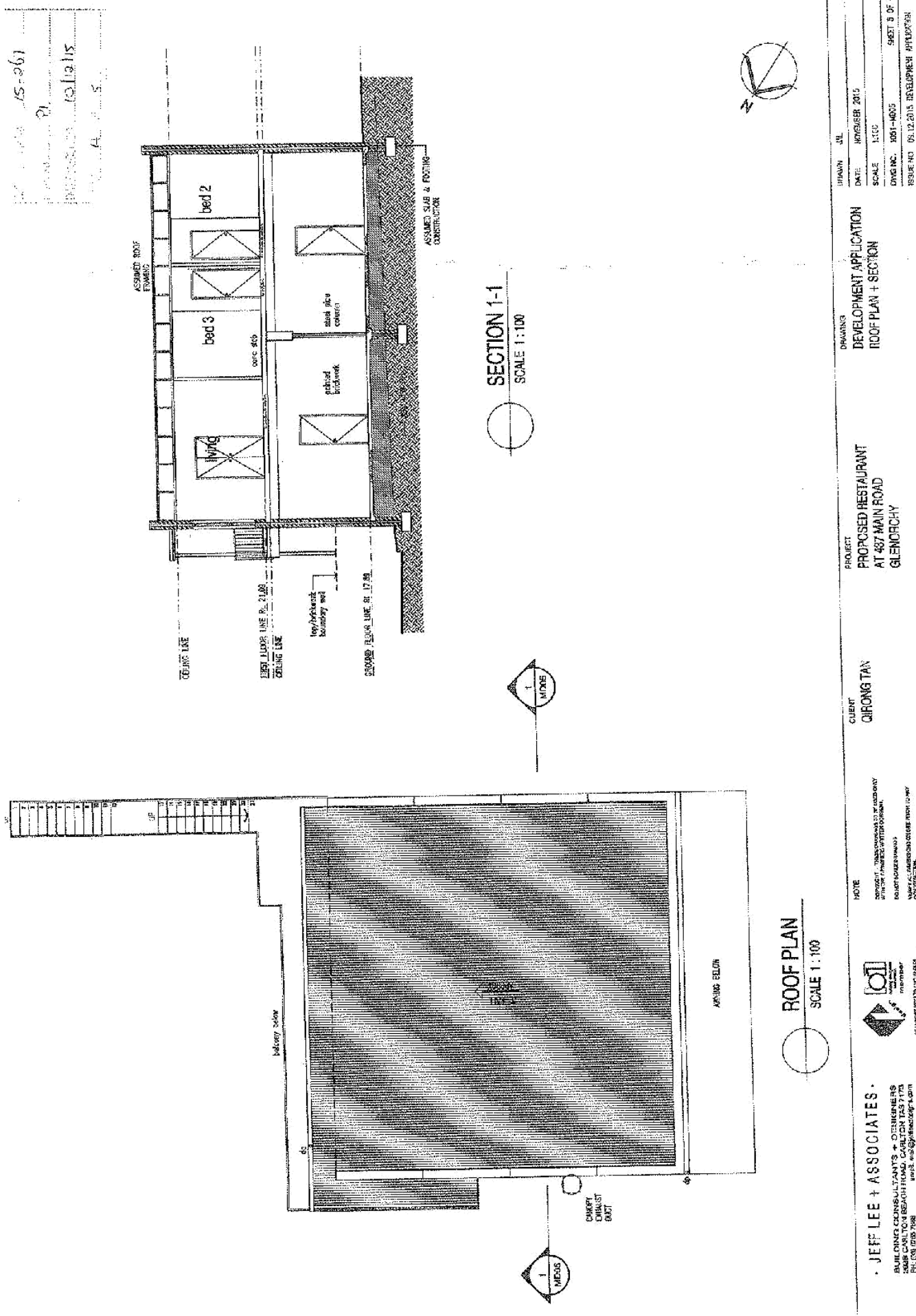
SCALE: 1:100

DWG NO: 100-1000

SHEET 4 OF 6

JEFF LEE ASSOCIATES BUILDING DESIGNER 1027494 N
 ARCHITECTURAL DESIGNER 1027494 N
 ARCHITECTURAL DESIGNER 1027494 N







SOUTH WEST ELEV (MAIN ROAD)

JEFF LEE & ASSOCIATES

BUILDING CONSULTANTS + DESIGNERS
 2518 CARLTON BEACH ROAD, LAILLON 754 712
 (904) 486-1200
 FAX (904) 486-1206
 E-MAIL: JLEE@JEFFLEE.COM

NOTE

REVISIONS - PROCEEDING TO SUBMITTAL
 WITH THE CITY OF JACKSONVILLE

DO NOT SCALE DIMENSIONS

VERIFY ALL DIMENSIONS ON EAST WING TO CITY
 CONSTRUCTION

CUSTOMER

CHONG TAN

PROJECT

PROPOSED RESTAURANT
 AT 437 MAIN ROAD
 GLENCOCH

DRAWING

JL

DATE

NOVEMBER 2015

SCALE

1"=10'

SHEET # OF #

ENVS INT. 1051-1051H SHEET 6 OF 6

ISSUE NO.

06-12-2015 RE-DEVELOPMENT APPLICATION



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-267	Council notice date	16/12/2015
TasWater details			
TasWater Reference No.	TWDA 2015/02004-GCC	Date of response	21/12/2015
TasWater Contact	Amanda Coleman	Phone No.	6237 8229
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	437 MAIN RD, GLENORCHY	Property ID (PID)	5383127
Description of development	Change of use to restaurant		
Schedule of drawings/ documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Jeff Lee + Associates	Floor Plan/1051- MD04	--	Nov 2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> 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 the lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
TRADE WASTE			
2. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.			
3. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge Trade Waste.			
4. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.			
DEVELOPMENT ASSESSMENT FEES			
5. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$197.00 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

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>

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:

All trade waste details specified;

The **volume and location of a grease arrestor**, all fixtures plumbed to the grease arrestor clearly shown, the location of an accessible sample point, a hose tap within 6m of the grease arrestor and **non by-passable basket strainers fitted** to all washup and food preparation sinks.

The minimum grease arrestor volume is 1000L for typical installations, larger may be required.

Details of the proposed use of the premises, including the types of food that will be prepared and served and the estimated number of patrons and/or meals on a daily basis.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.

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