

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 4 SEPTEMBER 2023**



TABLE OF CONTENTS:

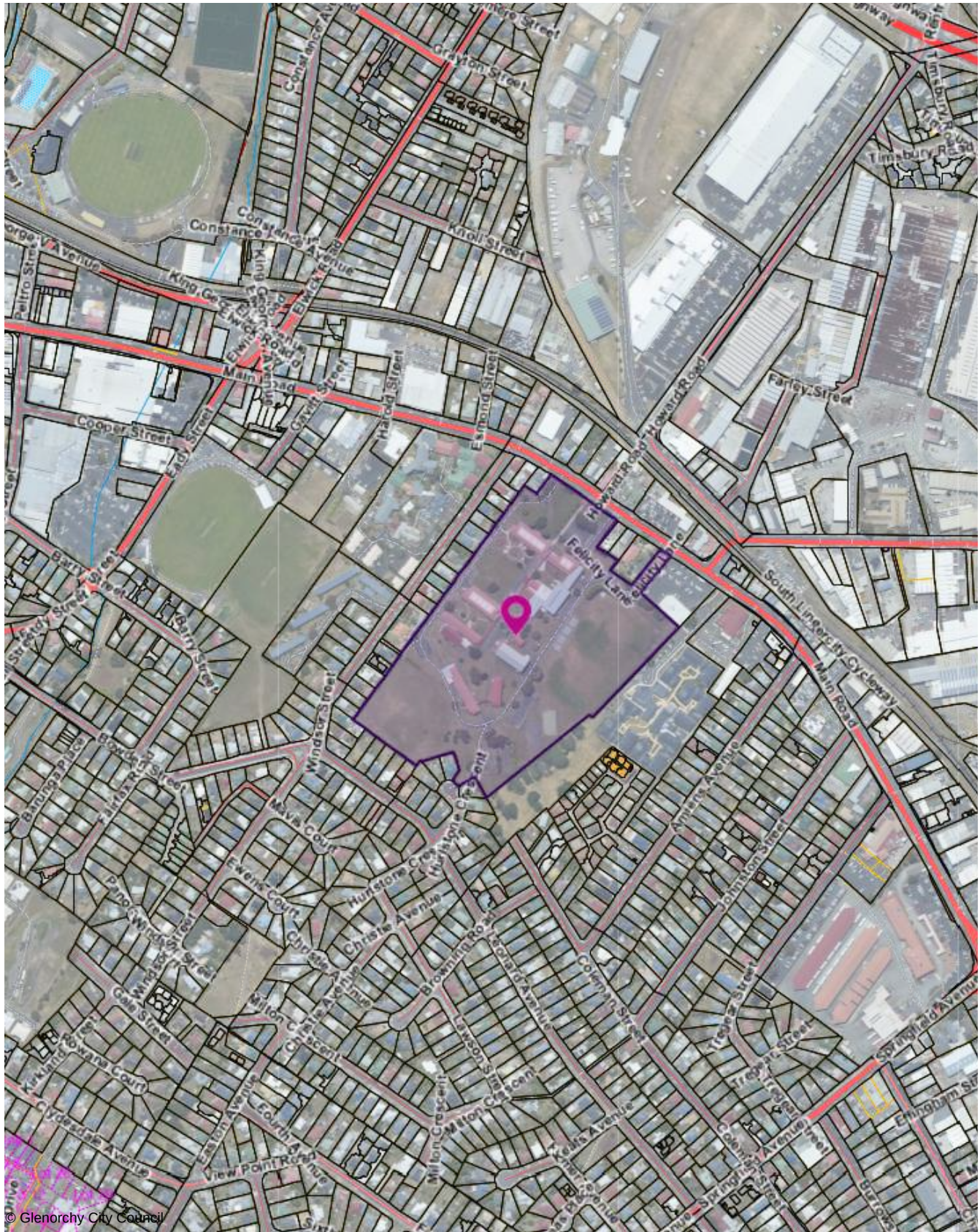
PLANNING

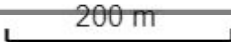
- 5. PROPOSED USE AND DEVELOPMENT - PARTIAL DEMOLITION
AND CONSTRUCTION OF NEW EDUCATION BUILDING,
LANDSCAPING AND CAR PARKING WORKS - 286-294 MAIN
ROAD GLENORCHY**
 - 1: GPA Attachment - 286-294 Main Road, Glenorchy 2

- 6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS
(RESIDENTIAL) - 28 MONTROSE ROAD MONTROSE**
 - 1: GPA Attachment - 28 Montrose Road, Montrose..... 26

- 7. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS
(76) AND VISITOR ACCOMMODATION UNIT INCLUDING
WORKS. - 43 RUSSELL ROAD CLAREMONT**
 - 1: GPA Attachment - 43 Russell Road, Claremont 40

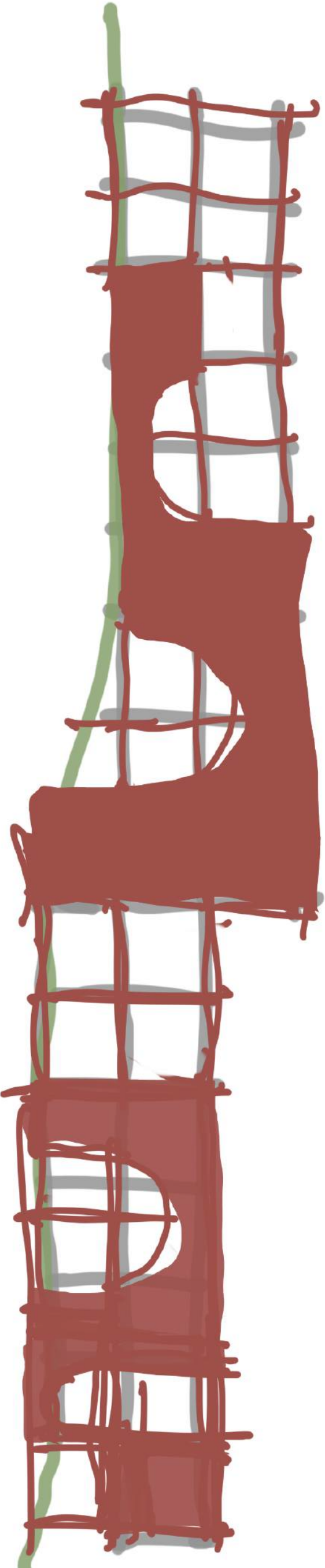
- 8. Update of Glenorchy Planning Authority Terms of Reference**
 - 1: Attachment 1..... 85
 - 2: Attachment 2..... 88



 286-294 Main Road, Glenorchy TAS 7010 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.	22-Aug-2023  
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COSGROVE HIGH SCHOOL REVITALISATION DEVELOPMENT APPLICATION
ARCHITECTURAL DRAWING LIST

DA000	COVER PAGE
DA010	SITE PRECINCT PLAN
DA011	SITE PLAN - EXISTING
DA012	SITE PLAN - EXISTING
DA013	SITE PLAN - PROPOSED
DA050	EXISTING AND DEMOLITION LEVEL 01 PLAN
DA051	EXISTING AND DEMOLITION LEVEL 02 PLAN
DA052	EXISTING AND DEMOLITION LEVEL 03 PLAN
DA053	EXISTING AND DEMOLITION ELEVATIONS 01
DA054	EXISTING AND DEMOLITION ELEVATIONS 02
DA100	PROPOSED ROOF PLAN
DA101	PROPOSED LEVEL 01 PLAN
DA102	PROPOSED LEVEL 02 PLAN
DA103	PROPOSED LEVEL 03 PLAN
DA200	PROPOSED ELEVATIONS
DA201	PROPOSED ELEVATIONS AND SECTION
DA900	INDICATIVE 3D VIEWS

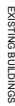


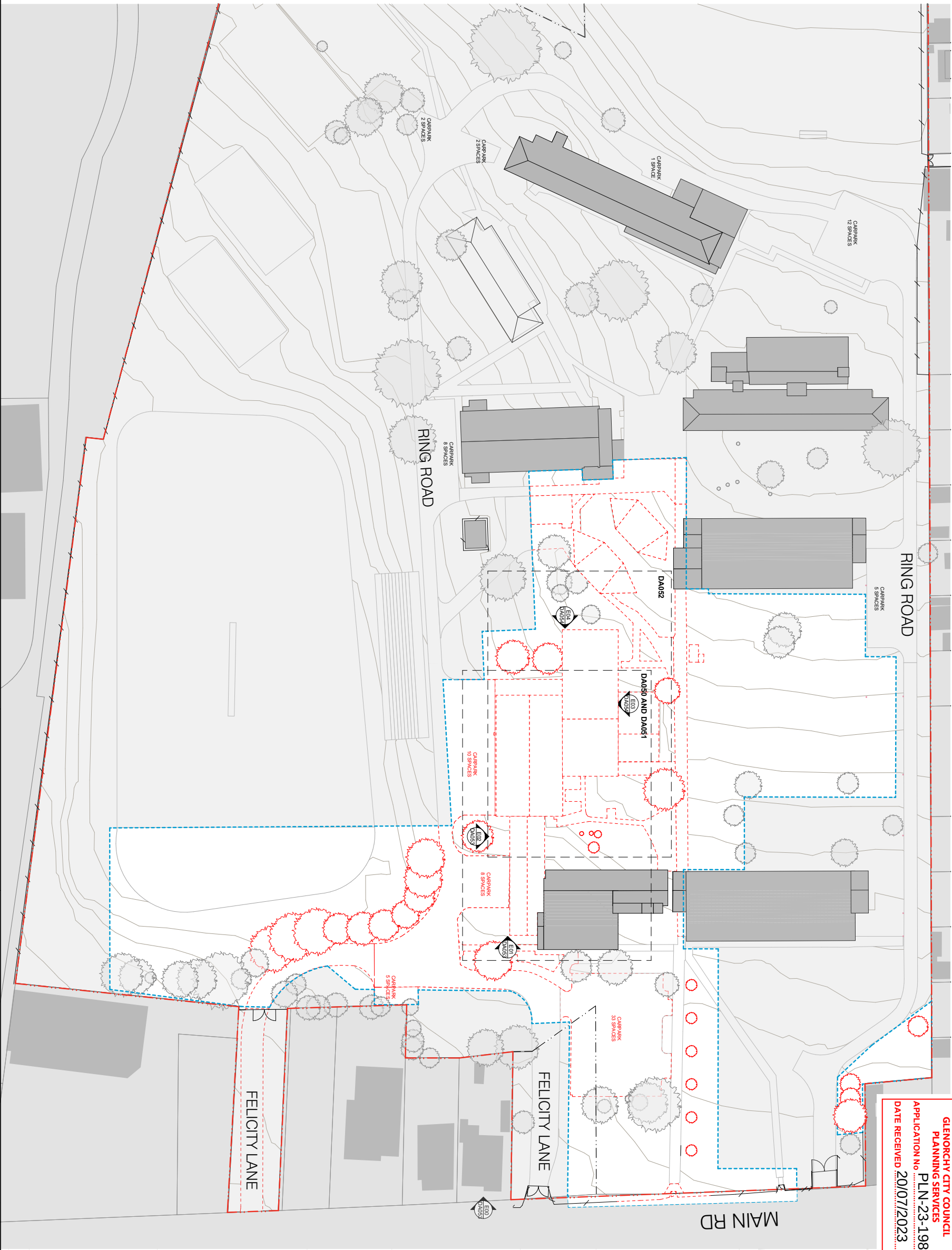
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-198
DATE RECEIVED 20/07/2023

REVISION	DESCRIPTION	CHK	DATE	PROJECT	TITLE	DRAWING No.	REVISION No.
A	BASED FOR DEVELOPMENT APPLICATION	ART	20/07/2023	100, New Town Road (opposite New Town) (Linda's Terrace) 7008 Linda's Terrace (opposite New Town) (Linda's Terrace) 7008 CONTACT: 0800 000 000 0800 000 000 0800 000 000 LINDA'S TERRACE (opposite New Town) (Linda's Terrace) 7008	COVER PAGE	DA000	A
				COSGROVE HIGH SCHOOL REVITALISATION		PROJECT CODE	CHS
				DEPARTMENT OF EDUCATION		STATUS	DEVELOPMENT APPLICATION
						APPROVED	PH

LEGEND	
	PERMETUAL TITLE BOUNDARY LINE
	INTERNAL TITLE BOUNDARY LINE
	FENCING
SITE AREA	77,890m ²
EXISTING BUILDINGS FOOTPRINT	7,560m ²
EXISTING CARPARK SPACES	87



LEGEND	
	PERMETRICAL TITLE BOUNDARY LINE
	INTERNAL TITLE BOUNDARY LINE
	AREA OF WORKS
	NOT IN SCOPE
	DEMOLITION
	DETAIL MARKER
	FENCING
	EXISTING TREE TO BE REMOVED
	PLANTING TREE TO BE RETAINED
	SITE AREA
	EXISTING BUILDINGS FOOTPRINT
	DETACHED BUILDINGS FOOTPRINT
	EXISTING CARPARK SPACES
	REMOVED CARPARK SPACES

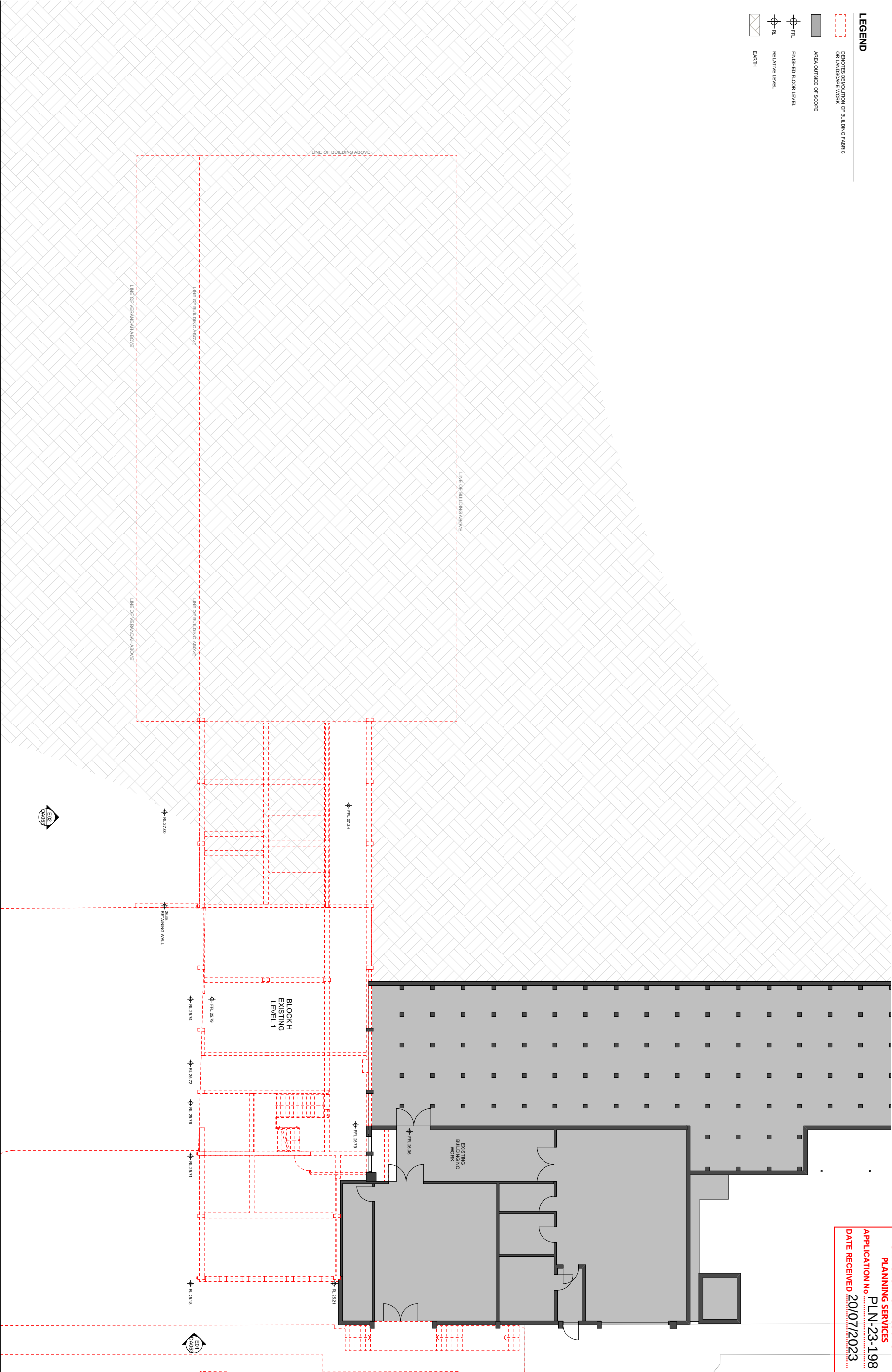


REVISION		DESCRIPTION	CHK	DATE
A		ISSUED FOR DEVELOPMENT APPLICATION	MT	28/07/2020
100 New Town Road Regalia New Town Atlanta Georgia 30308 Tel: +1 404 8251 0165 Email: info@regalia.com.au development@regalia.com.au +1 404 8251 0166 Atlanta, Georgia 30308 100 New Town Road Regalia New Town				
PROJECT COSGROVE HIGH SCHOOL REVITALISATION				
100 New Town Road Regalia New Town Atlanta, Georgia 30308 Tel: +1 404 8251 0165 Email: info@regalia.com.au development@regalia.com.au +1 404 8251 0166 Atlanta, Georgia 30308 100 New Town Road Regalia New Town				
CLIENT DEPARTMENT OF EDUCATION				
SITING COSGROVE HIGH SCHOOL REVITALISATION				
TITLE SITE PLAN - DEMOLITION				
DRAWING NO.		DA012		
SCALE		1:500 @ A1		
PROJECT CODE		CHS		
STATUS		DEVELOPMENT APPLICATION		
APPROVED		PH		
Prepared by: ARCHITECTURE Checked by: ARCHITECTURE Date: 28/07/2020 Project Ref: DA012 Drawing Ref: DA012 Project Location: 100 New Town Road Project Name: COSGROVE HIGH SCHOOL REVITALISATION Site: 100 New Town Road				

LEGEND

- DENOTES DEMOLITION OF BUILDING FABRIC OR LANDSCAPE WORK
- AREA OUTSIDE OF SCOPE
- FINISHED FLOOR LEVEL
- RELATIVE LEVEL
- EARTH

GLENORCHY CITY COUNCIL
PLANNING SERVICES
PLN-23-198
APPLICATION NO.
DATE RECEIVED 20/07/2023



REVISION	DESCRIPTION	CHK	DATE
A	ISSUED FOR DEVELOPMENT APPLICATION	WT	20/07/2023

100 New Town Road Ipswich New Town Ipswich QLD 4700 CONTACT: 07 5512 0000 07 5512 0001 07 5512 0002 EMAIL: info@liminal.com.au 07 5512 0003 07 5512 0004	PROJECT COSGROVE HIGH SCHOOL REVITALISATION	TITLE EXISTING AND DEMOLITION LEVEL 01 PLAN
CLIENT DEPARTMENT OF EDUCATION		

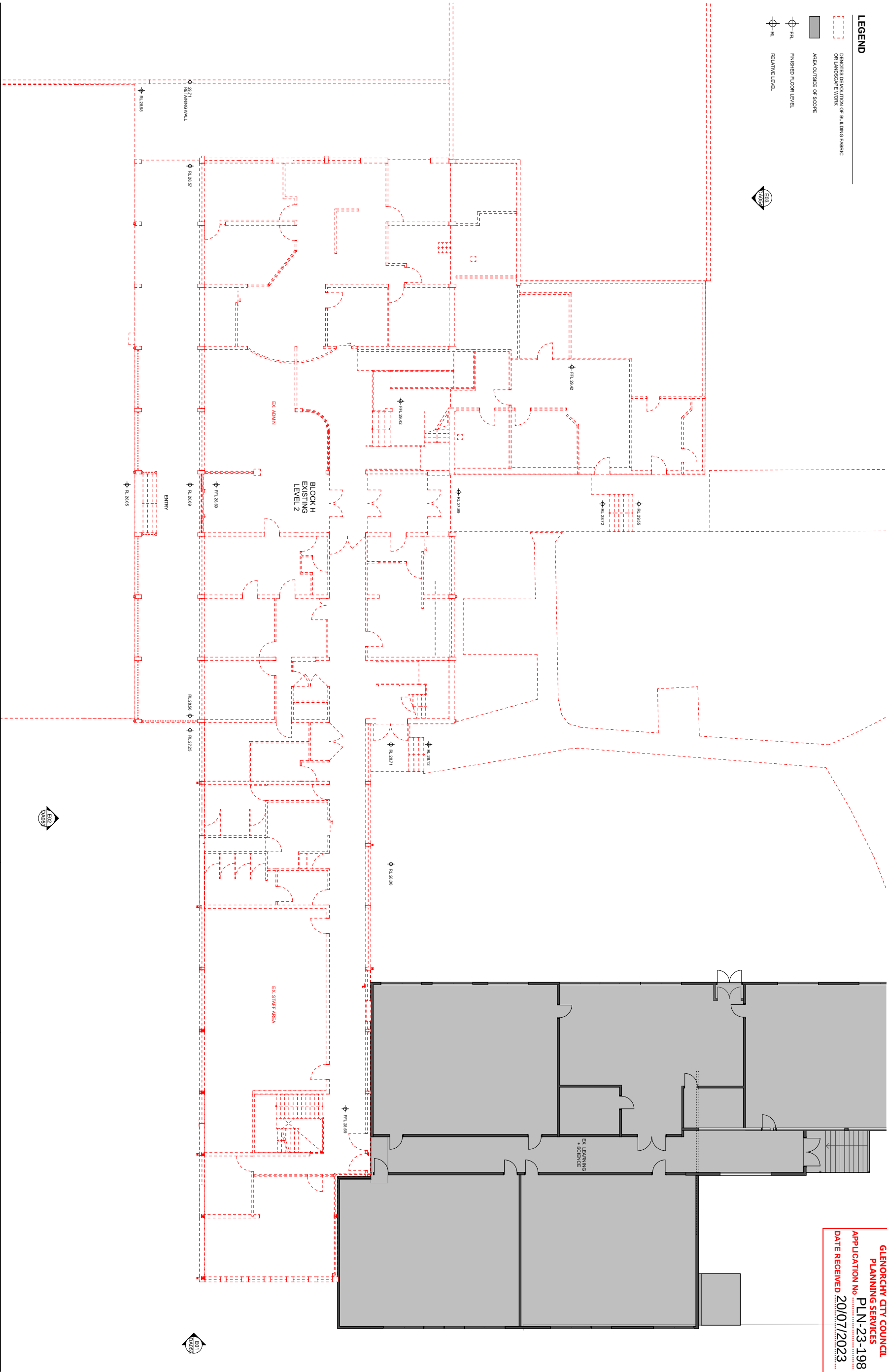
LEGEND

DENOTES DEMOLITION OF BUILDING FABRIC OR LANDSCAPE WORK

AREA OUTSIDE OF SCOPE

FINISHED FLOOR LEVEL

RELATIVE LEVEL



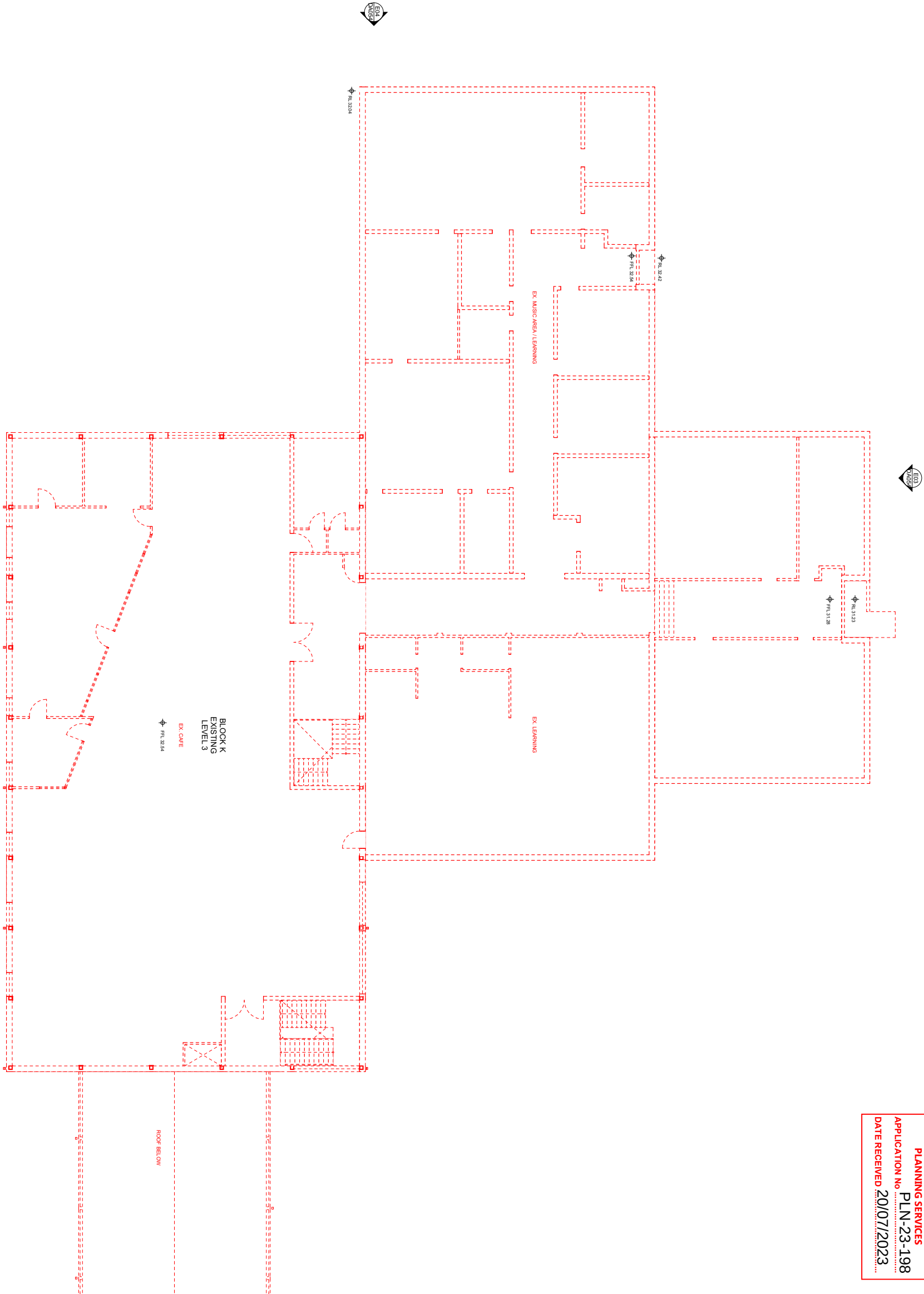
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-23-198
DATE RECEIVED 20/07/2023

REVISION	DESCRIPTION	CHK	DATE	PROJECT	TITLE
A	ISSUED FOR DEVELOPMENT APPLICATION	CHK	20/07/2023	100 New Town Road (opposite New Town) (Lindsay's Farm) 7008 100 New Town Road (opposite New Town) (Lindsay's Farm) 7008 CONTACT: 0800 000 000 0800 000 000 0800 000 000 LINDSEY'S FARM 100 NEW TOWN ROAD 100 NEW TOWN ROAD	EXISTING AND DEMOLITION LEVEL 02 PLAN

100 New Town Road (opposite New Town) (Lindsay's Farm) 7008 100 New Town Road (opposite New Town) (Lindsay's Farm) 7008 CONTACT: 0800 000 000 0800 000 000 0800 000 000 LINDSEY'S FARM 100 NEW TOWN ROAD 100 NEW TOWN ROAD	PROJECT COSGROVE HIGH SCHOOL REVITALISATION 100 NEW TOWN ROAD GLENORCHY 750 7010	CLIENT DEPARTMENT OF EDUCATION	DRAWING No. DA051 SCALE 1:100 @ A1 PROJECT CODE CHS STATUS DEVELOPMENT APPLICATION APPROVED PH	REVISION No. A
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LEGEND

- DENOTES DEMOLITION OF BUILDING FABRIC OR LANDSCAPE WORK
- AREA OUTSIDE OF SCOPE
- FINISHED FLOOR LEVEL
- RELATIVE LEVEL



GLENORCHY CITY COUNCIL
PLANNING SERVICES
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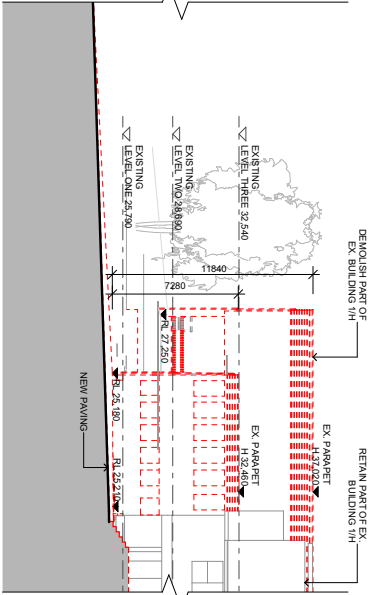
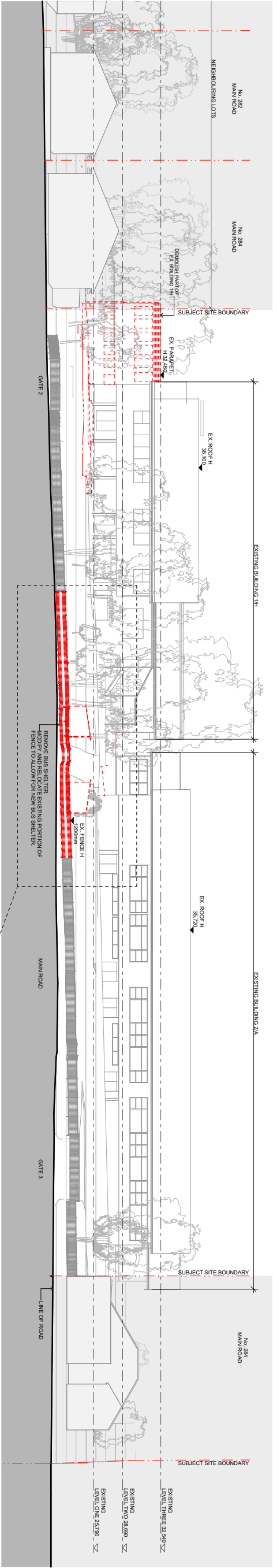
REVISION	DESCRIPTION	CHK	DATE	PROJECT	TITLE
A	ISSUED FOR DEVELOPMENT APPLICATION	ART	20/07/2023	100 New Town Road (opposite New Town) Dunblane, Fife, Perth & Kinross T: 01334 8231 0166 CONTACT: info@liminal.co.uk liminal@do.com.au T: 613 8231 0166 LIMIT: 30/07/2023 TO 30/07/2024	EXISTING AND DEMOLITION LEVEL 03 PLAN

LIMINAL ARCHITECTURE		DEPARTMENT OF EDUCATION
PROJECT COSGROVE HIGH SCHOOL REVITALISATION		EXISTING AND DEMOLITION LEVEL 03 PLAN
DRAWING NO. DA052		REVISION NO. A
SCALE 1:100 @ A1		PROJECT CODE CHS
STATUS DEVELOPMENT APPLICATION		DEVELOPMENT APPLICATION
APPROVED PH		PH

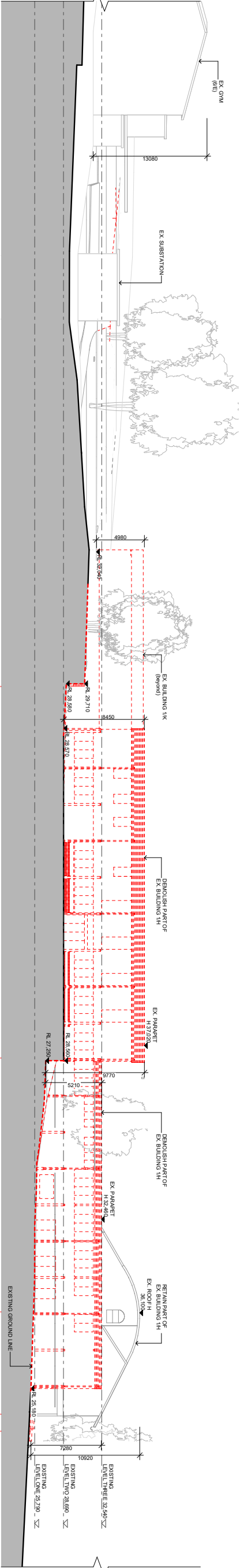
LEGEND

DEMOTES DEMOLITION OF BUILDING FABRIC
OR LANDSCAPE WORK

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-23-198
DATE RECEIVED 20/07/2023



VIEW OF EXISTING FENCE FROM MAIN ROAD. IT WILL BE MOSTLY REMAINED WITH ADJUSTMENTS TO ALLOW FOR NEW BUS SHELTER



REVISION	DESCRIPTION	CHK	DATE	PROJECT	TITLE	DRAWING No.	REVISION No.
A	ISSUED FOR DEVELOPMENT APPLICATION	AKT	20/07/2023	100 New Town Road Ipswich New Town Ipswich Queensland 47008 CONTACT: 08 5461 2000 08 5461 2001 08 5461 2002 EMAIL: info@liminal.com.au 08 5461 2003 08 5461 2004	EXISTING AND DEMOLITION ELEVATIONS 01	DA053	A

LIMINAL
ARCHITECTURE

CLIENT
DEPARTMENT OF EDUCATION

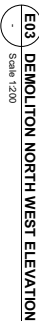
DENOTES DEMOLITION OF BUILDING FABRIC OR LANDSCAPE WORK

OR LANDSCAPE WORK

PLANNING SERVICES

PLN-23-198
APPLICATION NO

DATE RECEIVED 2010/12/2023



C-F5 - Design/Development (BA0001 - Method) 24 - Manager - BA0001 Basic for AEC-ECN 24-C5 - Design/Development 19 July 2023 4:44 PM

FALL
→
DIRECTION OF FALL

FALL
→
DIRECTION OF FALL

RELATIVE LEVEL

AREA OUTSIDE OF SCOPE

RE-01 ROOF SHEET

NOTE: REFER TO LANDSCAPE DRAWINGS FOR EXTERNAL WORKS SCOPE



TIME

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for direction before proceeding with the work.

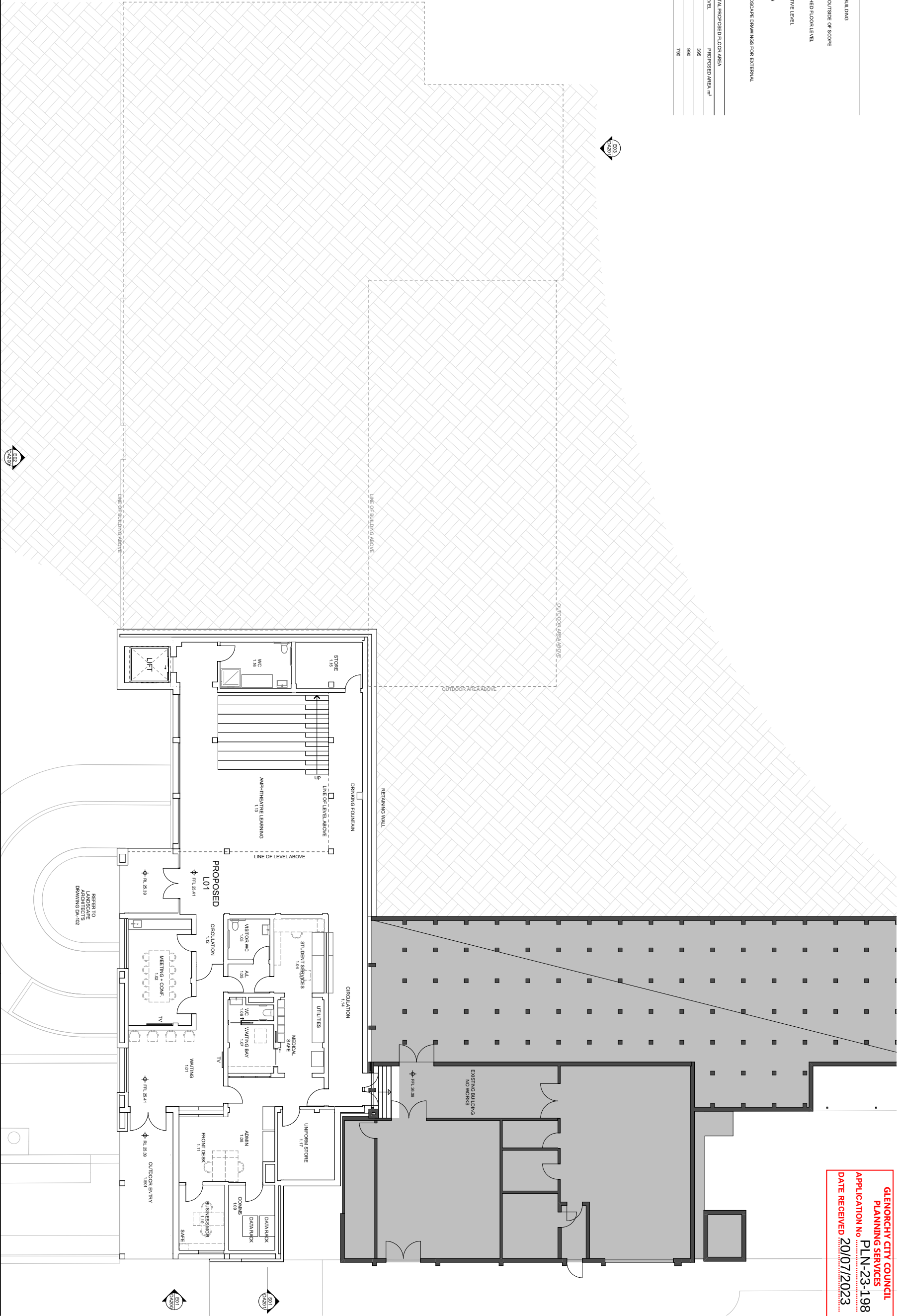
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LEGEND

- NEW BUILDING
- AREA OUTSIDE OF SCOPE
- FINISHED FLOOR LEVEL
- RELATIVE LEVEL
- EARTH

NOTE: REFER TO LANDSCAPE DRAWINGS FOR EXTERNAL WORKS SCOPE

TOTAL PROPOSED FLOOR AREA	
PROPOSED GRAVEL LEVEL	385
LEVEL ONE	990
LEVEL TWO	790
LEVEL THREE	



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION NO. PLN-23-198
DATE RECEIVED 20/07/2023

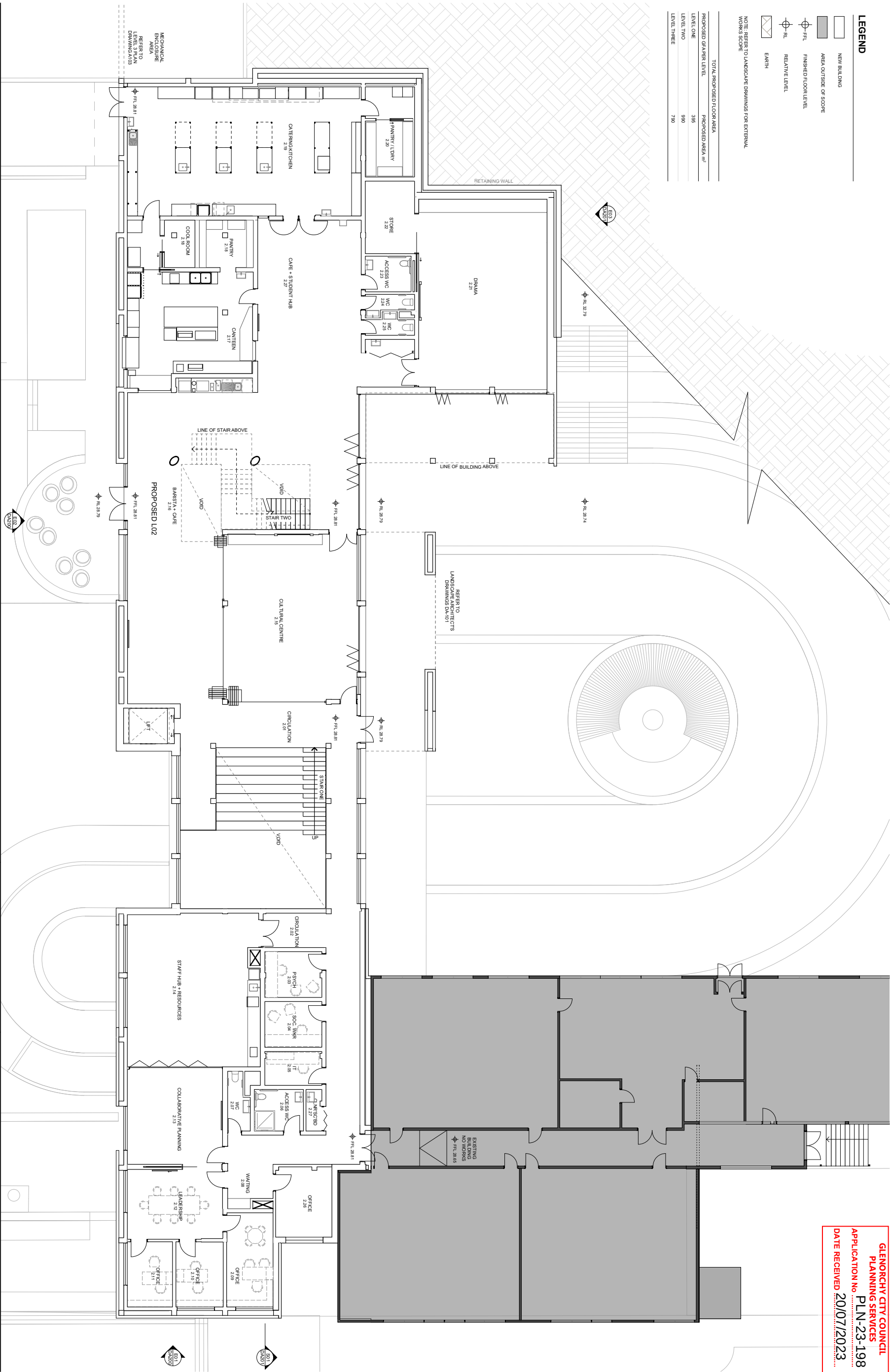
REVISION	DESCRIPTION	CHK	DATE	PROJECT	TITLE
A	BASED FOR DEVELOPMENT APPLICATION	ART	20/07/2023		
100 New Town Road Ipswich New Town Ipswich 7008 111 New Town Road Ipswich New Town Ipswich 7008 CONTACT: 0800 000 000 0800 000 000 0800 000 000 LINK: 0800 000 000 0800 000 000 0800 000 000				COSGROVE HIGH SCHOOL REVITALISATION GLENORCHY 75 7010	PROPOSED LEVEL 01 PLAN
LIMINAL ARCHITECTURE				CLIENT DEPARTMENT OF EDUCATION	
DRAWING NO. DA101					
SCALE		REVISION NO.		PROJECT CODE	
1:100 @ A1		CNS		STATUS	
DEVELOPMENT APPLICATION		APPROVED		PH	
SHEET 1 OF 10 This drawing is intended for use as a guide only. It is not to be used for construction purposes. It is not to be used for any other purpose without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect.					
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LEGEND

- NEW BUILDING
- AREA OUTSIDE OF SCOPE
- FINISHED FLOOR LEVEL
- RELATIVE LEVEL
- EARTH

NOTE: REFER TO LANDSCAPE DRAWINGS FOR EXTERNAL WORKS SCOPE

TOTAL PROPOSED FLOOR AREA	
PROPOSED GRAFER LEVEL	385
LEVEL ONE	990
LEVEL TWO	790
LEVEL THREE	



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-23-198
DATE RECEIVED 20/07/2023

REVISION	DESCRIPTION	CHK	DATE	PROJECT	TITLE
	ISSUED FOR DEVELOPMENT APPLICATION	ART	20/07/2023	COSGROVE HIGH SCHOOL REVITALISATION	PROPOSED LEVEL 02 PLAN
A	100 New Town Road (opposite New Town) (Linda's Terrace) 7008 CONTACT: 0800 000 000 0800 000 000 0800 000 000 EMAIL: 0800 000 000 0800 000 000 0800 000 000			DRAWING NO. DA102	REVISION NO.

LIMINAL ARCHITECTURE

DEPARTMENT OF EDUCATION

DRAWING No.	DA102	REVISION No.	A
SCALE	1:100 @ A1	PROJECT CODE	CHS
STATUS	DEVELOPMENT APPLICATION	DEVELOPMENT APPLICATION	
APPROVED	PI		

LEGEND

- NEW BUILDING
- AREA OUTSIDE OF SCOPE
- FINISHED FLOOR LEVEL
- RELATIVE LEVEL
- EARTH

NOTE: REFER TO LANDSCAPE DRAWINGS FOR EXTERNAL WORKS SCOPE

TOTAL PROPOSED FLOOR AREA	
PROPOSED GRAFER LEVEL	385
LEVEL ONE	385
LEVEL TWO	990
LEVEL THREE	790



REVISION	DESCRIPTION	CHK	DATE	PROJECT	TITLE
A	ISSUED FOR DEVELOPMENT APPLICATION	ART	20/07/2023	100 New Town Road (opposite New Town) Dunblane Fife KY9 1QD CONTACT: 01753 828100 EMAIL: info@liminal.co.uk WWW: liminal.co.uk LIMINAL ARCHITECTURE	PROPOSED LEVEL 03 PLAN

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-23-198
DATE RECEIVED 20/07/2023

DRAWING No.	DA103	REVISION No.	A
SCALE	1:100 @ A1	PROJECT CODE	CHS
STATUS	DEVELOPMENT APPLICATION	DEVELOPMENT APPLICATION	PH
APPROVED			

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

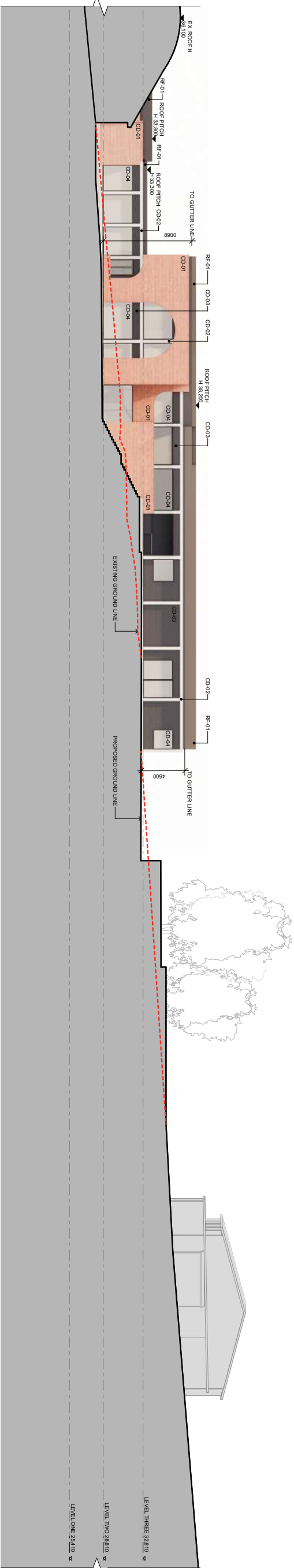
- APPLICATION NO PLN-23-198
DATE RECEIVED 20/07/2023



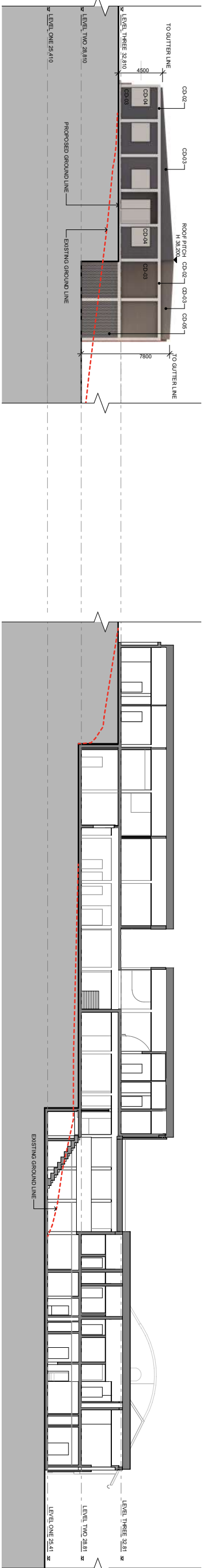
CHE - Design/Developer: BAAI Ltd. AECNO 24 - Manager - BAAI Ltd. AECNO 240-6 : Design Development 19 July 2023 4:46 PM

LEGEND

- RF-01 ROOF SHEET
- CD-01 PATTERED MASONRY FINISH
- CD-02 CONCRETE FINISH
- CD-03 PAINTED FIRE CEMENT SHEET
- CD-04 GLASS
- CD-05 METAL MESH



E03 PROPOSED NORTH WEST ELEVATION
Scale 1:200

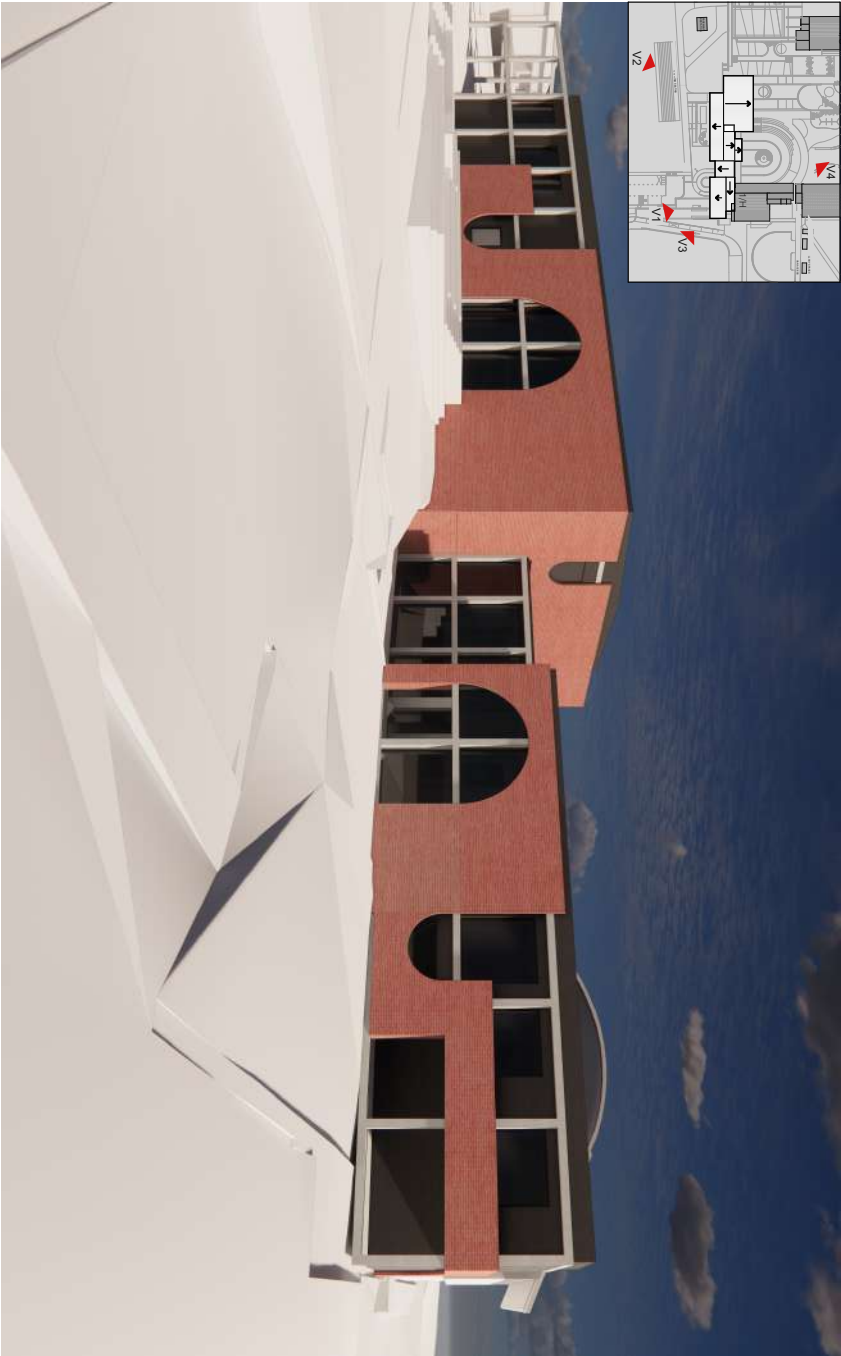
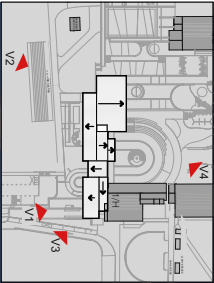


E04 PROPOSED SOUTH WEST ELEVATION
Scale 1:200

S01 SECTION
Scale 1:200

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No **PLN-23-198**
DATE RECEIVED **20/07/2023**

REVISION		DESCRIPTION		DATE		DRAWING NO.		REVISION NO.	
A		BASED FOR DEVELOPMENT APPLICATION		20/07/2023		DA201		A	
CHK		ART		100 New Town Road Inverloch New Town Limestone Coast 37008		PROJECT		TITLE	
				CONTACT@LIMINALARCHITECTURE.COM.AU 08 5283 0166		COSGROVE HIGH SCHOOL REVITALISATION		PROPOSED ELEVATIONS AND SECTION	
				LIMINAL ARCHITECTURE		CLIENT			
				DEPARTMENT OF EDUCATION					



VIEW 1



VIEW 2



VIEW 3



VIEW 4

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-23-198
DATE RECEIVED 20/07/2023

REVISION	DESCRIPTION	CHK	DATE
A	BASED FOR DEVELOPMENT APPLICATION	ART	20/07/2023

100 New Town Road Glasgow New Town Glasgow G3 7JN 011 461 8231 0166 info@liminal.co.uk liminal.co.uk liminal.co.uk	PROJECT COSGROVE HIGH SCHOOL RENOVATION 100 NEW TOWN ROAD GLASGOW G3 7JN	TITLE INDICATIVE 3D VIEWS	DRAWING No. DA900 SCALE 1:500 PROJECT CODE CHS STATUS DEVELOPMENT APPLICATION APPROVED PH
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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-198	Council notice date	31/07/2023
TasWater details			
TasWater Reference No.	TWDA 2023/01016-GCC	Date of response	14/08/2023
TasWater Contact	Elio Ross	Phone No.	0467 874 330
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	286-294 MAIN RD, GLENORCHY	Property ID (PID)	5381818
Description of development	Cosgrove High School Revitalisation		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Aldanmark	Project: 21E87-2 Sheets: C09, C10	-- G	-- 27/06/2023
Liminal	Cosgrove high school revitalisation Sheets: DA010 to DA013, DA050 to DA054, DA100 to DA103	A	19/07/2023
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 and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Advice: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			

TRADE WASTE

4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater.
5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.
6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86, 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**Trade Waste**

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 of all pre-treatment devices
- Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
- Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the General Supplement 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>.

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 <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

Declaration

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

TasWater Contact Details

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

Attachment 1 – Conditions of General Manager’s Consent

1. The stormwater works must be substantially in accordance with the Stormwater Report by Aldenmark Consulting Engineers Rev B dated 26 June 2023, except as otherwise required as a condition of the General Manager’s Consent.
2. No stormwater works are to commence until the Related Planning Permit has force and effect. (Please refer to Advice in Attachment 2.)
3. This consent remains valid while the Related Planning Permit continues to have force and effect. If the Related Planning Permit lapses pursuant to Section 53(5) of the *Land Use Planning and Approvals Act 1993*, this consent also lapses.
4. All internal hydraulic service works required for the development must be at the Developer’s expense and must comply with the requirements of Council’s Plumbing Surveyor. Any alterations or works to the public stormwater system must be undertaken by Council at the developer’s cost.
5. The property owner is to ensure that Council’s Road Assets and Infrastructure are protected during the construction of the stormwater works. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner.
6. If reinstatement works are not undertaken promptly or to Council’s satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
7. The WSUD elements must be installed and completed prior to a Certificate of Occupancy being issued for any of the dwellings. In association with a Building Application, a WSUD Maintenance Scheme must be submitted for approval, to the satisfaction of Council’s Senior Civil Engineer, defining the maintenance method and frequency for each WSUD element incorporated in the development. The Owner and all successors in title must ensure ongoing compliance with the approved WSUD Maintenance Scheme for the duration of the approved use. Council must first approve any changes to the approved WSUD Maintenance Scheme.

Attachment 2 – Advice

Related Planning Permit

Please ensure you have obtained a copy of the Related Planning Permit before undertaking stormwater works. In addition to complying with the conditions of this consent, all stormwater works must be undertaken in a manner that is consistent with the approved plans and conditions of the Related Planning Permit for the use/development.

Planning permits for which representations were received do not have force and effect until 14 days after notice is served on the representors. Planning permits may also be subject of an appeal by the applicant or representors to the Resource Management and Planning Appeals Tribunal (RMPAT). Where an appeal is lodged the permit does not have force and effect until the appeal is determined or abandoned. To confirm whether the Related Planning Permit has force and effect, please contact Council's Planning Section on (03) 6216 6800.

Other Permits

Please be aware that this consent is for stormwater works and has been issued under the *Urban Drainage Act 2013*. You should consult with an accredited Building Surveyor prior to commencing work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this consent, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on (03) 6216 6800.

Other Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the construction of the stormwater works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.



© Glenorchy City Council

28 Montrose Road

25-Aug-2023



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.



50 m

NEW HOUSE

PROJECT ADDRESS:
OWNER:
DESIGNER:

28 MONTROSE ROAD, MONTROSE, TAS 7010
TRUNG KHANG VO
SIK PONG HO, JAMES
BUILDING SERVICE PROVIDER 799235148
TAS ARCHITECT REGISTRATION NO. 1132

SITE INFORMATION

PROPERTY ID: 5385528
TITLE REFERENCE: 55401/25
SITE AREA: 613m²
SITE CLASSIFICATION: CLASS M
MIND CLASSIFICATION: N2
MIND REGION: A
TERRAIN CATEGORY: 2.5
SHIELDING CLASSIFICATION: PS
TOPOGRAPHIC CLASSIFICATION: T1
DESIGN WIND GUST SPEED (Vh, u): 40 M/SEC

DRAWING SCHEDULE

10722_DA01 SITE PLAN & NOTES
10722_DA02 PROPOSED FLOOR PLANS
10722_DA03 PROPOSED FLOOR PLANS
10722_DA04 PROPOSED ELEVATIONS
10722_DA05 PROPOSED ELEVATIONS
10722_DA06 PROPOSED SECTIONS

TASMANIAN PLANNING SCHEME
GLENORCHY

ZONING:
8.0 GENERAL RESIDENTIAL

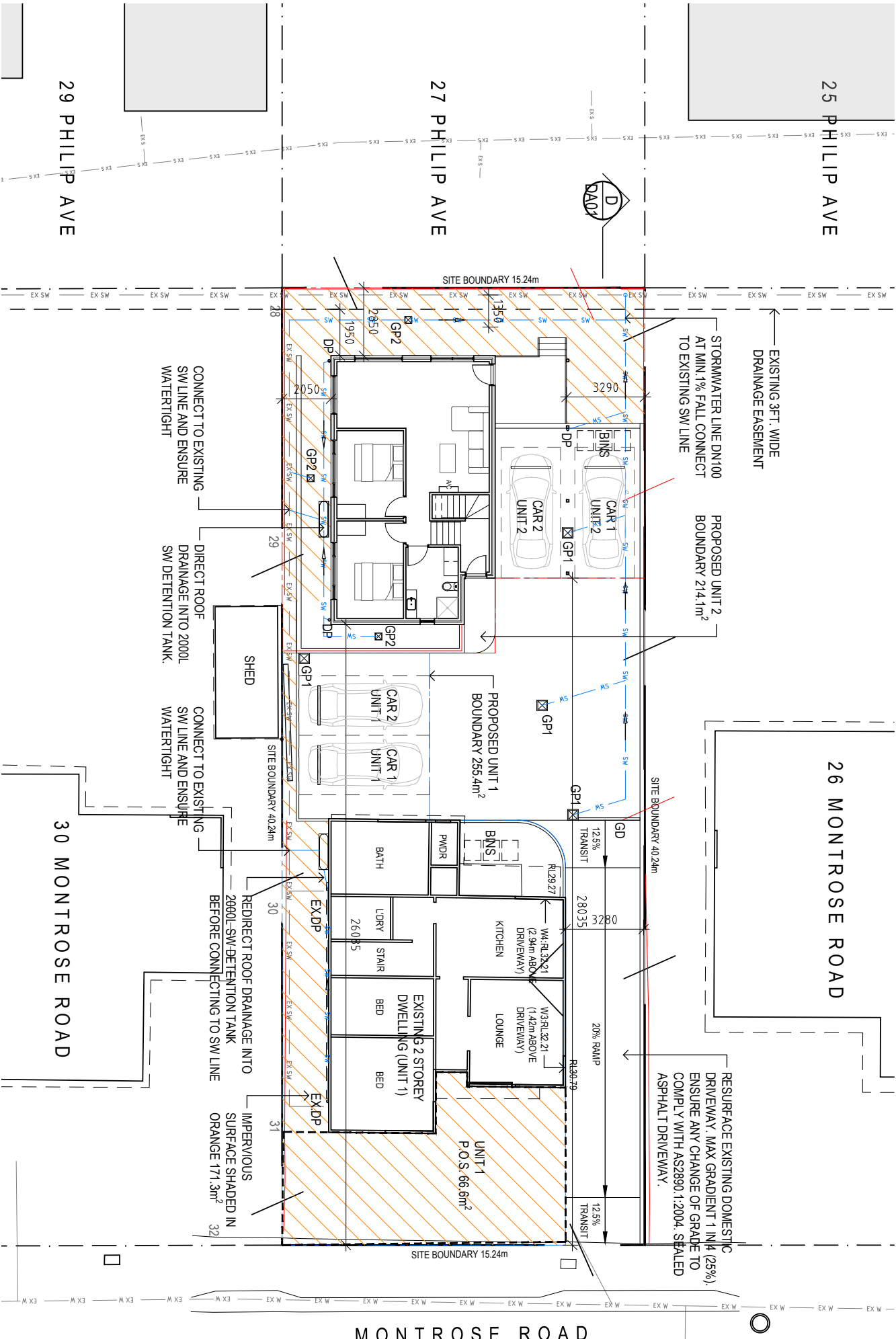
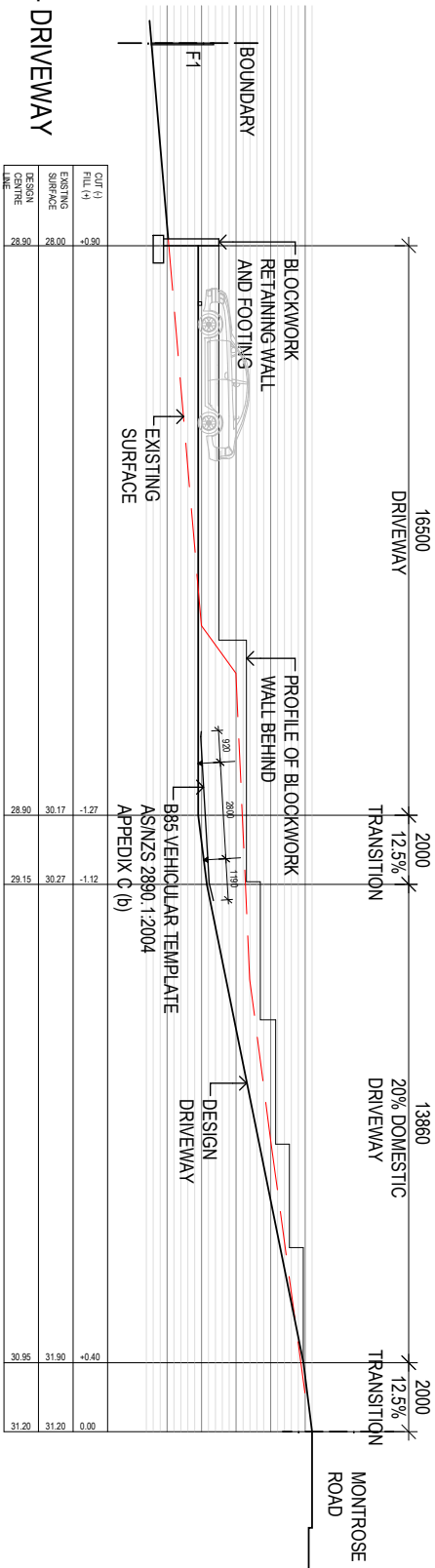
USE CLASS:
RESIDENTIAL DWELLING (CLASS 1a)

SITE COVERAGE
EXISTING HOUSE 105m²
NEW DWELLING 75.5m²
= 29.40% (<50%)
IMPERVIOUS SURFACE 180.5/613
= 29.40% (>25%)

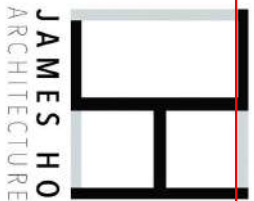
SITE PLAN
1:200

HYDRAULIC KEY
— EX S — EXISTING TANKWATER SEWER LINE
— EX SW — EXISTING COUNCIL STRAWWATER
— SW — PROPOSED Ø100 UPVC STORMWATER LINE, min 1.5% FALL
P 0890 DOWNPIPE
D GRADED DRAIN TRAFFICABLE
P GRADED DRAIN UPVC PIT
P1 450/450 GRADED UPVC PIT TRAFFICABLE

SECTION D - DRIVEWAY
1:200



APPLICATION No. PLN-23-16
DATE RECEIVED 19/06/202



CONTRACTOR SHALL VERIFY ALL
DIMENSIONS ON SITE BEFORE
COMMENCING ANY WORK OR SHOP
DRAWINGS

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REMAINS THE PROPERTY OF JAMES
HO ARCHITECTURE

REVISION

PROJECT TITLE
NEW HOUSE

PROJECT ADDRESS
28 MONTROSE ROAD,
MONTROSE, TAS 7010

PROJECT NUMBER
JHA_007_22

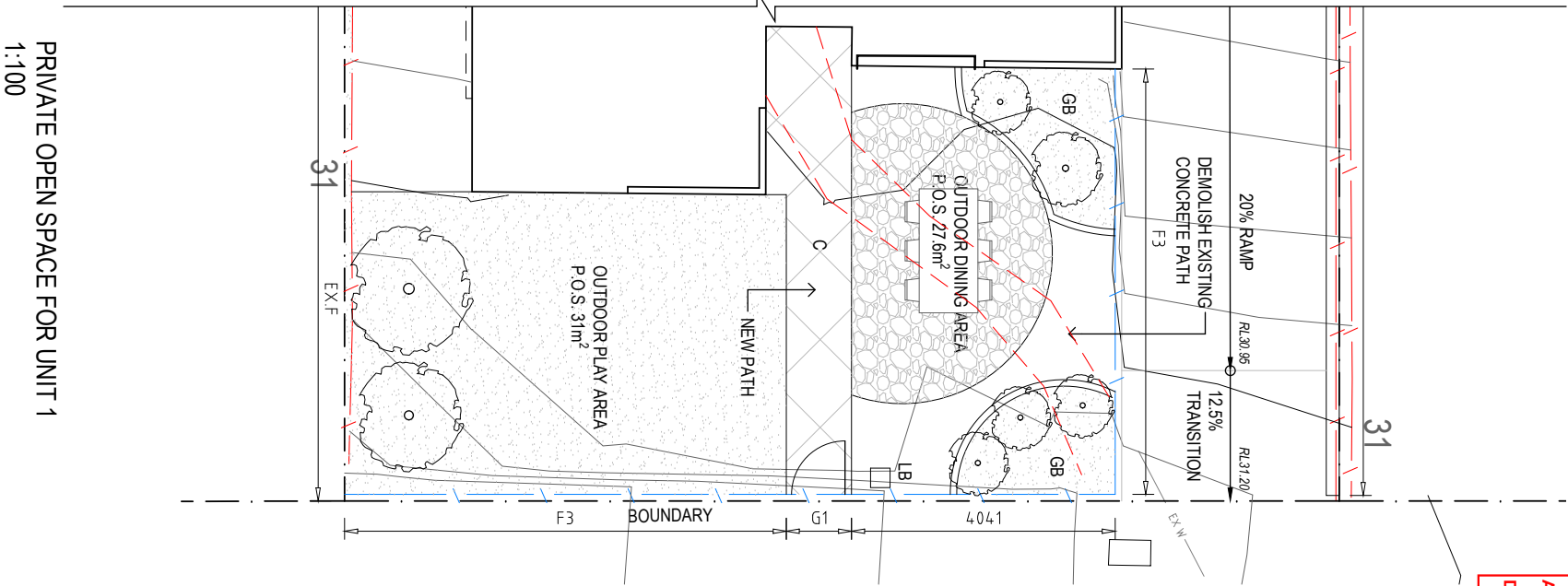
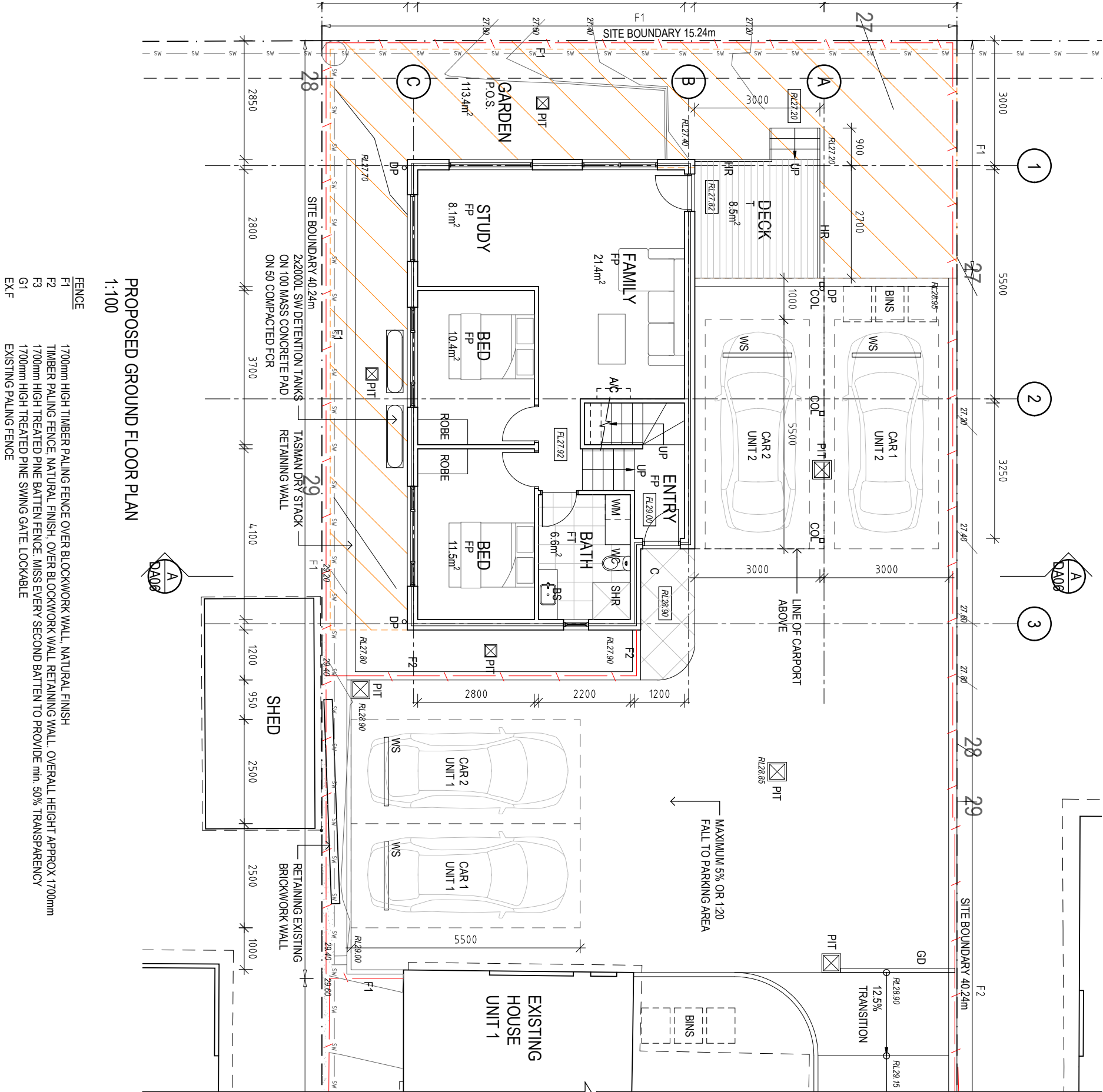
DRAWING TITLE
SITE PLAN & NOTES

REV. NO. -
SCALE AS SHOWN @A3
DRAWN BY -
CHECK BY -
DATE MAY 2023

PROJECT NORTH

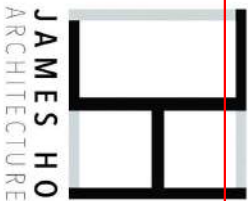


DA



PLANNING SERVICES

APPLICATION No **PLN-23-162**
DATE RECEIVED **19/06/2023**



CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS

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REVISION

PROJECT TITLE
NEW HOUSE

PROJECT ADDRESS
28 MONTROSE ROAD,
MONTROSE, TAS 7010

PROJECT NUMBER
JHA_007_22

DRAWING TITLE
PROPOSED PLANS

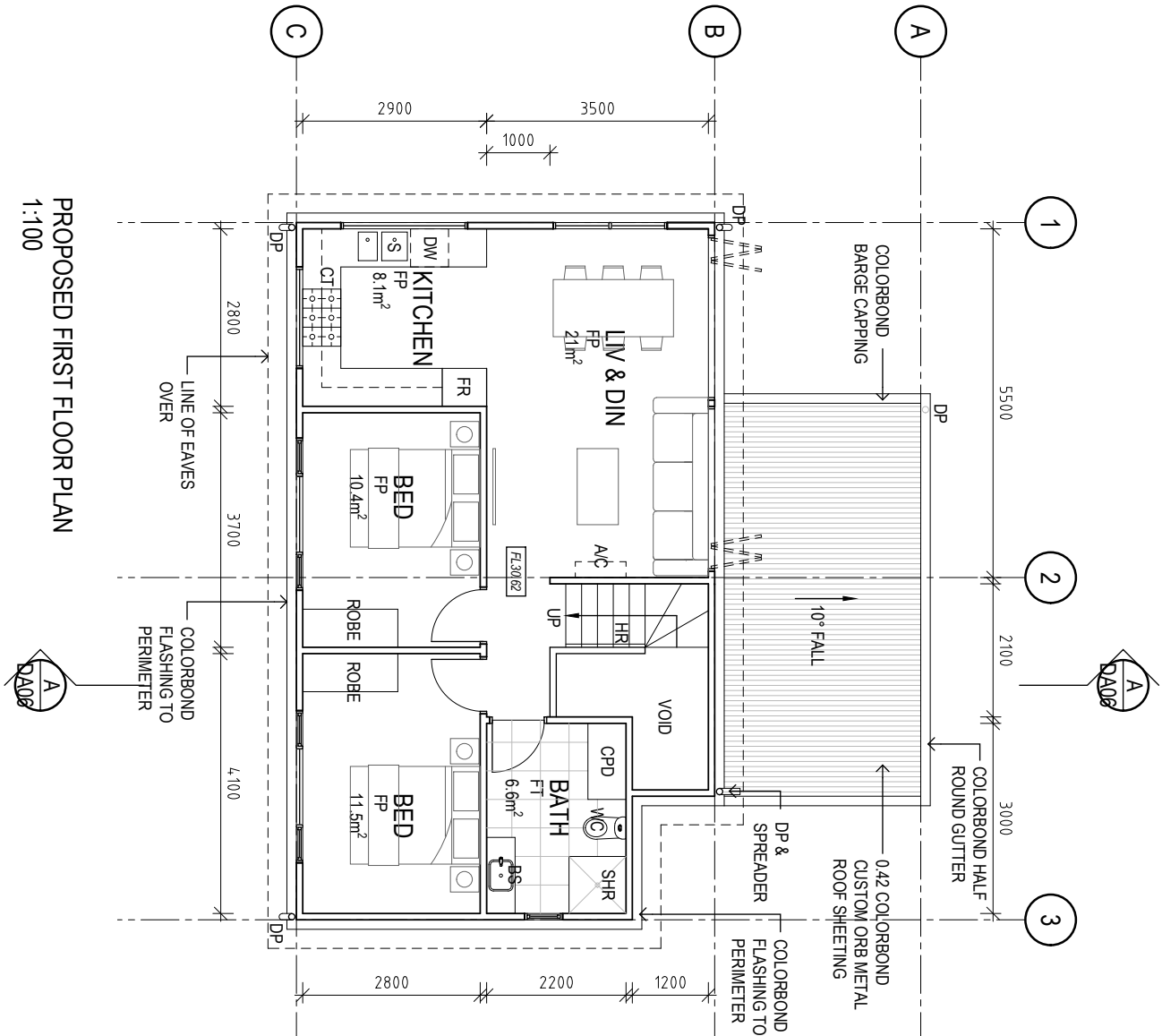
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DRAWN BY AM
CHECK BY -
DATE MAY 2023

DRAWING KEY

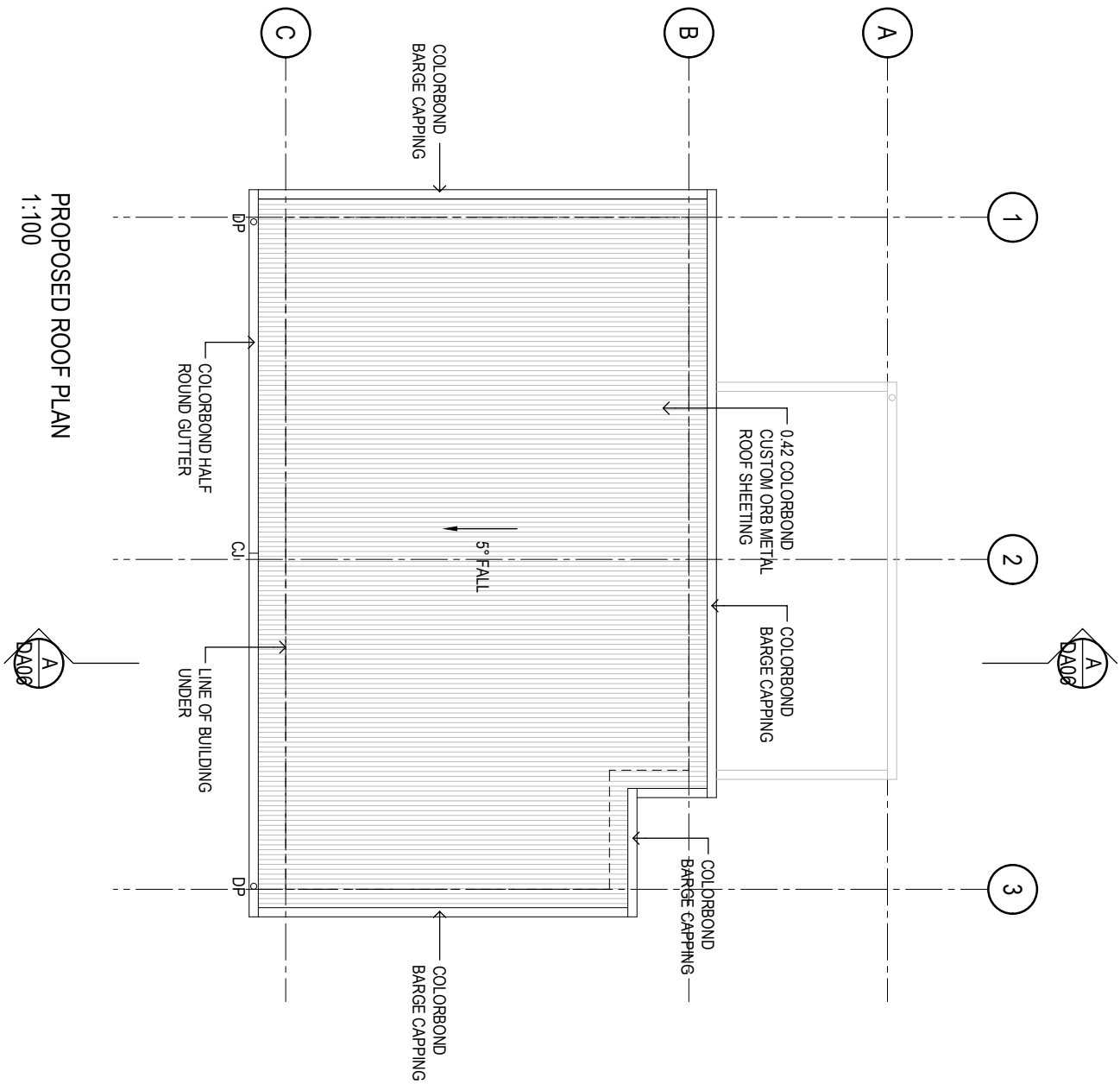
- BS BASIN
- C CONCRETE
- COL DOWNPIPE
- CPD CUPBOARD
- DP DOWNPIPE
- FP FLOOR PLANK
- FT FLOOR TILE
- GB GARDEN BED
- SHR SHOWER
- WC TOILET SUITE
- WM WASHING MACHINE
- WS WHEELS TOP FULLY COMPLY WITH AS/NZS2890.1:2004 2.4.5

PROJECT NORTH

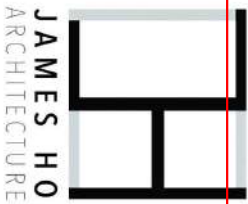




PROPOSED FIRST FLOOR PLAN
1:100



PROPOSED ROOF PLAN
1:100



PLANNING SERVICES
APPLICATION No. PLN-23-162
DATE RECEIVED 19/06/2023

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REVISION

PROJECT TITLE
NEW HOUSE

PROJECT ADDRESS
28 MONTROSE ROAD,
MONTROSE, TAS 7010

PROJECT NUMBER
JHA_007_22

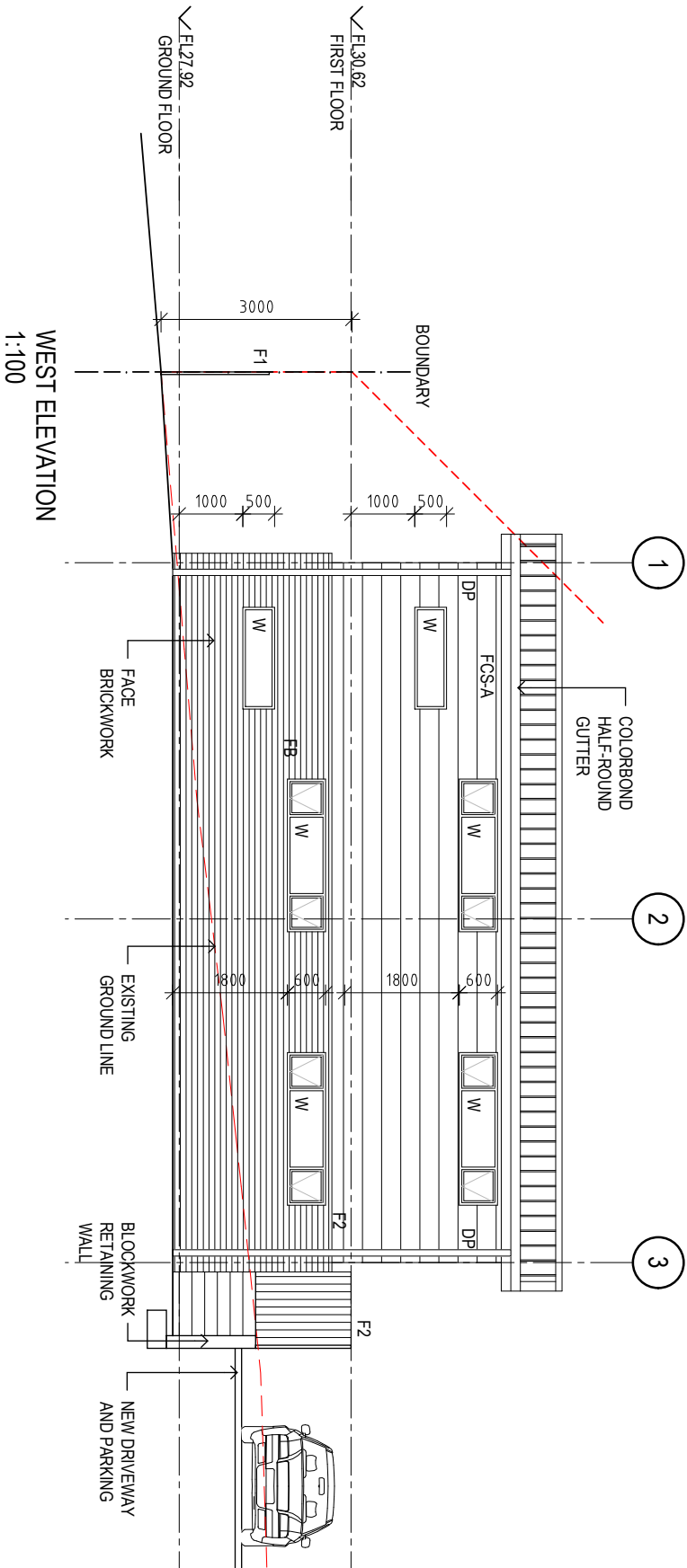
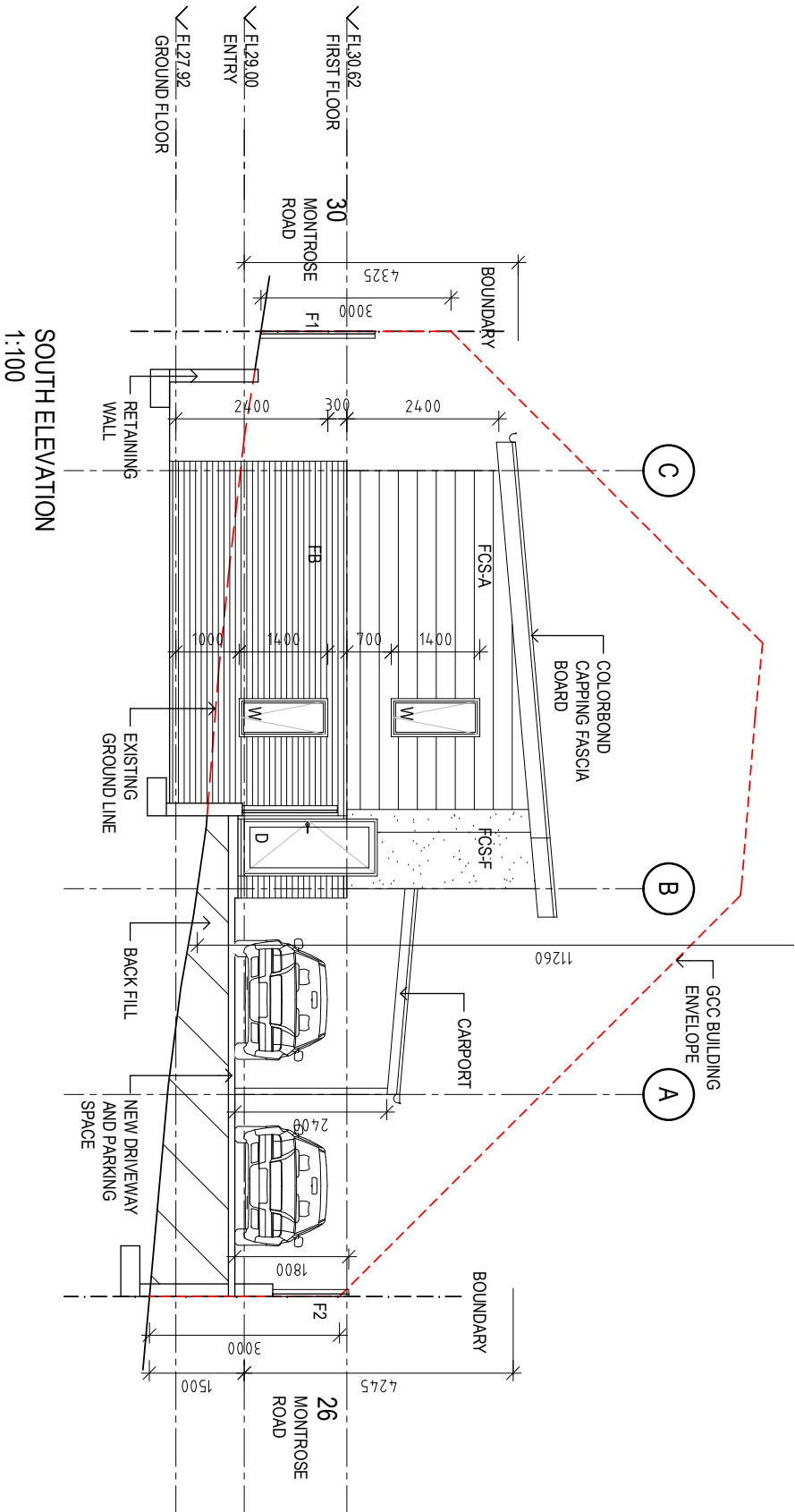
DRAWING TITLE
PROPOSED PLANS

REV. NO. -
SCALE AS SHOWN @A3
DRAWN BY AM
CHECK BY -
DATE MAY 2023

DRAWING KEY
BS BASIN
CPD CUPBOARD
CT COOKTOP
DP DOWNPIPE
DW DISHWASHER
FT FLOOR TILE
FP FLOOR PLANK
FR FRIDGE
S SINK
SHR SHOWER
TSL TOILET SUITE
WM WASHING MACHINE

PROJECT NORTH

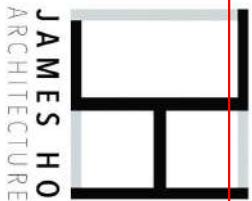




PLANNING SERVICES

APPLICATION No. PLN-23-16;

DATE RECEIVED 19/06/2023



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REVISION

PROJECT TITLE
NEW HOUSE

PROJECT ADDRESS
28 MONTROSE ROAD,
MONTROSE, TAS 7010

PROJECT NUMBER
JHA_007_22

DRAWING TITLE
PROPOSED ELEVATIONS

REV NO. -

SCALE AS SHOWN @A3

DRAWN BY AM

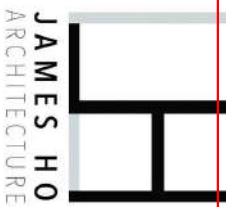
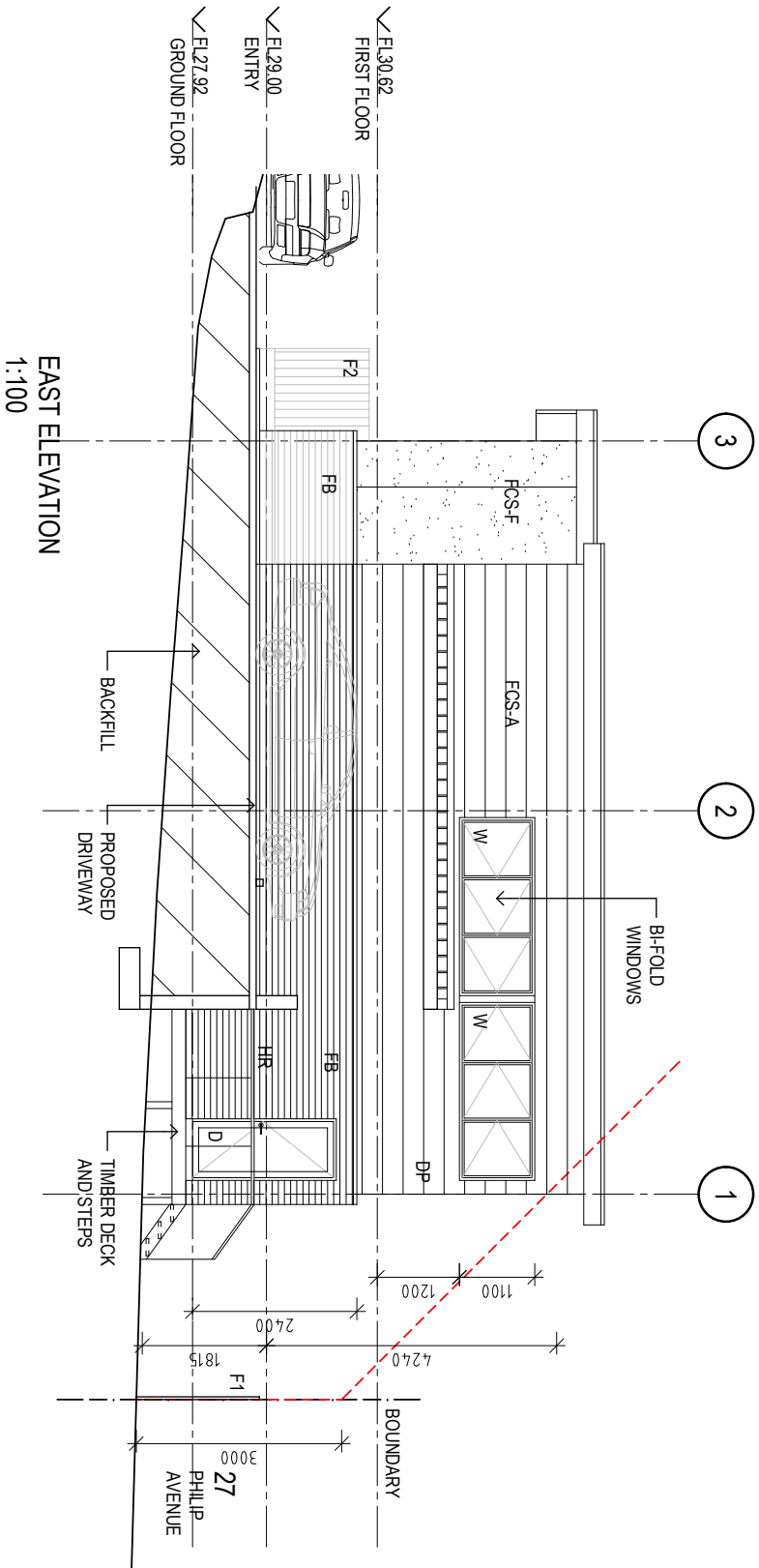
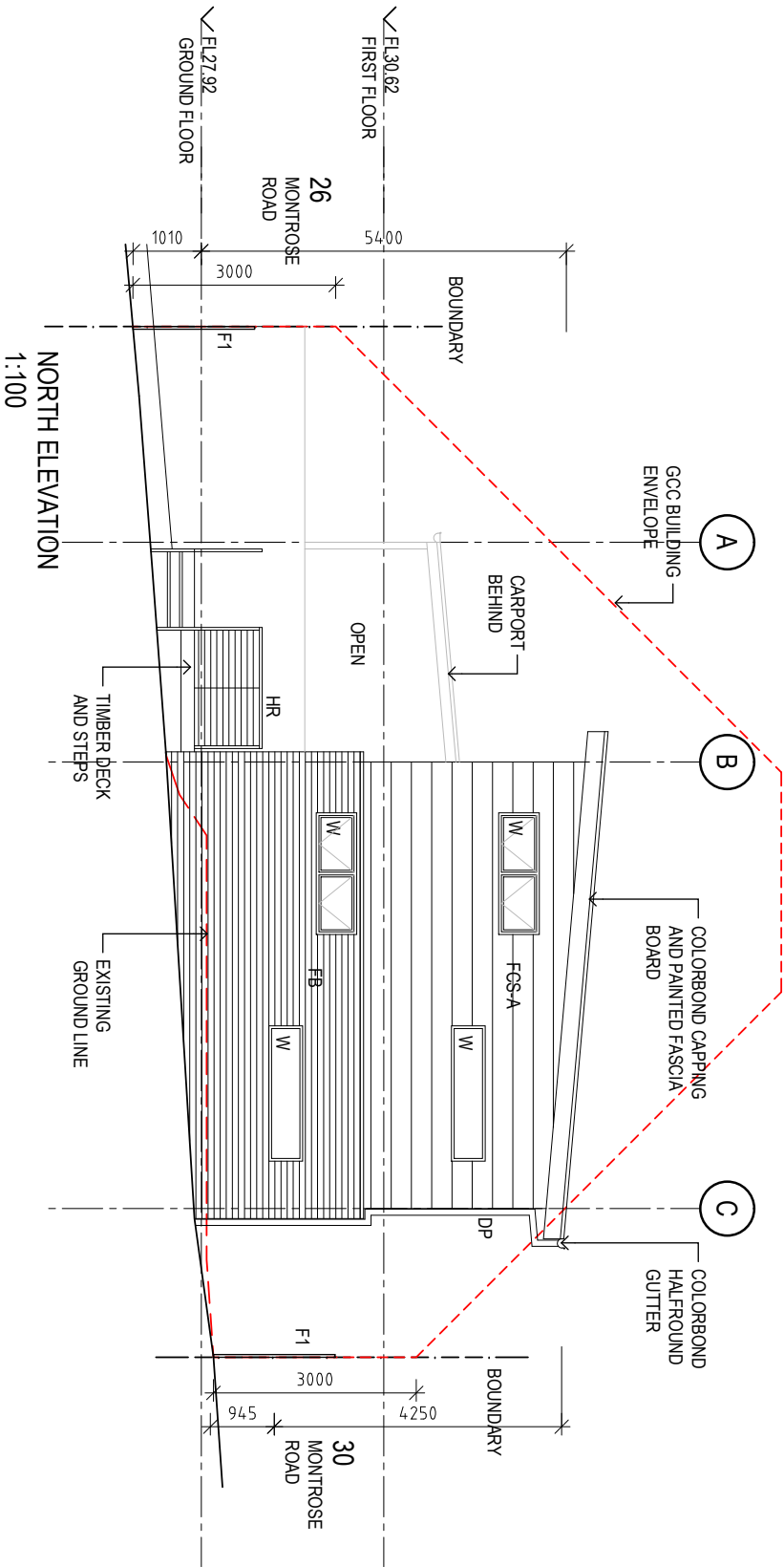
CHECK BY -

DATE MAY 2023

DRAWING KEY

D DOOR
DP DOWNPIPE
FB FACE BRICKWORK
FCS-A JAMES HARDIE SCYON AXON GROVE CLADDING SYSTEM
FCS-S JAMES HARDIE STRIA 325WID CLADDING SYSTEM
W POWERCOATED ALUMINIUM PAINTED WINDOWS





PLANNING SERVICES

APPLICATION NO. PLN-23-16

DATE RECEIVED 19/06/2023

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REVISION

PROJECT TITLE
NEW HOUSE

PROJECT ADDRESS
28 MONTROSE ROAD,
MONTROSE, TAS 7010

PROJECT NUMBER
JHA_007_22

DRAWING TITLE
PROPOSED ELEVATIONS

REV NO.

SCALE AS SHOWN @A3

DRAWN BY AM

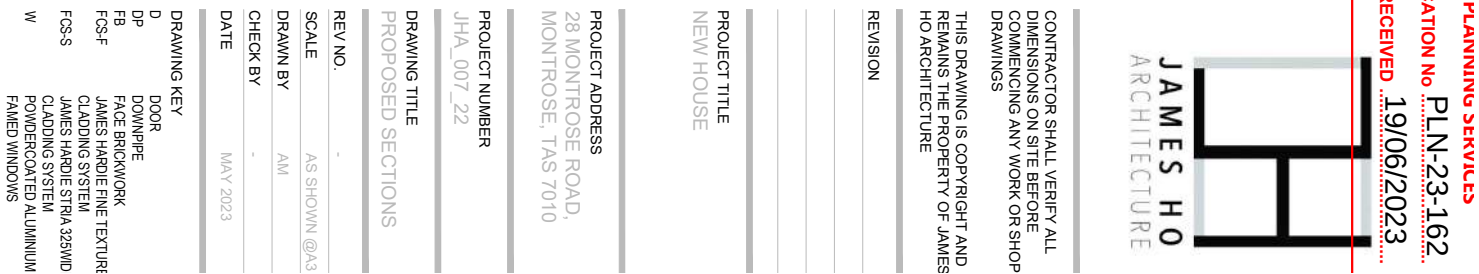
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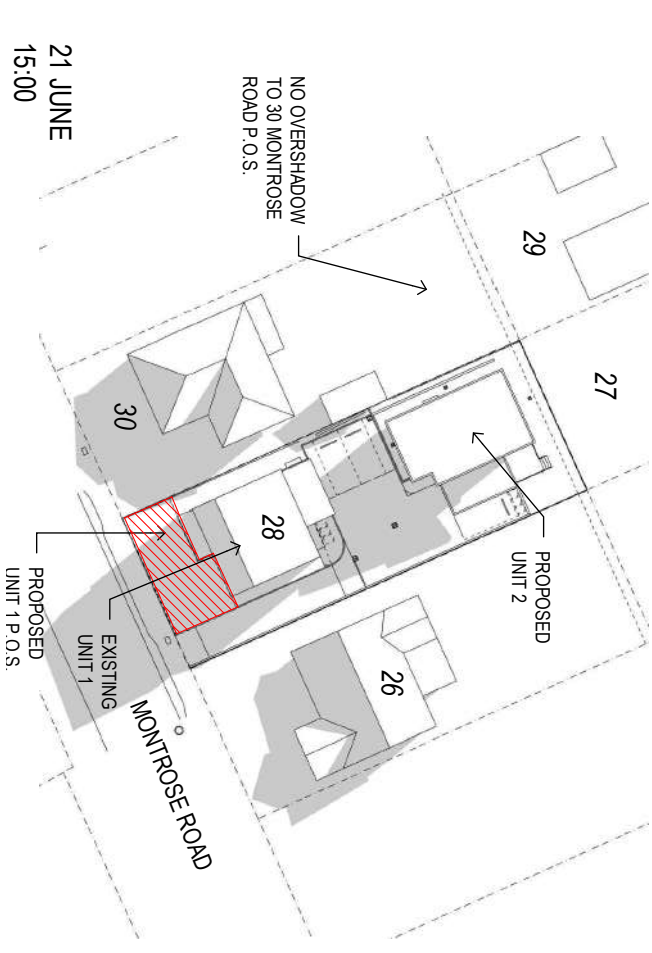
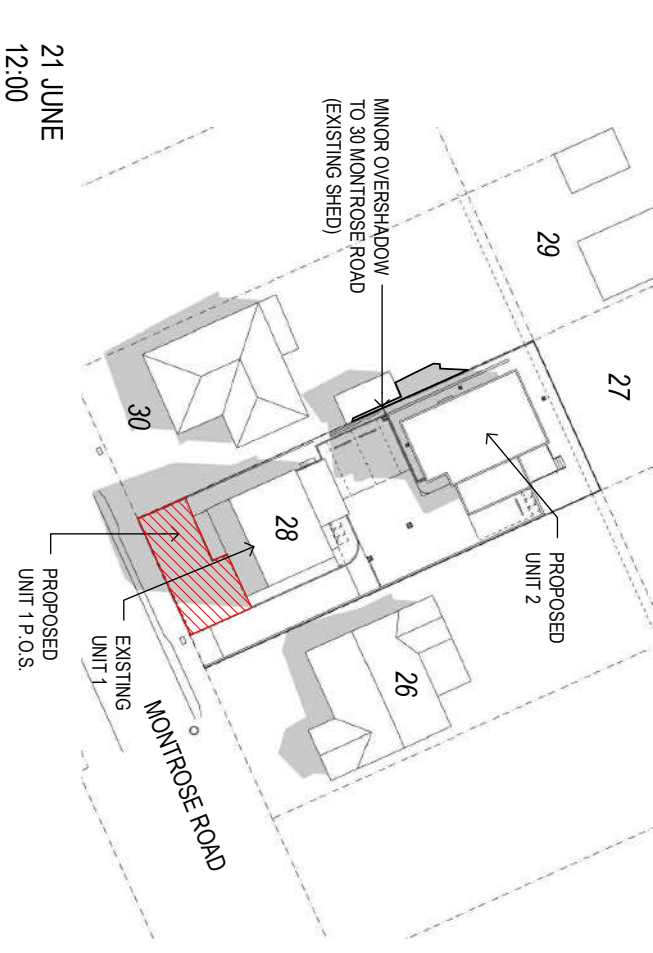
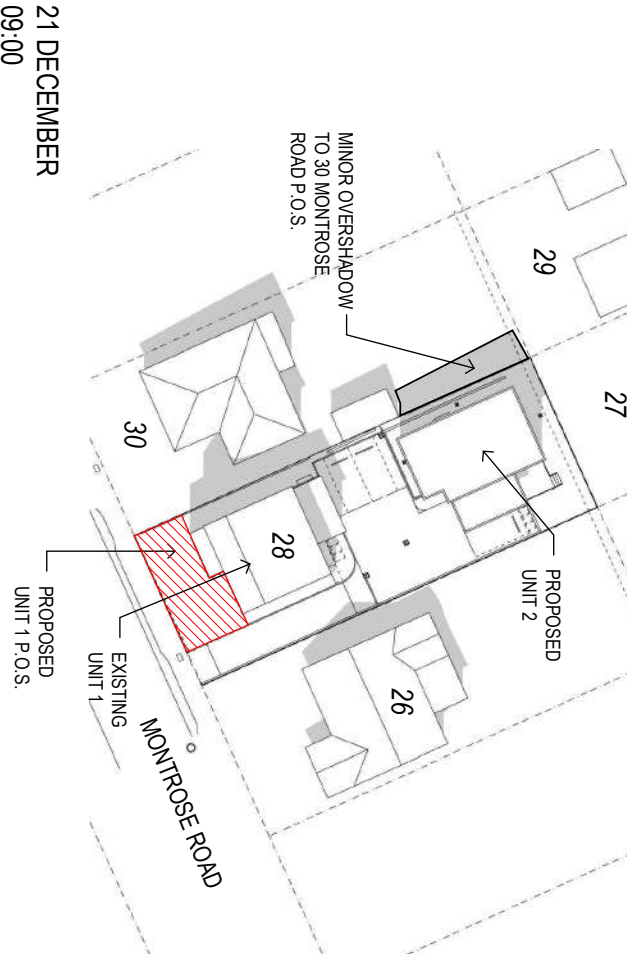
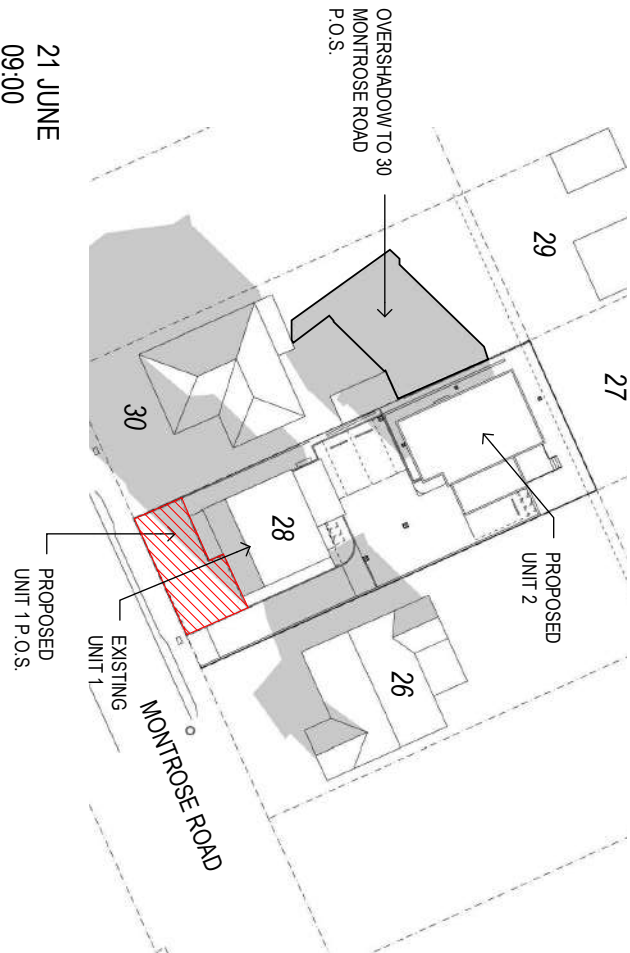
DATE MAY 2023

DRAWING KEY

D DOOR
DP DOWNPIPE
FB FACE BRICKWORK
FCS-F JAMES HARDIE FINE TEXTURE
CLADDING SYSTEM
FCS-S JAMES HARDIE STRIA 325WID
CLADDING SYSTEM
W POWERCOATED ALUMINIUM
PAINTED WINDOWS



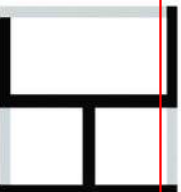




PLANNING SERVICES

APPLICATION No **PLN-23-162**

DATE RECEIVED **19/06/2023**

**JAMES HO**
ARCHITECTURE

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS

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REVISION

PROJECT TITLE
NEW HOUSE

PROJECT ADDRESS
28 MONTROSE ROAD,
MONTROSE, TAS 7010

PROJECT NUMBER
JHA_007_22

DRAWING TITLE
SUN SHADOW DIAGRAMS

REV NO. -

SCALE AS SHOWN @A3

DRAWN BY AM

CHECK BY -

DATE MAY 2023

SUN SHADOWS GENERATE BY
GOOGLE SKETCH UP PRO 2022





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-162	Council notice date	27/06/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00829-GCC	Date of response	30/6/2023
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	28 MONTROSE RD, MONTROSE	Property ID (PID)	5385528
Description of development	Multiple Dwellings x 2		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
James Ho Architecture	Site Plan & Notes – DA01	-	May 2023
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections and sewerage system and connections to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. DEVELOPMENT ASSESSMENT FEES 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$226.71 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			
Water Submetering As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.			



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.

The location of this infrastructure as shown on the GIS is indicative only.

- (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) 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.

TasWater Contact Details

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



Our ref: PLN-23-162
Enquiries Peter Coney
Direct phone: (03) 6216 6800
Email: gccmail@gcc.tas.gov.au

24 August 2023

James Ho Architecture
Level 1 Westella
181 Elizabeth Street
Hobart TAS 7000

Email: info@jameshoarchitecture.com.au

Dear Sir/Madam

GENERAL MANAGER'S CONSENT – S.14 URBAN DRAINAGE ACT 2013

I refer to the proposed Multiple Dwellings (One existing one proposed) at 28 Montrose Road Montrose for which a planning permit (the "Related Planning Permit") has been granted by the Planning Authority. The Related Planning Permit for this consent is PLN-23-162.

It is advised that the consent of the General Manager to interfere with the public stormwater system for the use/development approved by the Related Planning Permit has been granted by Council pursuant to Section 14(1) of the *Urban Drainage Act 2013*.

This consent is subject to the compliance with the conditions set out in Attachment 1. You must comply with the conditions of this consent.

Advice relevant to this consent is provided in Attachment 2. Please take time to read and consider the advice before commencing works.

Yours sincerely

A handwritten signature in black ink, appearing to read "Bree Narksut", is shown within a light blue rectangular border.

Bree Narksut
Development Engineer

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au

**Attachment 1 – Conditions of General Manager’s Consent**

1. The stormwater works must be substantially in accordance with the approved drawings, except as otherwise required as a condition of the General Manager’s Consent.
2. No stormwater works are to commence until the Related Planning Permit has force and effect. (Please refer to Advice in Attachment 2.)
3. This consent remains valid while the Related Planning Permit continues to have force and effect. If the Related Planning Permit lapses pursuant to Section 53(5) of the *Land Use Planning and Approvals Act 1993*, this consent also lapses.
4. All internal hydraulic service works required for the development must be at the Developer’s expense and must comply with the requirements of Council’s Plumbing Surveyor. Any alterations or works to the public stormwater system must be undertaken by Council at the developer’s cost.
5. The property owner is to ensure that Council’s Road Assets and Infrastructure are protected during the construction of the stormwater works. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner.
6. If reinstatement works are not undertaken promptly or to Council’s satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.
7. On-site stormwater detention with a capacity of 4,000 of litres must be provided so that stormwater discharged from the site does not exceed the pre-development stormwater runoff for 1 in 20 ARI (5% AEP) storm event. The stormwater detention tank must be included in the Plumbing Application.



Attachment 2 – Advice

Related Planning Permit

Please ensure you have obtained a copy of the Related Planning Permit before undertaking stormwater works. In addition to complying with the conditions of this consent, all stormwater works must be undertaken in a manner that is consistent with the approved plans and conditions of the Related Planning Permit for the use/development.

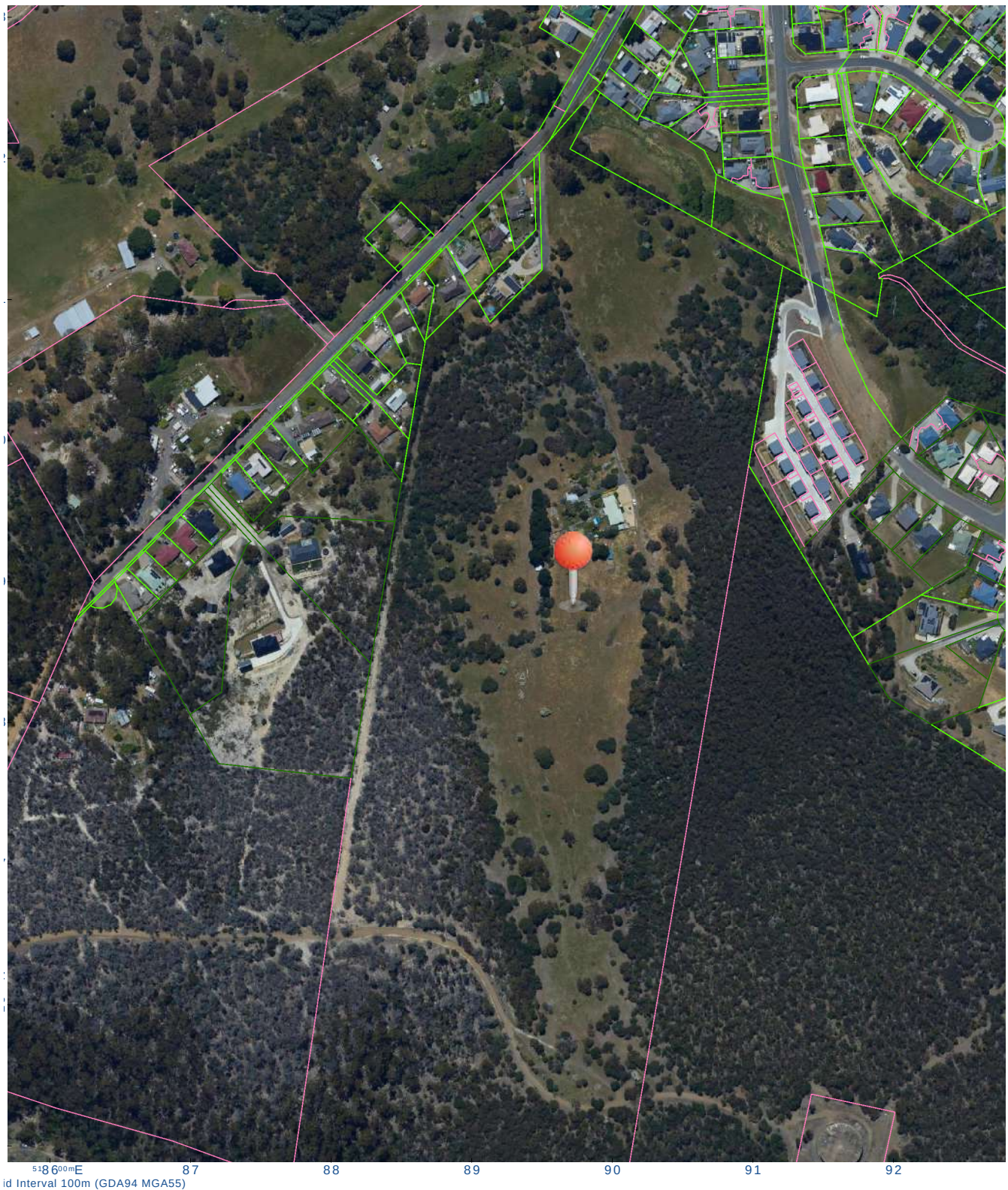
Planning permits for which representations were received do not have force and effect until 14 days after notice is served on the representors. Planning permits may also be subject of an appeal by the applicant or representors to the Resource Management and Planning Appeals Tribunal (RMPAT). Where an appeal is lodged the permit does not have force and effect until the appeal is determined or abandoned. To confirm whether the Related Planning Permit has force and effect, please contact Council's Planning Section on (03) 6216 6800.

Other Permits

Please be aware that this consent is for stormwater works and has been issued under the *Urban Drainage Act 2013*. You should consult with an accredited Building Surveyor prior to commencing work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this consent, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on (03) 6216 6800.

Other Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the construction of the stormwater works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.


www.thelist.tas.gov.au

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-23-067	Council notice date	24/04/2023
TasWater details			
TasWater Reference No.	TWDA 2023/00514-GCC	Date of response	10/07/2023
TasWater Contact	David Boyle	Phone No.	0436 629 652
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	43 RUSSELL RD, CLAREMONT	Property ID (PID)	5341242
Description of development	Multiple Dwellings x 76 - Staged (8)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Staging Plan / 48879MD C 003	A	14/06/2023
PDA	Sewer Detail Plan Sh. 2 / 48879MD C 501	A	14/06/2023
PDA	Sewer Long Sewer Section / 48879MD C 530	A	14/06/2023
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 connection and sewerage system and connection for this multiple 76 dwelling 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 of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. ASSET CREATION & INFRASTRUCTURE WORKS 4. In the event that the developer opts to utilize their own contractor, who have been approved by TasWater, to install the new sewer main to service their development then the following conditions will apply. <i>Note:- In the event that the developer opts not to utilize their own contractor(s), a detailed engineered plan and long section must be submitted to TasWater for assessment via a Certificate for Certifiable Work (Building and/or Plumbing), depicting all existing infrastructure, such as water and stormwater mains etc., that the new sewer main needs to pass beneath/over to allow our panel member to install the sewer main, then conditions 5 to 14 will not apply.</i> 5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.			



6. Prior to applying for a Permit to Construct, 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 sewerage to TasWater's satisfaction.
7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
9. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the water and sewerage works and prior to 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.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred 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". TasWater will release any security held for the defect's 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.



DEVELOPMENT ASSESSMENT FEES

15. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,220.97 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

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Boundary Conditions

Total boundary heads (HGL), not pressures, at the proposed connection point on A323300 are:

	HGL (m)
Peak Day	196
Peak Day plus 10 L/s Fire Flow	194

It should be noted that these are the boundary heads in the water main itself at the proposed connection point and do not include losses through the actual connection or associated pipework.

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 permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- 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.
- 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.

TasWater Contact Details

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

p r o j e c t

Proposed Development at
43 Russell Rd., Claremont

c l i e n t

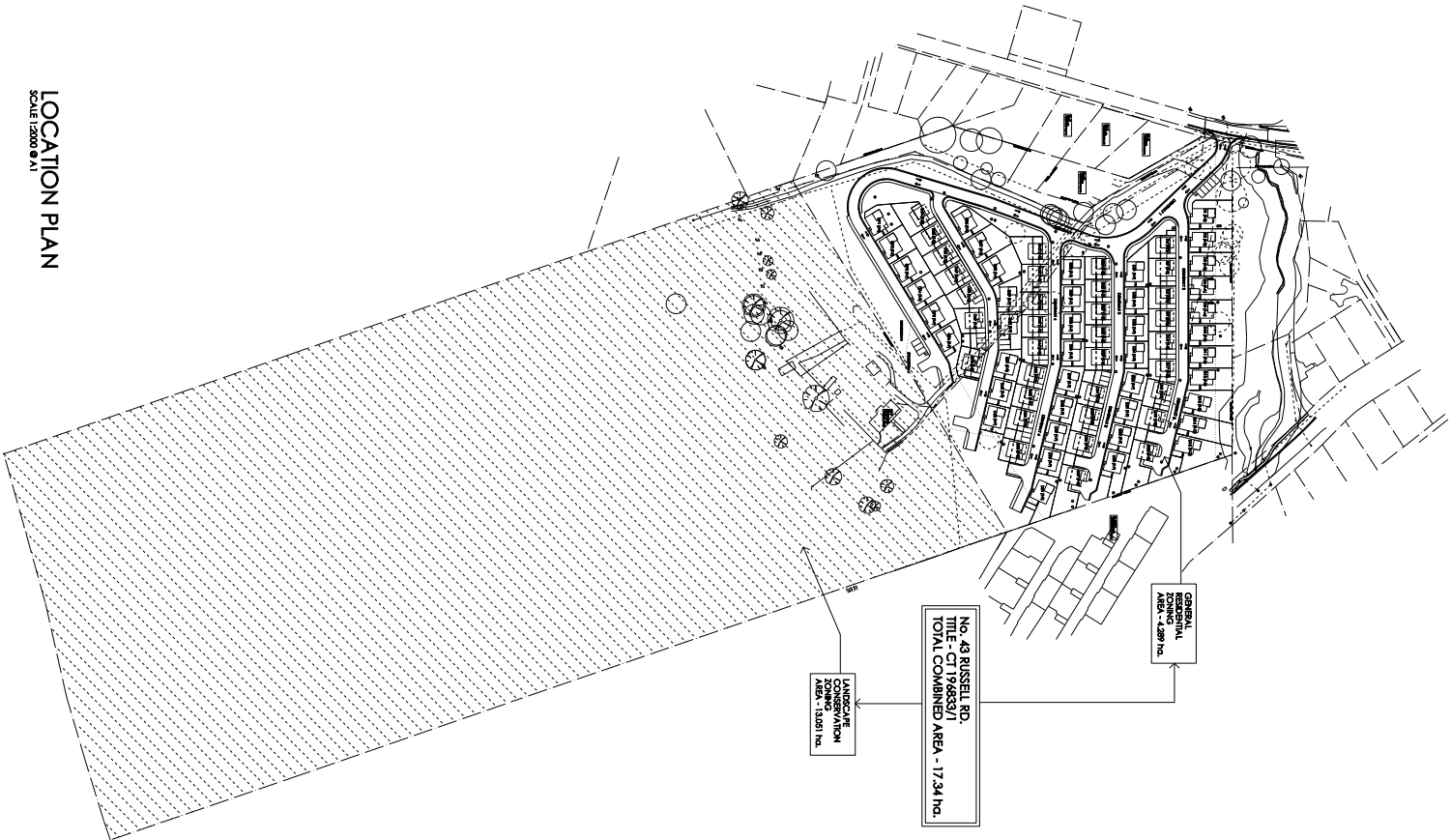
Ellington Developments Pty Ltd

p r o j e c t n o.

22.02

d a t e:

March 2023



LOCATION PLAN
SCALE 1:200 @ A1

DRAWING SCHEDULE

- SK01 - COVER/LOCATION PLAN
- SK02 - SITE PLAN
- SK03 - STAGING PLANS
- SK04 - SITE SECTIONS
- SK05 - PART SITE PLAN A
- SK06 - PART SITE PLAN B
- SK07 - PART SITE PLAN C
- SK08 - PART LANDSCAPE PLAN A
- SK09 - PART LANDSCAPE PLAN B
- SK10 - PART LANDSCAPE PLAN C
- SK11 - SOIL & WATER MANAGEMENT PLAN
- SK12 - FLOOR PLANS
- SK13 - FINISHES SCHEDULE
- SK14 - ELEVATIONS - SHEET 1
- SK15 - ELEVATIONS - SHEET 2
- SK16 - ELEVATIONS - SHEET 3
- SK17 - ELEVATIONS - SHEET 4
- SK18 - ELEVATIONS - SHEET 5
- SK19 - ELEVATIONS - SHEET 6
- SK20 - ELEVATIONS - SHEET 7
- SK21 - ELEVATIONS - SHEET 8
- SK22 - ELEVATIONS - SHEET 9
- SK23 - ELEVATIONS - SHEET 10
- SK24 - ELEVATIONS - SHEET 11
- SK25 - ELEVATIONS - SHEET 12
- SK26 - ELEVATIONS - SHEET 13
- SK27 - ELEVATIONS - SHEET 14
- SK28 - ELEVATIONS - SHEET 15
- SK29 - ELEVATIONS - SHEET 16
- SK30 - ELEVATIONS - SHEET 17
- SK31 - ELEVATIONS - SHEET 18
- SK32 - ELEVATIONS - SHEET 19
- SK33 - ELEVATIONS - SHEET 20

- SITE PLAN PART B
(SHOWING FIRST FLOOR PLANS)

- SITE PLAN PART C
(SHOWING FIRST FLOOR PLANS)

- REFERENCE TO RELATED DOCUMENTS

- POL ENGINEERING DRAWINGS
- POL STORMWATER REPORT
- POL SURVEY

REFER TO BAA PLANNING SUBMISSION DOCUMENT FOR ALL OTHER RELATED RECORDS AND INFORMATION.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-23-067
DATE RECEIVED 30 June 2023

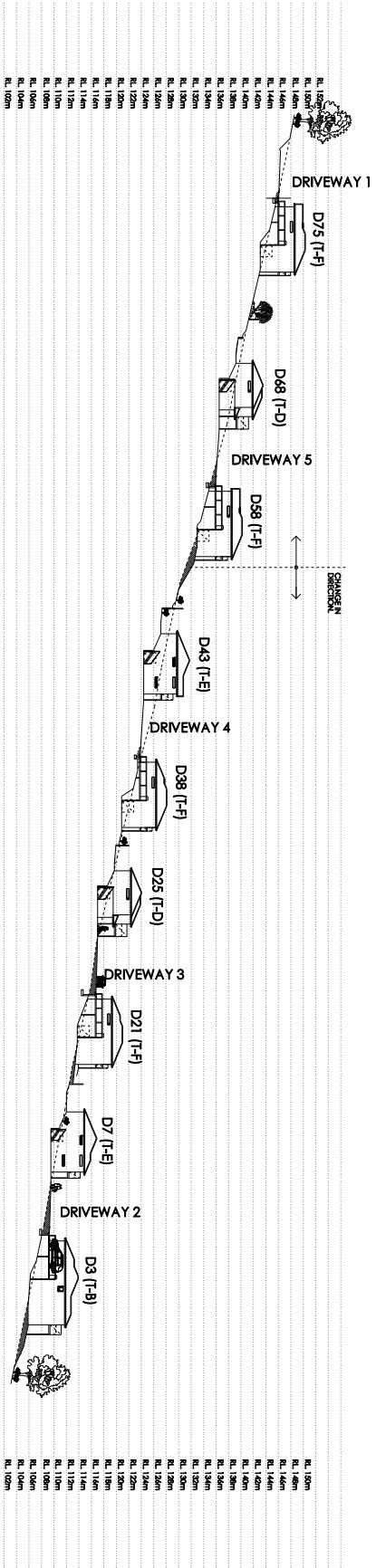
creative practical design solutions
TAS BUILDING DESIGN Pty. Ltd.
m. 0438 862283
a. 0438 2018
e. 0438 2018
residential
commercial
CC 652

COMPILED BY
TAS BUILDING DESIGN Pty. Ltd.
Proposed Development of
43 Russell Rd., Claremont

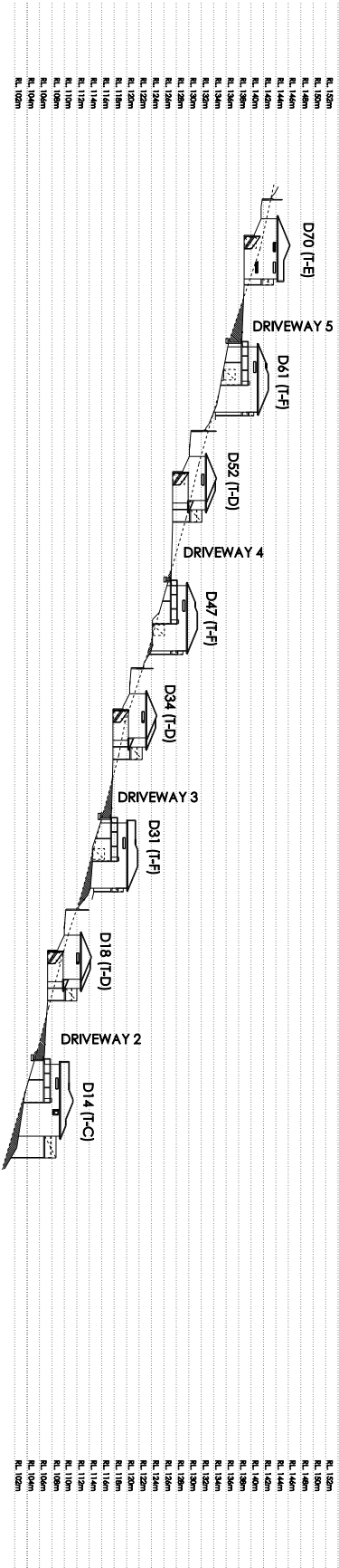
Client
Ellington Developments Pty Ltd

Drawing Title
Location Plan

Project No. 22.02
Revision SK01
Date A
North Arrow NORTH



SITE SECTION A-A
SCALE 1:500 @ A1



SITE SECTION B-B
SCALE 1:500 @ A1

RECEIVED 30/06/2023
NO RECORD REQUIRED

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-23-067
DATE RECEIVED 30 June 2023

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TAS BUILDING DESIGN Pty. Ltd.

Kevin J. Roberts

m. 0408 862263

a. 0408 2018

a. 0408 7218

tasbuildingdesign.com.au

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commercial

COMPLIMENT
This document is the property of TAS BUILDING DESIGN Pty. Ltd. and is not to be used for any other purpose without the written consent of TAS BUILDING DESIGN Pty. Ltd.
Project and Location
Proposed Development of
43 Russell Rd., Claremont

Client
Elington Developments Pty Ltd

Drawing Title
Site Sections

Drawn by Elington Developments Pty Ltd	Checked by Elington Developments Pty Ltd
Project No. 22.02	Scale 1:500 @ A1
Issue No. SK03	Date A

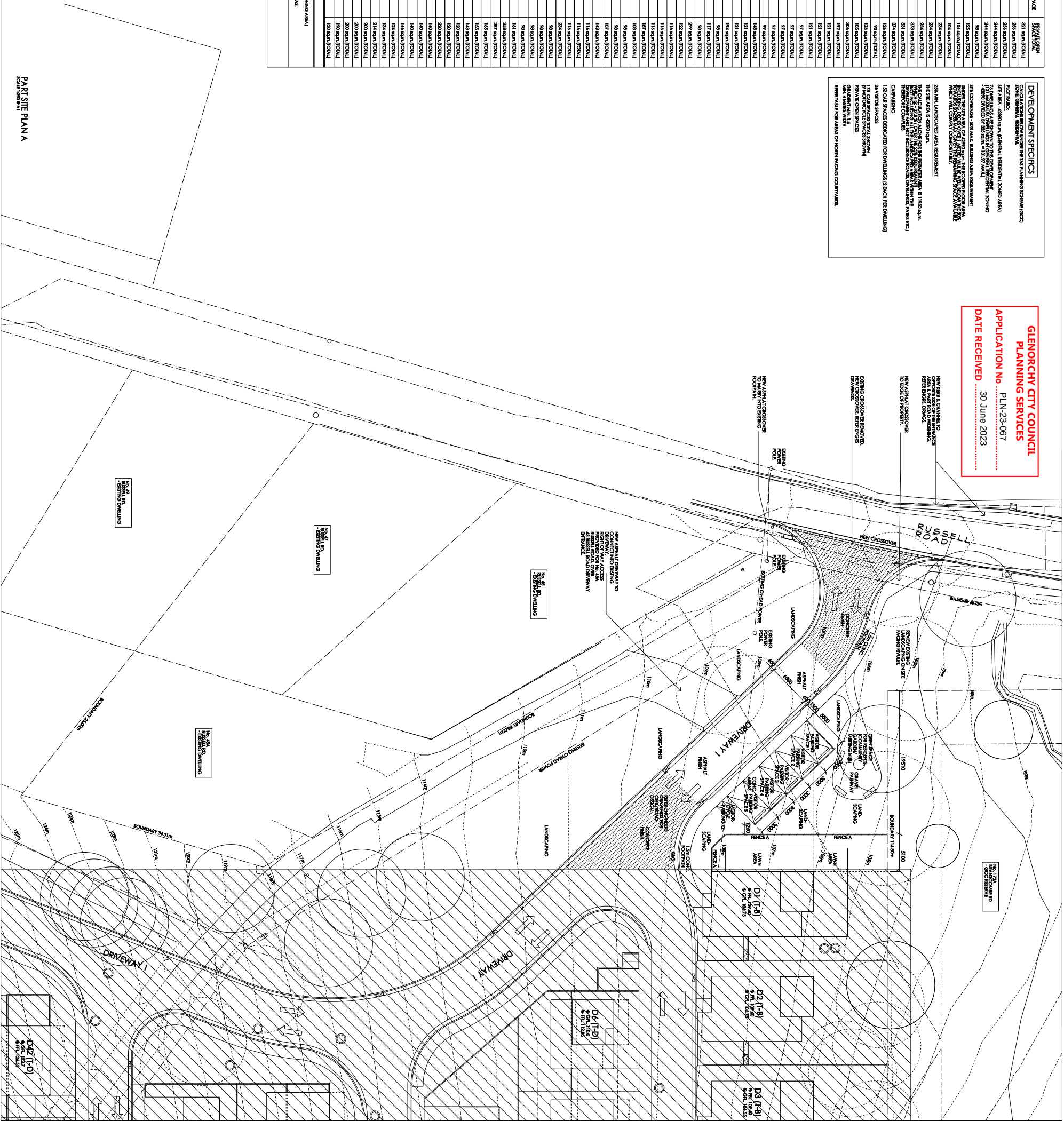


[illegible][illegible]

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-23-067

DATE RECEIVED 30 June 2023



LANDSCAPE PLAN LEGEND	
⊕	POSTING LEVEL
⊙	NEW LEVEL
FRICE A	1800 HIGH DENSITY PLANTING FRICE
K A G	K288 A OUTLINE
RTW	REPAIRING WALL - BLOCKWORK ON BRICK WALL
RTW	BMS
RTW	PAVEMENT TANK (2000 LTR. STANDING)

NOTE: SIGNAGE TO ALL UNITS & PARKING AREAS ALL CLEARLY MARKED. NUMBERS & LINE MARKINGS. LIGHTING TO BE IN ACCORDANCE WITH CLAUSE 3.1. BASIS OF DESIGN AND CLAUSE 3.6 CARPARKS IN AS/NZS 1180.3.1-2005 LIGHTING FOR ROADS AND PUBLIC SPACES PART 3.1.1 PEDIESTRIAN AREA CATEGORY P7 LIGHTING.

REVISION A: - 30/06/2023
- ROAD WIDENING LINES + NOTE ADDED

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TAS BUILDING DESIGN Pty. Ltd.

m. 0408 866283
e. info@tbd.com.au
a. P.O. Box 2018
Hobart 7018

cc 652

residential
commercial

Kevin J. Roberts

THE CONSENT
I, the undersigned, do hereby consent to the use of my property for the purposes identified with this permit, and I hereby authorize the City of Berkeley to use my property for the purposes identified with this permit, without permission of design and building as a condition of the permit.

PROJECT AND ADDRESS:
Proposed Development at
443 Russell Rd., Claremont

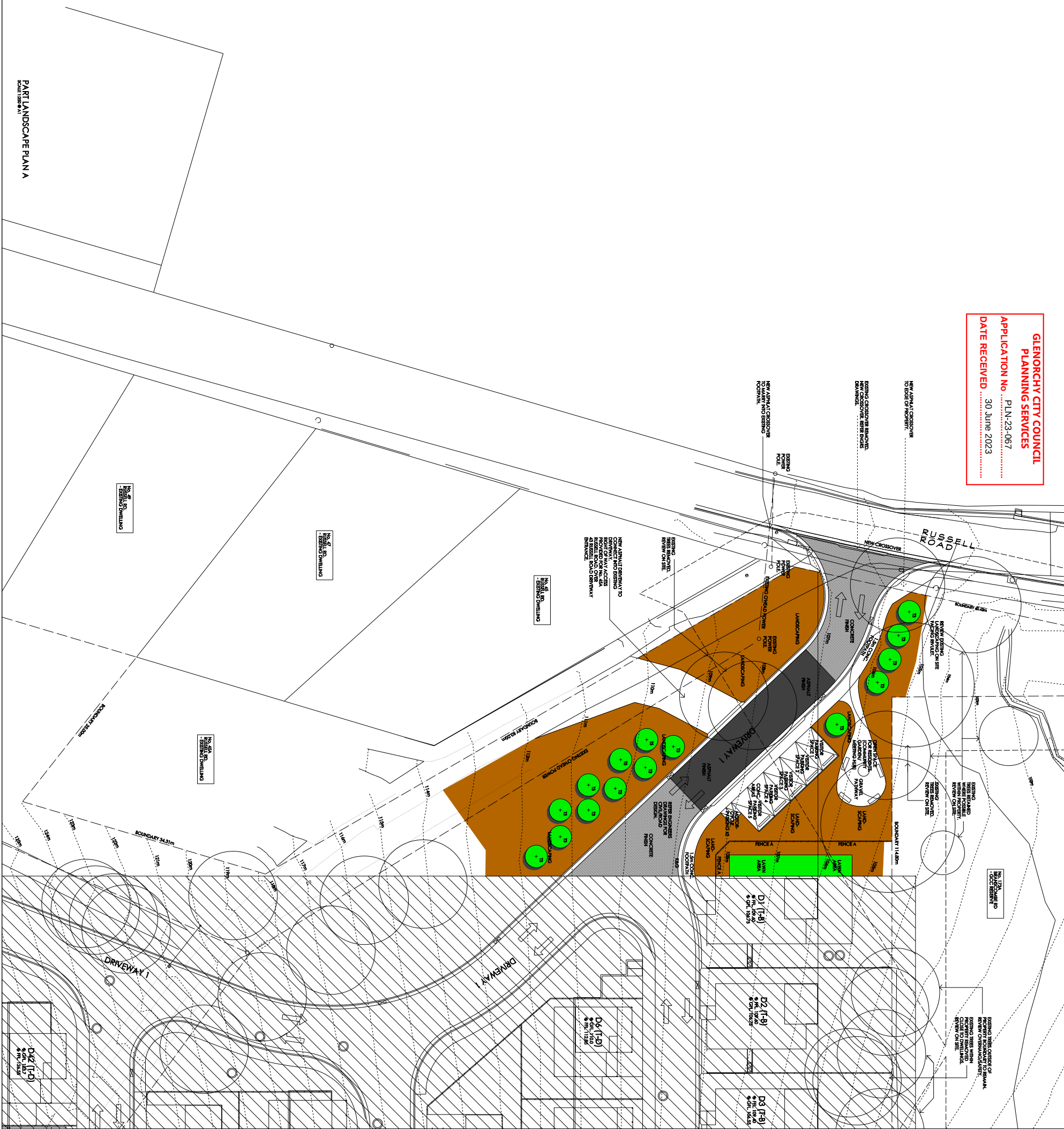
CLIENT:
Elfrington Developments Pty. Ltd.

Drawing Title:
Part Site Plan A - 1:250

No Date: 30/06/2023 Approx: preliminary 		Drawn: KJR Scale: 1:250 @ A1 Project No.: 22.02 Drawing No.: SK05 Rev.: A	
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[illegible]

CODE	TREE (COMMON)	QUANTITY
T1	ORANGE-BARKED PALE BARK LEAVES WHITE SILVER SILVER ANEMIA	QUANTITIES NOTED ON PLAN
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T3		
T4		
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T100		

REVISION A: - 30/06/2023
- ROAD WIDENING LINES ADDED

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p.u.b. 2018
Roxbury 7018
a. info@tbd.com.au

Kevin L. Roberts

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**Proposed Development at
43 Russell Rd., Claremont**

Ellington Developments Pty Ltd

Part Landscape Plan A - 1:250

dimensions take precedence over scale readings.	Drawn: KJR	Plot Date: 30/06/2023
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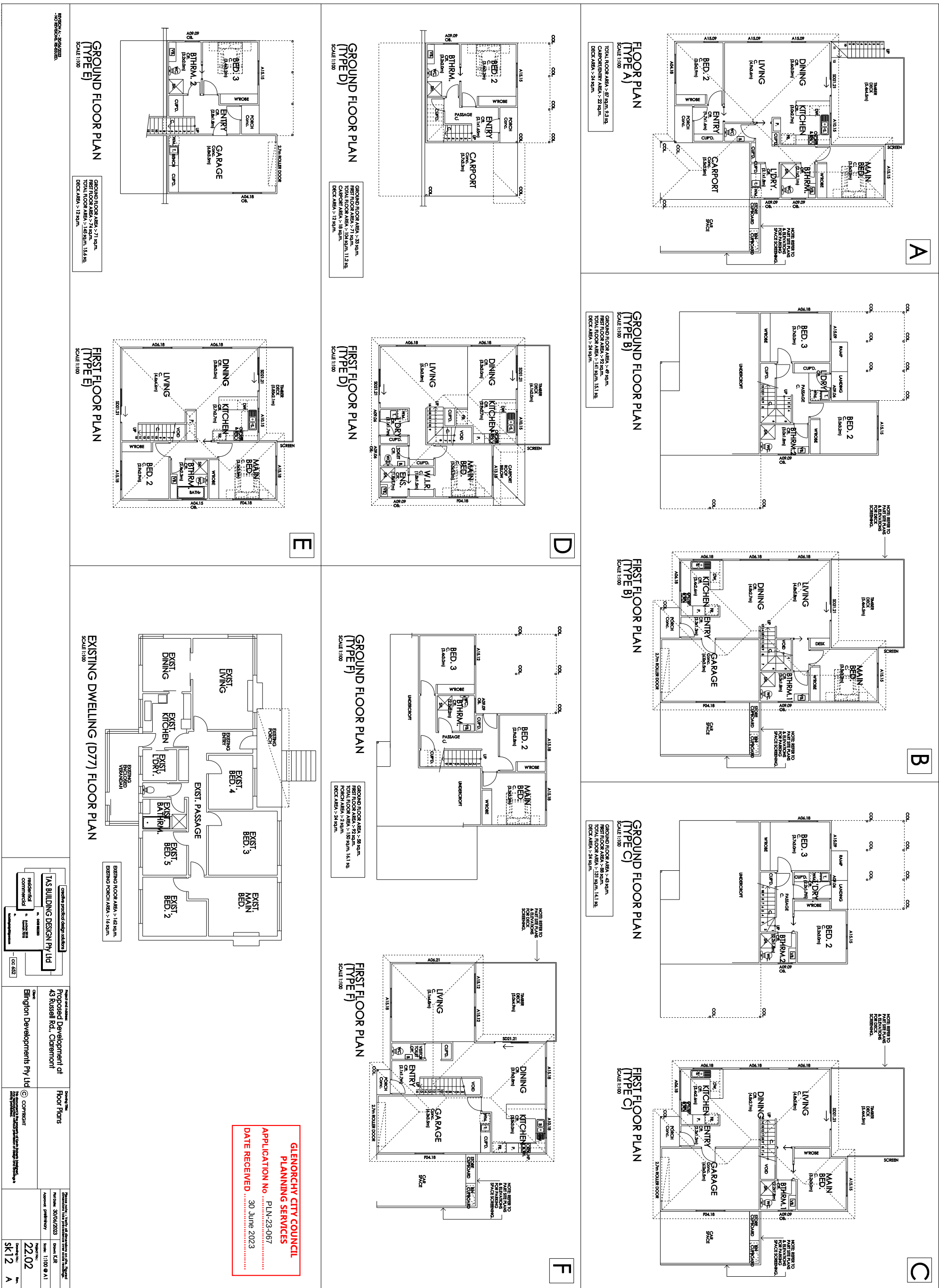
22.02

NORTH	SK08 A
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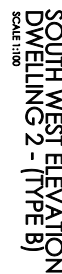
GLENORCHY CITY COUNCIL

KEY	
WALL COLOURS: PLAIN COLOURS TO MATCH COLOREBOND PANELS	COLOURS AND COLOURS: ROOF, GUTTER, FACIA, WINDOWS
COLOUR A - WHITE	COLOUR B - WHITE
COLOUR C - DUNE	COLOUR D - DUNE
COLOUR E - WINDSPRAY	COLOUR F - WINDSPRAY
COLOUR G - SALT GREY	COLOUR H - SALT GREY
COLOUR I - IRONSTONE	COLOUR J - IRONSTONE

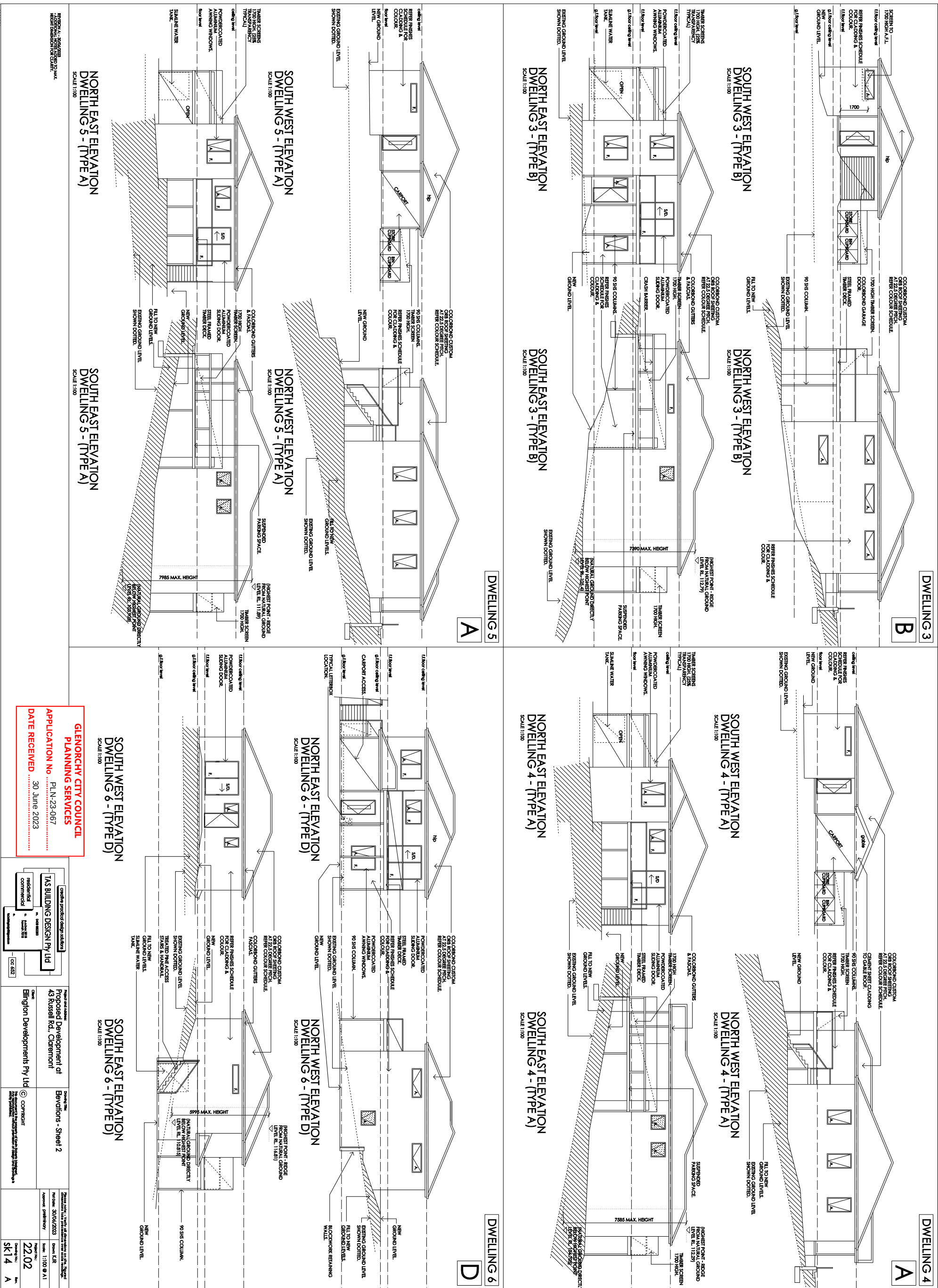
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-23-067
.....

DATE RECEIVED 30 June 2023
.....



- ADDITIONAL NOTES ADDED TO MAX HEIGHT DIMENSION FOR CLARITY.

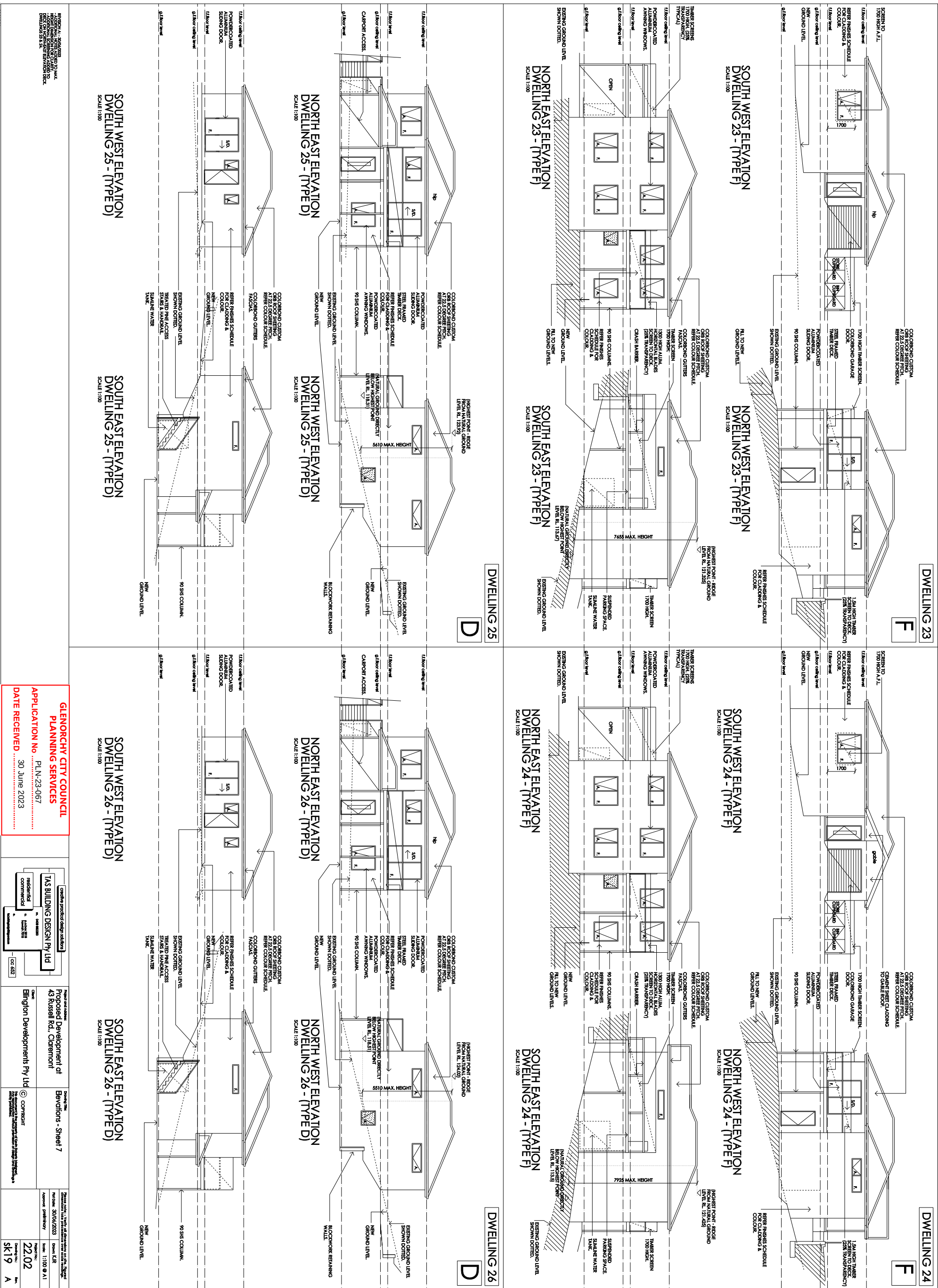




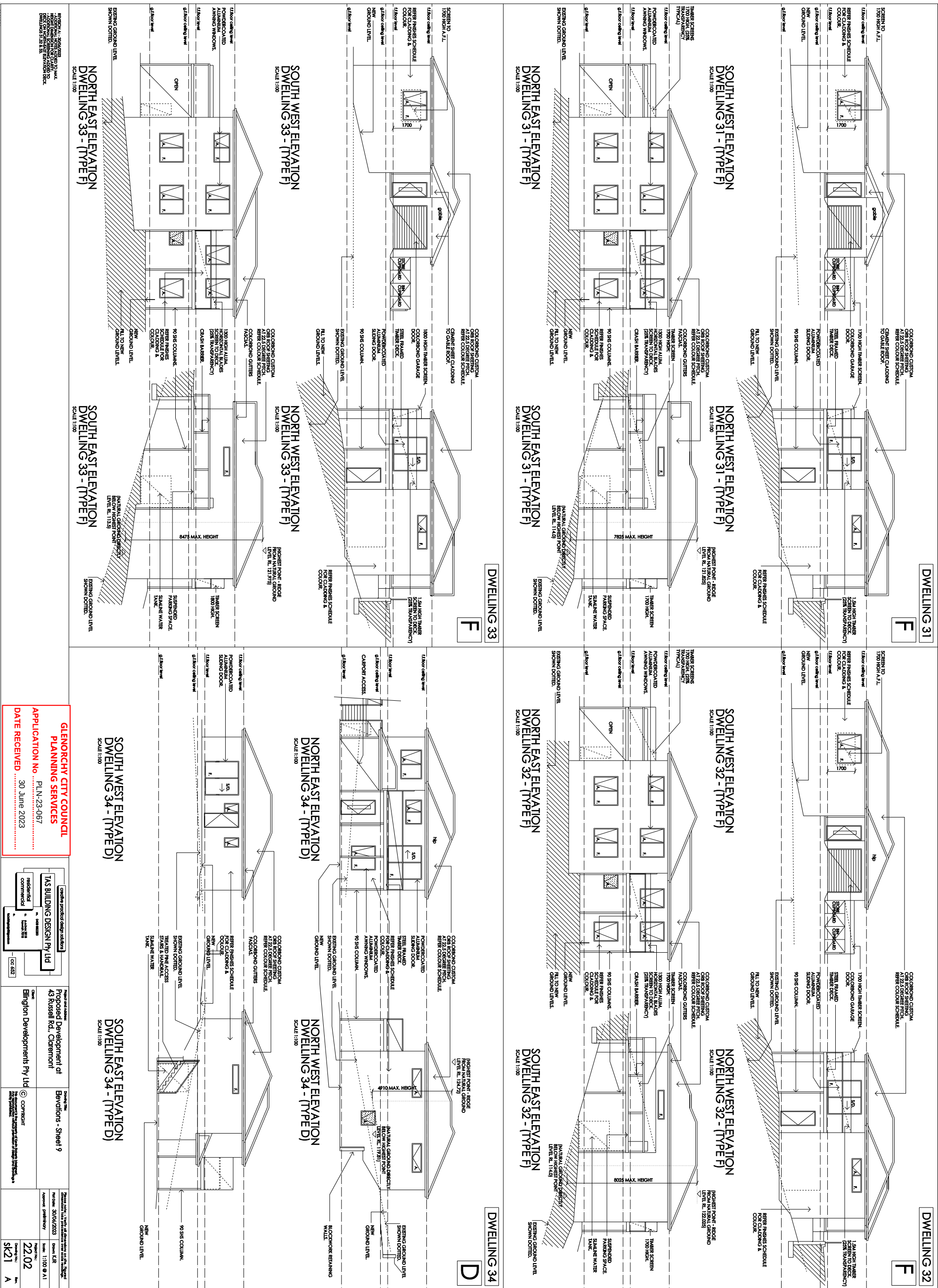


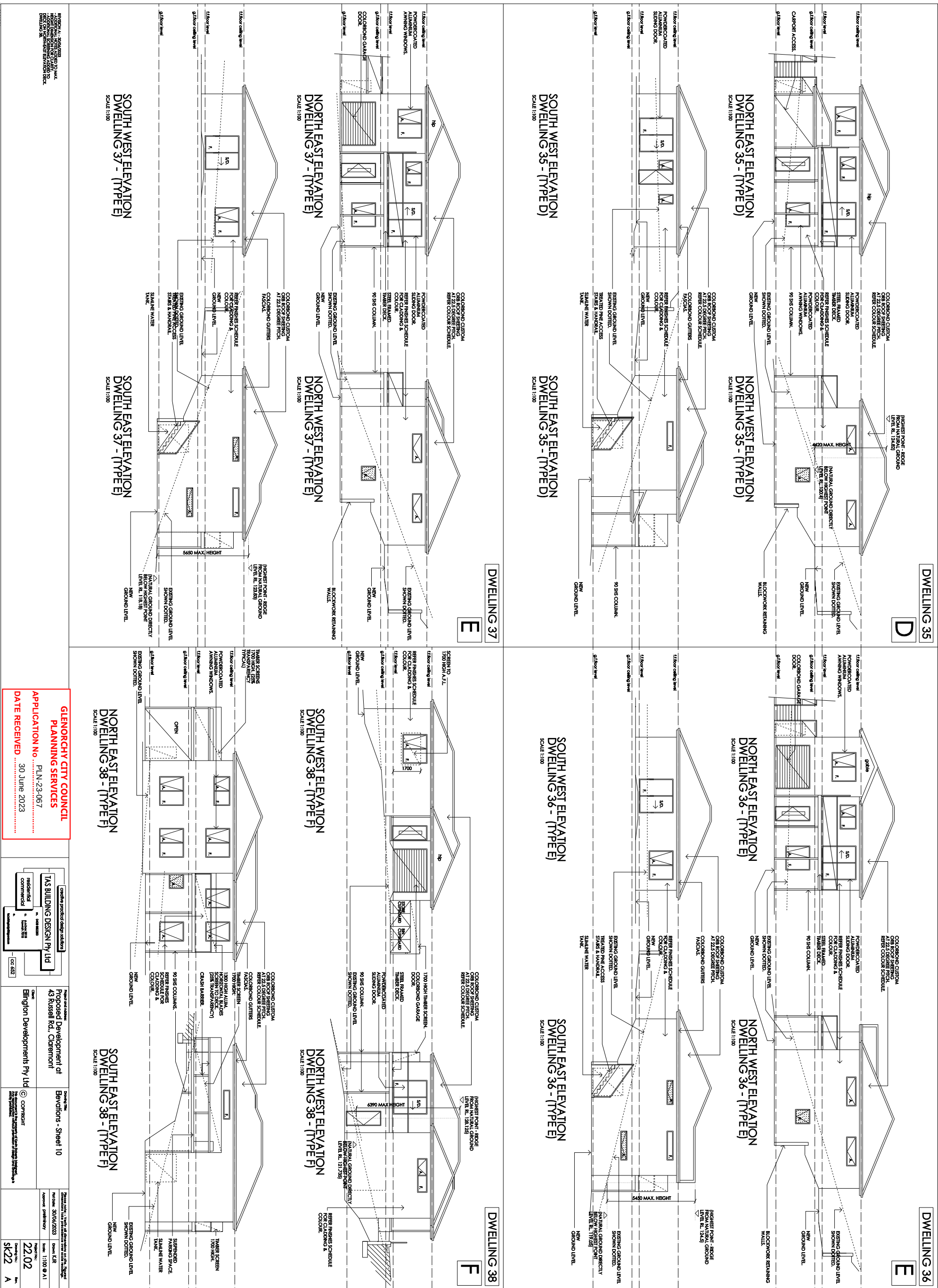


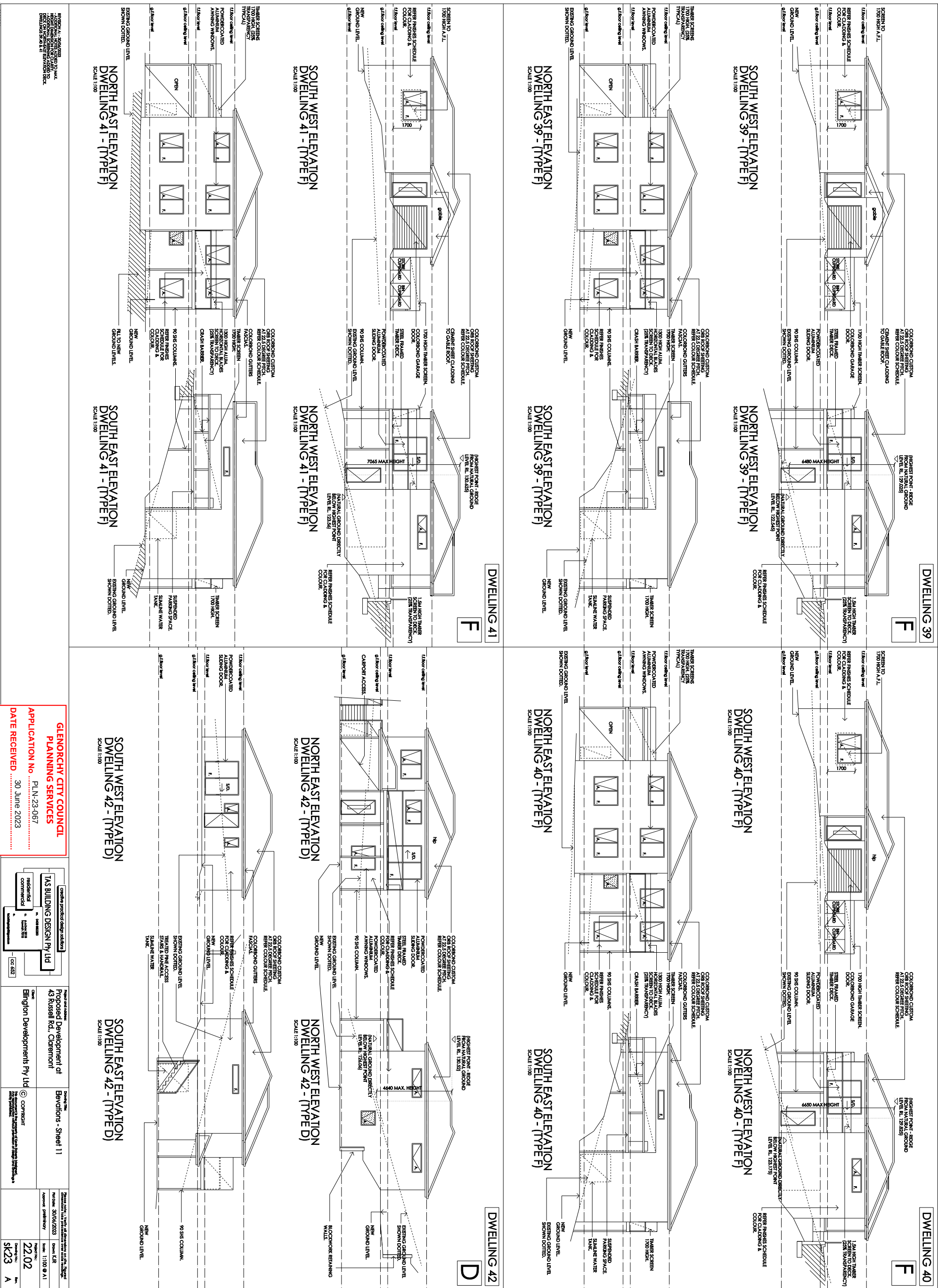










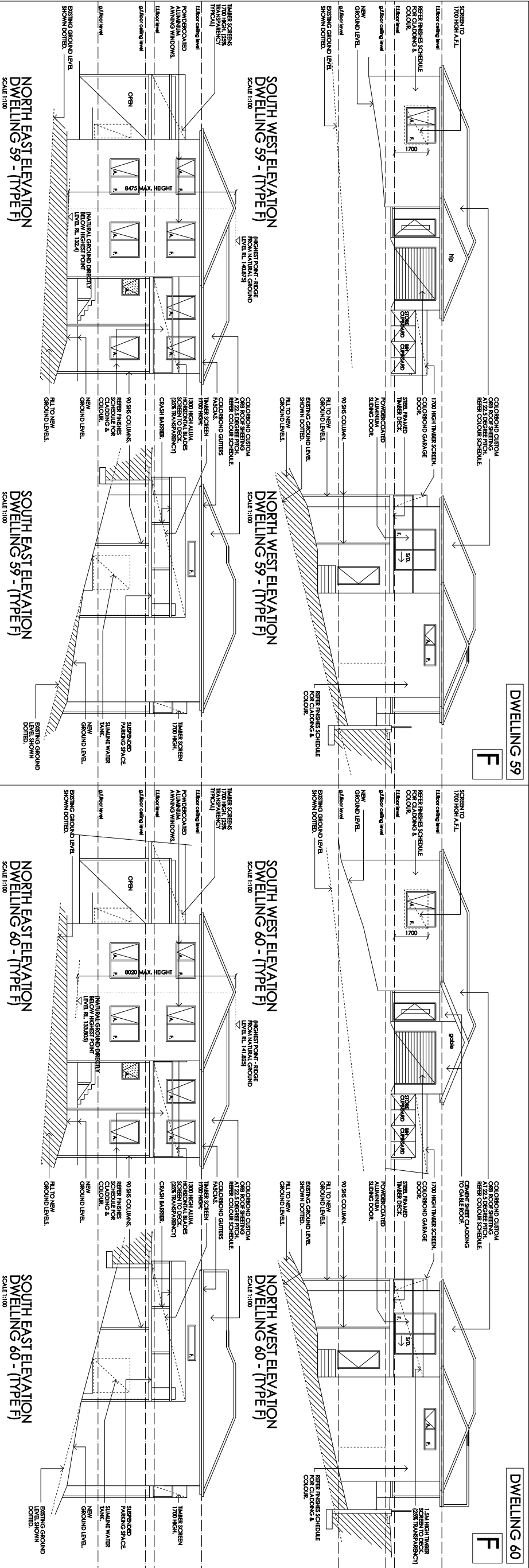


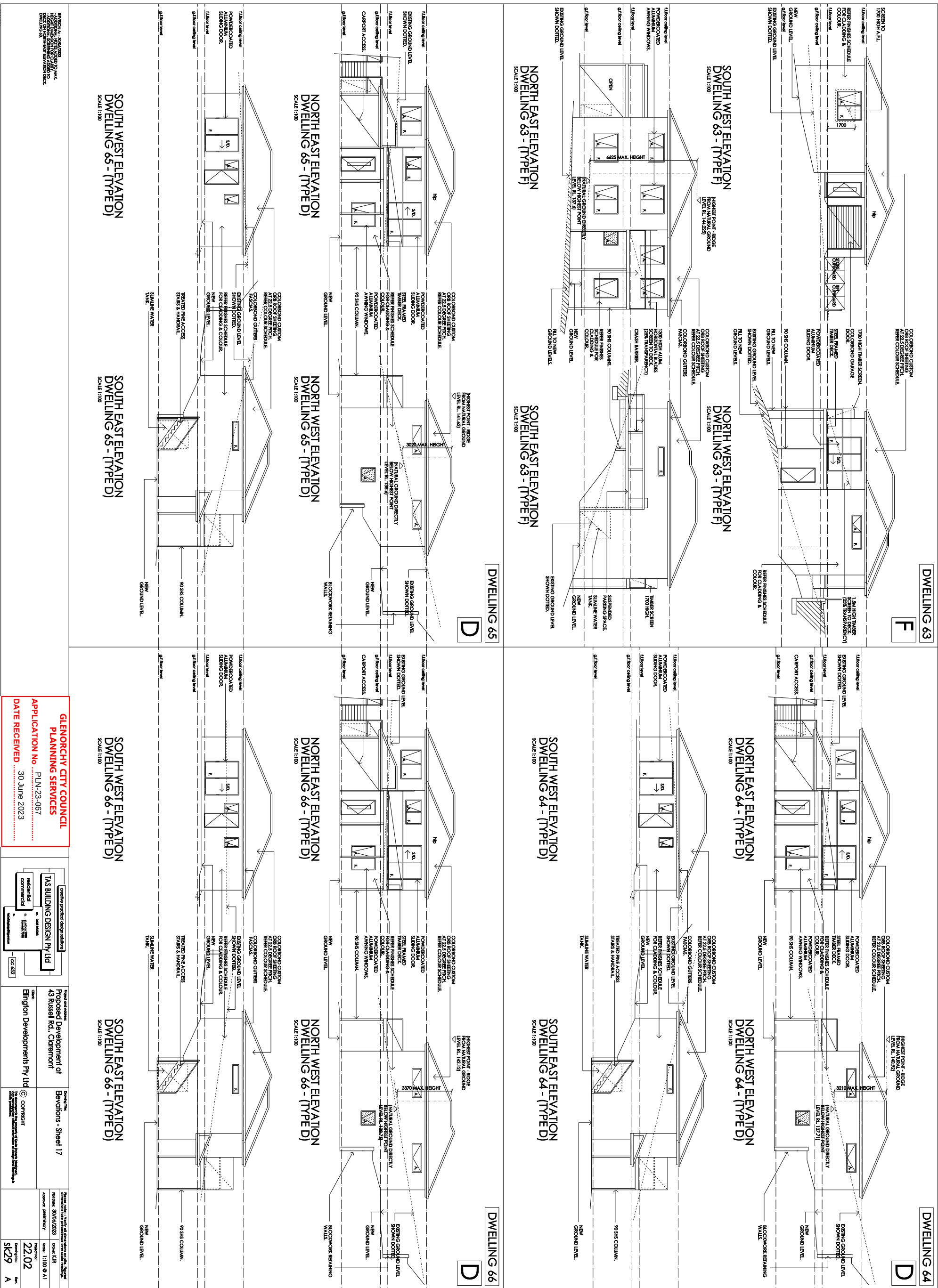






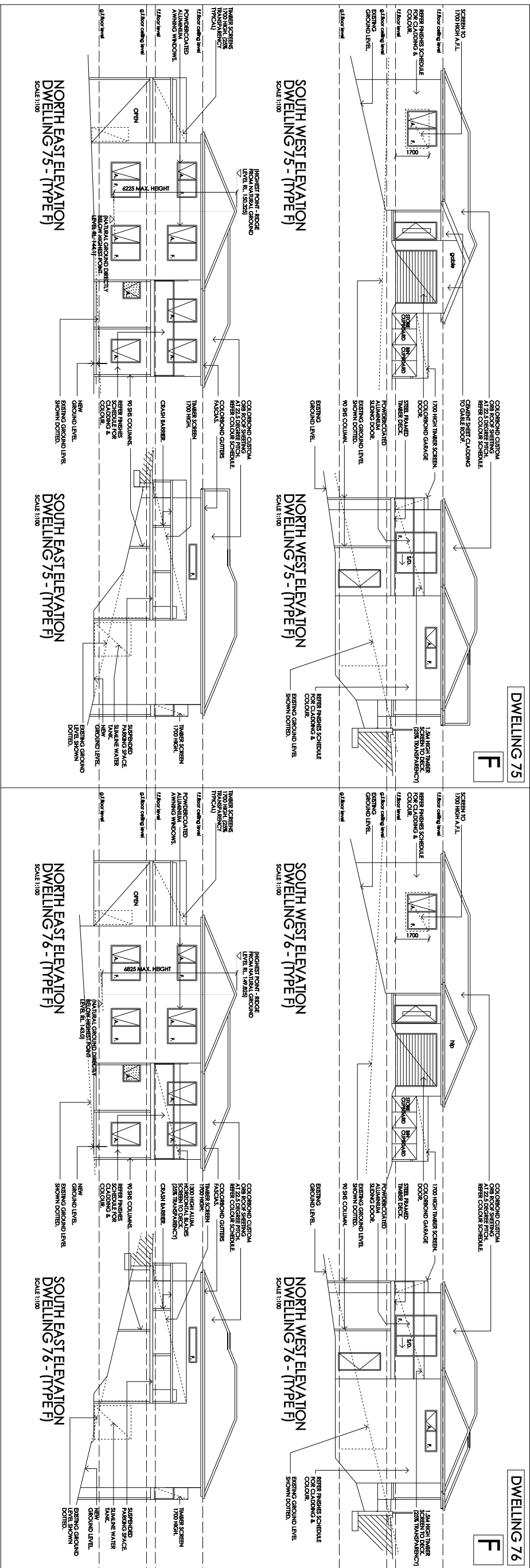










[illegible]



LEGEND

- EXISTING LANDS
- NEW LANDS

REMARK: 1. 30% OF NEW LANDS ARE REQUIRED SET

GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No. PLN-23-067

DATE RECEIVED 30 June 2023

COMPONENT

Proposed Development of 43 Russell Rd, Claremont

Elington Developments Pty Ltd

Part Site Plan B - 1:250 (Showing First Floor Plans)

Project No. 22.02

Scale: 1:250 @ A1

North Arrow

Sheet No. SK33 A

TAS BUILDING DESIGN Pty. Ltd.

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Kevin J. Robert

M. 0438 862263

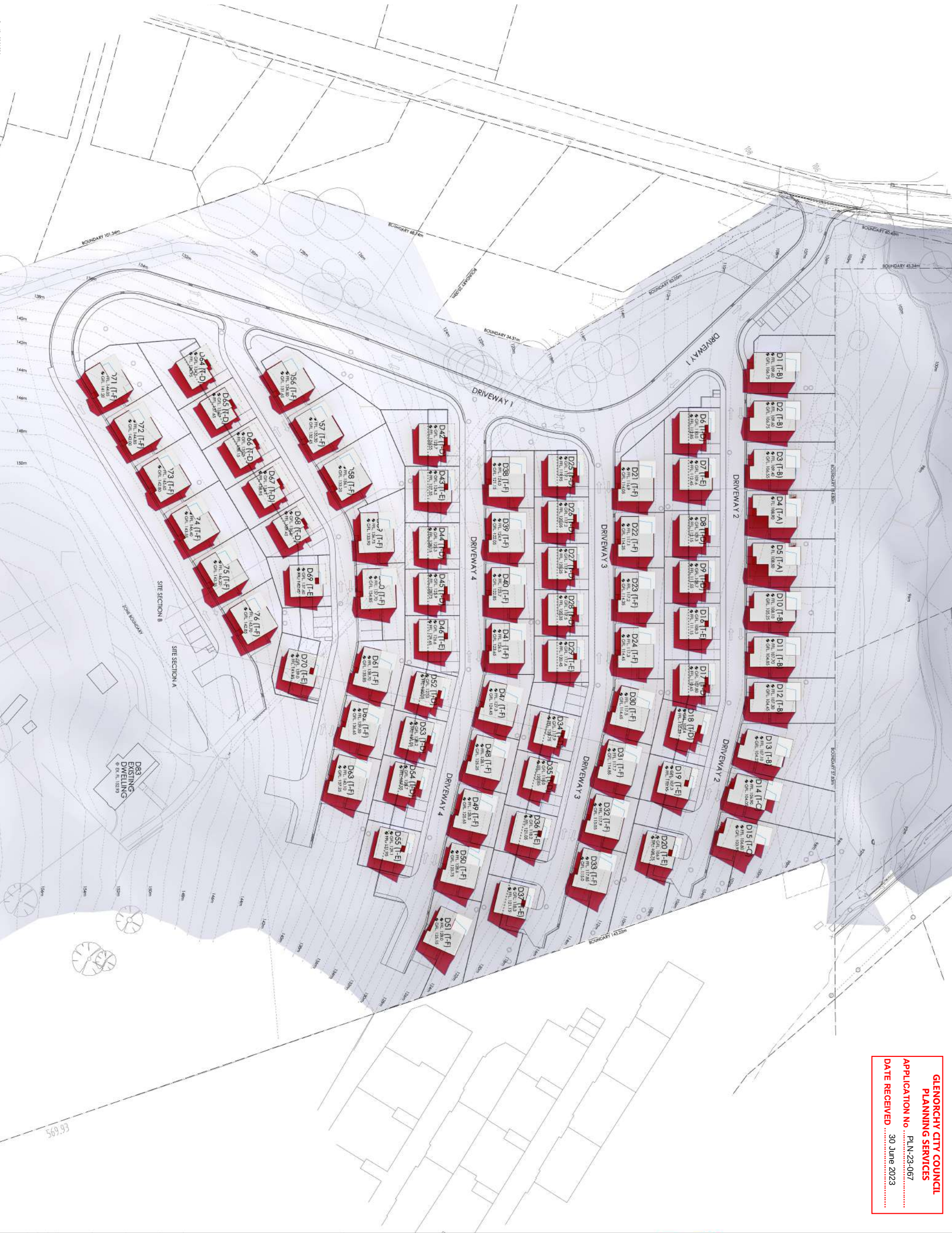
P. 0438 2018

0. 0438 2018

0. 0438 2018







GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-067
DATE RECEIVED 30 June 2023

SHADOW DIAGRAMS
43 RUSSELL RD
CLAREMONT
COORDINATES:
-42.7924, 147.2317
DIAGRAM DATE:
23 SEPTEMBER 2023
(EQUINOX)
DIAGRAM TIME:
1200 HRS

LEGEND:

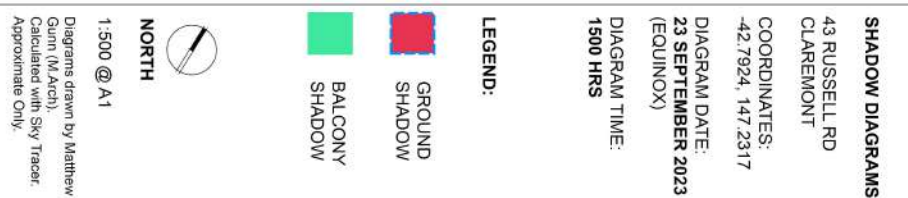
GROUND
SHADOW

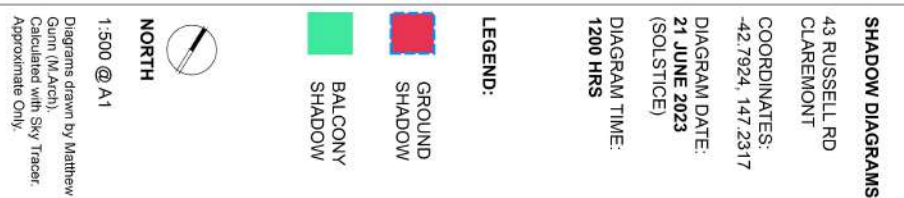
BALCONY
SHADOW

NORTH

1:500 @ A1

Diagrams drawn by Matthew Gunn (M Arch).
Calculated with Sky Tracer.
Approximate Only.







Glenorchy Planning Authority – Terms of Reference. Approved OCM <insert new date>.

COMMITTEE DETAIL SHEET

Committee Name:

Glenorchy Planning Authority (GPA)

Type of Committee:

Council Committee (Section 23 of *Local Government Act 1993*) Council Meeting 27 November 2000

Organisation details if “External Committee”

Not applicable

Council Officer / Key contact name/details

Name: Coordinator Planning Services (Trevor Boheim)

Phone: 6216 6427

e-mail: trevor.boheim@gcc.tas.gov.au

Purpose of Committee

To determine those statutory land use planning matters listed on the ~~Glenorchy Planning Authority~~ GPA meeting agenda.

Extent of Delegated Authority

Delegated power to determine those statutory land use planning matters listed on the ~~Glenorchy Planning Authority~~ GPA meeting agenda.

Membership of Committee

Standing members - Mayor and 4 ~~Aldermen~~ elected members.

Proxies - All other ~~Aldermen~~ elected members. Apologies for non-attendance at a meeting are to be directed to the ~~Mayoral and Executive Support Officer~~ Mayor who will coordinate a proxy on a rostered basis.

Term of Appointment

Based on Council’s elected term and renewed after each election.

Council Representation

To operate as the Glenorchy Planning Authority.

Office Bearers Required (~~A~~ and method of ~~A~~ appointment)

Chairperson – Mayor

Members – appointed by Council

Proxies – at the request of the Chairperson

Quorum Requirements

3 members

Glenorchy Planning Authority – Terms of Reference. Approved OCM <insert new date>.

Circulation of Agenda and Minutes

Agenda will be circulated to ~~all Aldermen~~ Committee members prior to ~~GPA-Committee~~ meetings and ~~M~~minutes will be tabled at ~~Council~~ the following Committee Mmeetings for confirmation.

Reporting Requirements (to Council)

Performance ~~R~~reports on ~~D~~development ~~A~~applications will be provided to ~~Aldermen-elected~~ members on a quarterly basis.

Frequency of Meetings

~~Fortnightly~~ Monthly or as nominated by the ~~GPA via the~~ Chairperson (Mayor). A scheduled Committee meeting will be cancelled if there are no items on the agenda.

Audit Requirements

None

Any other Requirements

Some of the provisions of the Council policy 28-1 Meeting Procedure ~~Committees~~ Policy apply to the ~~GPA~~ Glenorchy Planning Authority; however there are other specific procedures that also apply.

The ~~Glenorchy City Council~~ Glenorchy Planning Authority ~~GPA~~ will display photographs and plans of proposed developments to the public gallery.

The ~~Glenorchy Planning Authority~~ GPA will act as a “planning authority” under the *Land Use Planning and Approvals Act 1993* (LUPAA). The planning authority has full power to make planning decisions on behalf of the Council.

The ~~Glenorchy Planning Authority (GPA)~~ GPA is composed of 5 of the 10 ~~Aldermen-elected~~ members of the Glenorchy City Council. Other ~~Aldermen-elected~~ members, who are not Committee members or proxies, may attend; ~~H~~however, they have no voting rights.

Staff will be present at GPA meetings and will include professionally qualified planning officers, as well as other staff such as development/traffic engineers and environmental health officers. Planning ~~O~~officers will present assessments and recommendations; and then answer any questions of ~~Aldermen-elected~~ members.

The Chairperson will invite the applicant and any interested parties to ~~give a presentation and~~ have their say. Speakers will be limited to 10 minutes to address ~~the Authority~~ Committee members. The Chairperson may ask the planning officer to comment on any matters raised.

The Planning Authority will discuss ~~the application~~ and decide ~~on~~ the application. The Senior Statutory Planner will explain appeal rights that are available to ~~A~~applicants and ~~R~~representors.

When deciding an application, the Authority is required by law, under s. 51(2) & (3) of ~~the Land Use Planning and Approvals Act 1993~~ (LUPAA) to make its decision (on a planning permit application) to:

- ~~S~~seek to further the sustainable development objectives of ~~the Act~~ (LUPAA).
- ~~C~~consider representations received during the public notification period.
- ~~M~~make decisions by reference to the current planning scheme provisions.

Glenorchy Planning Authority – Terms of Reference. Approved OCM <insert new date>.

The Planning Authority shall act in a manner that seeks to address issues objectively by:

- ~~D~~irecting conversations between members of the gallery.
- ~~D~~irecting conversations between the members of the gallery and Council officers.
- ~~N~~ot personalising remarks.
- ~~B~~eing concise.

The Mayor will ask Authority members and staff that are present if they have a pecuniary interest to declare in any item on the agenda.

Voting Procedure

At the GPA Committee Meetings, in addition to *Local Government (Meeting Procedures) Regulations 2005/2015* Regulation 27, and in accordance with Regulation 27(2), the vote shall be taken as follows:

- (i) The Chairperson will ask all those in favour of the motion to indicate their affirmative vote;
- (ii) The Chairperson will call out the names of all ~~Aldermen~~electd members voting in favour of the motion;
- (iii) The Chairperson will ask all those against the motion to indicate their negative vote;
- (iv) The Chairperson will call out the names of all ~~Aldermen~~electd members voting against the motion;
- (v) If necessary, the Chairperson will call out the name of any ~~Alderman~~electd member who ~~has~~ abstained from the vote;
- (vi) The names of ~~Aldermen~~electd members abstaining from the vote will be shown in the minutes as voting in the negative, in accordance with Regulation 28(2), with the word “abstain” in brackets after their name.

Review of Terms of Reference

~~The Terms of Reference will be reviewed with the formation of each new Glenorchy Planning Authority~~Based on Council’s elected term and renewed after each election.

Glenorchy Planning Authority

Terms of Reference

Name of Council Committee	Glenorchy Planning Authority (GPA)
Briefly state the Committee's Specific Purpose	To determine those statutory land use planning matters listed on the GPA meeting agenda.
Date of Formation	27 November 2000
Resolution Details	Council Committee (Section 23 of <i>Local Government Act 1993</i>) Council Meeting 27 November 2000
Responsible Officer	Coordinator Planning Services (Trevor Boheim) Phone: 6216 6427 e-mail: trevor.boheim@gcc.tas.gov.au
Council Committee Review Date	Based on Council's elected term and renewed after each election.

1.0 Purpose

To determine those statutory land use planning matters listed on the GPA meeting agenda.

1.1 Extent of Authority

Delegated power to determine those statutory land use planning matters listed on the GPA meeting agenda.

2.0 Membership

2.1 Standing members:

Mayor and 4 elected members.

2.2 Proxies:

All other elected members. Apologies for non-attendance at a meeting are to be directed to the Mayor who will coordinate a proxy on a rostered basis.

2.3 Office Bearers Required (and method of appointment)

Chairperson: Mayor

Members: Appointed by Council

Proxies: At the request of the Chairperson

3.0 Meetings

3.1 Frequency

Monthly or as nominated by the Chairperson (Mayor). A scheduled Committee meeting will be cancelled if there are no items on the agenda.

3.2 Quorum

3 members

3.3 Meeting Procedures

Some of the provisions of the Council Committees Policy apply to the GPA, however there are other specific procedures that also apply.

The GPA will display photographs and plans of proposed developments to the public gallery.

The GPA will act as a “planning authority” under the *Land Use Planning and Approvals Act 1993* (LUPAA). The planning authority has full power to make planning decisions on behalf of the Council.

The GPA is composed of 5 of the 10 elected members of the Glenorchy City Council. Other elected members, who are not Committee members or proxies may attend, however they have no voting rights.

Staff will be present at GPA meetings and will include professionally qualified planning officers, as well as other staff such as development/traffic engineers and environmental health officers. Planning officers will present assessments and recommendations and then answer any questions of elected members.

The Chairperson will invite the applicant and any interested parties to have their say. Speakers will be limited to 10 minutes to address Committee members. The Chairperson may ask the planning officer to comment on any matters raised.

The Planning Authority will discuss and decide the application. The Senior Statutory Planner will explain appeal rights that are available to applicants and representors.

When deciding an application, the Authority is required by law, under s. 51(2) & (3) of LUPAA to make its decision (on a planning permit application) to:

- seek to further the sustainable development objectives of LUPAA.
- consider representations received during the public notification period.
- make decisions by reference to the current planning scheme provisions.

The Planning Authority shall act in a manner that seeks to address issues objectively by:

- directing conversations between members of the gallery.
- directing conversations between the members of the gallery and Council officers.
- not personalising remarks.
- being concise.

The Mayor will ask Authority members and staff that are present if they have a pecuniary interest to declare in any item on the agenda.

3.4 Voting Procedure

At the GPA Committee Meetings, in addition to *Local Government (Meeting Procedures) Regulations 2015* Regulation 27, and in accordance with Regulation 27(2), the vote shall be taken as follows:

- (i) The Chairperson will ask all those in favour of the motion to indicate their affirmative vote;
- (ii) The Chairperson will call out the names of all elected members voting in favour of the motion;
- (iii) The Chairperson will ask all those against the motion to indicate their negative vote;
- (iv) The Chairperson will call out the names of all elected members voting against the motion;
- (v) If necessary, the Chairperson will call out the name of any elected member who abstained from the vote;
- (vi) The names of elected members abstaining from the vote will be shown in the minutes as voting in the negative, in accordance with Regulation 28(2), with the word “abstain” in brackets after their name.

3.5 Agenda and Minutes

Agenda will be circulated to all elected members prior to Committee meetings and minutes will be tabled at the following Committee meeting for confirmation.

4.0 Reporting Requirements

4.1 Frequency of Reports

Performance reports on development applications will be provided to elected members on a quarterly basis.

5.0 Version History

Version	Date	Adoption	Amendments Made
1.0	27 November 2000	Council Meeting	Council approval of Committee creation and TOR
2.0	04 September 2023	Glenorchy Planning Authority	TOR updated