

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 4 OCTOBER 2021**



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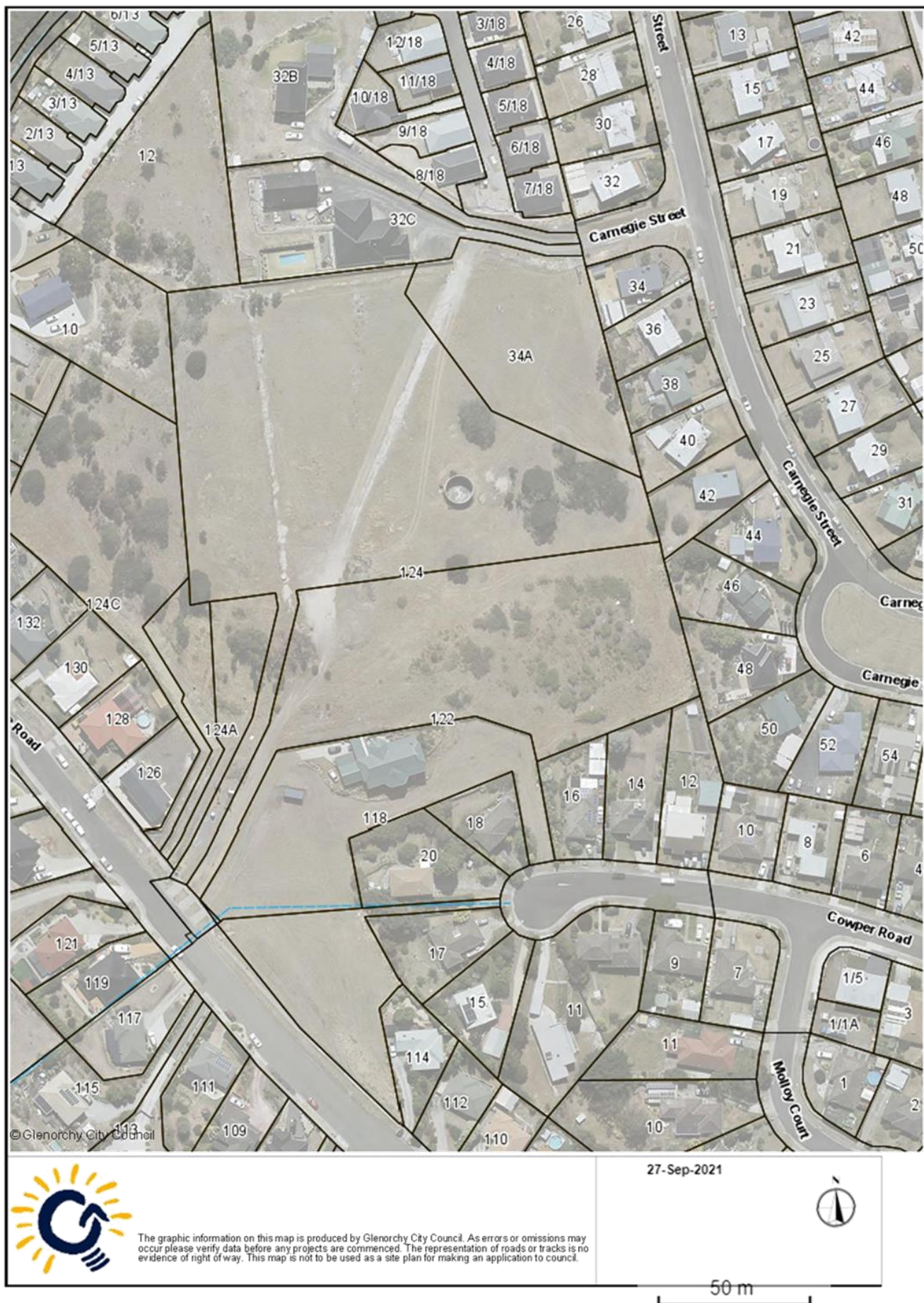
PLANNING

- 5. PROPOSED USE AND DEVELOPMENT - BOUNDARY ADJUSTMENT AND THIRTY-SEVEN MULTIPLE DWELLINGS - 124 BRANSCOMBE ROAD CLAREMONT & 122 BRANSCOMBE ROAD CLAREMONT & 124A BRANSCOMBE ROAD CLAREMONT**
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- 8. AMENDMENT PLS43A-20/01 - S.40K REPORT ON REPRESENTATIONS**
PARTIAL REZONING OF BOURNVILLE CRESCENT AND 1 BOURNVILLE CRESCENT TO GENERAL RESIDENTIAL & OPEN SPACE AND FOUR LOT SUBDIVISION PLUS BALANCE AT BOURNVILLE CRESCENT, 109 CADBURY ROAD & 1 BOURNVILLE CRESCENT CLAREMONT
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- 9. AMENDMENT PLAM-21/01 - S.40K REPORT ON REPRESENTATIONS**
PROPOSAL: TO REZONE 5A TAREE STREET AND 3 EDGAR STREET TO A GENERAL RESIDENTIAL ZONE, 345 MAIN ROAD TO A CENTRAL BUSINESS ZONE AND APPLY A SAP TO 345 MAIN ROAD
- 1: PLAM-21 01 Attachment 1 - Amendment Documents 99
- 2: PLAM-21 01 Attachment 2 - LPS Criteria Assessment 105





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-408	Council notice date	19/08/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01401-GCC	Date of response	01/09/2021
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	122 BRANSCOMBE RD, CLAREMONT	Property ID (PID)	2281862
Description of development	Boundary Adjustment and Multiple Dwellings x 37		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
JSA	Site Plan / A002	C	06/08/2021
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. <i>Advice: The water supply for the development must come from the DN150 main on the South Western side of Branscombe Road rather than the DN200 water main on the side closest to the development. The reason for this is the location of the PRV that reduces the Claremont Heights Reservoir pressure head from 210m to 155m serves the DN150 main on the far side of the road but not the DN200 on the near side.</i>			
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 of the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
56W CONSENT			
4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which results in the altering of the existing level of protective cover over TasWater infrastructure.			
DEVELOPMENT ASSESSMENT FEES			
5. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,179.68 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until			



the date paid to TasWater.

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

Advice

General

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

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

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

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show that where soil levels over TasWater infrastructure is to be altered the finished surface levels will comply with TasWater's standards. These plans will need to also include a where applicable a longitudinal section of the infrastructure which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) A note on the plan indicating how the pipe location and depth were ascertained and;
- (c) Where minimum protective cover cannot be achieved suitable engineering solutions to ensure the integrity of the TasWater infrastructure is not compromised.

Declaration

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

Authorised by

Jason Taylor
Development Assessment Manager

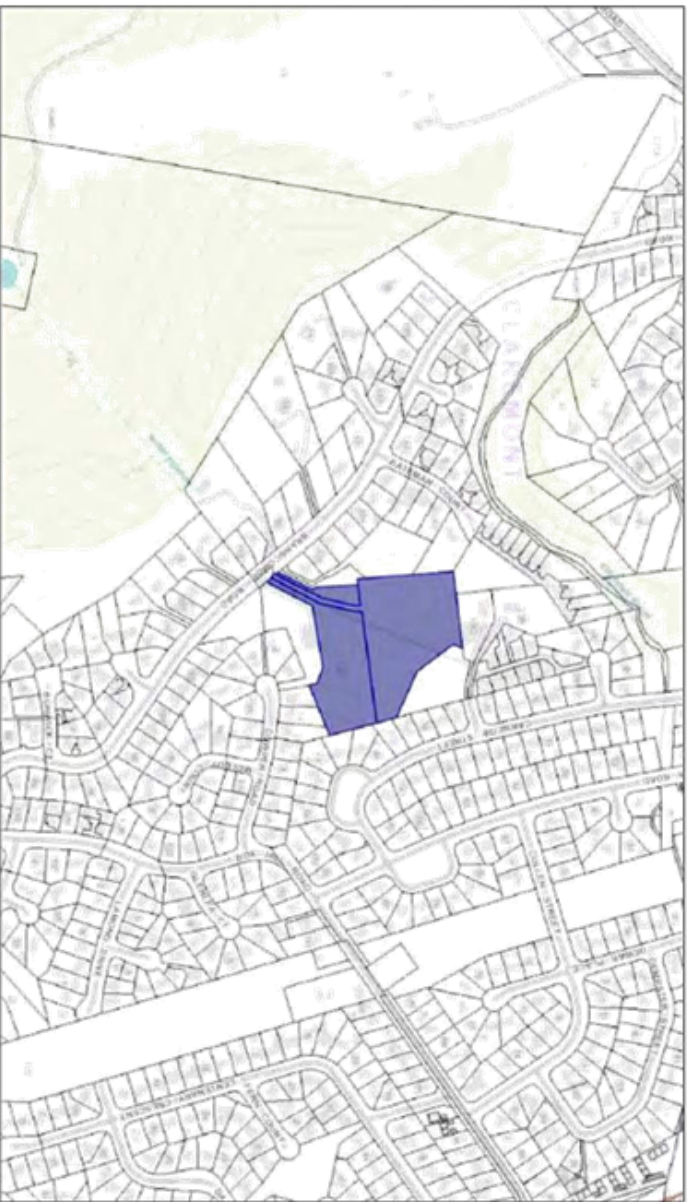
TasWater Contact Details

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

**PROPOSED UNIT DEVELOPMENT (37),
BOUNDARY ADJUSTMENT AND TITLE ADHESION
122, 124 & 124A BRANSCOMBE ROAD
CLAREMONT, 7011
TASMANIA**

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A1901	UNIT 19 - FLOOR PLAN & ELEVATIONS		



LOCALITY PLAN

SCALE: N.T.S.

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Version: 1.3/18/2014

PLN-21-408

12/08/2021

GENERAL INFORMATION

NOT FOR CONSTRUCTION

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 JSA CONSULTING ENGINEERS (INCORPORATED IN THE U.S.A.) 1110 SOUTH MAIN STREET, SUITE 100, CHICAGO, ILLINOIS 60605-4001 TEL: (312) 464-1100 FAX: (312) 464-1101 WWW.JSACONSULTING.COM					
PROJECT NO.	CLIENT	SHEET NO.	TOTAL SHEETS		
M. HORSHAM CC5865-I		AS SHOWN	A1		
DESIGNED BY	CHECKED BY	DATE			
R. BEADLE 380567297	J.P. BERTOTT				
PLANNING APPROVAL					
PROPOSED UNIT DEVELOPMENT					
122-124 BRANSCOMBE ROAD					
CLAREMONT, 7011					
INDEX & COVER SHEET					
20E92-03	A000	C			

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CONSTRUCTION



COLLETONS AND S. PAK - SOUTHERN
 0.5-1 dm height / 25 - 4 dm sp. dm

LEPTOPIRIS SODALIS - SPERMATOPHYTES
 0.5-2 dm height / 1-2 dm sp. dm

MASS PLANTING, NY
 CAMELIA PERSICA - TALL SHRUB
 BAELEA TOXICARIA - TOXIC PLANT
 FICUS M. ROSA - ROSE BUSH
 APICEA TALUSIA - TALL SHRUB
 GELIUM M. TALUSIA - TALL SHRUB
 0.5-1 dm height / 1-2 dm sp. dm

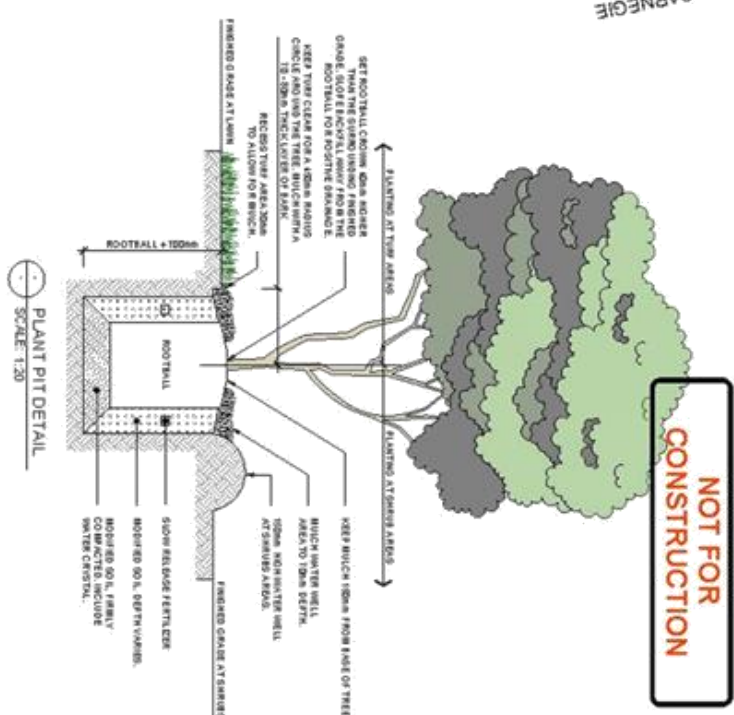
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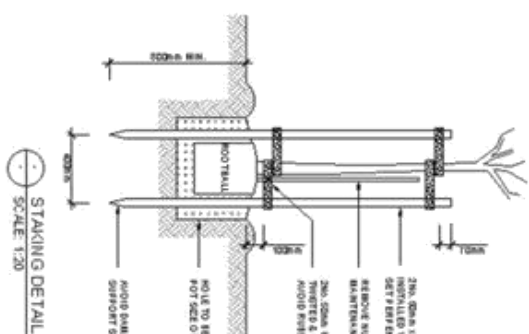
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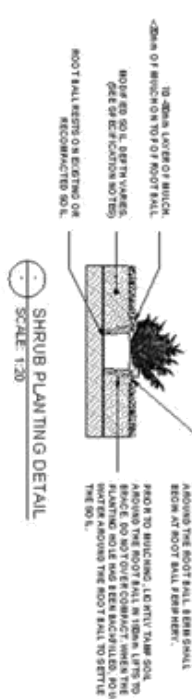
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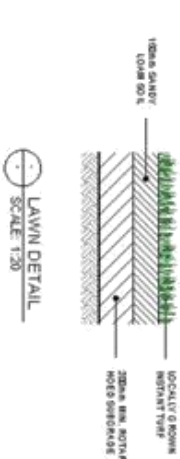
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STAKING DETAIL
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SHRUB PLANTING DETAIL
SCALE 1:20



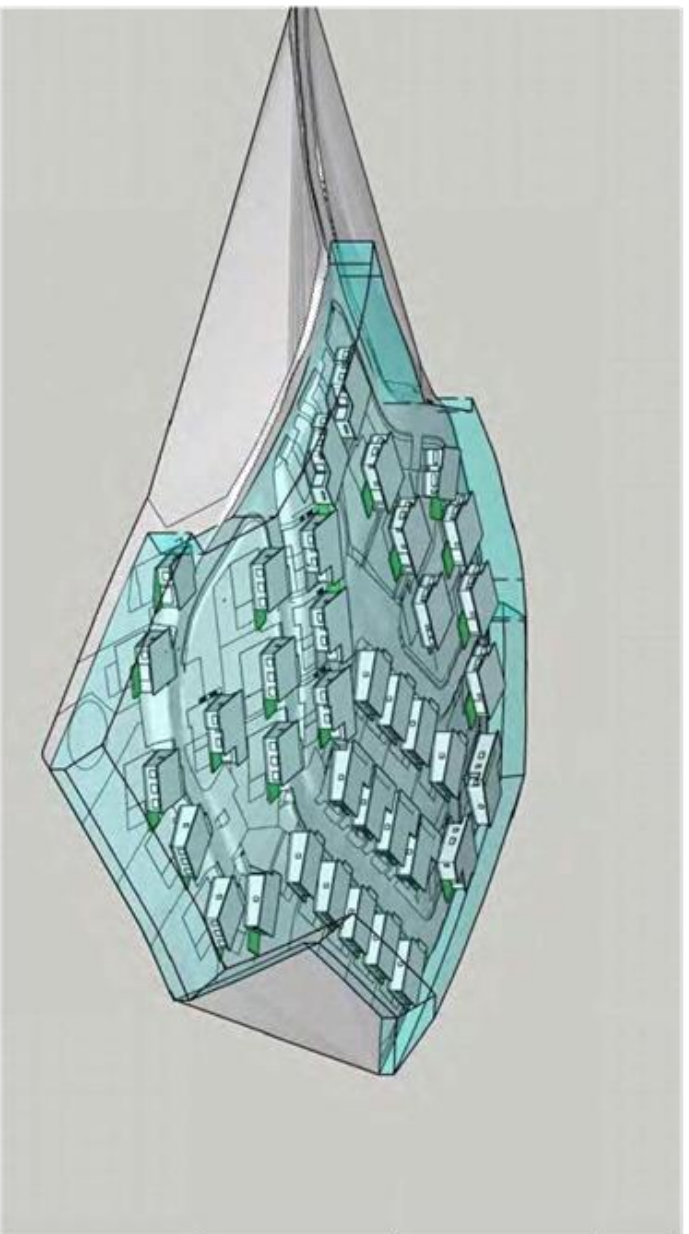
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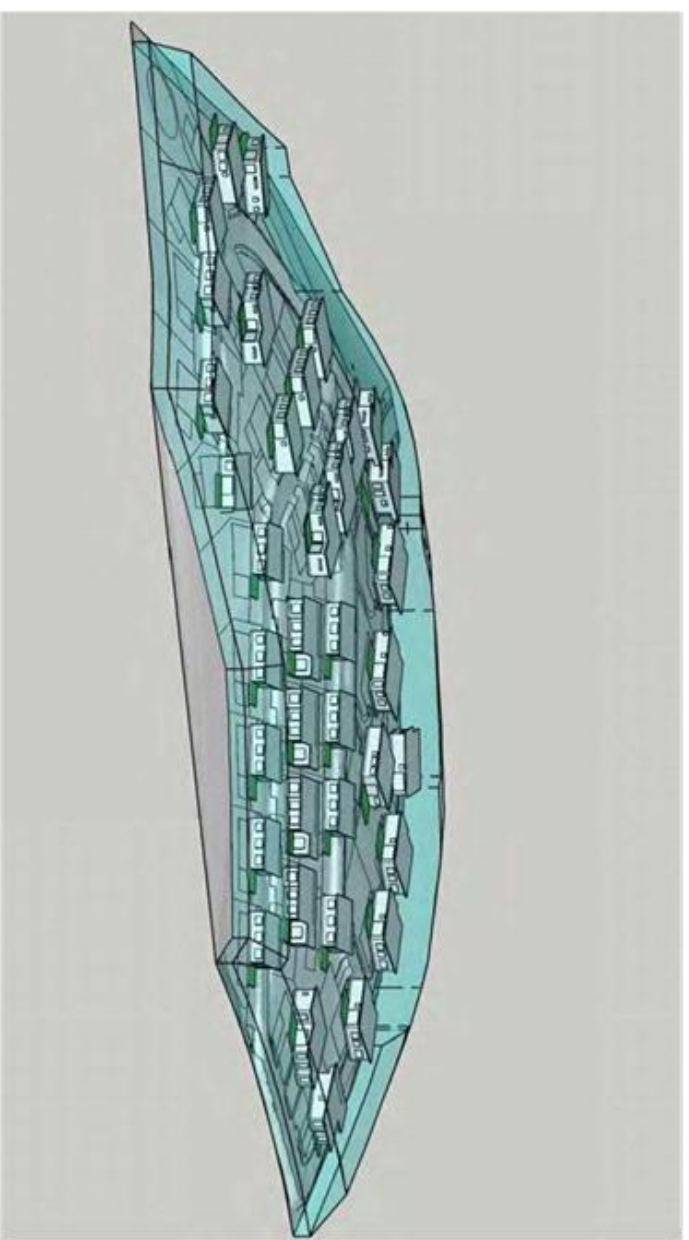
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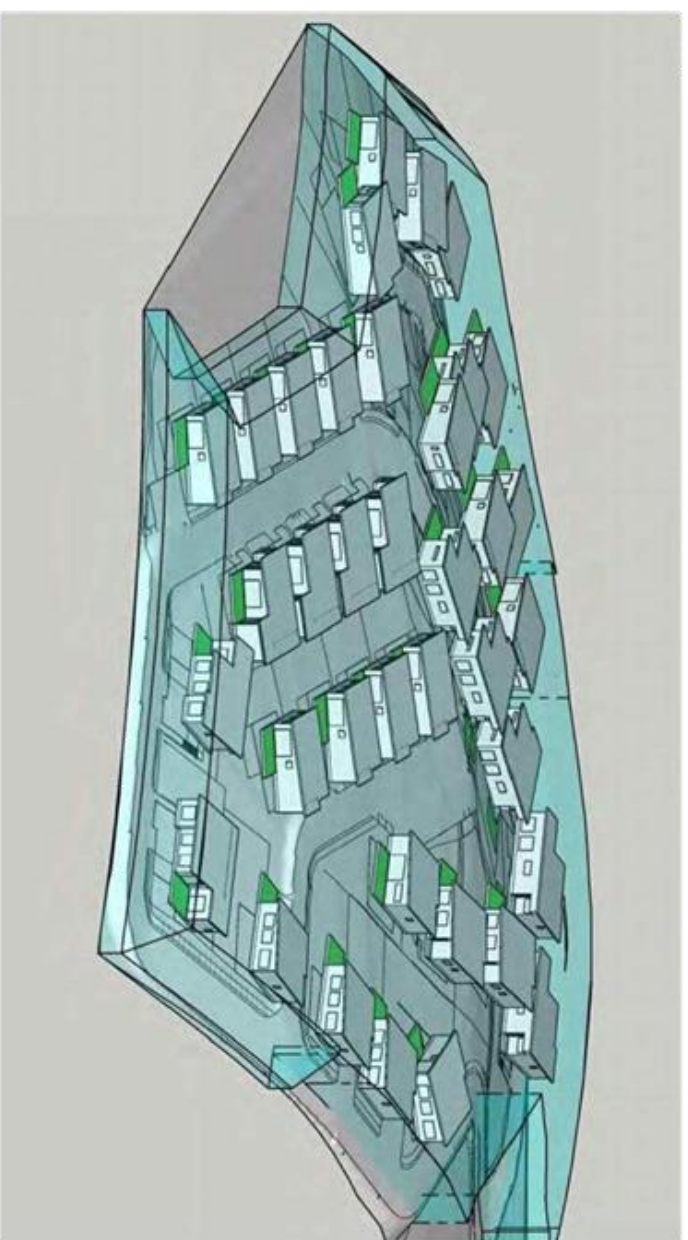
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BOUNDARY ENVELOPE DIAGRAM No.2
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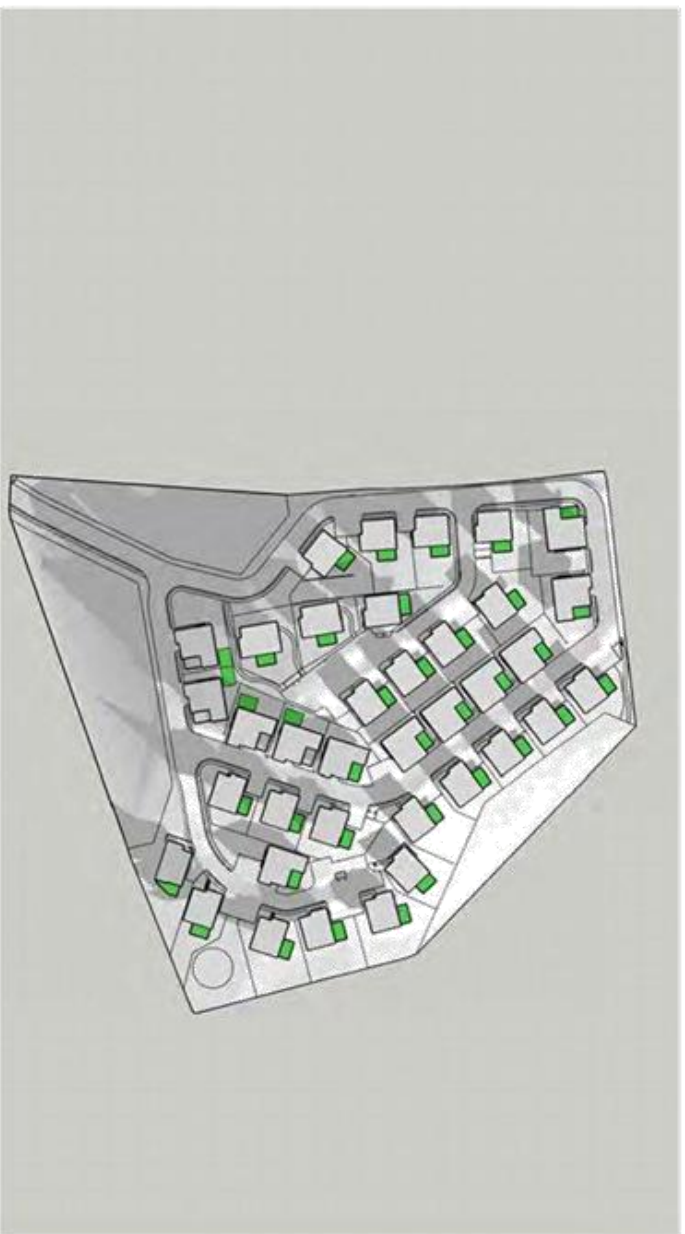
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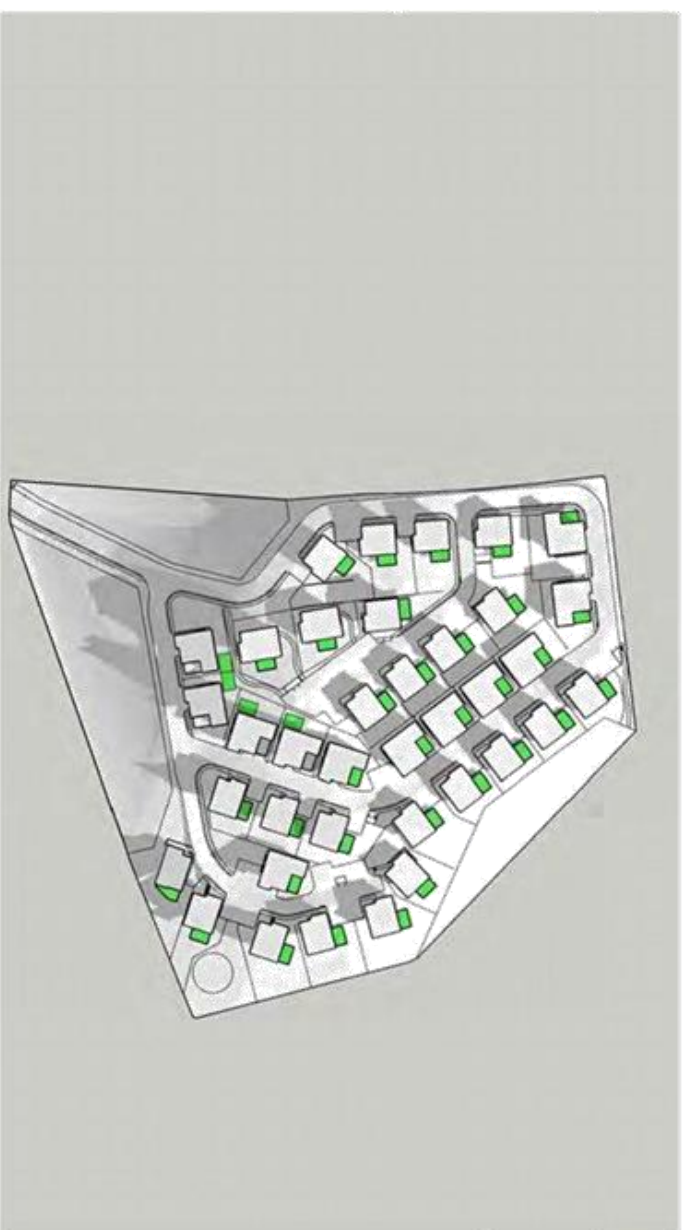
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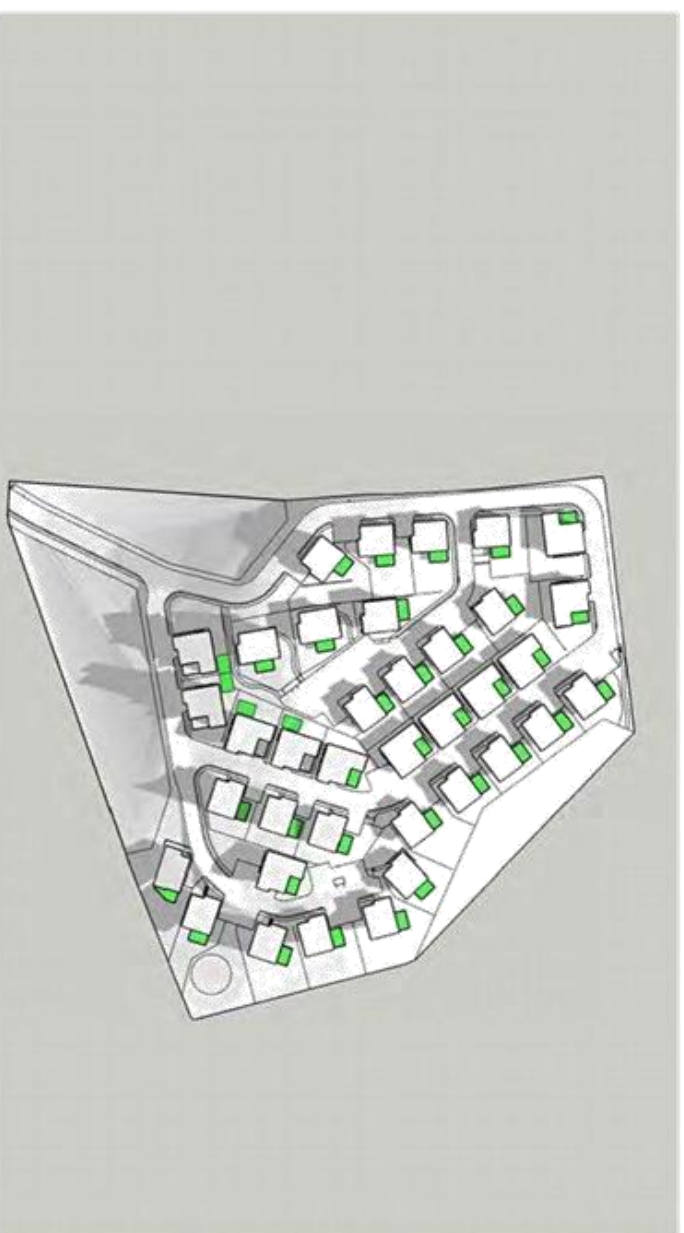
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SITE SHADING - PLAN VIEW - 11am JUNE 21
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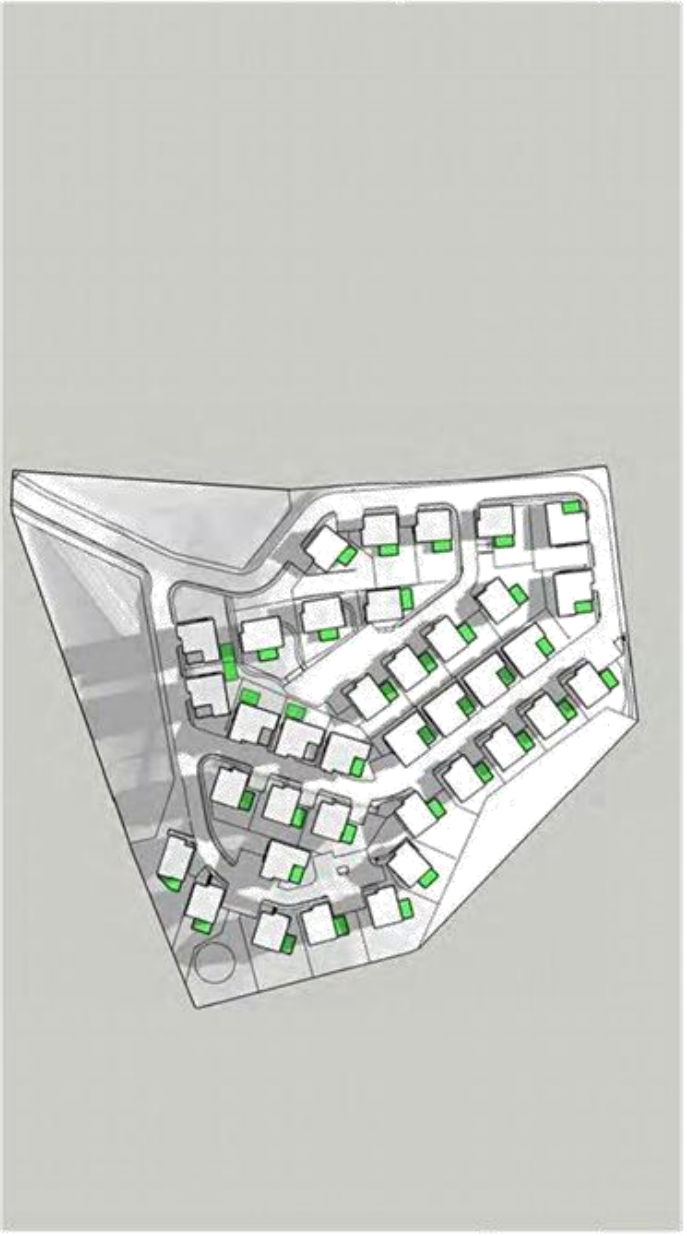
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	DESIGNED BY R. BEADE 30067297		SCALE JP 1/800T					
PROJECT PLANNING APPROVAL								
(E&H No.19, Level 1) 115 Glenelg Hwy, Rosol, Glenelg 7011 (S.A.) P 0814 6234350/502 Fax 0814 6234350/501								

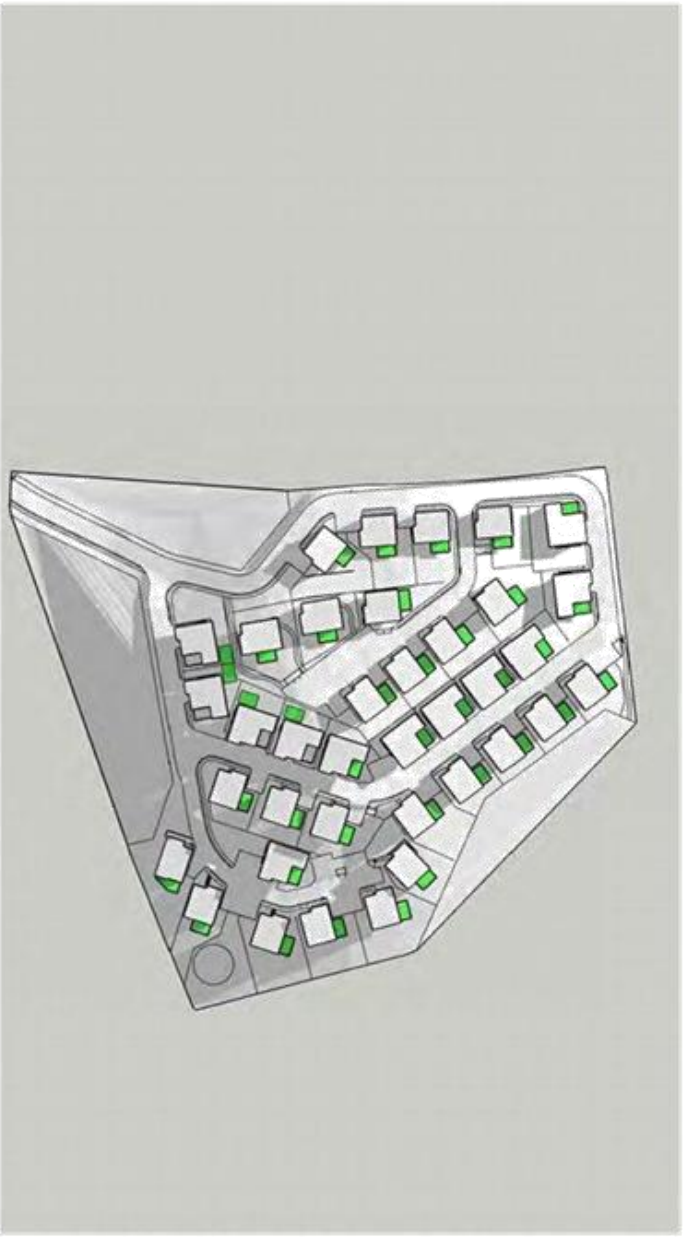
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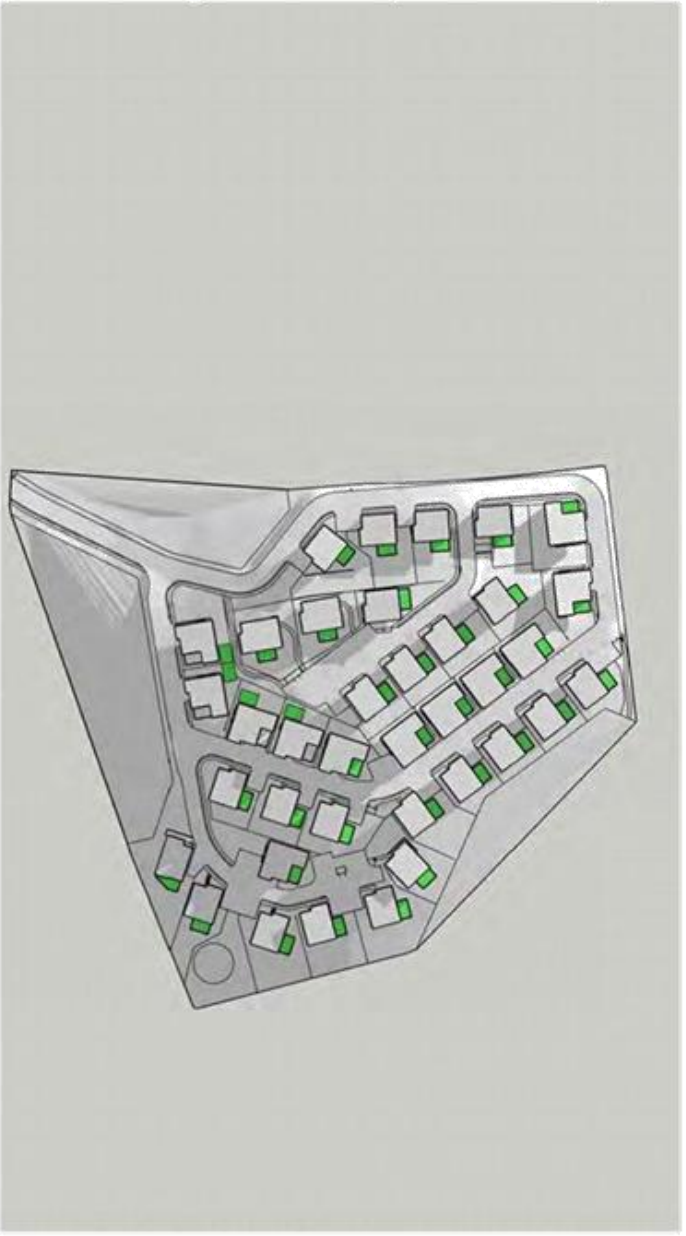
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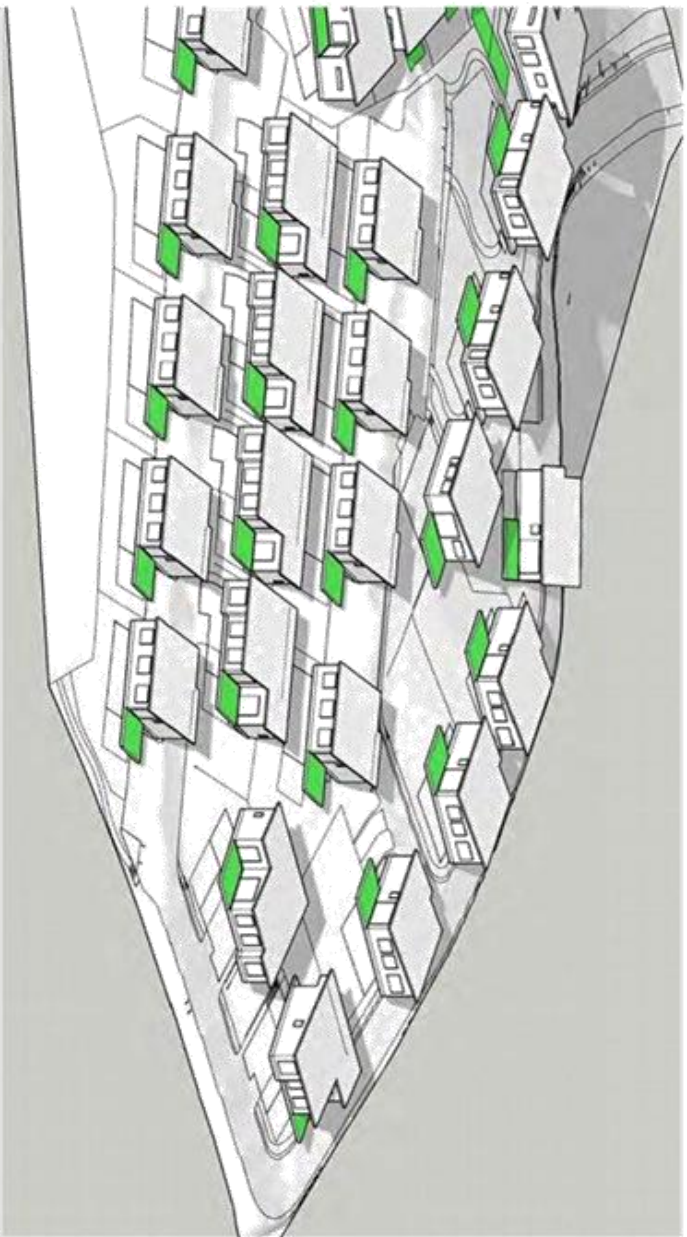
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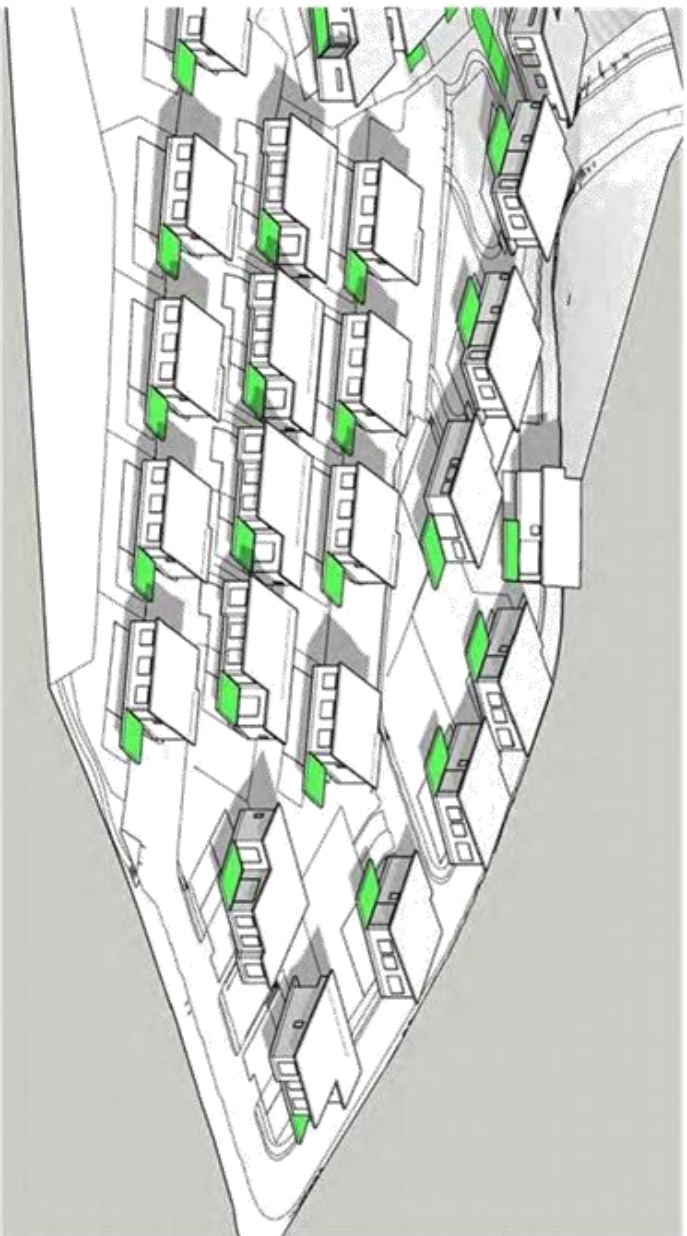
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PLN-21-408
12/08/2021

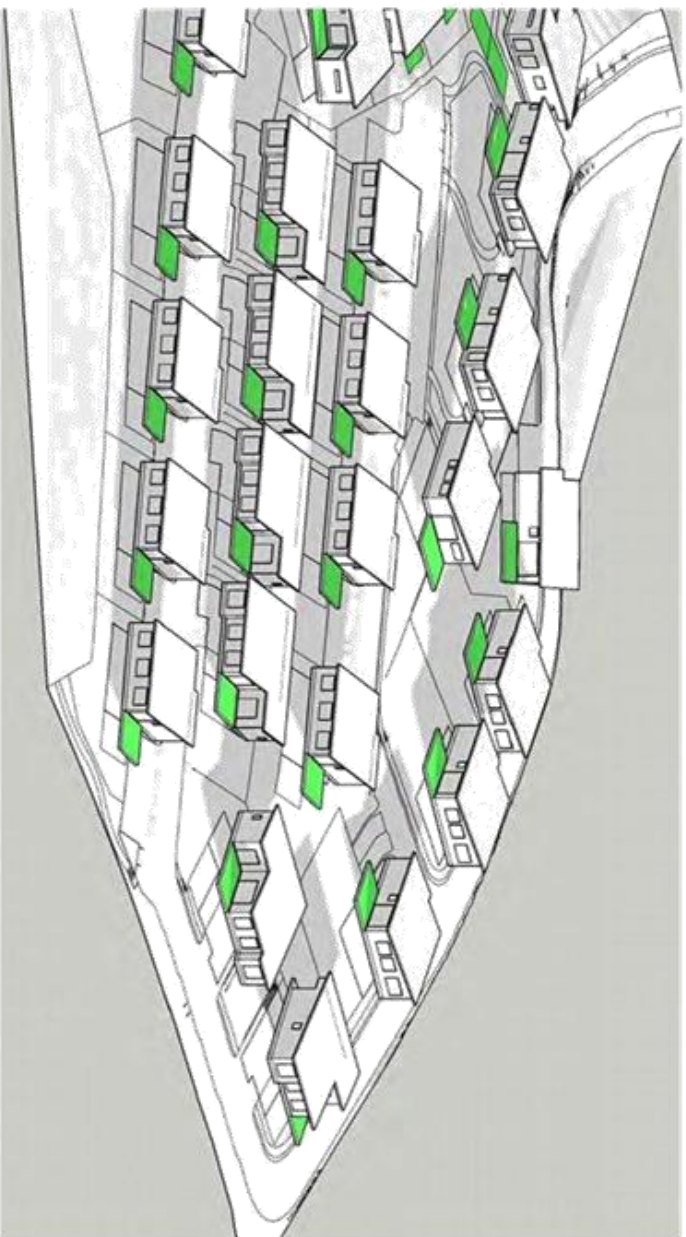
USA CONSULTING ENGINEERS 122-124 BRANSCOMBE ROAD CLAREMONT, 7011 TEL: 08 838 1111 FAX: 08 838 1111 WWW.USACONSULTINGENGINEERS.COM	M. HORSHAM CC58651 R. BEADLE 380567297 JP 188077	AS SHOWN A1	PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011	SITE SHADING PLANS 20E92-03 A006 C
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SITE SHADING - ISOMETRIC VIEW - 9am JUNE 21
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SITE SHADING - ISOMETRIC VIEW - 12pm JUNE 21
SCALE: NTS

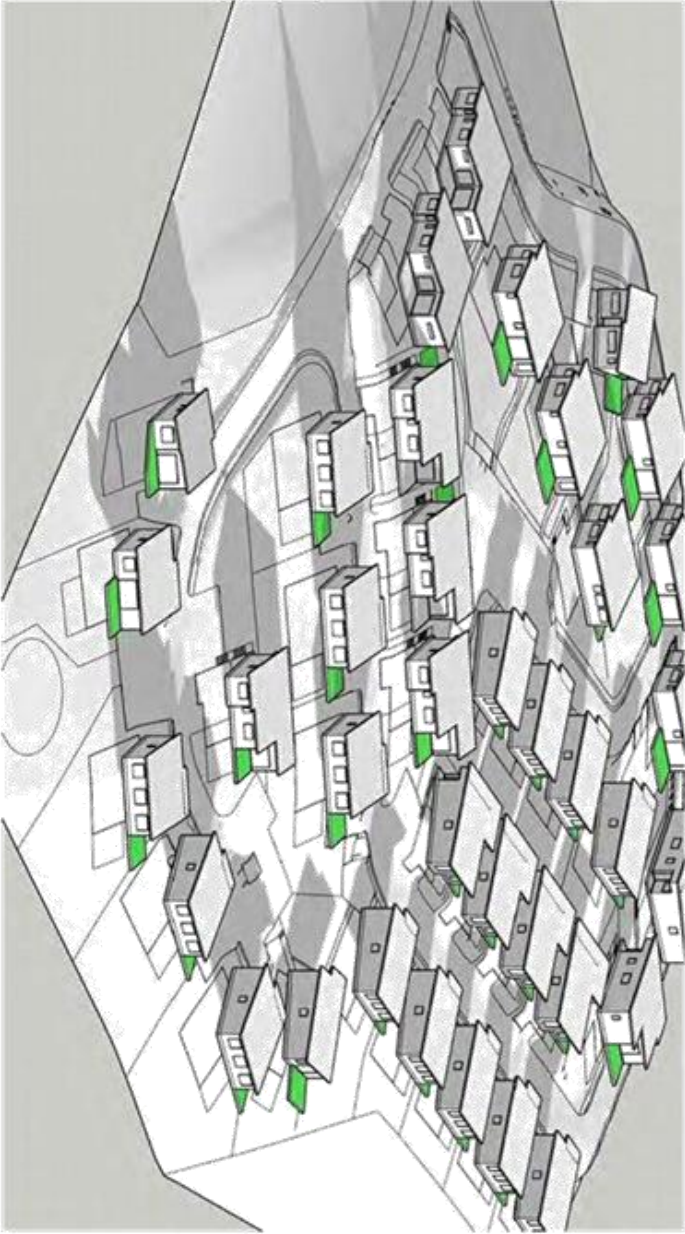


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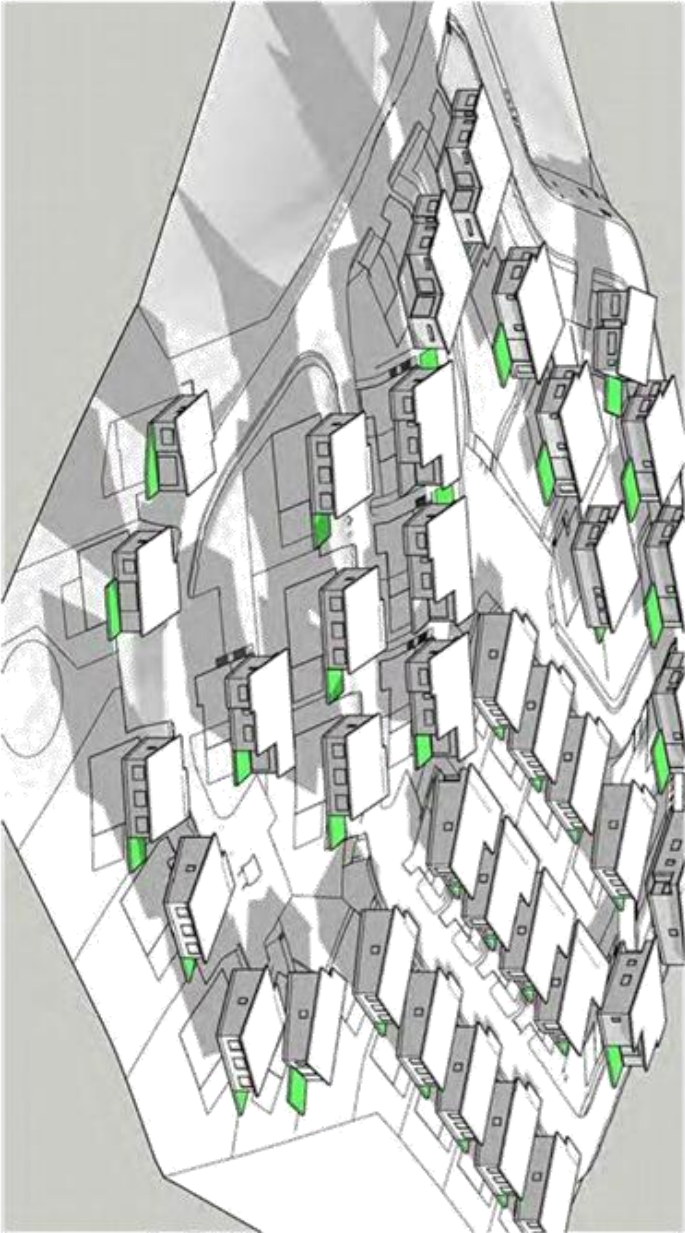
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Version: 1
Version Date: 12/08/2011

KEY
90% SHADING (9.00-15.00)
95% SHADING (15.00-18.00)
CLIMATE 9.0.3-12

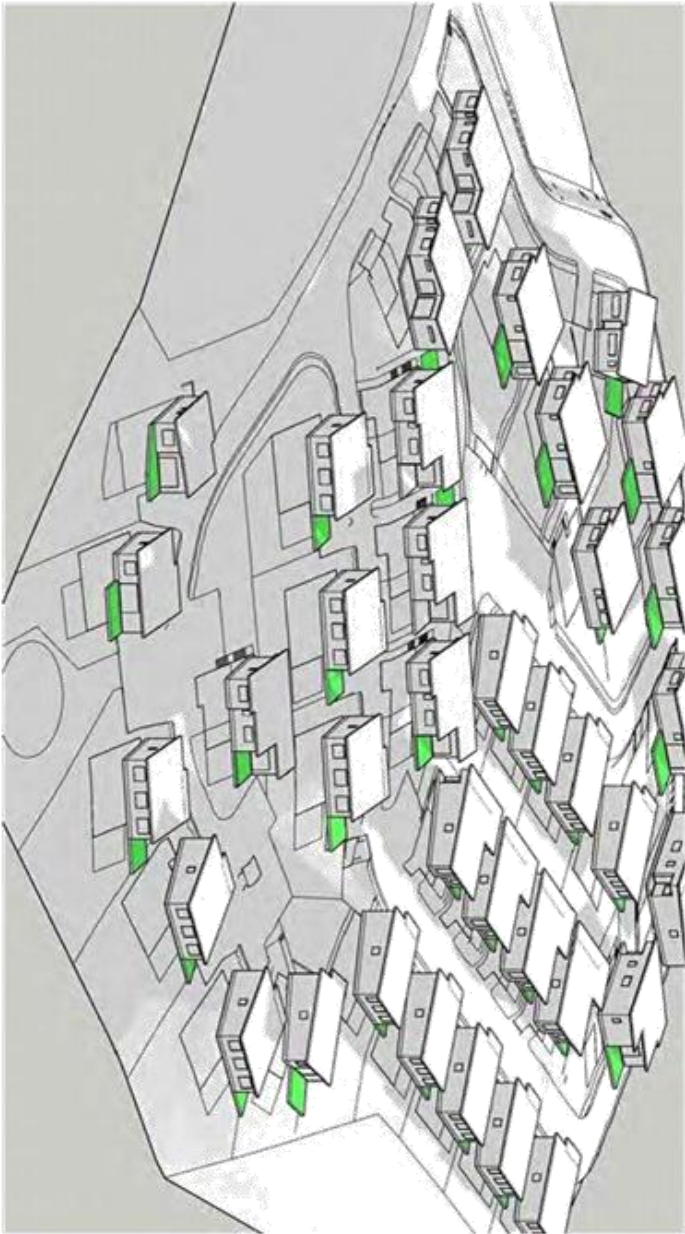


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SITE SHADING - ISOMETRIC VIEW - 12pm JUNE 21
SCALE: NTS

NOT FOR
CONSTRUCTION



SITE SHADING - ISOMETRIC VIEW - 3pm JUNE 21
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PLN-21-408
12/08/2021

JSA CONSULTING
ENGINEERS
122-124 BRANSCOMBE ROAD
CLAREMONT, 7011

M. HORSHAM CC58661
R. BEADLE 380567297
J.P. IBBOTT
PLANNING APPROVAL

PROPOSED UNIT DEVELOPMENT
122-124 BRANSCOMBE ROAD
CLAREMONT, 7011

SITE SHADING ISOMETRIC DIAGRAMS
20E92-03
A008
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PROPOSED UNIT TYPE A
DECK 20m x 2m x 2m

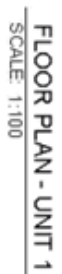
PROPOSED UNIT TYPE A
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FLOOR PLAN - UNIT 1
SCALE: 1:100



SOUTH EAST ELEVATION - UNIT 1
SCALE: 1:100



NORTH EAST ELEVATION UNIT 1
SCALE: 1:100



NORTH WEST ELEVATION - UNIT 1



SOUTH WEST ELEVATION - UNIT 1
SCALE: 1:100

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Version: 1.3
Version Date: 12/18/2021

NOT FOR
CONSTRUCTION



FLOOR AREAS

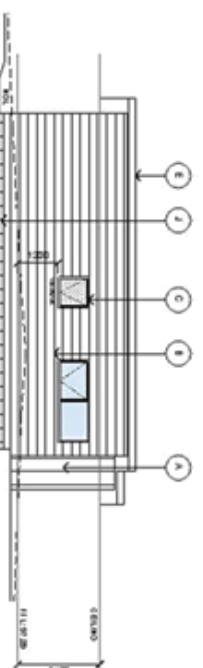
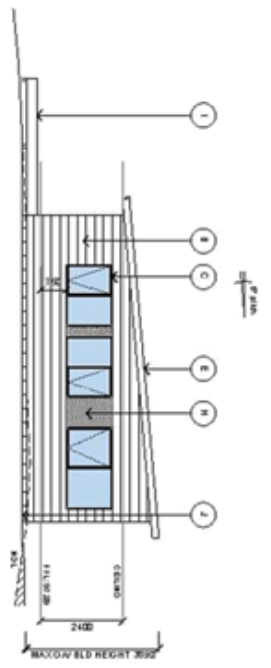
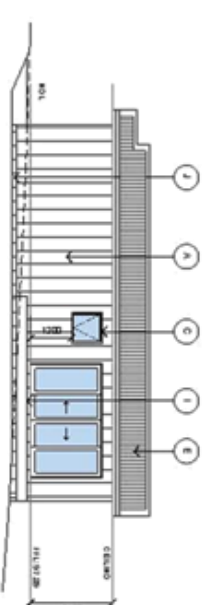
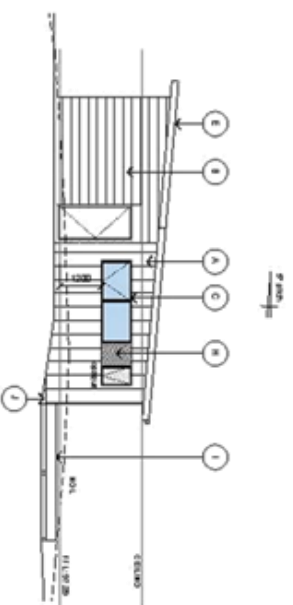
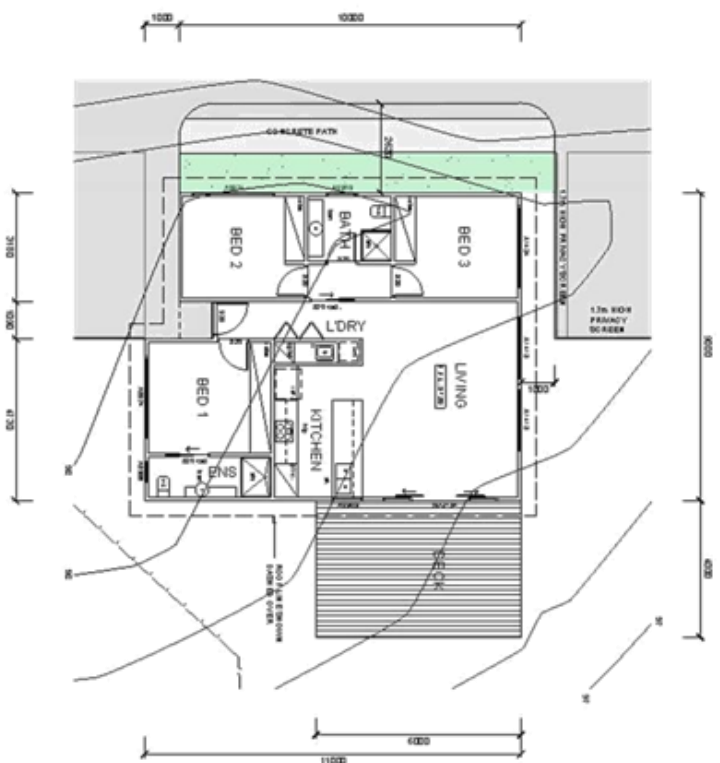
PROPOSED UNIT TYPE A
DECK 20m x 2m x 2m

WALL LEGEND

— 90mm STUD WALL —

EXTERNAL FINISHES

- A. JAMES MADISON AND KATHLEEN MCGILL
- B. JAMES MADISON AND KATHLEEN MCGILL
- C. JAMES MADISON AND KATHLEEN MCGILL
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- W. JAMES MADISON AND KATHLEEN MCGILL
- X. JAMES MADISON AND KATHLEEN MCGILL
- Y. JAMES MADISON AND KATHLEEN MCGILL
- Z. JAMES MADISON AND KATHLEEN MCGILL



NOT FOR
CONSTRUCTION

項目	単位	値	備考
1. 基本情報			
1.1 氏名			
1.2 性別			
1.3 年齢			
1.4 学歴			
1.5 職業			
1.6 収入			
1.7 家族構成			
1.8 住居			
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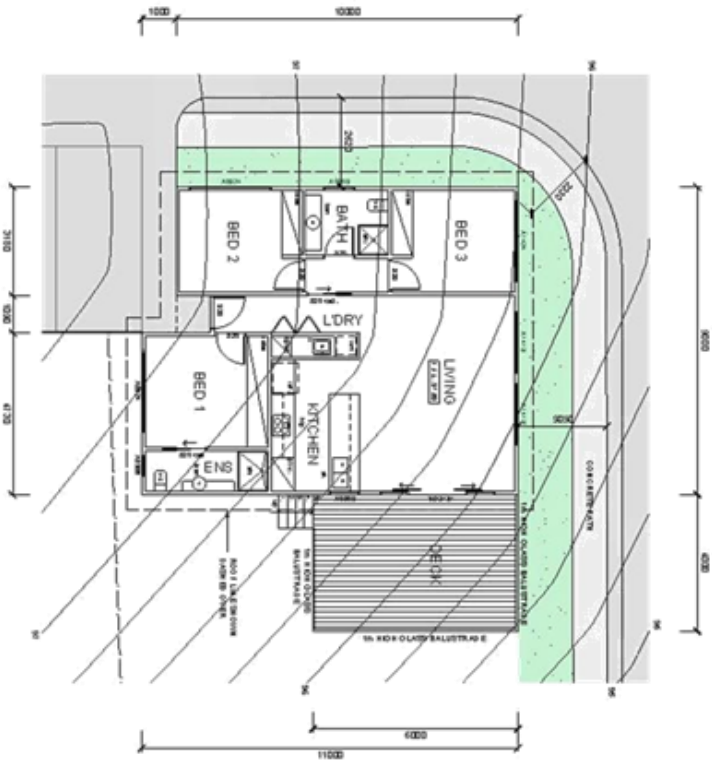
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FLOOR AREAS
PROPOSED UNIT TYPE A
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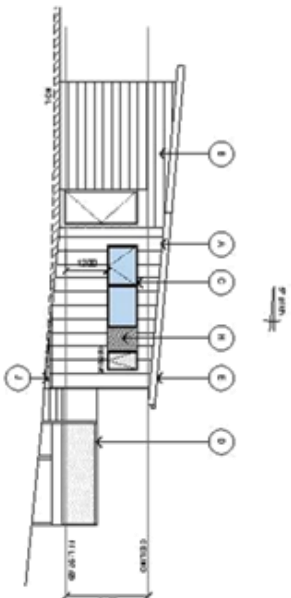
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200mm STUCCO WALL

EXTERNAL FINISHES

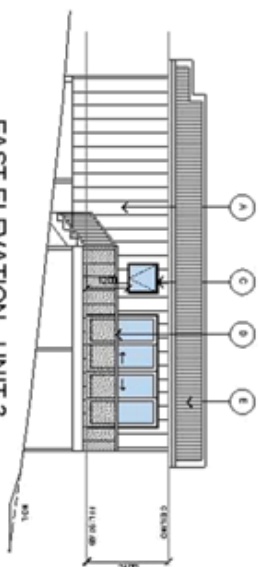
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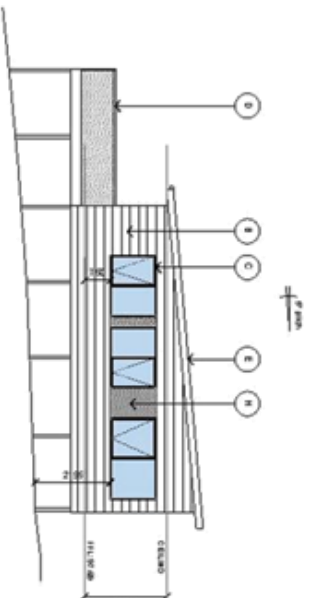
FLOOR PLAN - UNIT 3
SCALE: 1:100



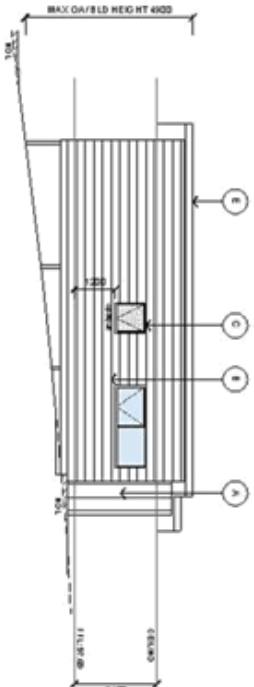
SOUTH ELEVATION - UNIT 3
SCALE: 1:100



EAST ELEVATION - UNIT 3
SCALE: 1:100



NORTH ELEVATION - UNIT 3
SCALE: 1:100



WEST ELEVATION - UNIT 3
SCALE: 1:100



NOT FOR
CONSTRUCTION

1000mm 0 1000 2000 3000 4000 5000mm
SCALE: 1:100 AT A3 SHEET

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Version 1.0 Version Date: 13/08/2021

PLN-21-408
12/08/2021

JSA CONSULTING ENGINEERS		M. HORSHAM CC58651 AS SHOWN		PROPOSED UNIT DEVELOPMENT	
R. BEAULIE 3805617397		JP 1880177		122-124 BRANSCOMBE ROAD	
PLANNING APPROVAL				CLAREMONT, 7011	
UNIT 3		FLOOR PLAN & ELEVATIONS		A301	
20E92-03				C	

2004
2005
2006

1000

— 30mm STUD WEA

- [illegible]



**NOT FOR
CONSTRUCTION**

[illegible]

Version: 1 Version Date: 12/08/2021

PLN-21-408

12/08/2021

 JSA CONSULTING ENGINEERS (18th Floor, Level 11, 119 Queen's Way, #11-01, Singapore 170119) Tel: 65 6324 5025 Fax: 65 6324 5026 Email: jsa@jsa.com.sg	PROJECT NO: M. HORSHAM CC58661		PROJECT NAME: AS SHOWN		DRAWING NO: A1	
	PROJECT LOCATION: R. BEADLE 380567297		PROJECT TYPE: J-P (B&OTT)		PROJECT STATUS: PLANNING APPROVAL	
PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011						
DRAWING TITLE: UNIT 4			FLOOR PLAN & ELEVATIONS			
DRAWING NO: 20E92-03		PROJECT NO: AA01		PROJECT STATUS: C		

FLOOR AREAS

PROPOSED UNIT TYPE C

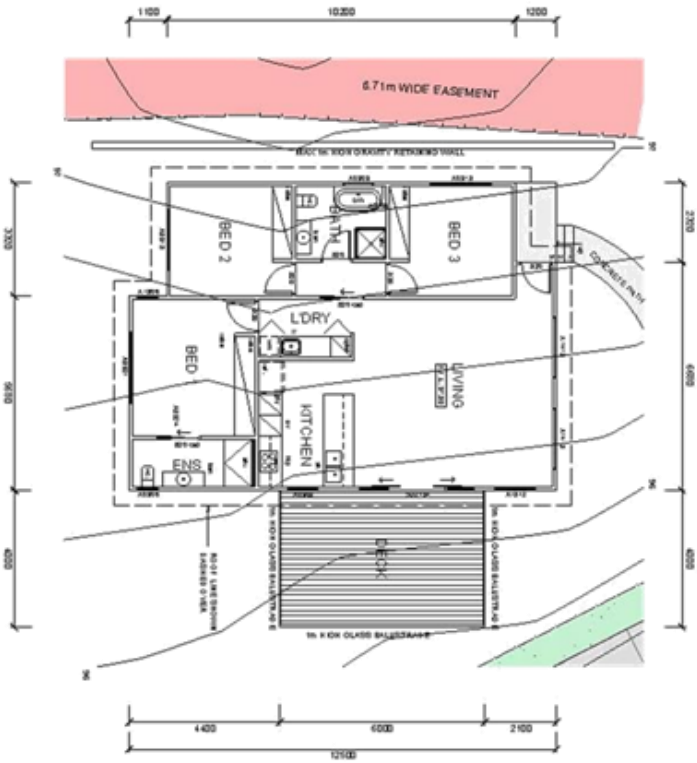
20m²

WALL LEGEND

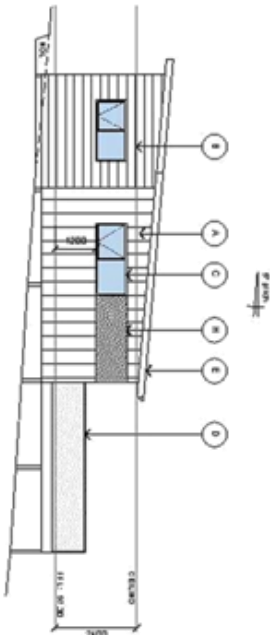
200mm STUCCO WALL

EXTERNAL FINISHES

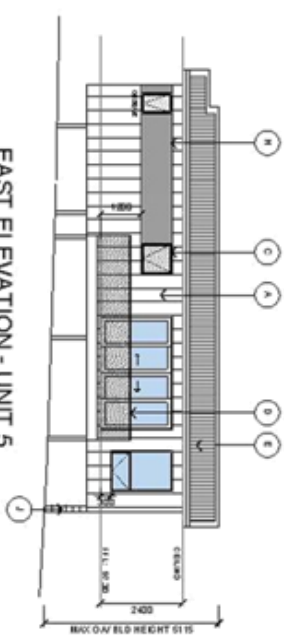
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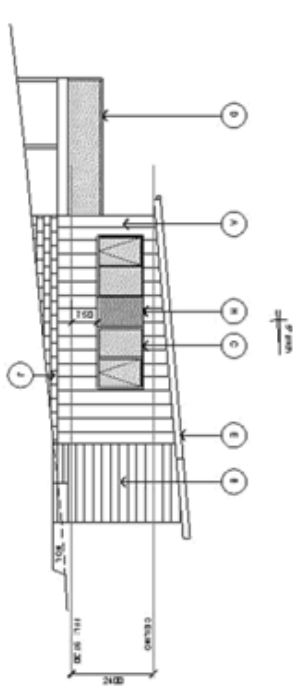
FLOOR PLAN - UNIT 5
SCALE: 1:100



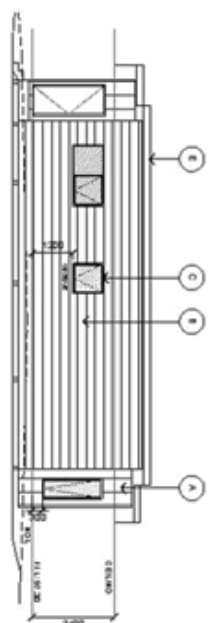
SOUTH ELEVATION - UNIT 5
SCALE: 1:100



EAST ELEVATION - UNIT 5
SCALE: 1:100



NORTH ELEVATION - UNIT 5
SCALE: 1:100



WEST ELEVATION - UNIT 5
SCALE: 1:100



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1000mm 0 1000 2000 3000 4000 5000mm
SCALE: 1:100 AT A3 SHEET

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PLN-21-408
12/08/2021

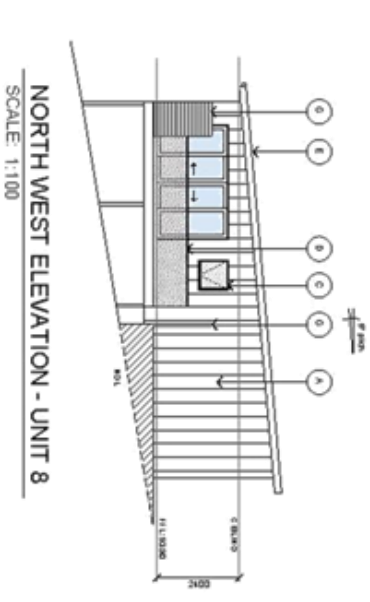
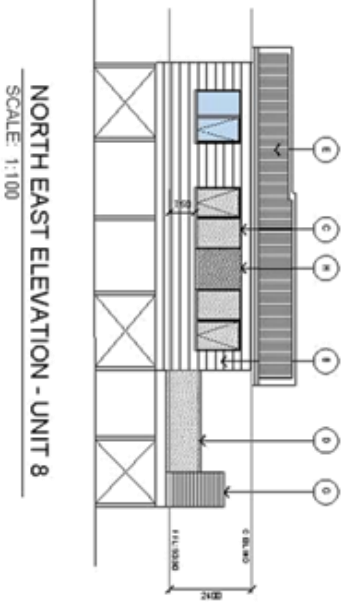
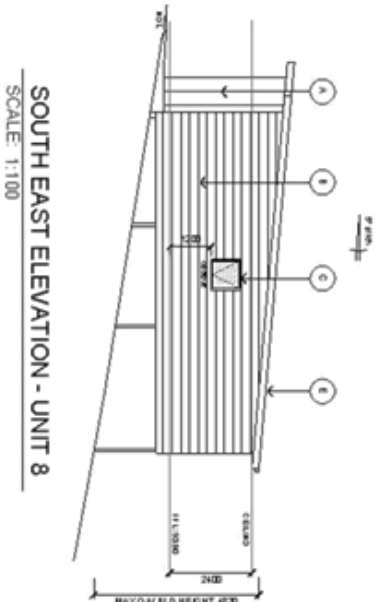
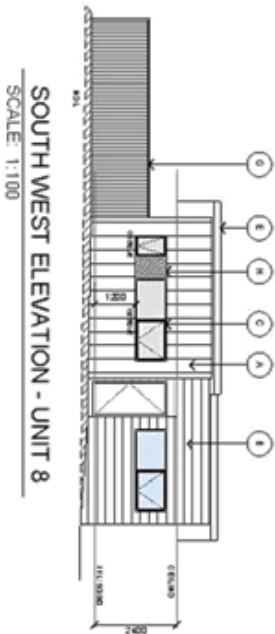
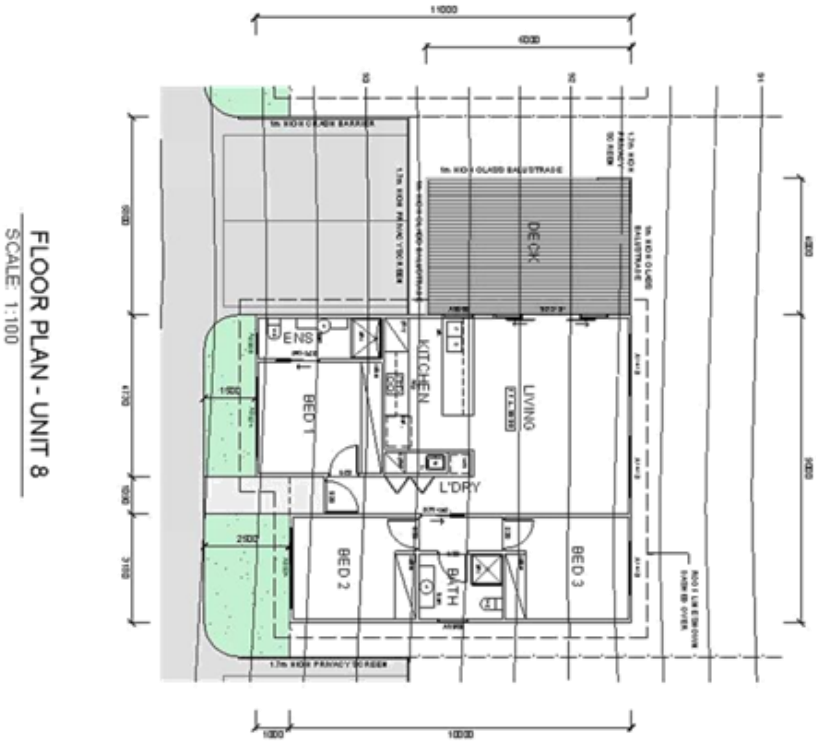
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R. BEADLE 380561297		JP 188011		122-124 BRANSCOMBE ROAD	
PLANNING APPROVAL				CLAREMONT, 7011	
UNIT 5		FLOOR PLAN & ELEVATIONS		A501	
20E92-03				C	

FLOOR AREAS
PROPOSED UNIT TYPE B
2001
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WALL LEGEND
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EXTERNAL FINISHES

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PLN-21-408
12/08/2021

JSA CONSULTING ENGINEERS		M. HORSHAM CC36651 AS SHOWN		PROPOSED UNIT DEVELOPMENT		UNIT 8	
R. BEAULIE 3805617397		JP 188011		122-124 BRANSCOMBE ROAD		FLOOR PLAN & ELEVATIONS	
PLANNING APPROVAL				CLAREMONT, 7011		20E92-03	
						A801	
						C	

FLOOR AREAS

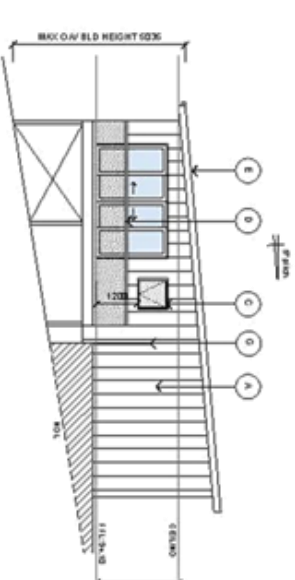
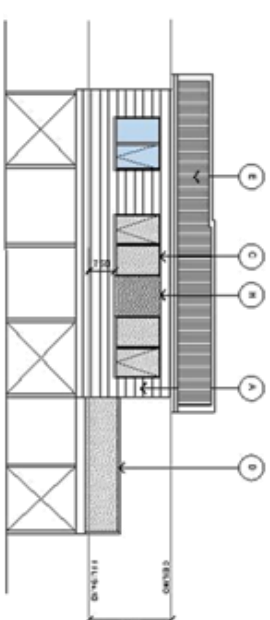
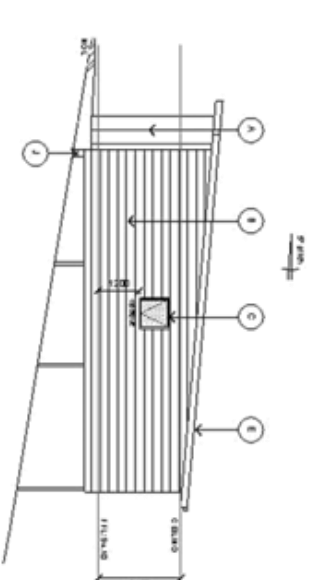
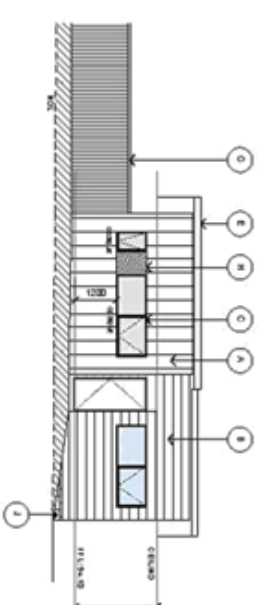
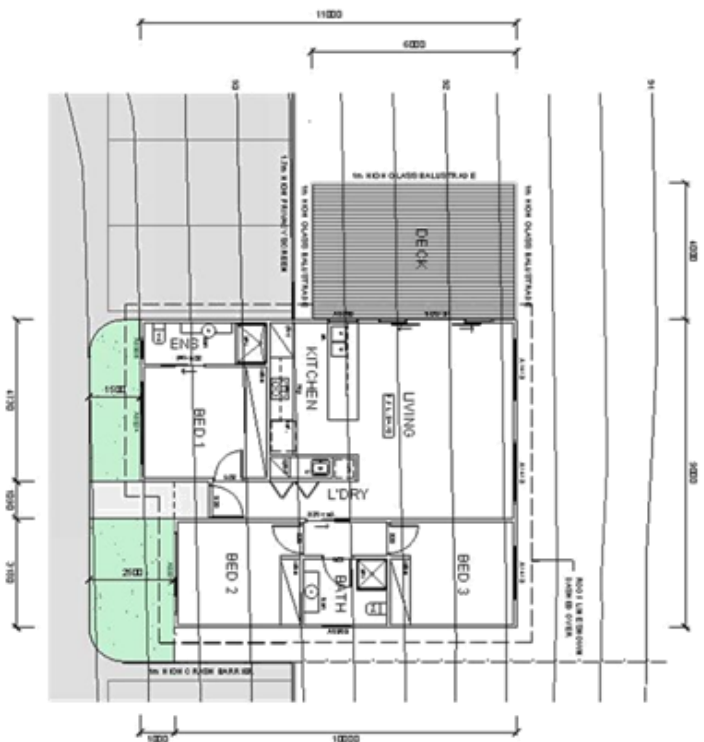
PROPOSED UNIT TYPE D
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WALL LEGEND

— 90mm STUD WALL —

EXTERNAL FINISHES

- A. JAMES MADISON'S VISION OF A FEDERAL GOVERNMENT
- B. JOHN ADAMS' VISION OF A FEDERAL GOVERNMENT
- C. GEORGE WASHINGTON'S VISION OF A FEDERAL GOVERNMENT
- D. THOMAS JEFFERSON'S VISION OF A FEDERAL GOVERNMENT



NOT FOR
CONSTRUCTION

[illegible]

Version: 1 Version Date: 12/08/2021

PLN-21-408

12/08/2021

 JSA CONSULTING ENGINEERS	CLIENT	M. HORSHAM CC04865 I	DATE	A1		
	PROJECT	AS SHOWN				
DESIGNED BY	PROJECT NUMBER	122-124 BRANSCOMBE ROAD	DATE	J-P 18/08/11		
CHECKED BY	PROJECT	CURRENT, 7011				
PLANNING APPROVAL		PROPOSED UNIT DEVELOPMENT FLOOR PLAN & ELEVATIONS	UNIT 9	20E92-03	A901	C

FLOOR AREAS

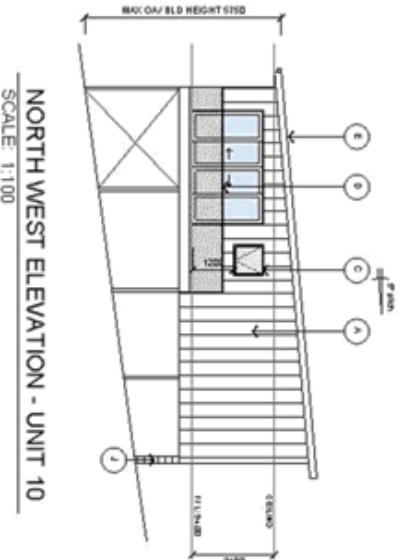
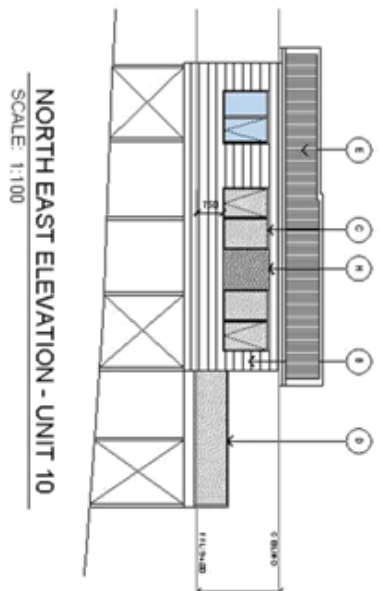
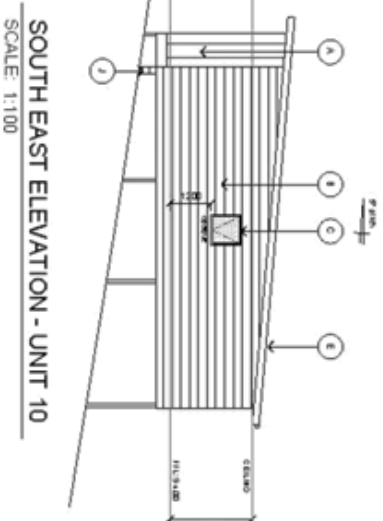
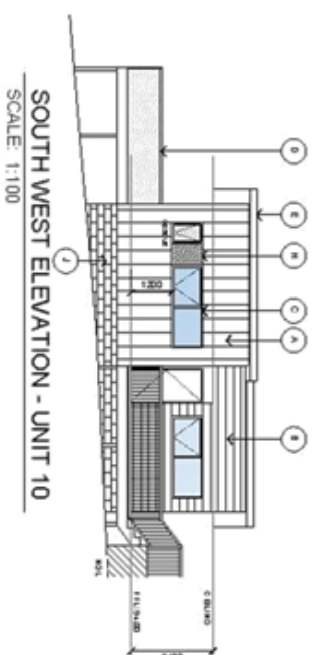
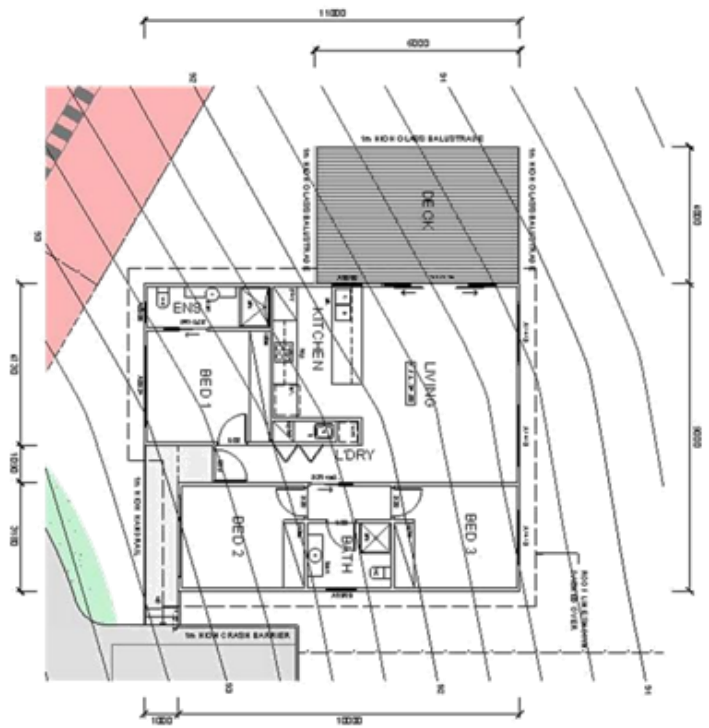
PROPOSED UNIT TYPE D
DECK

WALL LEGEND

100% STUD WIN

EXTERNAL FINISHES

- A. JAMES MADISON'S VISION OF A FEDERAL GOVERNMENT WAS A REACTION TO THE CHAOS OF THE ARTICLES OF CONFEDERATION.
- B. JOHN ADAMS BELIEVED THAT A STRONG EXECUTIVE WAS NECESSARY TO MAINTAIN ORDER AND STABILITY.
- C. ALTHOUGH FARRAGUT WAS A RESPECTED NAVAL OFFICER, HIS VIEWS ON CIVILIAN CONTROL OF THE MILITARY WERE LIMITED.
- D. BENJAMIN FRANKLIN'S CONCERN FOR A BALANCED GOVERNMENT WAS A REACTION TO THE EXCESSES OF THE ENLIGHTENMENT.
- E. GEORGE WASHINGTON'S BELIEF IN A STRONG EXECUTIVE WAS A REACTION TO THE CHAOS OF THE ARTICLES OF CONFEDERATION.



NOT FOR
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PLN-21-408
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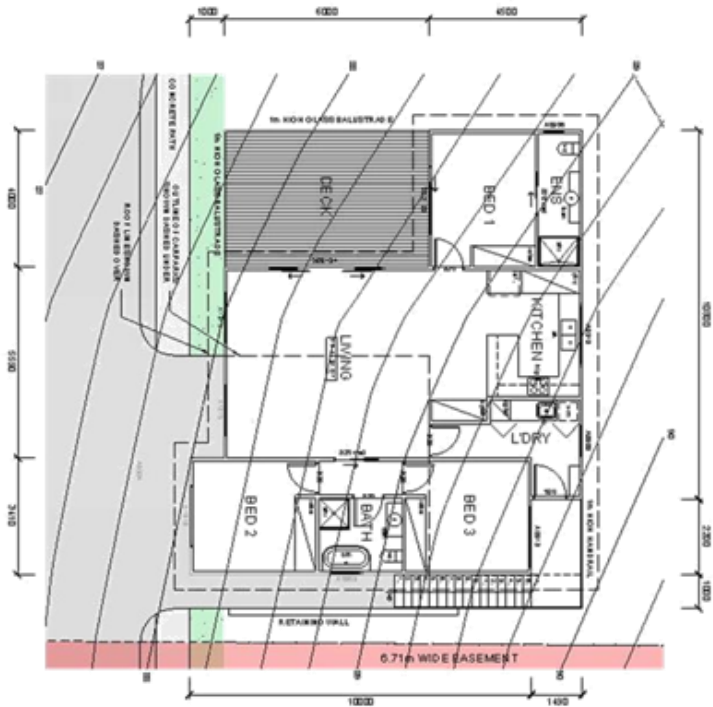
 JSA CONSULTING ENGINEERS 10000 Highway 100, Suite 100, Houston, TX 77036 Phone: 281.462.1234 Fax: 281.462.1235 Email: info@jsa-engineers.com	PROJECT NO.	PROJECT NAME	SHEET NO.	TOTAL SHEETS	PROJECT LOCATION
	2024-001	JSA CONSULTING ENGINEERS	10000 Highway 100, Suite 100, Houston, TX 77036	1	10
PROJECT DESCRIPTION	PROJECT LOCATION	PROJECT NO.	PROJECT NAME	SHEET NO.	TOTAL SHEETS
10000 Highway 100, Suite 100, Houston, TX 77036	2024-001	JSA CONSULTING ENGINEERS	10000 Highway 100, Suite 100, Houston, TX 77036	1	10

FLOOR AREAS
PROPOSED UNIT TYPE F 110M²
BECK 2M²

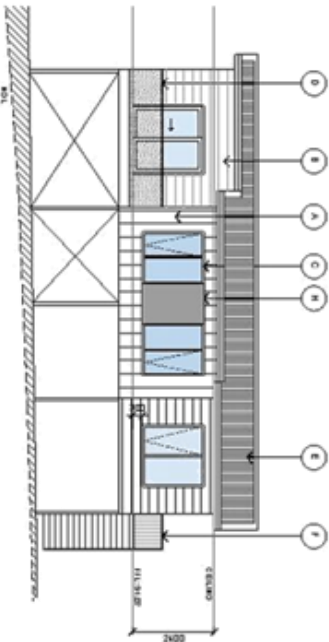
WALL LEGEND
===== 500M STIRG WALL

EXTERNAL FINISHES

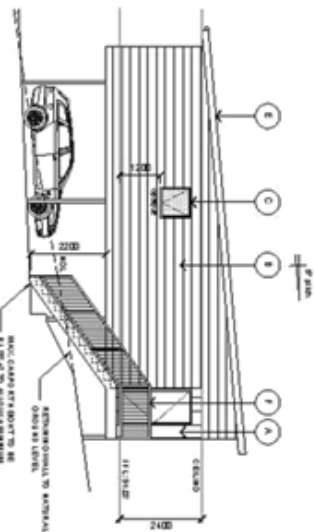
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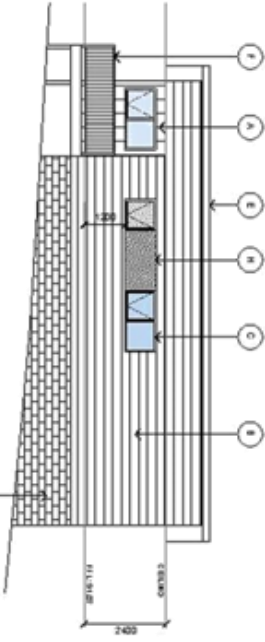
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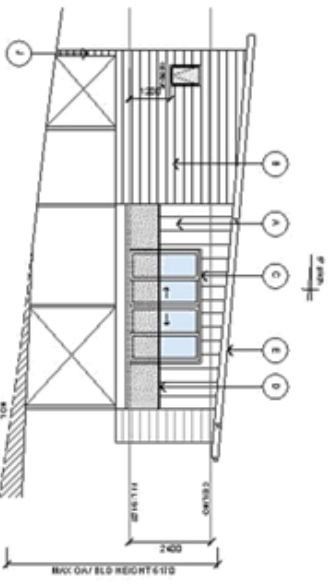
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SCALE: 1:100



WEST ELEVATION - UNIT 13
SCALE: 1:100



SOUTH ELEVATION - UNIT 13
SCALE: 1:100



EAST ELEVATION - UNIT 13
SCALE: 1:100

NOT FOR
CONSTRUCTION

1000M 0 1000 2000 3000 4000 5000M
SCALE: 1:100 AT A3 SHEET

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Version 1.0 Version Date: 13/08/2021

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12/08/2021

USA CONSULTING ENGINEERS 110/111, 113/115, 117/119, 121/123, 125/127, 129/131, 133/135, 137/139, 141/143, 145/147, 149/151, 153/155, 157/159, 161/163, 165/167, 169/171, 173/175, 177/179, 181/183, 185/187, 189/191, 193/195, 197/199, 201/203, 205/207, 209/211, 213/215, 217/219, 221/223, 225/227, 229/231, 233/235, 237/239, 241/243, 245/247, 249/251, 253/255, 257/259, 261/263, 265/267, 269/271, 273/275, 277/279, 281/283, 285/287, 289/291, 293/295, 297/299, 301/303, 305/307, 309/311, 313/315, 317/319, 321/323, 325/327, 329/331, 333/335, 337/339, 341/343, 345/347, 349/351, 353/355, 357/359, 361/363, 365/367, 369/371, 373/375, 377/379, 381/383, 385/387, 389/391, 393/395, 397/399, 401/403, 405/407, 409/411, 413/415, 417/419, 421/423, 425/427, 429/431, 433/435, 437/439, 441/443, 445/447, 449/451, 453/455, 457/459, 461/463, 465/467, 469/471, 473/475, 477/479, 481/483, 485/487, 489/491, 493/495, 497/499, 501/503, 505/507, 509/511, 513/515, 517/519, 521/523, 525/527, 529/531, 533/535, 537/539, 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PROPOSED UNIT TYPE D
DECK

◎ 卷八

== 30mm STUD WEA

== 30mm STUD WEA

© 2000 Blackwell Science Ltd

- A. **CHLORINE** IS A TOXIC CHEMICAL.
- B. **CHLORINE** IS A FLAMMABLE GAS.
- C. **CHLORINE** IS A CORROSIVE LIQUID.
- D. **CHLORINE** IS A CORROSIVE GAS.
- E. **CHLORINE** IS A CORROSIVE SOLID.
- F. **CHLORINE** IS A CORROSIVE LIQUID.
- G. **CHLORINE** IS A CORROSIVE GAS.
- H. **CHLORINE** IS A CORROSIVE SOLID.
- I. **CHLORINE** IS A CORROSIVE LIQUID.
- J. **CHLORINE** IS A CORROSIVE GAS.
- K. **CHLORINE** IS A CORROSIVE SOLID.
- L. **CHLORINE** IS A CORROSIVE LIQUID.
- M. **CHLORINE** IS A CORROSIVE GAS.
- N. **CHLORINE** IS A CORROSIVE SOLID.
- O. **CHLORINE** IS A CORROSIVE LIQUID.
- P. **CHLORINE** IS A CORROSIVE GAS.
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- S. **CHLORINE** IS A CORROSIVE GAS.
- T. **CHLORINE** IS A CORROSIVE SOLID.
- U. **CHLORINE** IS A CORROSIVE LIQUID.
- V. **CHLORINE** IS A CORROSIVE GAS.
- W. **CHLORINE** IS A CORROSIVE SOLID.
- X. **CHLORINE** IS A CORROSIVE LIQUID.
- Y. **CHLORINE** IS A CORROSIVE GAS.
- Z. **CHLORINE** IS A CORROSIVE SOLID.



FLOOR PLAN - UNIT 14
SCALE: 1:100



SOUTH WEST ELEVATION - UNIT 14
SCALE: 1:100



SOUTH EAST ELEVATION - UNIT 14
SCALE: 1:100



NORTH EAST ELEVATION - UNIT 14
SCALE: 1:100



NORTH WEST ELEVATION - UNIT 14
SCALE: 1:100

[illegible]

Version: 1.3/Version Date: 13/08/2021

NOT FOR
CONSTRUCTION

 JSA CONSULTING ENGINEERS (800) North Laurel 1115 (800) 445-3363 (301) 710-1201 7000 625 6251 NEW JERSEY 07003	OWNER M. HORSHAM CC4865.1		SCALE AS SHOWN	FEED A1	PROJECT PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011		PLANNING TITLE UNIT 14 FLOOR PLAN & ELEVATIONS	
	DESIGNER/TEAM LEAD R. BEADLE 300667297		TEAM J-P. IBBOTT			PLANNING NO. 20E92-03	SHEET NO. A1401	REV C
	PLANNING APPROVAL							

FLOOR AREAS

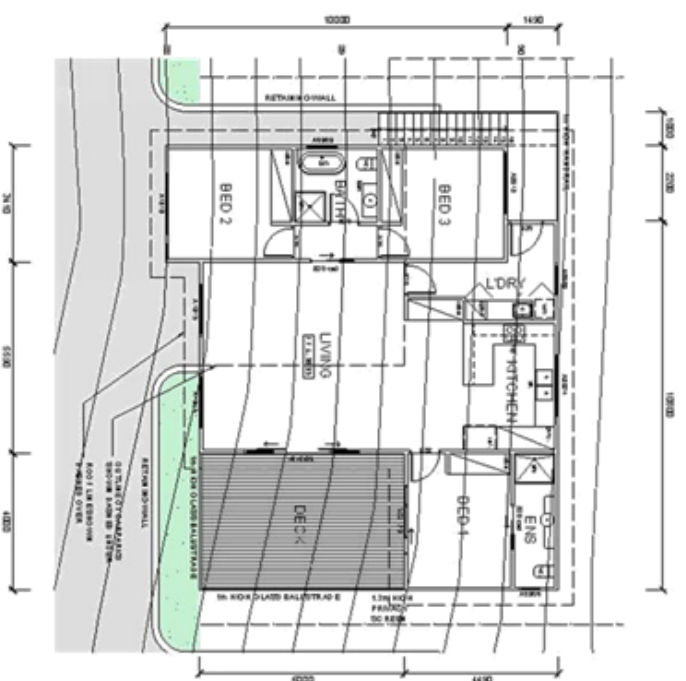
INDICATED UNIT TYPE 100%
 100% 100%

WALL LEGEND

100% STUO WALL

EXTERNAL FINISHES

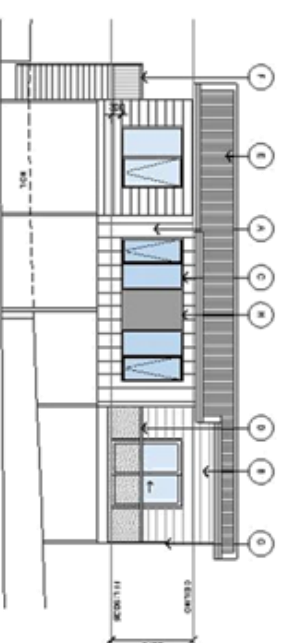
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- B 100% 100% STUO CLASH 100%
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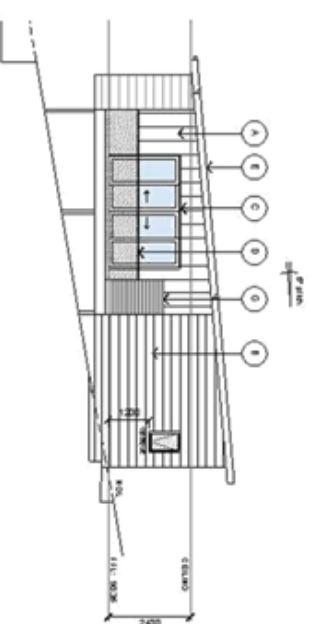
FLOOR PLAN - UNIT 17
SCALE 1:100

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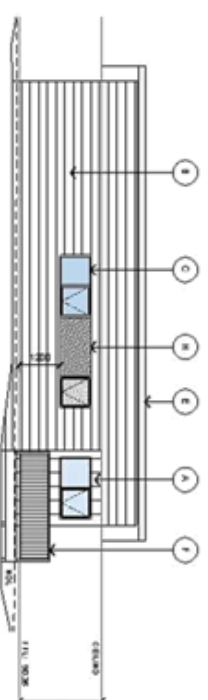
Version: 1 Version Date: 12/08/2021



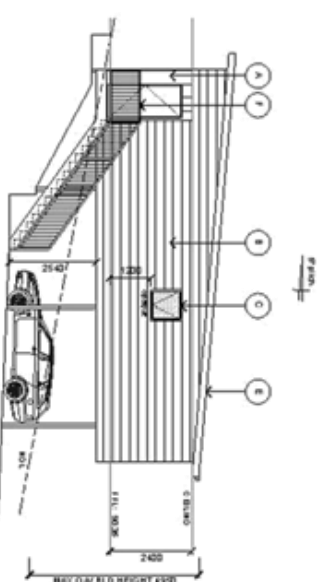
NORTH EAST ELEVATION - UNIT 17
SCALE: 1:100



NORTH WEST ELEVATION - UNIT 17
SCALE: 1:100



SOUTH WEST ELEVATION - UNIT 17
SCALE: 1:100



SOUTH EAST ELEVATION - UNIT 17
SCALE: 1:100



**NOT FOR
CONSTRUCTION**

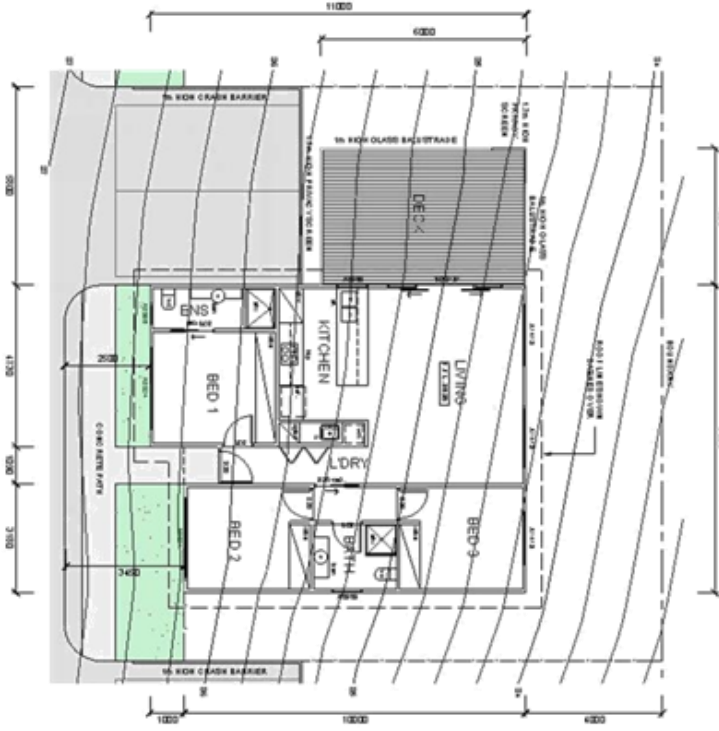
 JSA CONSULTING ENGINEERS (B-88) North, Level 115, 604/4, Bay Road, Chai Yee, 1101180 P. 011-875231625 Fax: 011-875231625		PROJECT M. HORGHAM CC5865 I 3RD FLOOR REVIEW R. BEALDE 380567297 J.P. IBBOTT PROJECT		SCALE AS SHOWN A1		PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011		PLANNING APPROVAL	
DATE 20E92-03		UNIT UNIT 17		FLOOR PLAN & ELEVATIONS		DATE A1701		REVISION C	

FLOOR AREAS
PROPOSED UNIT TYPE B
20m²

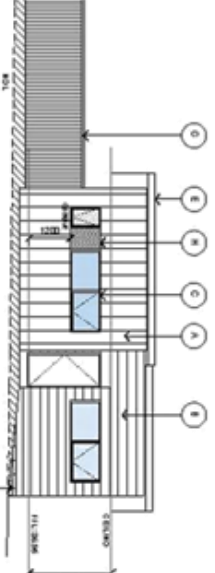
WALL LEGEND
200mm STUCCO WALL

EXTERNAL FINISHES

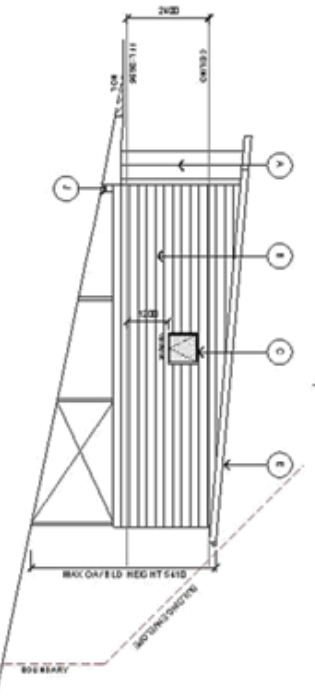
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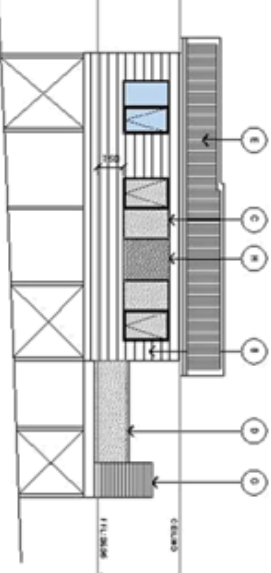
FLOOR PLAN - UNIT 18
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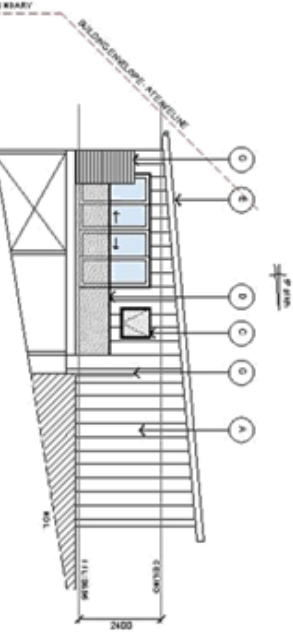
SOUTH WEST ELEVATION - UNIT 18
SCALE: 1:100



SOUTH EAST ELEVATION - UNIT 18
SCALE: 1:100



NORTH EAST ELEVATION - UNIT 18
SCALE: 1:100



NORTH WEST ELEVATION - UNIT 18
SCALE: 1:100



NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	DATE	BY	CHK.
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100	ISSUED FOR PERMIT	12/08/2021	JP	JP

PLN-21-408
12/08/2021

JSA CONSULTING ENGINEERS

110/115, 119/120/121, 123/124/125, 127/128/129, 131/132/133, 135/136/137, 139/140/141, 143/144/145, 147/148/149, 151/152/153, 155/156/157, 159/160/161, 163/164/165, 167/168/169, 171/172/173, 175/176/177, 179/180/181, 183/184/185, 187/188/189, 191/192/193, 195/196/197, 199/200/201, 203/204/205, 207/208/209, 211/212/213, 215/216/217, 219/220/221, 223/224/225, 227/228/229, 231/232/233, 235/236/237, 239/240/241, 243/244/245, 247/248/249, 251/252/253, 255/256/257, 259/260/261, 263/264/265, 267/268/269, 271/272/273, 275/276/277, 279/280/281, 283/284/285, 287/288/289, 291/292/293, 295/296/297, 299/300/301, 303/304/305, 307/308/309, 311/312/313, 315/316/317, 319/320/321, 323/324/325, 327/328/329, 331/332/333, 335/336/337, 339/340/341, 343/344/345, 347/348/349, 351/352/353, 355/356/357, 359/360/361, 363/364/365, 367/368/369, 371/372/373, 375/376/377, 379/380/381, 383/384/385, 387/388/389, 391/392/393, 395/396/397, 399/400/401, 403/404/405, 407/408/409, 411/412/413, 415/416/417, 419/420/421, 423/424/425, 427/428/429, 431/432/433, 435/436/437, 439/440/441, 443/444/445, 447/448/449, 451/452/453, 455/456/457, 459/460/461, 463/464/465, 467/468/469, 471/472/473, 475/476/477, 479/480/481, 483/484/485, 487/488/489, 491/492/493, 495/496/497, 499/500/501, 503/504/505, 507/508/509, 511/512/513, 515/516/517, 519/520/521, 523/524/525, 527/528/529, 531/532/533, 535/536/537, 539/540/541, 543/544/545, 547/548/549, 551/552/553, 555/556/557, 559/560/561, 563/564/565, 567/568/569, 571/572/573, 575/576/577, 579/580/581, 583/584/585, 587/588/589, 591/592/593, 595/596/597, 599/600/601, 603/604/605, 607/608/609, 611/612/613, 615/616/617, 619/620/621, 623/624/625, 627/628/629, 631/632/633, 635/636/637, 639/640/641, 643/644/645, 647/648/649, 651/652/653, 655/656/657, 659/660/661, 663/664/665, 667/668/669, 671/672/673, 675/676/677, 679/680/681, 683/684/685, 687/688/689, 691/692/693, 695/696/697, 699/700/701, 703/704/705, 707/708/709, 711/712/713, 715/716/717, 719/720/721, 723/724/725, 727/728/729, 731/732/733, 735/736/737, 739/740/741, 743/744/745, 747/748/749, 751/752/753, 755/756/757, 759/760/761, 763/764/765, 767/768/769, 771/772/773, 775/776/777, 779/780/781, 783/784/785, 787/788/789, 791/792/793, 795/796/797, 799/800/801, 803/804/805, 807/808/809, 811/812/813, 815/816/817, 819/820/821, 823/824/825, 827/828/829, 831/832/833, 835/836/837, 839/840/841, 843/844/845, 847/848/849, 851/852/853, 855/856/857, 859/860/861, 863/864/865, 867/868/869, 871/872/873, 875/876/877, 879/880/881, 883/884/885, 887/888/889, 891/892/893, 895/896/897, 899/900/901, 903/904/905, 907/908/909, 911/912/913, 915/916/917, 919/920/921, 923/924/925, 927/928/929, 931/932/933, 935/936/937, 939/940/941, 943/944/945, 947/948/949, 951/952/953, 955/956/957, 959/960/961, 963/964/965, 967/968/969, 971/972/973, 975/976/977, 979/980/981, 983/984/985, 987/988/989, 991/992/993, 995/996/997, 999/1000/1001, 1003/1004/1005, 1007/1008/1009, 1011/1012/1013, 1015/1016/1017, 1019/1020/1021, 1023/1024/1025, 1027/1028/1029, 1031/1032/1033, 1035/1036/1037, 1039/1040/1041, 1043/1044/1045, 1047/1048/1049, 1051/1052/1053, 1055/1056/1057, 1059/1060/1061, 1063/1064/1065, 1067/1068/1069, 1071/1072/1073, 1075/1076/1077, 1079/1080/1081, 1083/1084/1085, 1087/1088/1089, 1091/1092/1093, 1095/1096/1097, 1099/1100/1101, 1103/1104/1105, 1107/1108/1109, 1111/1112/1113, 1115/1116/1117, 1119/1120/1121, 1123/1124/1125, 1127/1128/1129, 1131/1132/1133, 1135/1136/1137, 1139/1140/1141, 1143/1144/1145, 1147/1148/1149, 1151/1152/1153, 1155/1156/1157, 1159/1160/1161, 1163/1164/1165, 1167/1168/1169, 1171/1172/1173, 1175/1176/1177, 1179/1180/1181, 1183/1184/1185, 1187/1188/1189, 1191/1192/1193, 1195/1196/1197, 1199/1200/1201, 1203/1204/1205, 1207/1208/1209, 1211/1212/1213, 1215/1216/1217, 1219/1220/1221, 1223/1224/1225, 1227/1228/1229, 1231/1232/1233, 1235/1236/1237, 1239/1240/1241, 1243/1244/1245, 1247/1248/1249, 1251/1252/1253, 1255/1256/1257, 1259/1260/1261, 1263/1264/1265, 1267/1268/1269, 1271/1272/1273, 1275/1276/1277, 1279/1280/1281, 1283/1284/1285, 1287/1288/1289, 1291/1292/1293, 1295/1296/1297, 1299/1300/1301, 1303/1304/1305, 1307/1308/1309, 1311/1312/1313, 1315/1316/1317, 1319/1320/1321, 1323/1324/1325, 1327/1328/1329, 1331/1332/1333, 1335/1336/1337, 1339/1340/1341, 1343/1344/1345, 1347/1348/1349, 1351/1352/1353, 1355/1356/1357, 1359/1360/1361, 1363/1364/1365, 1367/1368/1369, 1371/1372/1373, 1375/1376/1377, 1379/1380/1381, 1383/1384/1385, 1387/1388/1389, 1391/1392/1393, 1395/1396/1397, 1399/1400/1401, 1403/1404/1405, 1407/1408/1409, 1411/1412/1413, 1415/1416/1417, 1419/1420/1421, 1423/1424/1425, 1427/1428/1429, 1431/1432/1433, 1435/1436/1437, 1439/1440/1441, 1443/1444/1445, 1447/1448/1449, 1451/1452/1453, 1455/1456/1457, 1459/1460/1461, 1463/1464/1465, 1467/1468/1469, 1471/1472/1473, 1475/1476/1477, 1479/1480/1481,

FLOOR AREAS

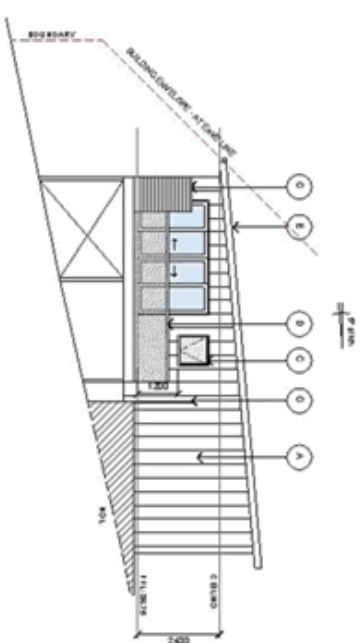
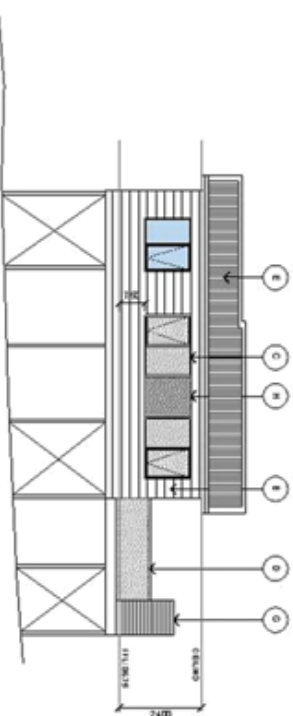
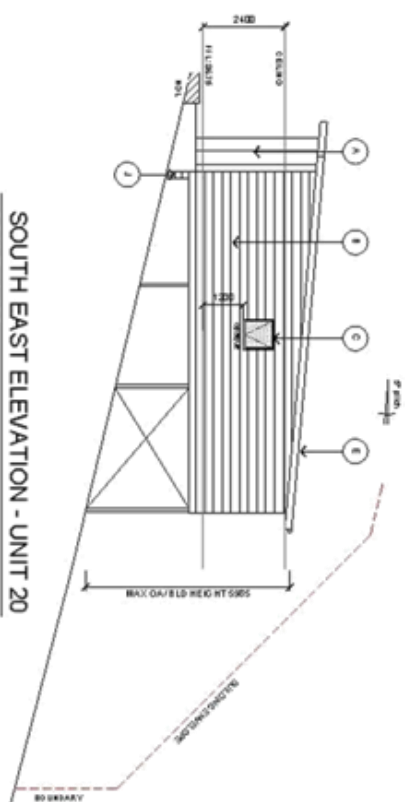
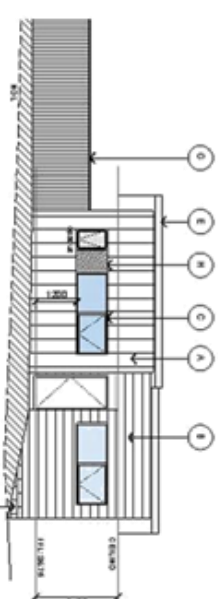
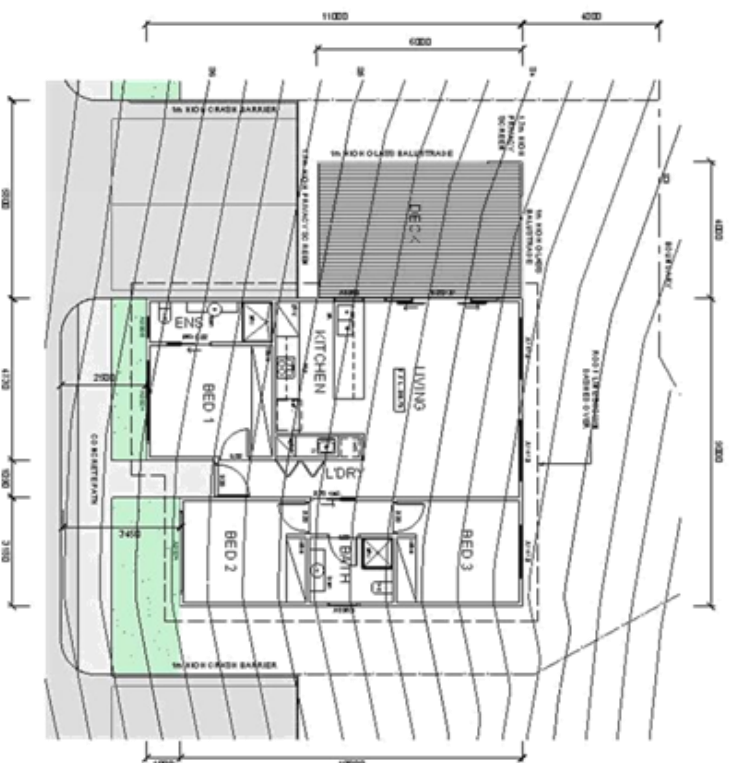
PROPOSED UNIT TYPE D
DECK

WALL LEGEND

===== STUD NAME =====

EXTERNAL FINISHES

- A. JAMES MADISON'S VISION OF A FEDERAL GOVERNMENT
- B. JOHN ADAMS' VISION OF A FEDERAL GOVERNMENT
- C. GEORGE WASHINGTON'S VISION OF A FEDERAL GOVERNMENT
- D. THOMAS JEFFERSON'S VISION OF A FEDERAL GOVERNMENT



NOT FOR
CONSTRUCTION

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Version: 1.3/18/2021

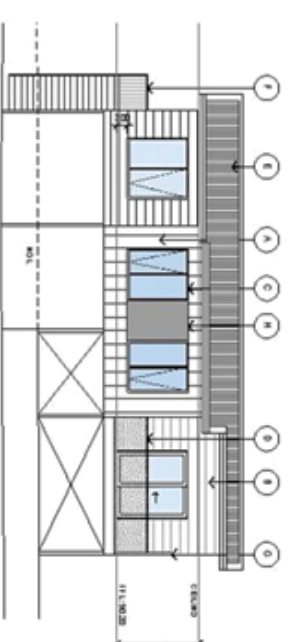
PLN-21-408
12/08/2021

 JSA CONSULTING ENGINEERS	PROJECT		PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011	
	CLIENT	DATE	REV	UNIT 20 FLOOR PLAN & ELEVATIONS
	M. HORSHAM CC58851	AS SHOWN	A1	
PROJECT	DESIGNER	DATE	REV	
R. BROOKER 360967207	J.P. 1880TT			
PLANNING APPROVAL				
PROJECT TITLE				
20592-03				
A2001				
C				
(800) 704-1111, (416) 113-0909, Fax (416) 524-1100 14141 67-425A 1025 www.jsaconsulting.com				

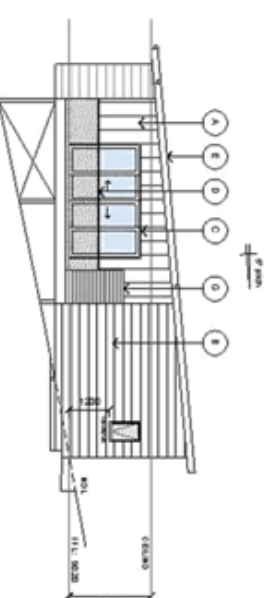
FLOOR AREAS		100%
PROCESSED OVER TIME		100%
OVER		100%
WALL LEGEND		
100% STAIN		
EXTERNAL FINISHES		
A	PAINTED WALLS IN EXTERIOR	
B	CONCRETE BLOCK EXTERIOR	
C	PAINTED BRICK EXTERIOR	
D	PAINTED BRICK EXTERIOR	
E	PAINTED BRICK EXTERIOR	
F	PAINTED BRICK EXTERIOR	
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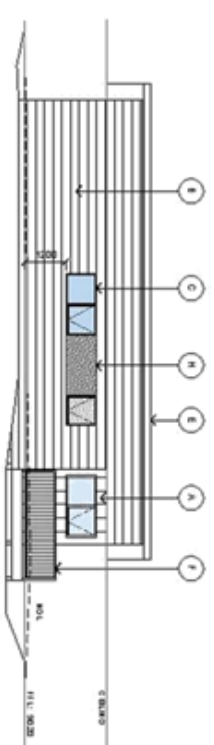
FLOOR PLAN - UNIT 21
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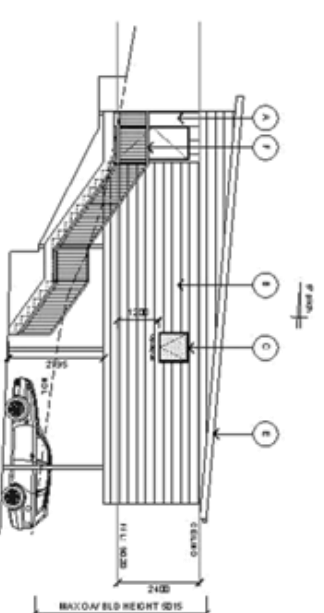
NORTH EAST ELEVATION - UNIT 21
SCALE: 1:100



NORTH WEST ELEVATION - UNIT 21
SCALE: 1:100



SOUTH WEST ELEVATION - UNIT 21
SCALE: 1:100



SOUTH EAST ELEVATION - UNIT 21
SCALE: 1:100

[illegible]

Version: 1.0
Version Date: 12/08/2021

 JSA CONSULTING ENGINEERS (EIR No. Noida/Land-1), 115 Bldg., Ring Road, Sector 70A Phase II, Gurgaon - 122009, Haryana P. No. 012-22315025 Fax: 0122315026 M. No. 9810311008	CUSTOMER		SOURCE		ITEM		PROJECT		DRAWING TITLE		
	M. HORSHAM CCE8865 I		AS SHOWN		A1				UNIT 21		
	DESIGNED BY		ISSUED BY						FLOOR PLAN & ELEVATIONS		
	R. BEADLE 380667287		J.P. IBBOTT						122-124 BRANSCOMBE ROAD		
	PROJECT								CLAREMONT, 7011		
	PLANNING APPROVAL										
										DATE	BY
										20E92-03	A2101
											C

**NOT FOR
CONSTRUCTION**

FLOOR AREAS

PROPOSED UNIT TYPE E
DECK 1200A
2003

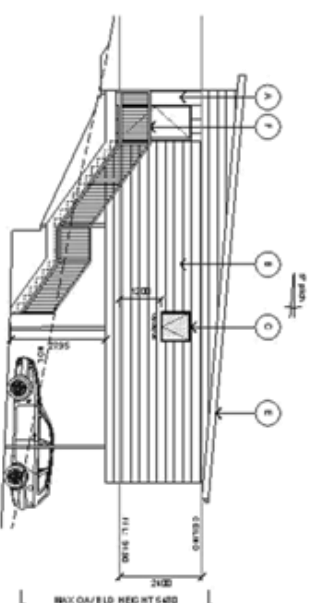
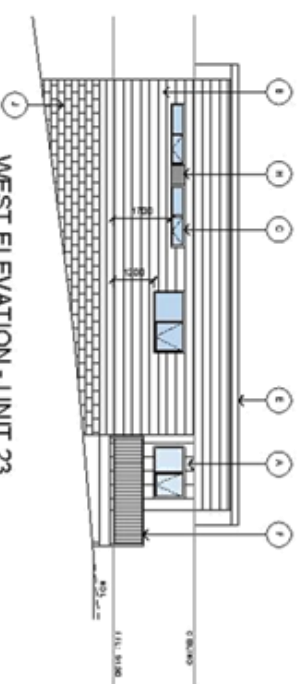
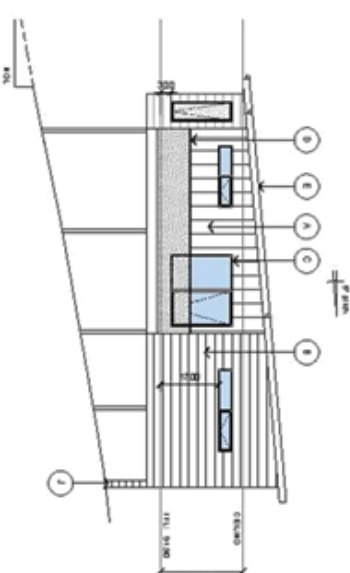
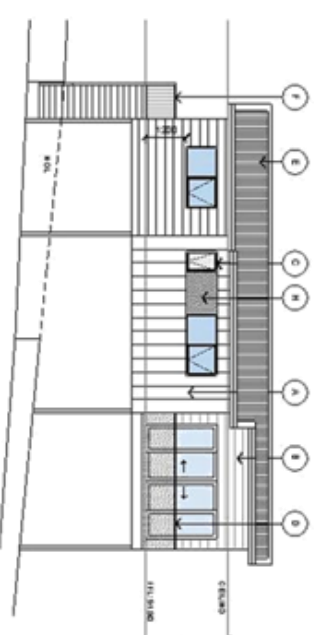
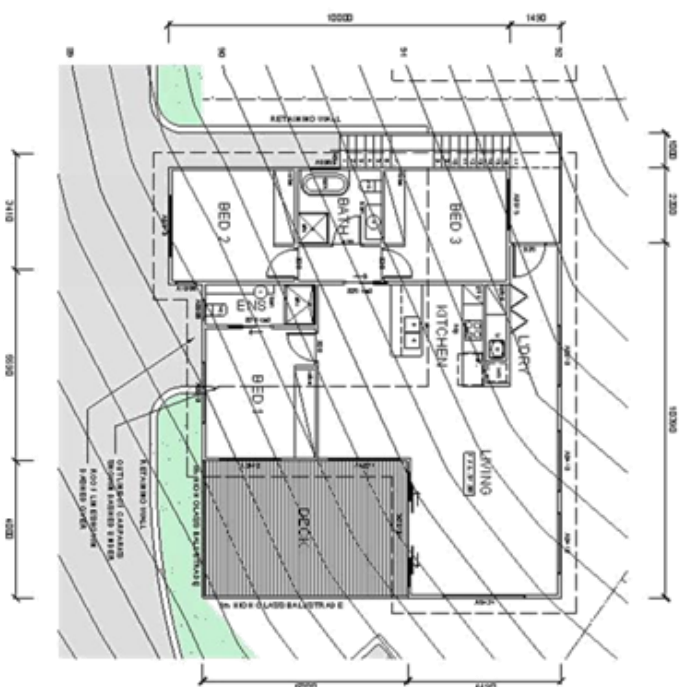
22

VIAU LEUEND

STUDIES

EXTERNAL FINISHES

- A. JAMES MADISON'S VISION OF A FEDERAL GOVERNMENT
- B. JOHN ADAMS' VISION OF A FEDERAL GOVERNMENT
- C. GEORGE WASHINGTON'S VISION OF A FEDERAL GOVERNMENT
- D. THOMAS JEFFERSON'S VISION OF A FEDERAL GOVERNMENT



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CONSTRUCTION

[illegible]

Version: 1 Varsion Date: 12/18/2024

PLN-21-408

12/08/2021

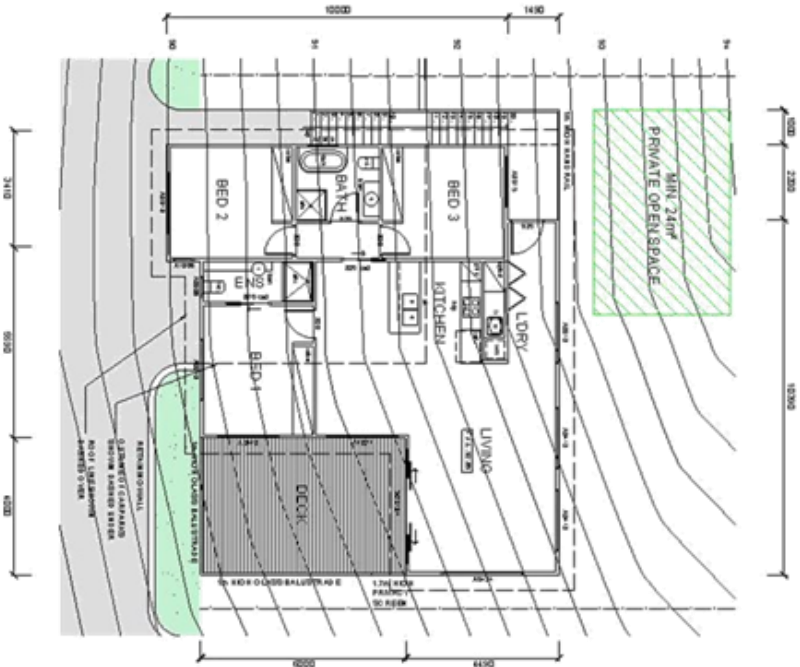
 JSA CONSULTING ENGINEERS (B 88) North, Level 115, 8th Fl, Bay Road, Chua Kuan Yoo 1501180 P 6161 6233 5525 www.jsaengineers.com.sg	CLIENT M. HORSHAM CC6965 I	SCALE AS SHOWN	HEET A1	PROJECT PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011	PROJECT NO. 20E92-03	SHEET NO. A2301	TITLE UNIT 23 FLOOR PLAN & ELEVATIONS
	DESIGNER/ENGINEER R. BEALDE 380067297	ISSUED J-P 18B OTT	PLANNING APPROVAL				

FLOOR AREAS
PROPOSED UNIT TYPE E
20m²
20m²

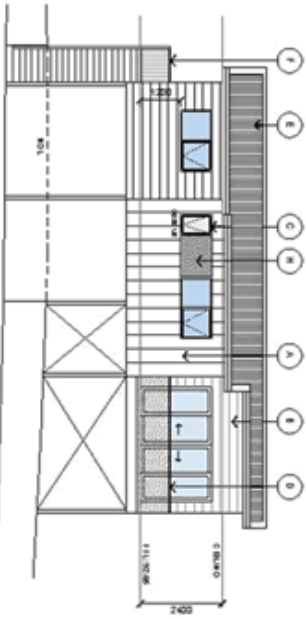
WALL LEGEND
200mm STUO WALL

EXTERNAL FINISHES

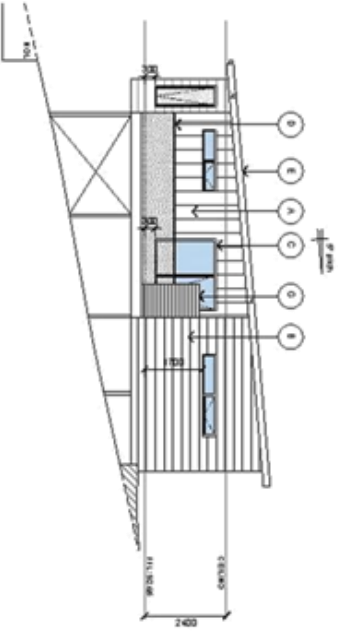
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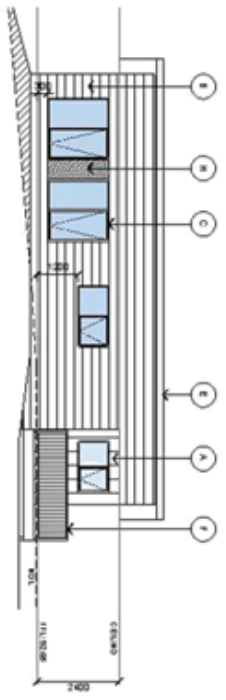
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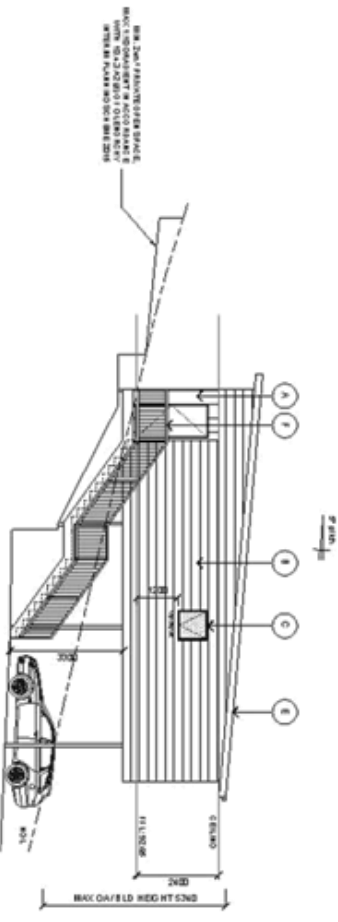
EAST ELEVATION - UNIT 25
SCALE: 1:100



NORTH ELEVATION - UNIT 25
SCALE: 1:100



WEST ELEVATION - UNIT 25
SCALE: 1:100



SOUTH ELEVATION - UNIT 25
SCALE: 1:100

NOT FOR
CONSTRUCTION



NO.	DESCRIPTION	DATE	BY	CHK.	DATE	BY	CHK.	DATE
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Version 1.0 Version Date: 12/08/2021

PLN-21-408
12/08/2021

JSA CONSULTING ENGINEERS		M. HOSSEIN		A1		PROPOSED UNIT DEVELOPMENT		UNIT 25	
R. BEAULIE 3805617397		JP 188077		A1		122-124 BRANSCOMBE ROAD		FLOOR PLAN & ELEVATIONS	
PLANNING APPROVAL						CLAREMONT, 7011		A2501	
								C	

FLOOR AREAS

PROPOSED UNIT TYPE B

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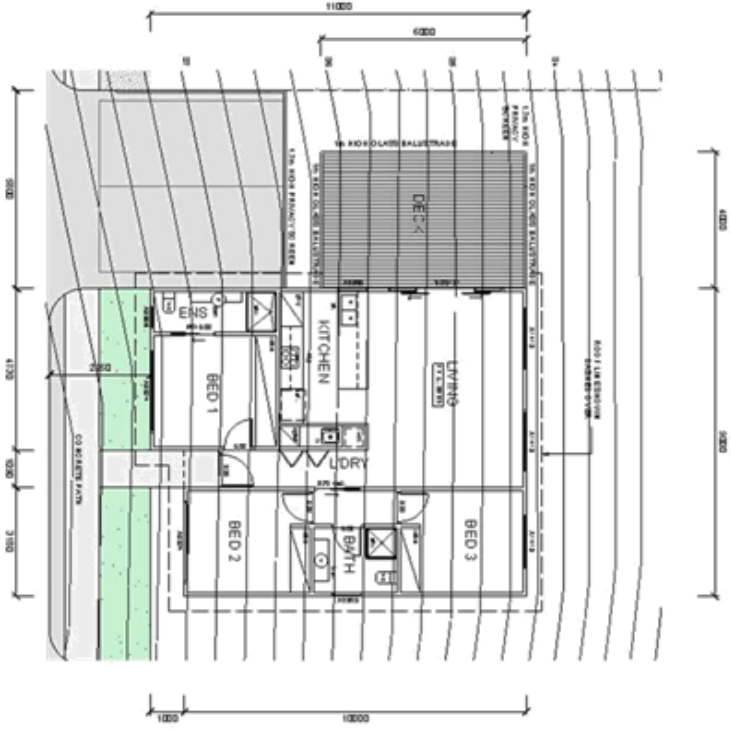
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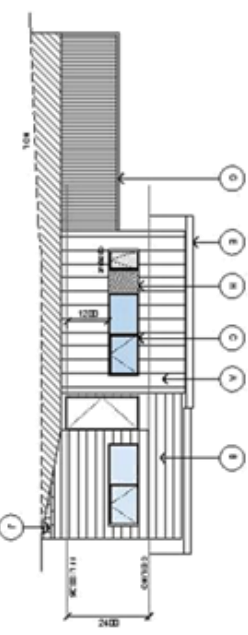
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EXTERNAL FINISHES

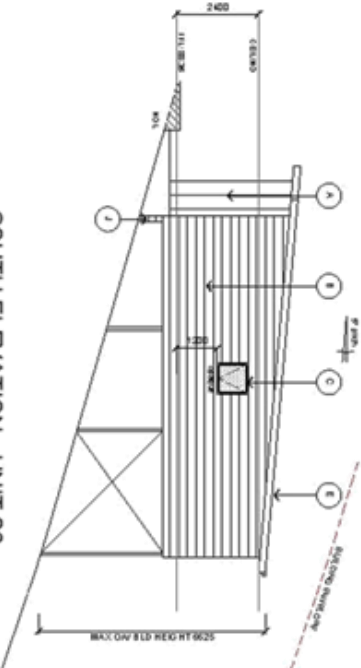
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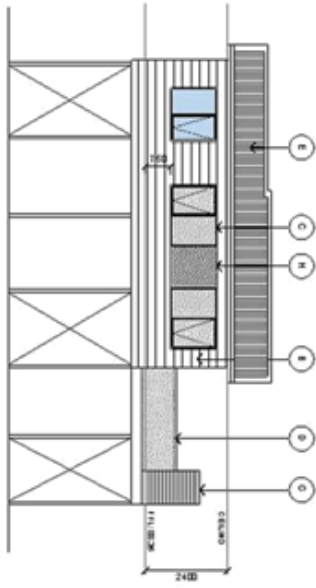
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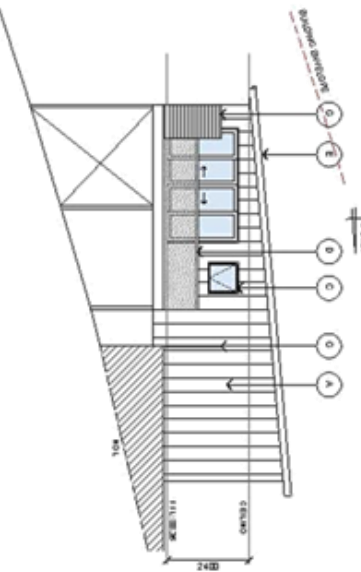
WEST ELEVATION - UNIT 26
SCALE: 1:100



SOUTH ELEVATION - UNIT 26
SCALE: 1:100



EAST ELEVATION - UNIT 26
SCALE: 1:100



NORTH ELEVATION - UNIT 26
SCALE: 1:100



NO.	DESCRIPTION	DATE	BY	CHK.	DATE	BY	CHK.	DATE
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		JSA CONSULTING ENGINEERS		122-124 BRANSCOMBE ROAD CLAREMONT, 7011	
M. HOSHAM CC58651		A1		UNIT 26	
R. BEAULIE 380567297		JP 188077		FLOOR PLAN & ELEVATIONS	
PLANNING APPROVAL		20E92-03		A2601	
12/08/2021		C		C	

PROPOSED UNIT TYPE E
DECK 1200A
2003

PROPOSED UNIT TYPE E
DECK 1200A
2003

— 90mm STUD WALL —

— 90mm STUD WALL —

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Version: 1 Version Date: 12/08/2021

PLN-21-408

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 JSA CONSULTING ENGINEERS (Rm 1010, Level 11) 115 Queen Mary Road, Chua Keng 1561020 Phone: 6733 6235 6235 Fax: 6733 6101 600 26	PROJECT NO M. HOSRMAN CC6965 I		SCALE AS SHOWN		SHEET NO A1
	PROJECT NAME R. BEADLE 380667297		DRAWING NO JP 18801T		
	PROJECT PLANNING APPROVAL				
PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 2011					
PROJECT NO 20E92-03		UNIT NO A27/01		DRAWING TITLE UNIT 27 FLOOR PLAN & ELEVATIONS	
				NO C	

PROPOSED UNIT TYPE D
DECK

◎ 卷八

== 30mm STUD WEA

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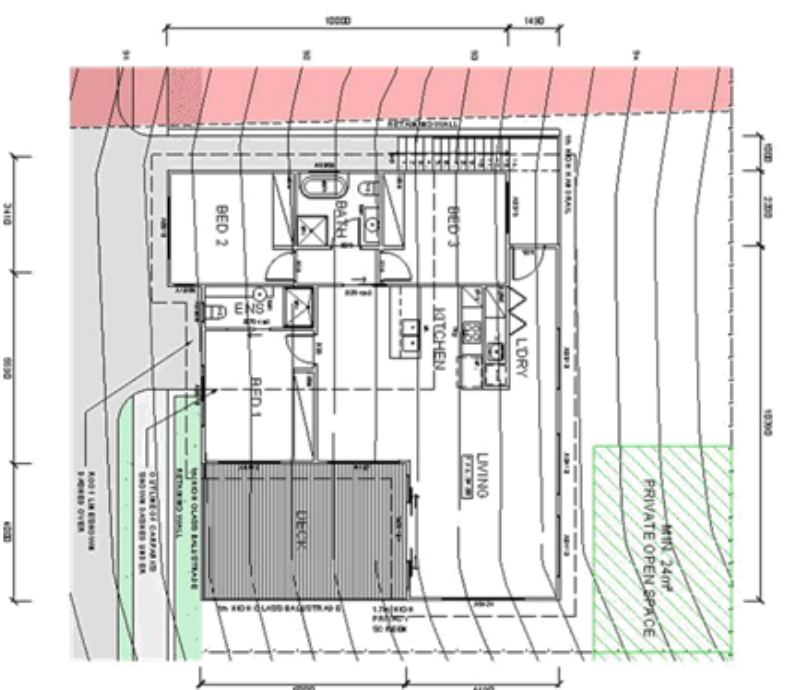
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Version Date: 13/08/2021

PLN-21-408

12/08/2021

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	REGISTERED R. BEADLE 380567297	YEAR J-P 08/07						
	PLANNING APPROVAL							

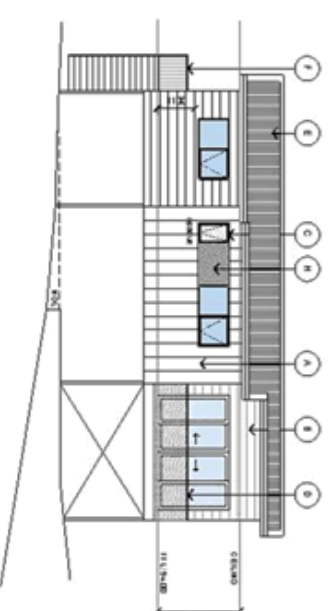
(6000 North Loop 11, 115 0004 Hwy 7804, Suite 1701, Houston, TX 77058)
 P 832.473.6231 F 832.473.6232 www.jsaconsulting.com

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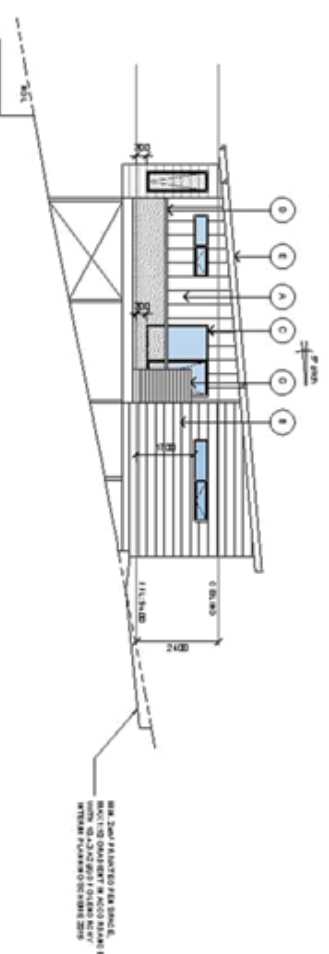
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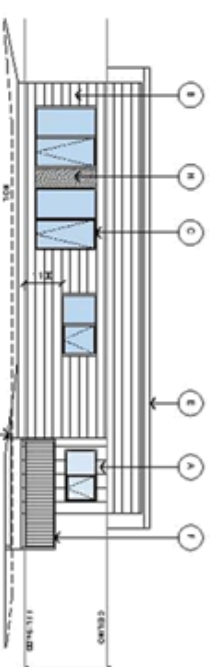
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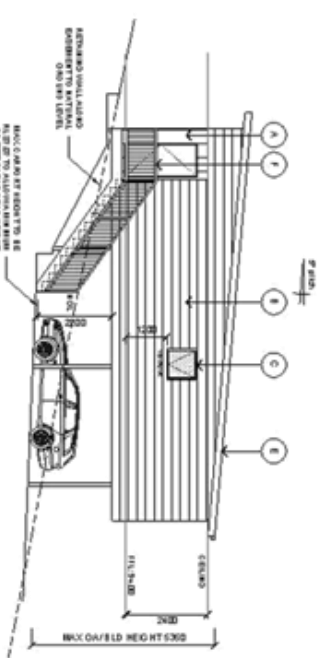
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SCALE: 1:100



EAST ELEVATION - UNIT 30
SCALE: 1:100



NORTH ELEVATION - UNIT 30
SCALE: 1:100



WEST ELEVATION - UNIT 30
SCALE: 1:100



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 JSA CONSULTING ENGINEERS	CLIENT M. HORSHAM CC3865 I	SCALE AS SHOWN	ISS A1	PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011	PLANNING APPROVAL	DATE 20E92-03	UNIT UNIT 30	FLOOR PLAN & ELEVATIONS	NO A3001	REV C
	DESIGNED BY R. BEADLE 38065797	TEAM J-P BEBOTT	PROJECT NUMBER 122-124 BRANSCOMBE ROAD							
	(38 R. North Lane 11, 115 (30) W. Bay Road, (24) R. 7101 (20) Phone: 02121 6251 6251 www.jsaconsulting.co.uk									

FLOOR AREAS

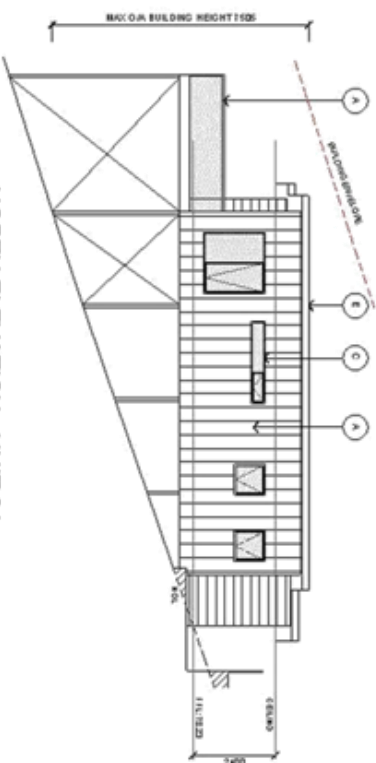
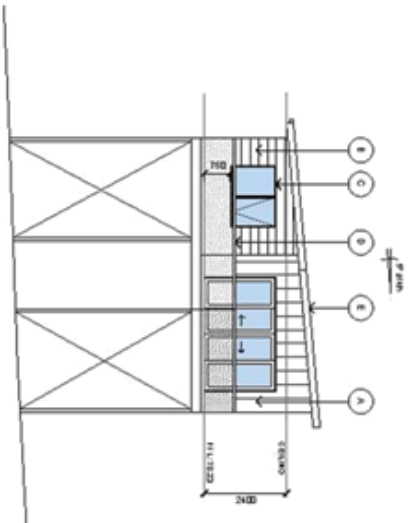
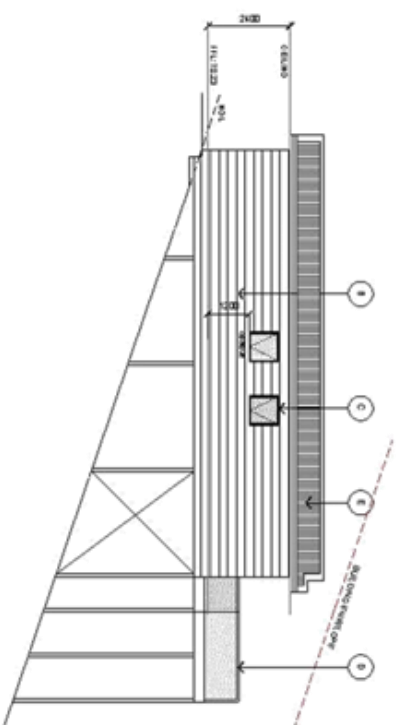
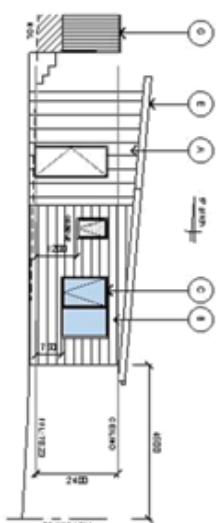
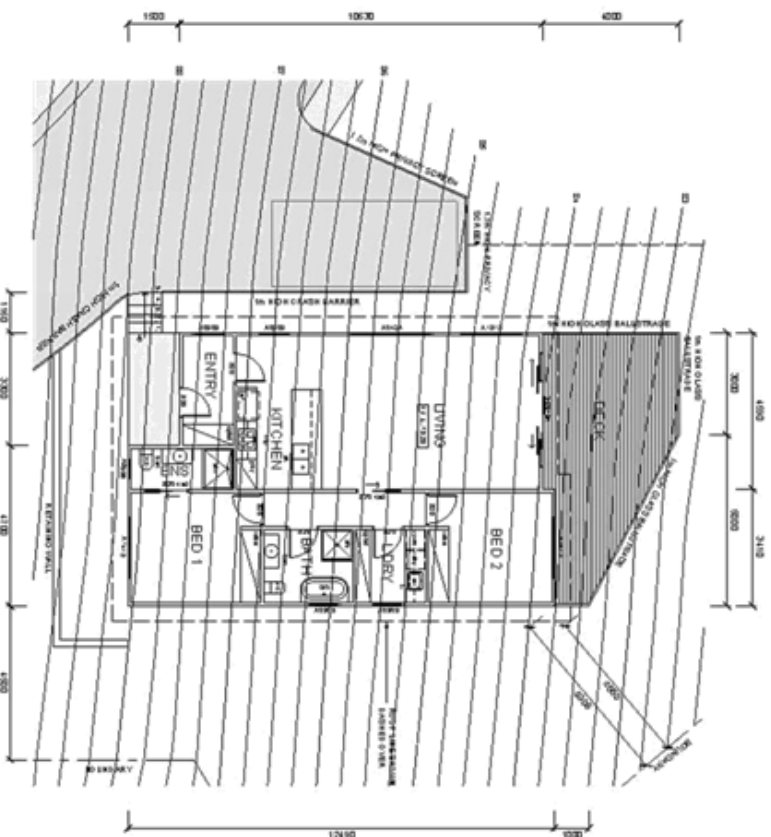
PROPOSED UNIT TYPE D
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- B. JOHN ADAMS' VISION OF A FEDERAL GOVERNMENT
- C. GEORGE WASHINGTON'S VISION OF A FEDERAL GOVERNMENT
- D. THOMAS JEFFERSON'S VISION OF A FEDERAL GOVERNMENT



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 JSA CONSULTING ENGINEERS 14th Floor, Unit 11, 115 Queen's Road, Suite 14, 751-761 Tel: 852 2211 0000 Fax: 852 2211 0001 Email: jsa@jse.com.hk www.jse.com.hk	CLIENT M. HORSHAM C03665 I	PROJECT AS SHOWN	REF A1	PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011		
	PROJECT ENGINEER R. BEADLE 380667297	TEAM J.P. BBOTT				
	PLANNING APPROVAL					
	EXISTING TITLE		UNIT 31	FLOOR PLAN & ELEVATIONS	20E92-03	A3101

PROPOSED UNIT TYPE D
DECK

◎ 卷八

== WOM STUD WMA

== WOM STUD WMA

1. Which of the following is a **not** a function of the liver?
2. Which of the following is a **not** a function of the liver?
3. Which of the following is a **not** a function of the liver?
4. Which of the following is a **not** a function of the liver?
5. Which of the following is a **not** a function of the liver?
6. Which of the following is a **not** a function of the liver?
7. Which of the following is a **not** a function of the liver?
8. Which of the following is a **not** a function of the liver?
9. Which of the following is a **not** a function of the liver?
10. Which of the following is a **not** a function of the liver?

[illegible]

Version: 1 Version Date: 12/08/2021

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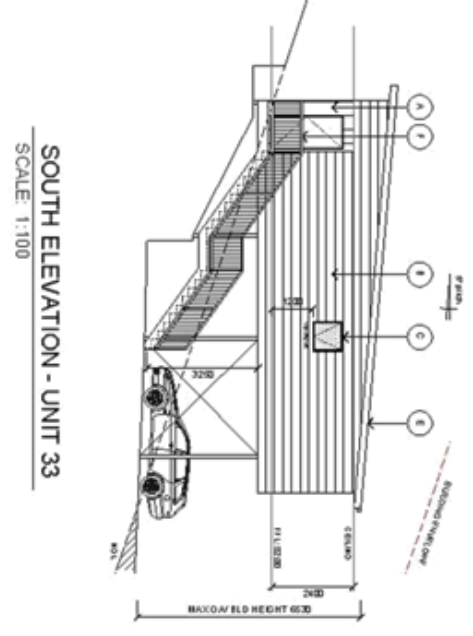
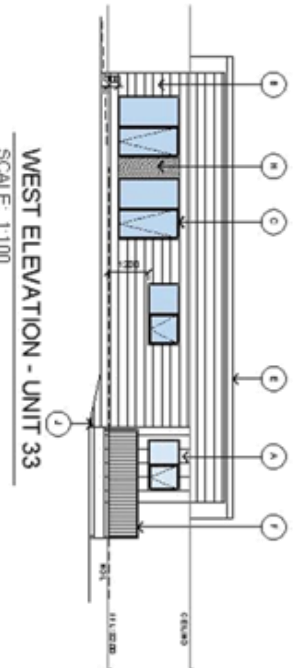
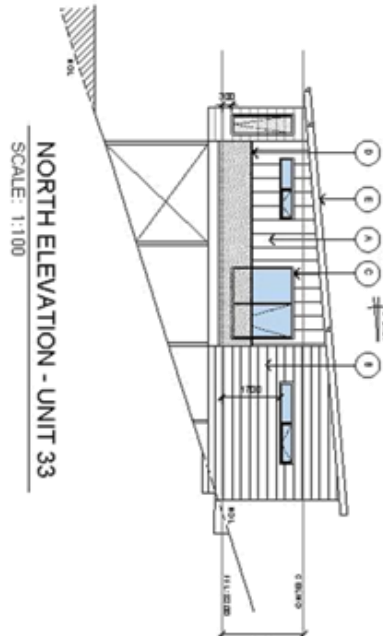
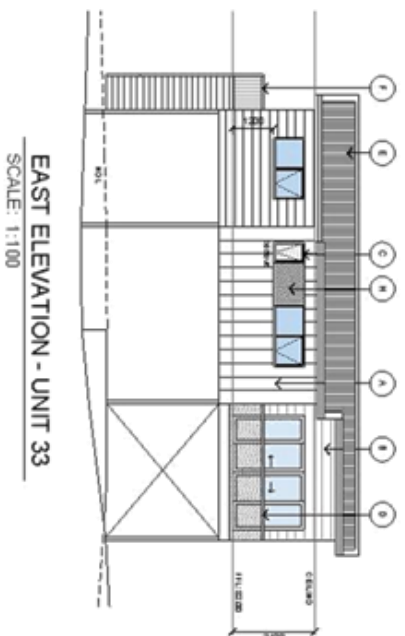
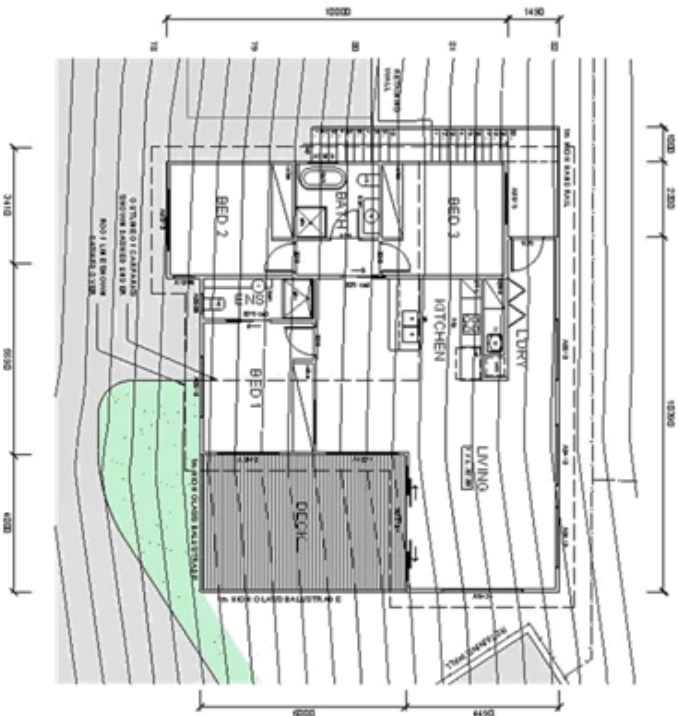
 JSA CONSULTING ENGINEERS (B-18, North, Level 11, 115 Ghaib, P.O. Box, 2040, P.O. 1501180) P. 011 673 623 5025 www.jsaengineers.com.jo	PROJECT NO. M. HORSHAM CC4865		STATUS AS SHOWN	SCALE A1	PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011	PLANNING TITLE UNIT 32 FLOOR PLAN & ELEVATIONS
	PROPOSER NAME R. BEADLE 300667297		DATE JP 19B0TT			
	PLANNING APPROVAL					
					DATE 20E92-03	NO. A3201
						NO. C

FLOOR AREAS
PROPOSED UNIT TYPE E 110M²
RECK 28M²

WALL LEGEND
===== 500MM STUCCO WALL

EXTERNAL FINISHES

- A. JAMES WALLS (200 x 100 x 100)
B. JAMES WALLS (200 x 100 x 100)
C. JAMES WALLS (200 x 100 x 100)
D. JAMES WALLS (200 x 100 x 100)
E. JAMES WALLS (200 x 100 x 100)
F. JAMES WALLS (200 x 100 x 100)
G. JAMES WALLS (200 x 100 x 100)
H. JAMES WALLS (200 x 100 x 100)
I. JAMES WALLS (200 x 100 x 100)
J. JAMES WALLS (200 x 100 x 100)
K. JAMES WALLS (200 x 100 x 100)
L. JAMES WALLS (200 x 100 x 100)
M. JAMES WALLS (200 x 100 x 100)
N. JAMES WALLS (200 x 100 x 100)
O. JAMES WALLS (200 x 100 x 100)
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S. JAMES WALLS (200 x 100 x 100)
T. JAMES WALLS (200 x 100 x 100)
U. JAMES WALLS (200 x 100 x 100)
V. JAMES WALLS (200 x 100 x 100)
W. JAMES WALLS (200 x 100 x 100)
X. JAMES WALLS (200 x 100 x 100)
Y. JAMES WALLS (200 x 100 x 100)
Z. JAMES WALLS (200 x 100 x 100)



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CONSTRUCTION



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PLN-21-408
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USA CONSULTING ENGINEERS		M. HOSSEINI		A1		PROPOSED UNIT DEVELOPMENT		UNIT 33	
R. BEADIE 380567397		JP 188077		A1		122-124 BRANSCOMBE ROAD		FLOOR PLAN & ELEVATIONS	
PLANNING APPROVAL		A1		A1		CLAREMONT, 7011		20E92-03	
A1		A1		A1		A1		A3301	
A1		A1		A1		A1		C	

FLOOR AREAS
PROPOSED UNIT TYPE B
20m²
20m²

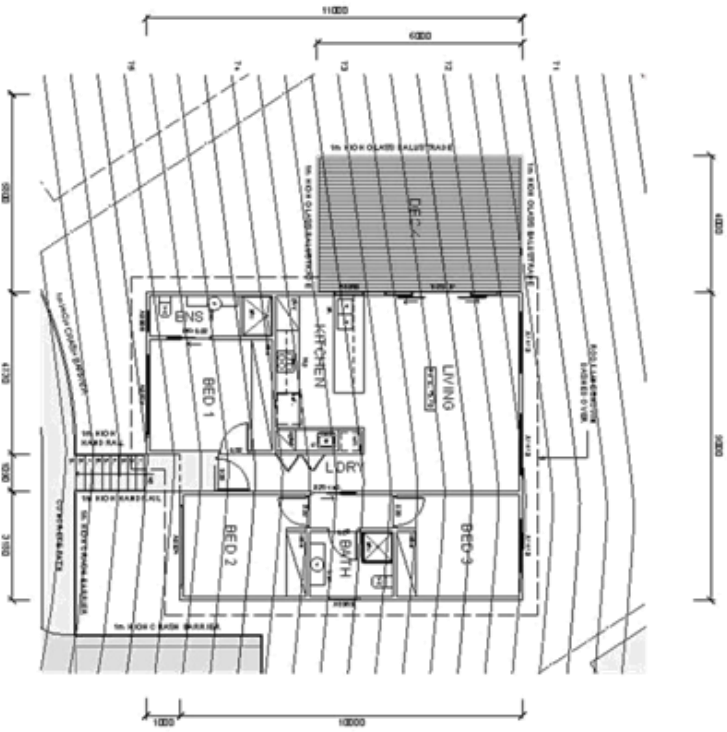
WALL LEGEND

200mm STUCCO WALL

EXTERNAL FINISHES

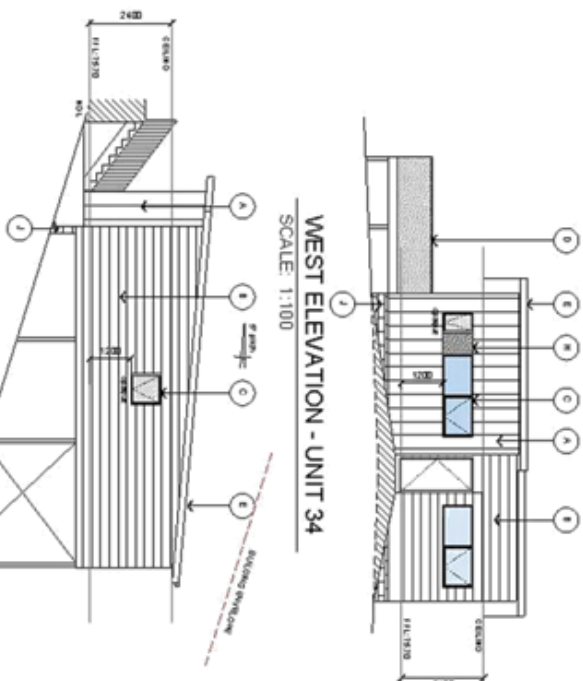
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FLOOR PLAN - UNIT 34
SCALE: 1:100

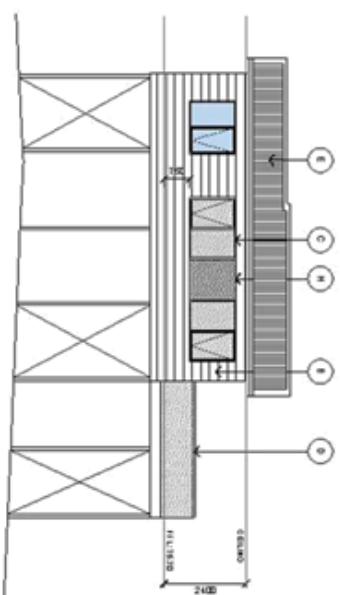


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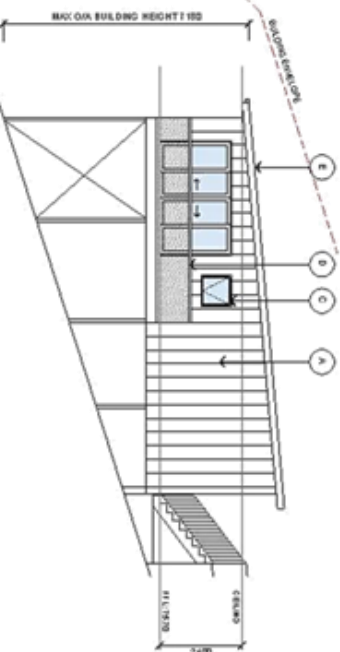
WEST ELEVATION - UNIT 34
SCALE: 1:100



SOUTH ELEVATION - UNIT 34
SCALE: 1:100



EAST ELEVATION - UNIT 34
SCALE: 1:100



NORTH ELEVATION - UNIT 34
SCALE: 1:100



1000mm 0 1000 2000 3000 4000 5000mm
SCALE: 1:100 AT A3 SHEET

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Version 1.0 Version Date: 13/08/2021

PLN-21-408
12/08/2021

 JSA CONSULTING ENGINEERS		PROPOSED UNIT DEVELOPMENT		UNIT 34	
R. BEAULIE 3805617397		A1		122-124 BRANSCOMBE ROAD	
J.P. BEAULIE		A1		CLAREMONT, 7011	
PLANNING APPROVAL		20E92-03		A3401	
20E92-03		A3401		C	

FLOOR AREAS

PROPOSED UNIT TYPE B

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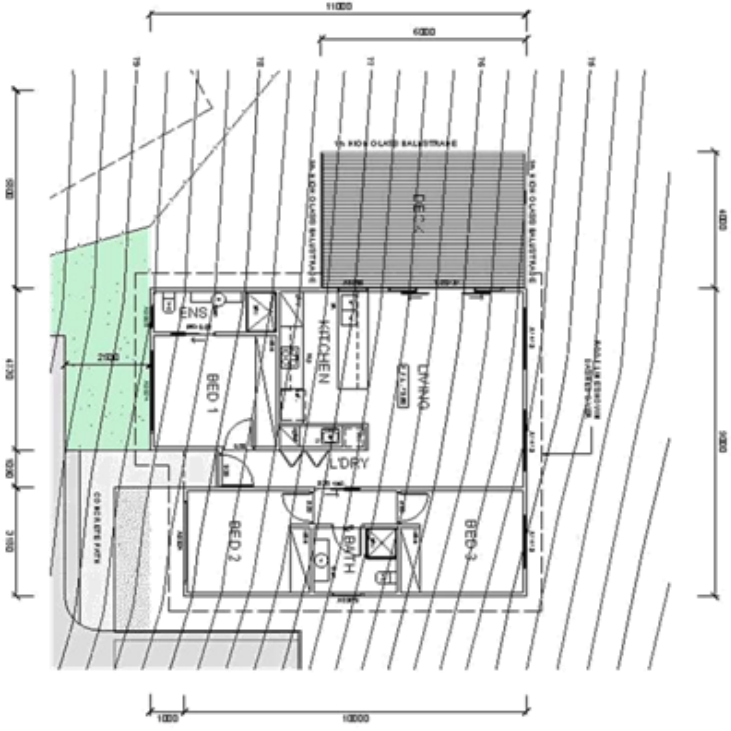
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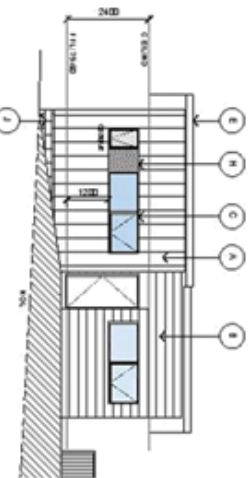
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CONSTRUCTION

EXTERNAL FINISHES

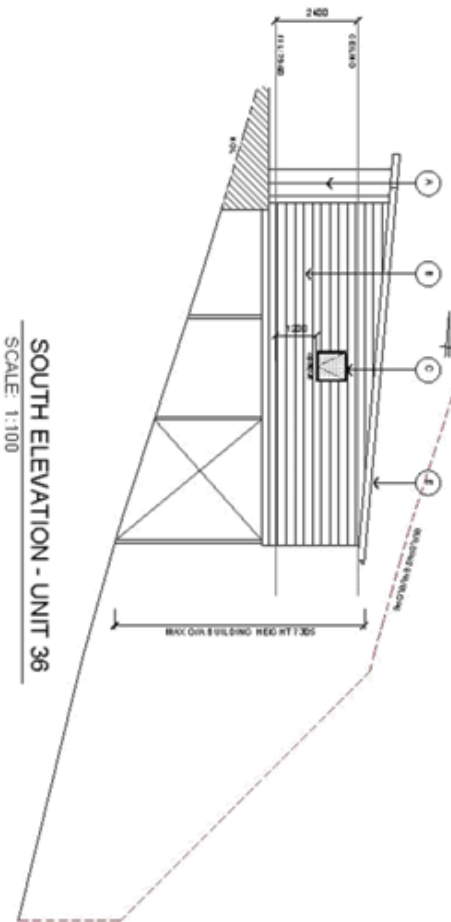
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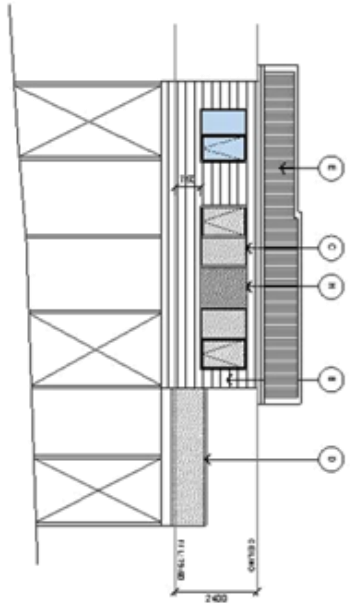
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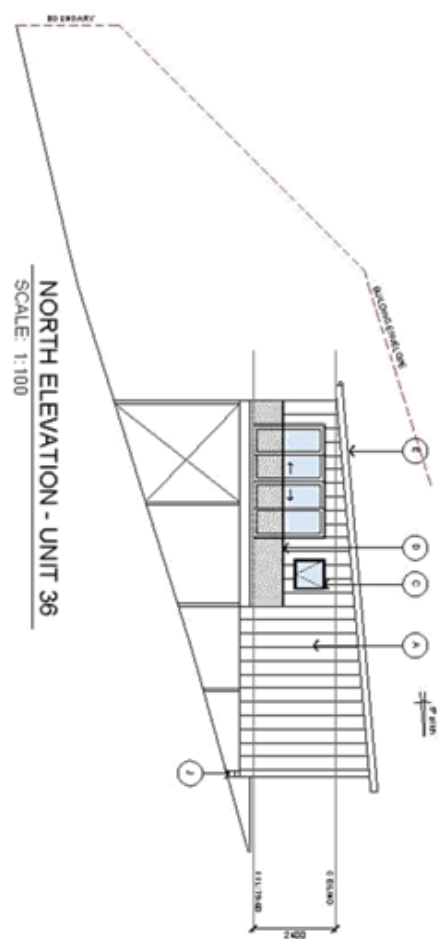
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SOUTH ELEVATION - UNIT 36
SCALE: 1:100



EAST ELEVATION - UNIT 36
SCALE: 1:100



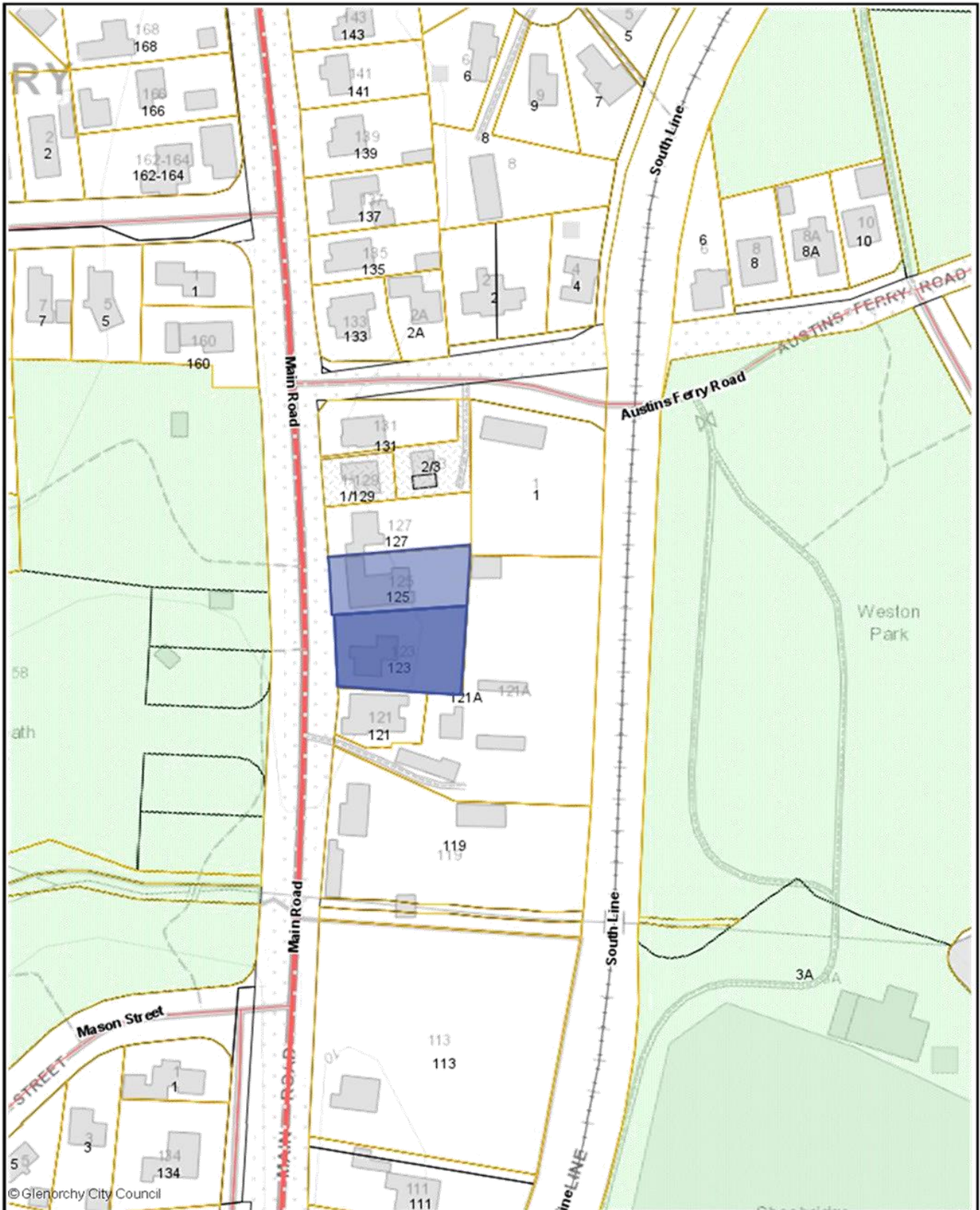
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PLN-21-408
12/08/2021

 JSA CONSULTING ENGINEERS		C/O RES M. HOSSEIN CCE5865 I TECHNOLOGICAL R. BEAULIEU 380507297		SCALE AS SHOWN SCALE 1/4" = 8'-0"	FILE A1	PROJECT TITLE PROPOSED UNIT DEVELOPMENT 122-124 BRANSCOMBE ROAD CLAREMONT, 7011		UNIT 36 FLOOR PLAN & ELEVATIONS		PROJECT NO 20E92-03	PROJECT NO A3601	DATE C
836 NW 10th, Level 1, 777 SW 4th, Box 100, San Jose, CA 95131 P 408.623.6234 FAX 408.623.6235 WWW.JSAENGINEERS.COM PLANNING APPROVAL												



123 and 125 Main Road, Austins Ferry

28-Sep-2021



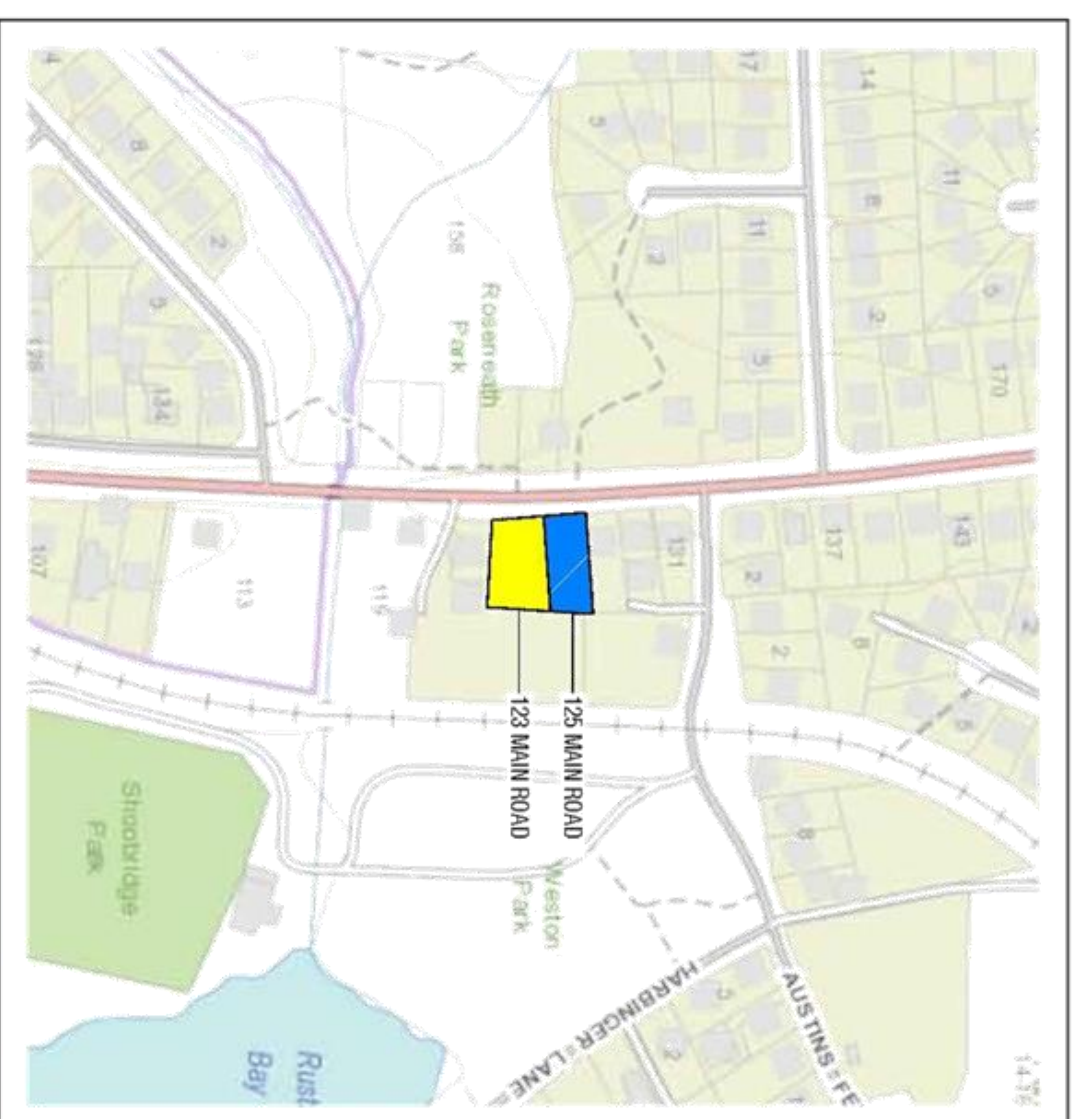
The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to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

50 m



PROPOSED DEVELOPMENT
AT: 123 & 125 MAIN RD, AUSTINS FERRY
FOR: K. MARKHAM, D. WOOD & WILLIAMS ACQUISITIONS P/L

DRAWING No.	DRAWING TITLE
H16036-G10	LOCALITY PLAN & DRAWING INDEX
H16036-G11	EXISTING SITE PLAN
H16036-F10	SITE PILING PLAN
H16036-F11	SITE LONGITUDINAL SECTION
H16036-F12	CROSS SECTIONS



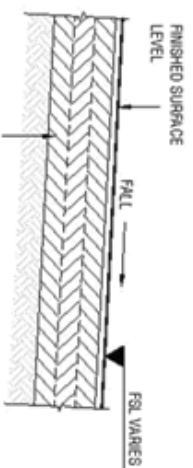
FOR PLANNING APPROVAL ONLY

NO.	REVISION	DATE	COPYRIGHT:	DESIGNED	DRAWN	CLIENT	DRAWING TITLE	DWG. NO.	REV
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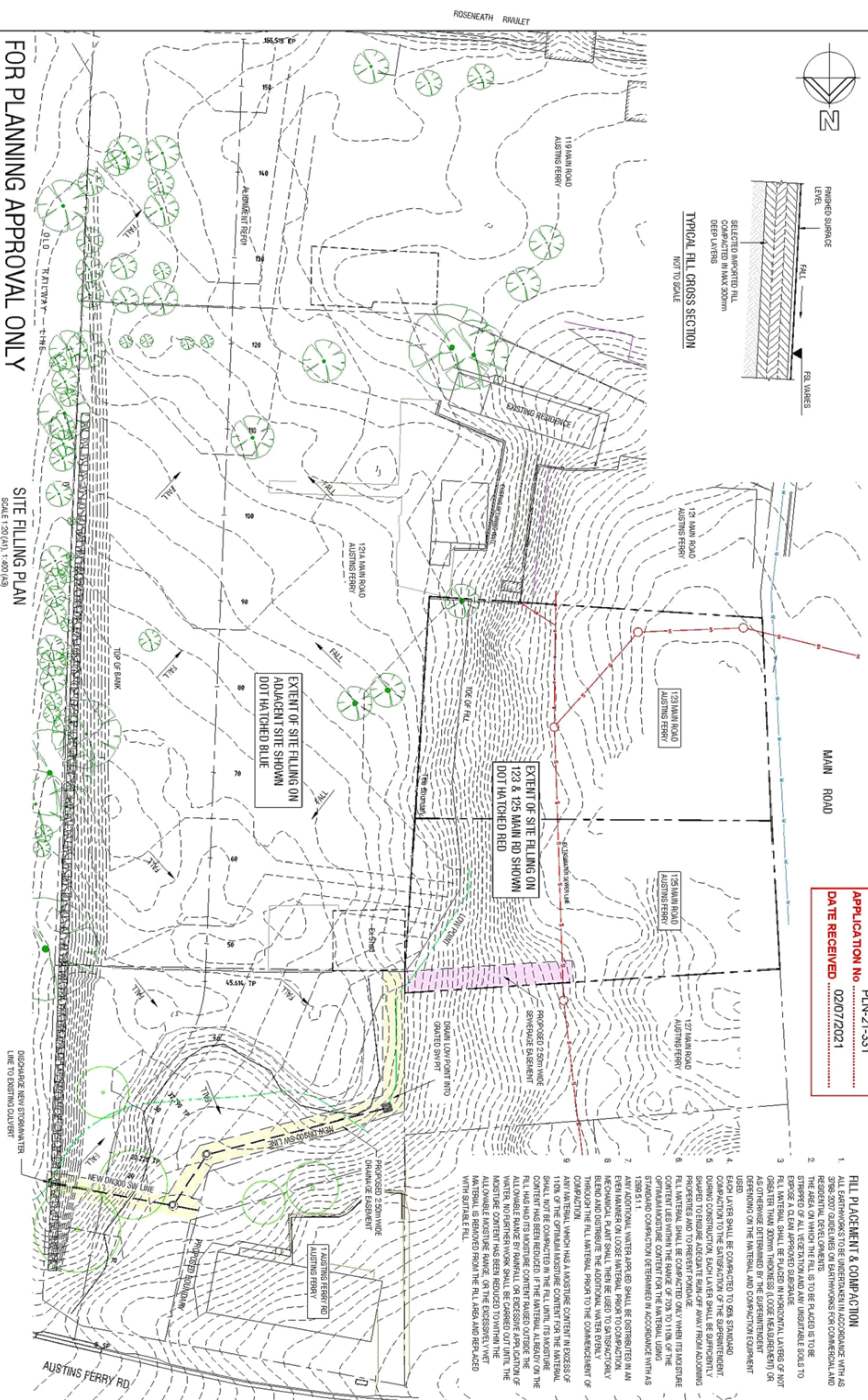


FOR PLANNING APPROVAL ONLY

REV		REV	DATE	COPYRIGHT:		DESIGNED		DRAWN		CLIENT		DRAWING TITLE		DMS NO.		REV	
A		04/03/21		This document is and shall remain the property of Henry Design & Consulting. The document may only be used for the purpose for which it was commissioned and is to be returned to the client upon completion of the project. Unauthorised use of this document is prohibited.		PAH		PAH		MARRHAM, WOOD & WILLIAMS		PROPOSED SITE DEVELOPMENT 123 & 125 MAIN ROAD, AUSTINS FERRY		H16036-G11		A	
		JUNE 2021				CHECKED		APPROVED		PROJECT		123 & 125 MAIN ROAD, AUSTINS FERRY		SHEET OF		A1	
						SCALE		DATE		CAD FILE No:							
						1:200 (A1), 1:400 (A3)		JUNE 2021									



TYPICAL FILL CROSS SECTION
NOT TO SCALE



ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH AS 3799-2007 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.

THE AREA ON WHICH THE FILL IS TO BE PLACED IS TO BE STRIPPED OF ALL VEGETATION AND ANY UNSUITABLE SOILS TO EXPOSE A CLEAN APPROVED SUBGRADE.

FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS OF NOT GREATER THAN 300mm THICKNESS (LOOSE MEASUREMENT) OR AS OTHERWISE DETERMINED BY THE SUPERINTENDENT DEPENDING ON THE MATERIAL AND COMPACTION EQUIPMENT USED.

EACH LAYER SHALL BE COMPACTED TO 95% STANDARD COMPACTION TO THE SATISFACTION OF THE SUPERINTENDENT. DURING CONSTRUCTION, EACH LAYER SHALL BE SUFFICIENTLY SHAPED TO ENSURE ADEQUATE RUN-OFF AWAY FROM ADJOINING PROPERTIES AND TO PREVENT POUDRAGE.

FILL MATERIAL SHALL BE COMPACTED ONLY WHEN ITS MOISTURE CONTENT LIES WITHIN THE RANGE OF 70% TO 110% OF THE OPTIMUM MOISTURE CONTENT FOR THE MATERIAL USING STANDARD COMPACTION DETERMINED IN ACCORDANCE WITH AS 1289 5.11.

ANY ADDITIONAL WATER APPLIED SHALL BE DISTRIBUTED IN AN EVEN MANNER ON LOOSE MATERIAL PRIOR TO COMPACTION.

MECHANICAL PLANT SHALL THEN BE USED TO SATISFACTORILY BLEND AND DISTRIBUTE THE ADDITIONAL WATER EVENLY THROUGH THE FILL MATERIAL PRIOR TO THE COMMENCEMENT OF COMPACTION.

ANY MATERIAL WHICH HAS A MOISTURE CONTENT IN EXCESS OF 110% OF THE OPTIMUM MOISTURE CONTENT FOR THE MATERIAL SHALL NOT BE COMPACTED IN THE FILL UNTIL ITS MOISTURE CONTENT HAS BEEN REDUCED. IF THE MATERIAL ALREADY ON THE FILL HAS HAD ITS MOISTURE CONTENT RAISED OUTSIDE THE ALLOWABLE RANGE BY RAINFALL OR EXCESSIVE APPLICATION OF WATER, NO FURTHER WORK SHALL BE CARRIED OUT UNTIL THE MOISTURE CONTENT HAS BEEN REDUCED TO WITHIN THE ALLOWABLE MOISTURE RANGE, OR THE EXCESSIVE WATER MATERIAL IS REMOVED FROM THE FILL AREA AND REPLACED WITH SUITABLE FILL.

FOR PLANNING APPROVAL ONLY

SITE FILLING PLAN

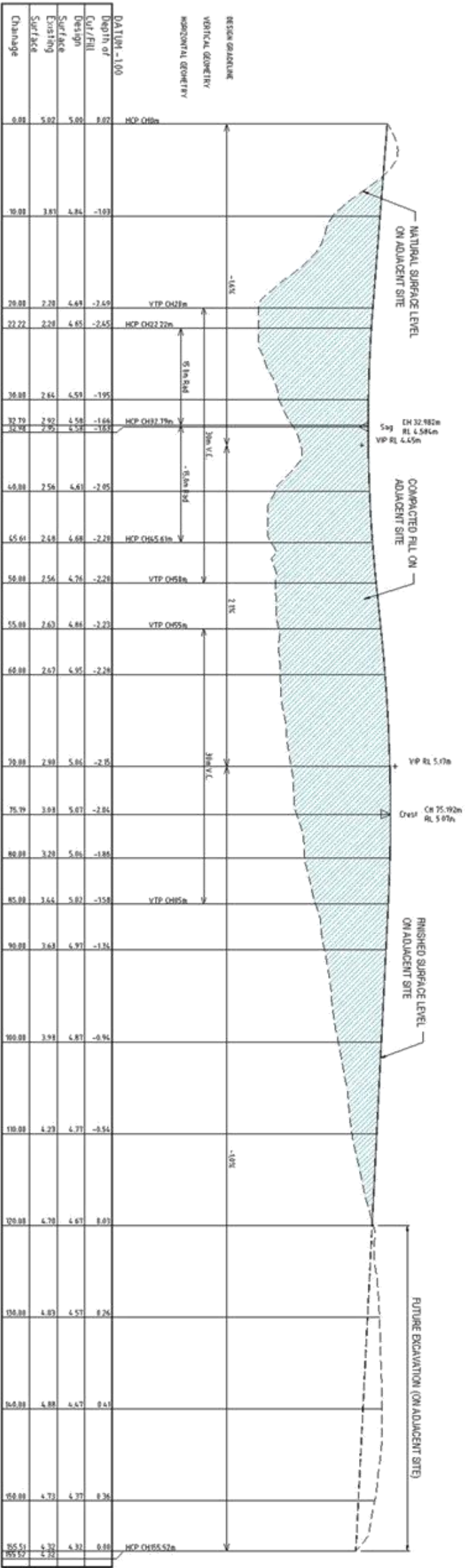
REV	ISSUE	DATE	COPYRIGHT:		 Henry design & consulting A/R 31115348124 U/I 1115348124 U/I 112 K Canada Drive Cambridge 37170 TAB PH (603) 652-48 5195	DESIGNED		DRAWN		CLIENT	DRAWING TITLE	DWG NO.	REV
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							SCALE	DATE	CAD FILE NO.				
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										H16036-F10			
							SHEET OF	A1					

FOR PLANNING APPROVAL

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-21-331

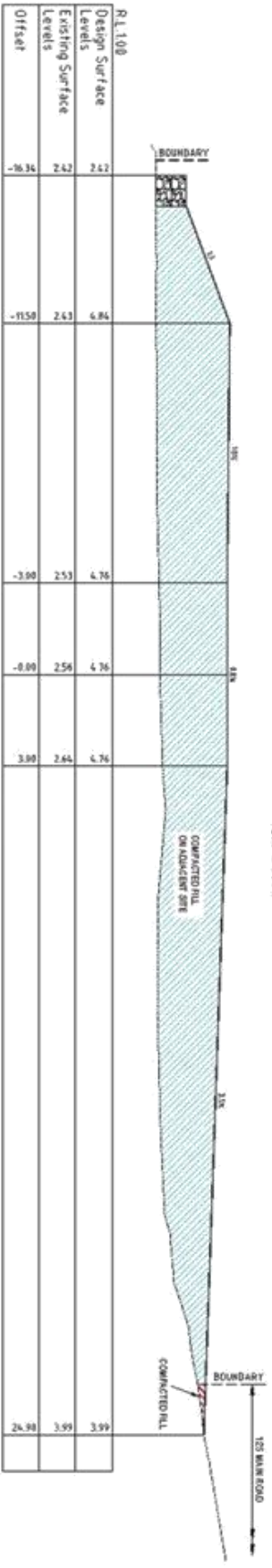
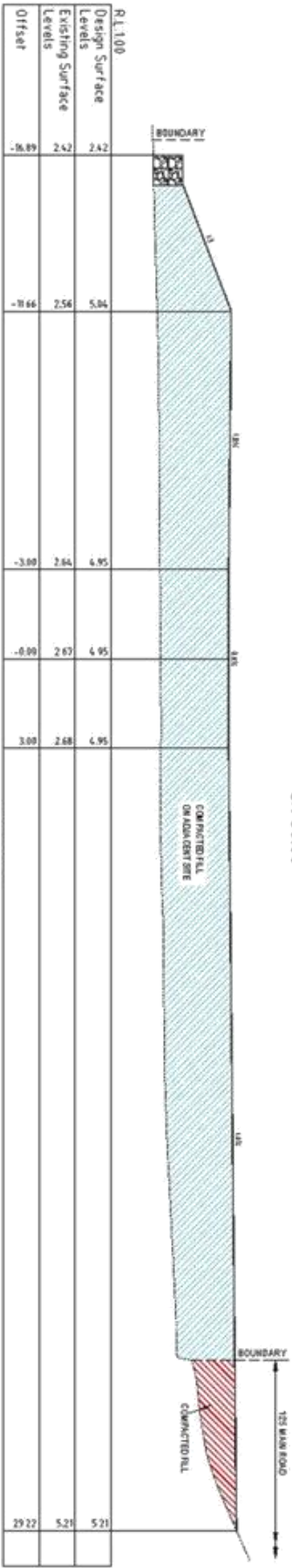
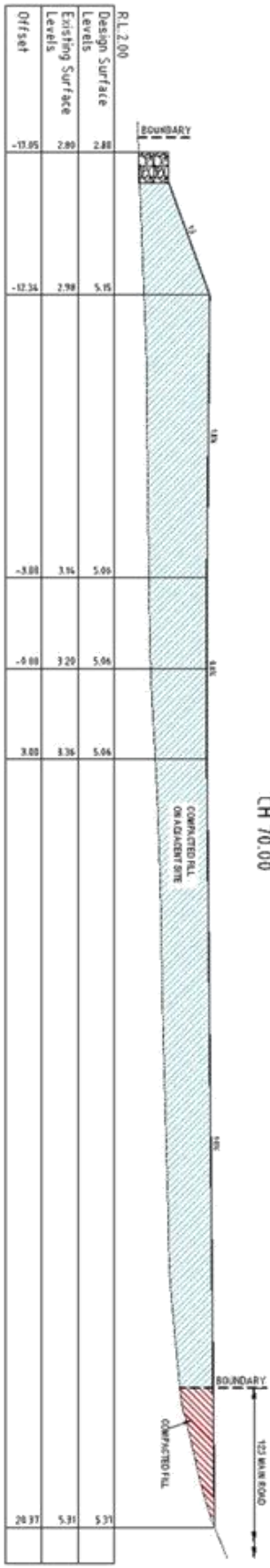
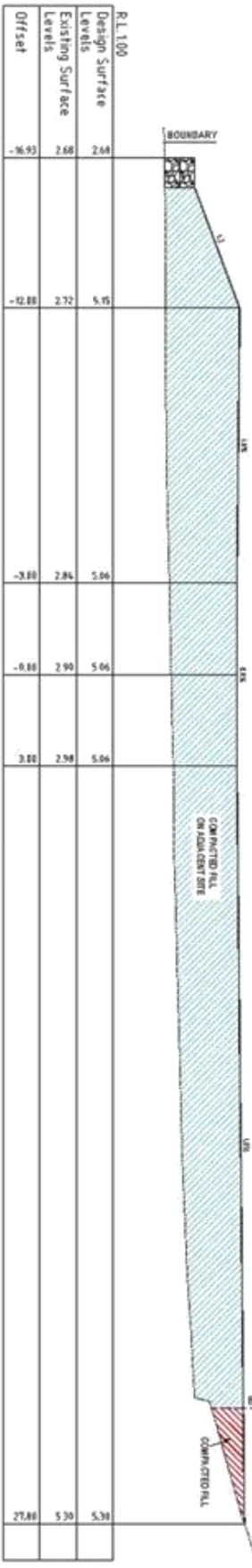
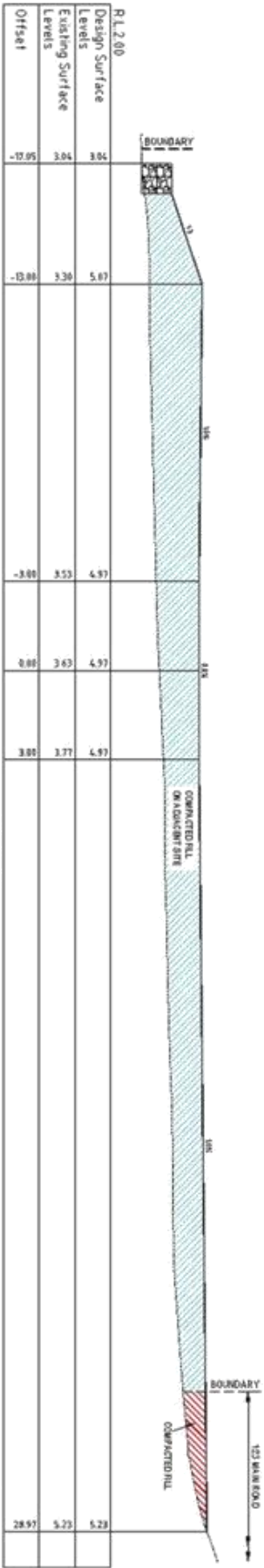
DATE RECEIVED 02/07/2021



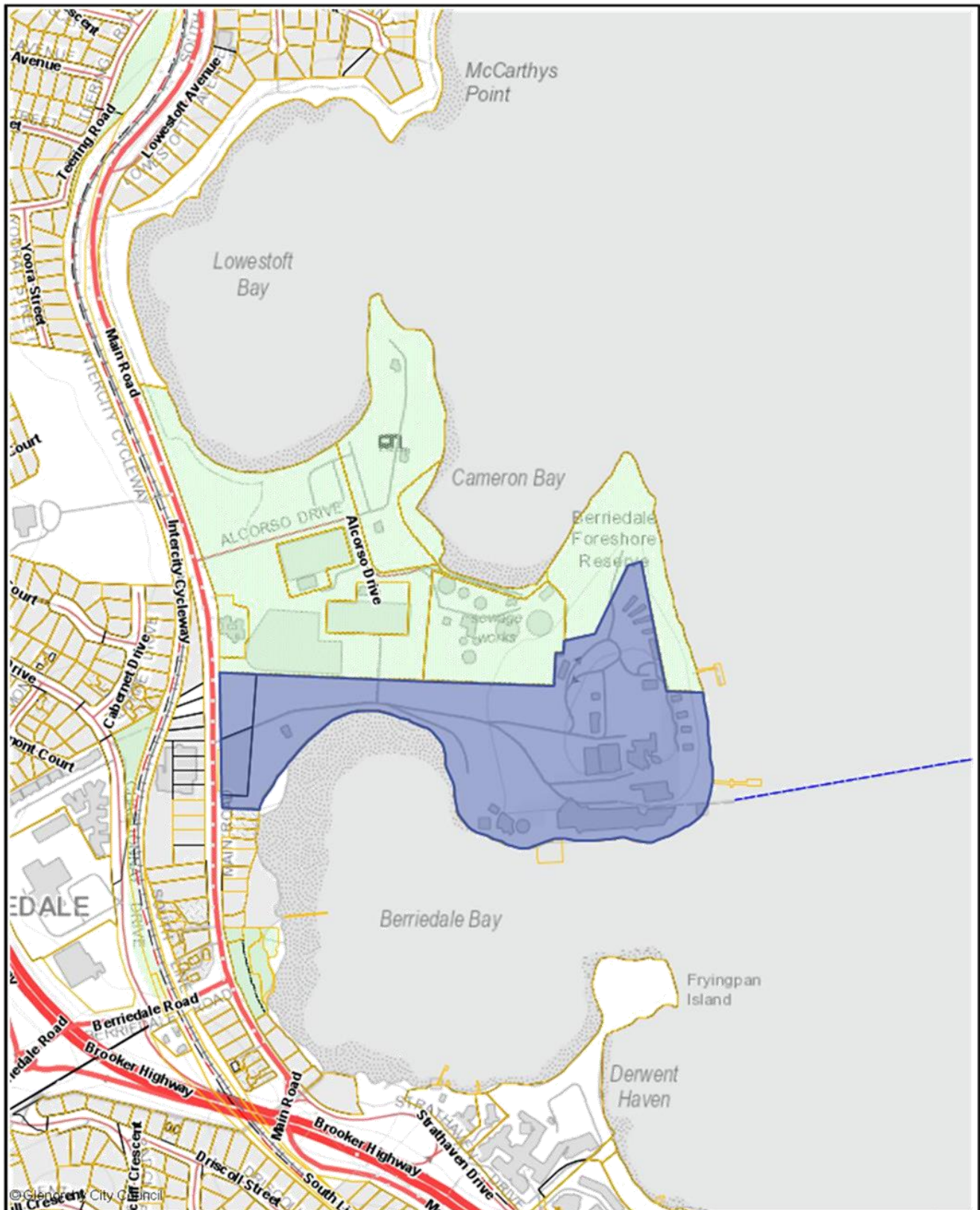
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				SCALE	AS SHOWN									A1

FOR PLANNING APPROVAL

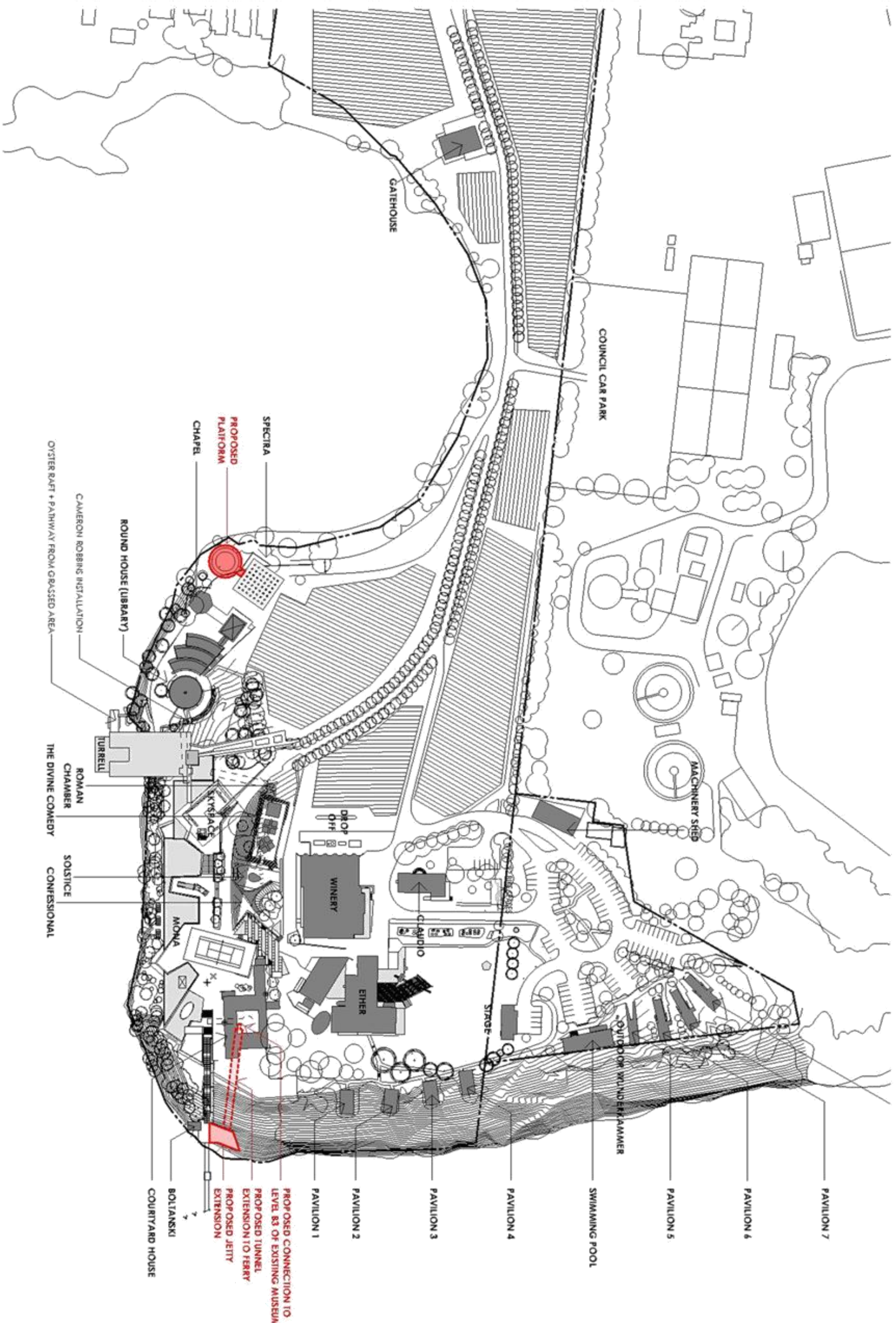
GLENNORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-331
DATE RECEIVED 02/07/2021



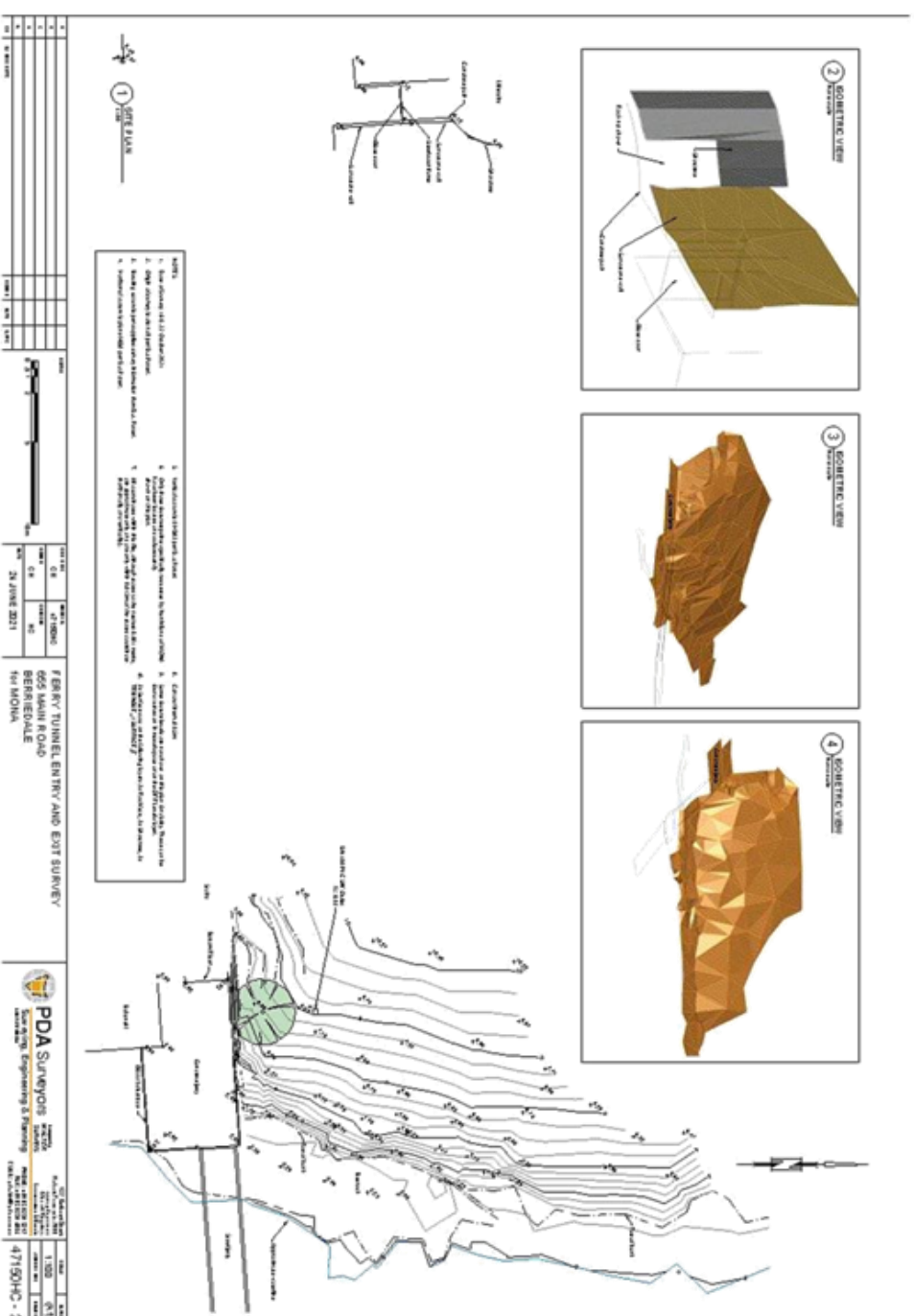
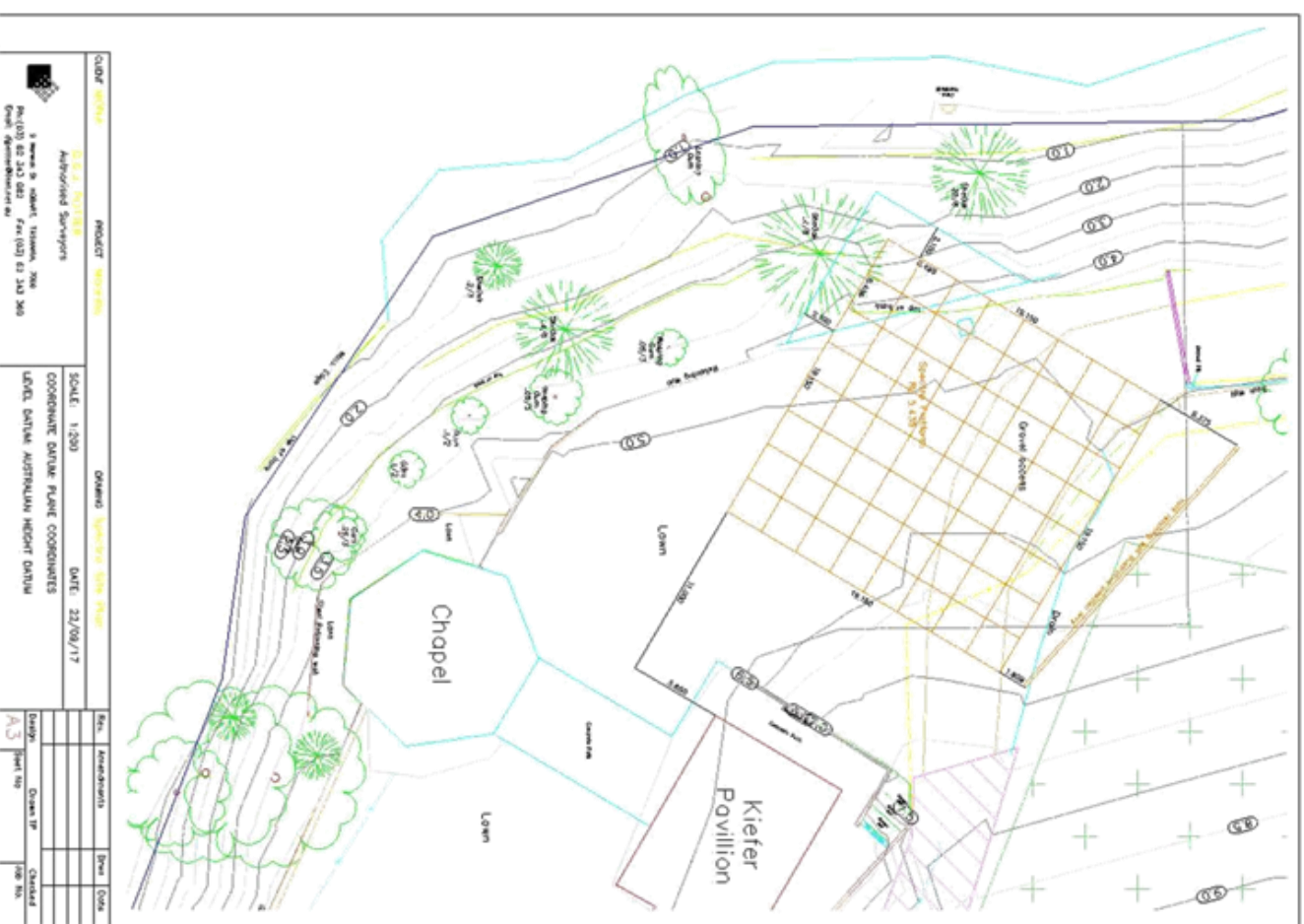
NO.	REVISION	DATE	COPYRIGHT:	DESIGNED	DRAWN	CHECKED	DATE	DRAWING TITLE	DWG. NO.	REV.
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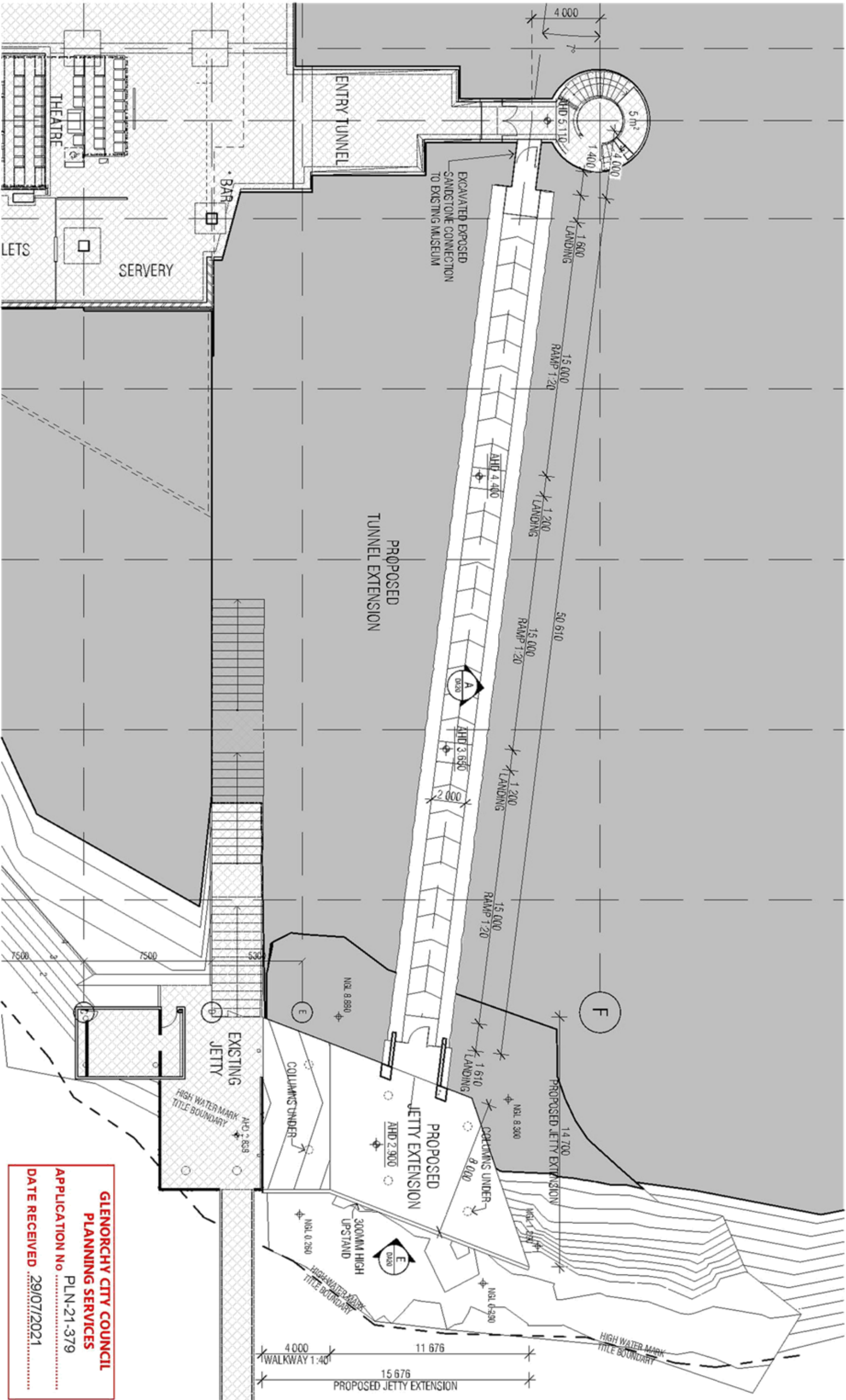
 651-655 Main Road, Berriedale © Glenorchy City Council All Rights Reserved The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to council.	28-Sep-2021  200 m
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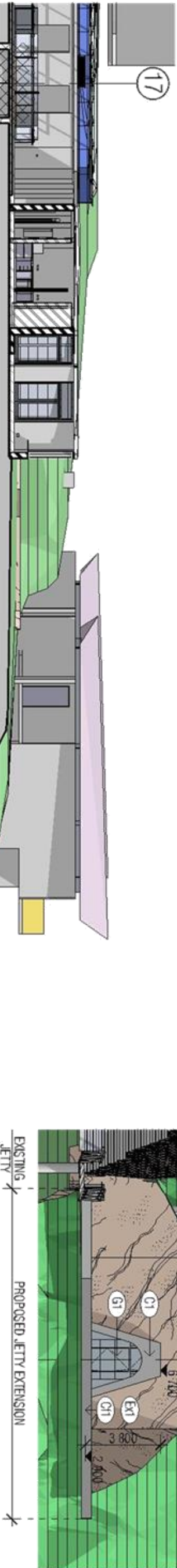
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			02			REVISION			02			02/01/2004			MOHA COMPLEX			PROJECT CLIENT:			APPLICATION			MOHA PROJECT TO		
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			04			REVISION			04			04/01/2004														



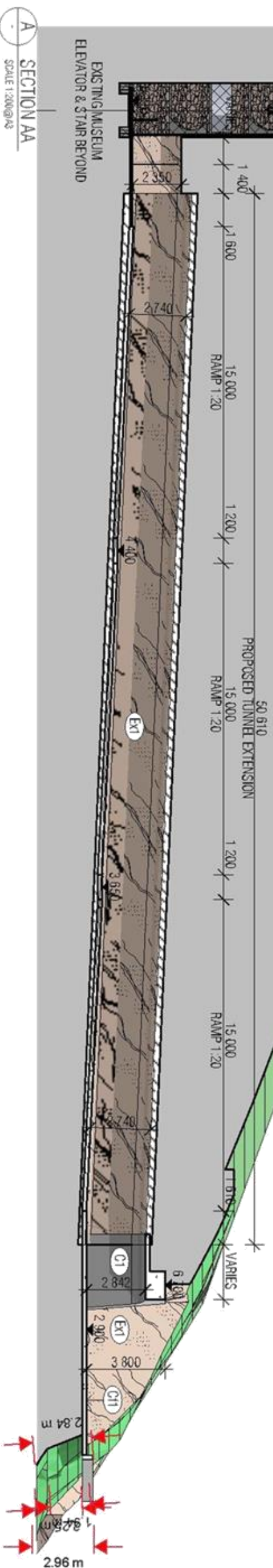
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EXISTING BUILDING



E EAST ELEVATION - TUNNEL ENTRY
SCALE 1:200@A3



A SECTION AA
SCALE 1:200@A3

MATERIAL LEGEND	
(EX1)	EXPOSED EXCAVATED SANDSTONE
(C1)	NATURAL GREY CONCRETE FINISH
(CH)	CONCRETE FLOOR TO MATCH EXISTING ADJACENT FLOOR
(G1)	CLEAR VISION GLAZING



PLANNING SERVICES

PLN-21-379

29/07/2021



NOTES

[illegible]

REV: DESCRIPTION:

[illegible]

BY: DATE:

[illegible]

PROJECT NAME:

ARTWORK PLATFORM & JETTY TUNNEL
MONA COMPLEX.
BERRIEDALE TAS 7011

PROJECT NUMBER

PROJECT CLIENT:
MADONA

CREATING TITLE

JETTY TUNNEL 3D VIEW

DRAWING
NUMBER
DA41

CLEANING ISSUE

DEVELOPMENT APPLICATION DRAWING SCALE NTS	
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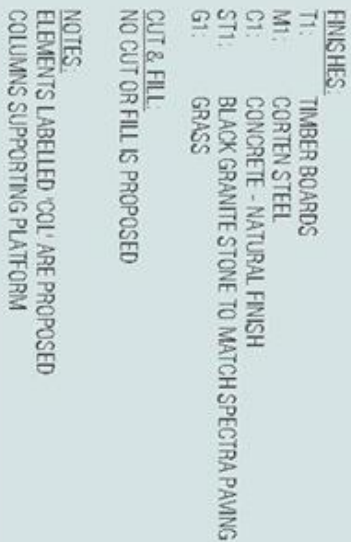
DREAMING FOR

03
MOMA PRU
APR 20 2011



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-379
DATE RECEIVED 29/07/2021

PLN-21-3/9
APPLICATION NO



NOTES:
ELEMENTS LABELLED 'COL' ARE PROPOSED
COLUMNS SUPPORTING PLATFORM

CUT & FILL:
NO CUT OR FILL IS PROPOSED

NOTES:
ELEMENTS LABELLED 'COL' ARE PROPOSED
COLUMNS SUPPORTING PLATFORM

NOTES:
1. PLEASE READ AND SIGNIFICATION ALL THE CONTENT OF BOOKS, EXCLUDING ADVERTISING BY US
AND WEET NOT BE RESPONSIBLE FOR THE CONDUCT OF MAIN PARTNER, PARTNER'S INSTRUCTIONS
OR OTHER OUTSIDE AGENCIES' ATTY. 10.
ALL ORDERING AND E-MAILS TO BE CANCELED ON THE JOB BEFORE COMMENCEMENT AND WE DO NOT SHIP DRAWINGS
TO OFFICE PERSONNEL.

REV	DESCRIPTION
01	DEVELOPMENT APPLICATION ISSUE

BY:	DATE:
BS:	07/07/202

PROJECT NAME
ARTWORK PLATFORM & JETTY TUNNEL
MOHA COMPLEX,
BERRIEDALE TAS 7011

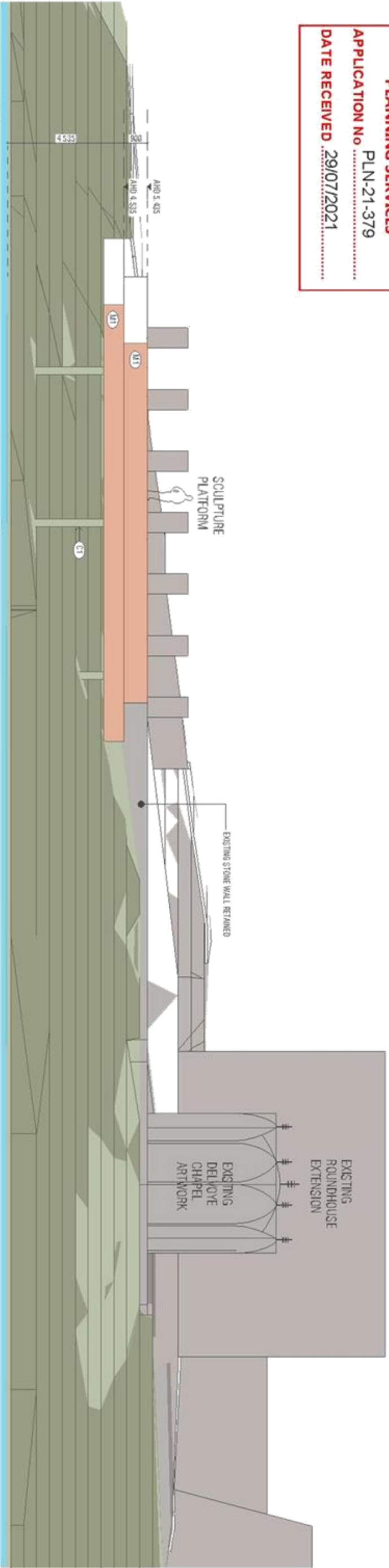
PROJECT NUMBER:
NKA21002
PROJECT CLIENT:
MONA

CREATING TITLE ARTWORK PLATFORM PLAN	CREATING NUMBER DA50
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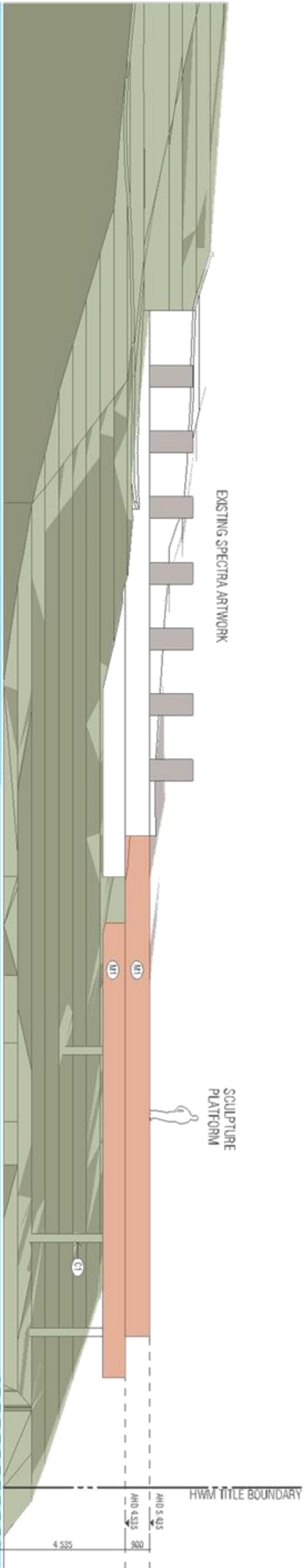
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01
MOMA PROJECT ID:
MP40010.014

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-379
DATE RECEIVED 29/07/2021

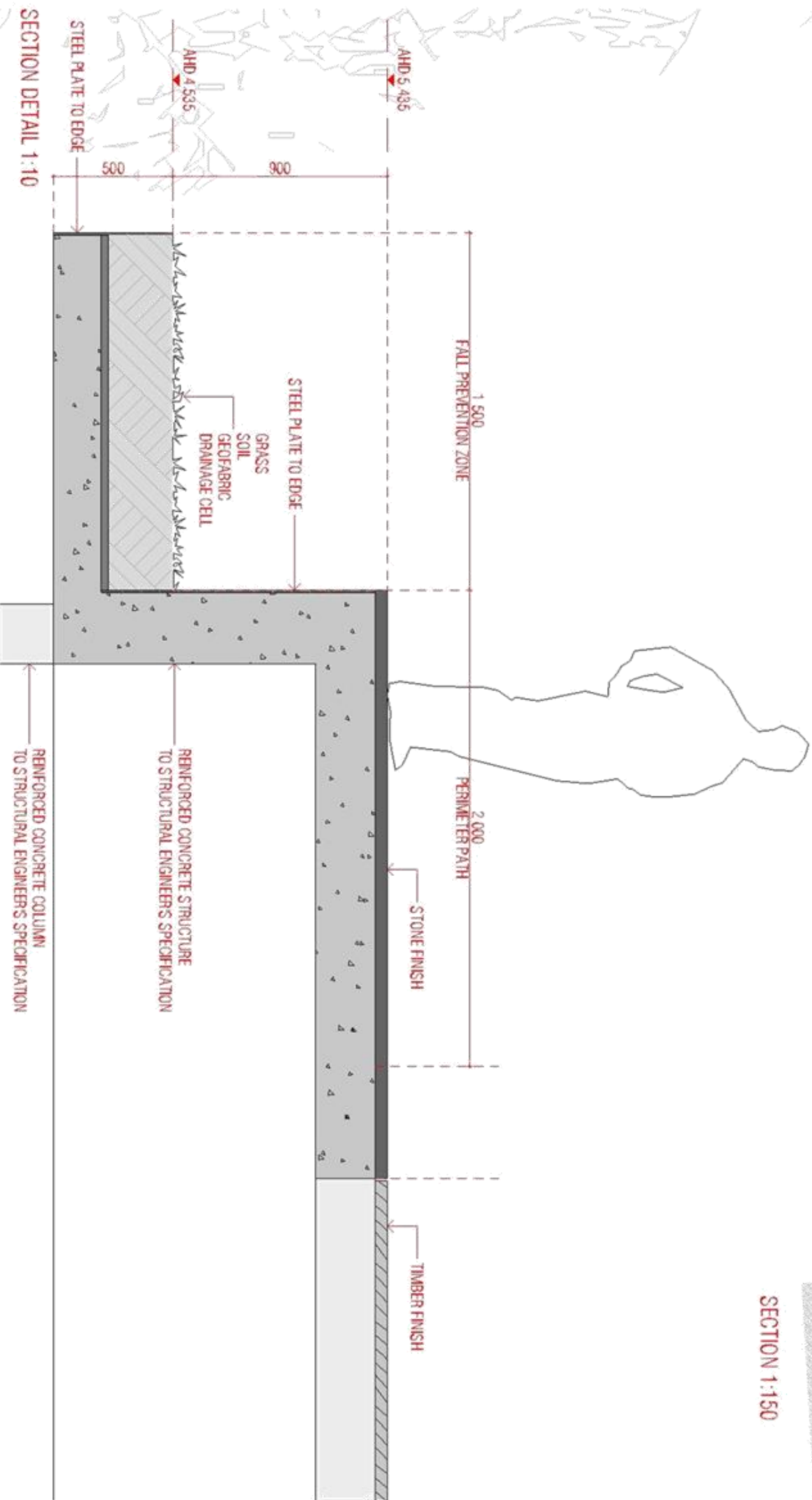
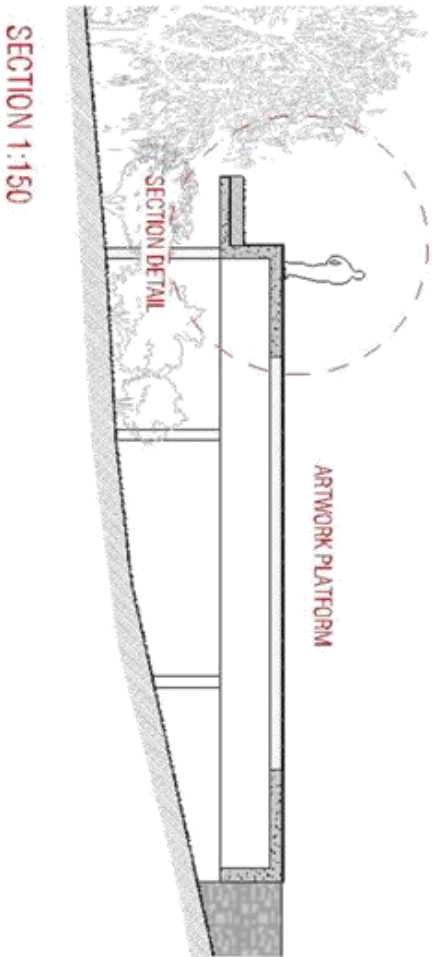


ELEVATION 1



ELEVATION 2

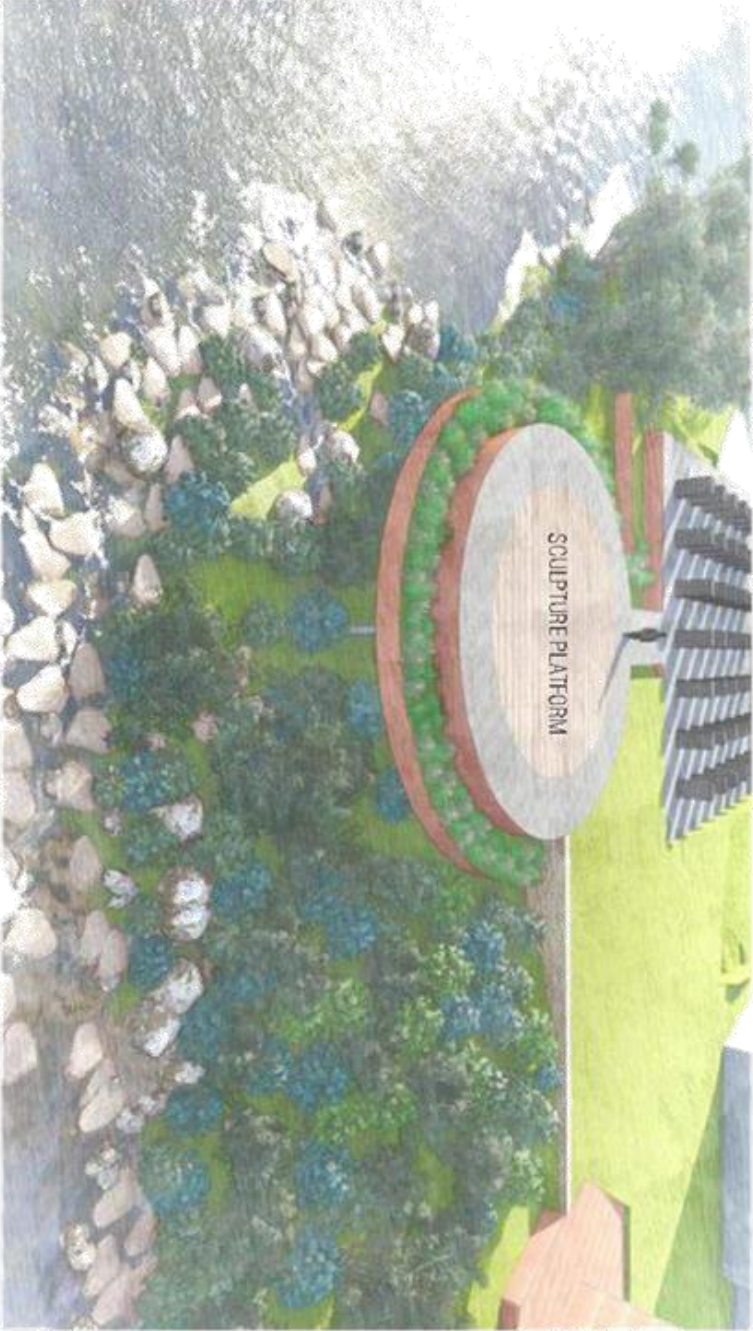
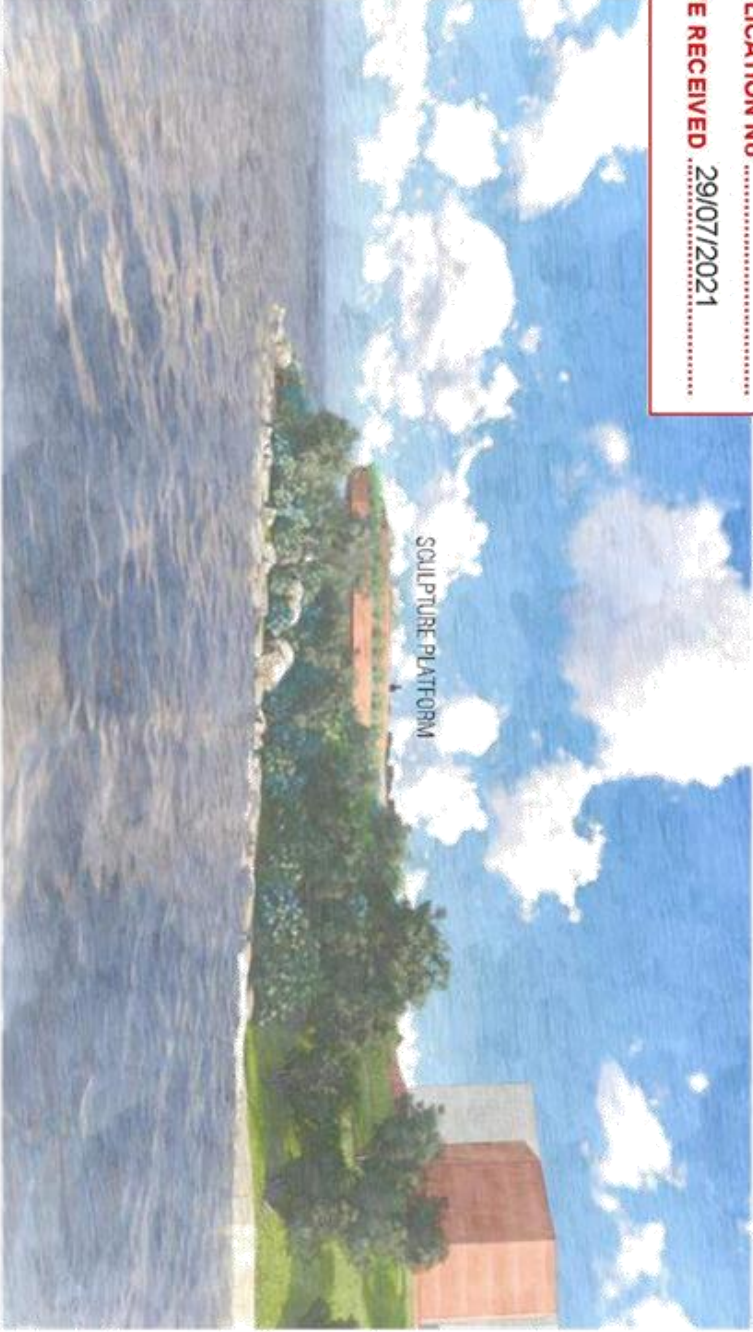
FINISHES:
T1: TIMBER BOARDS
M1: CORTEN STEEL
C1: CONCRETE - NATURAL FINISH
G1: GRASS
CUT & FILL:
NO CUT OR FILL IS PROPOSED



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-21-379

DATE RECEIVED 29/07/2021



GLENORCHY CITY COUNCIL**CERTIFICATION OF DRAFT AMENDMENT UNDER SECTION
35, FORMER PROVISIONS, LAND USE PLANNING AND
APPROVALS ACT 1993**

The Planning Authority has prepared the attached draft amendment,
Amendment PLS43A-20/01, to the Glenorchy Interim Planning Scheme 2015.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the requirements specified in Section 32, former provisions, of the Land Use Planning and Approvals Act 1993 ("the Act"); and
- in accordance with Section 35(1)(a), former provisions, of the Act, certifies that the draft amendment so meets those requirements.



In witness whereof the common seal of
Glenorchy City Council has been affixed on
the

10th day of AUGUST 2021

as authorised by Council in the presence
of:

Council Delegate

**GLENORCHY INTERIM PLANNING SCHEME 2015
AMENDMENT PLS43A-20/01**

The Glenorchy Interim Planning Scheme 2015 is amended as follows:

Land affected by this amendment: Bournville Crescent, 1 Bournville Crescent,
and 1A Bournville Crescent, Claremont

The Planning Scheme maps are amended by:

1. Amend the Claremont Peninsular Specific Area Plan designated as 'F01' on the planning scheme maps as shown in Annexure 1.
2. Amend the planning scheme zoning map as shown in Annexure 2.

The Planning Scheme Ordinance is amended by:

3. Delete Figure 1.1 to F1 Claremont Peninsula Specific Area Plan.
4. Insert a new Figure F1.1 to the Claremont Peninsula Specific Area Plan as shown in Annexure 3.



In witness whereof the common seal of
Glenorchy City Council has been affixed
on the *10th* day of *AUGUST* 2021
as authorised by Council in the presence
of:

A handwritten signature in black ink, appearing to be 'M. Munn', is written over a horizontal line.

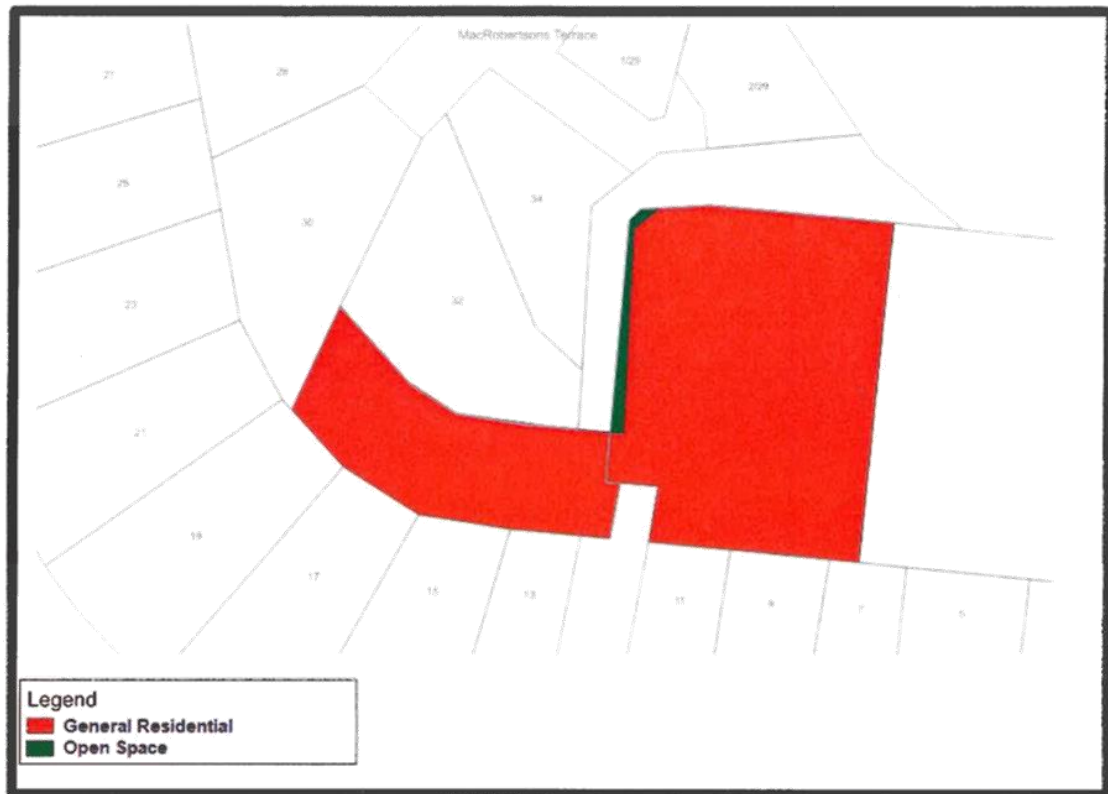
Council Delegate

Annexure 1

Extent of SAP to be designated as F01 on the planning scheme maps

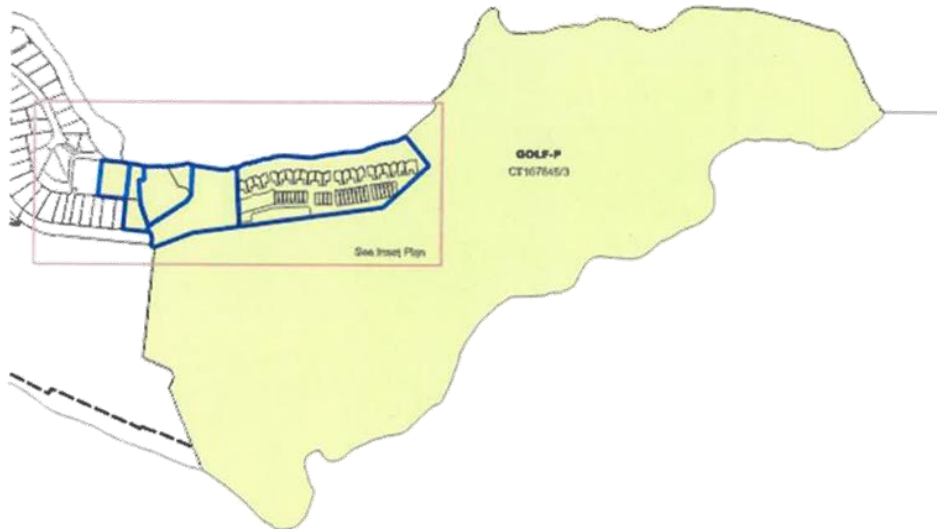


 Specific Area Plan

Annexure 2**Zoning changes to the Glenorchy Interim Planning Scheme 2015**

Annexure 3

Figure F1.1 Claremont Peninsula Precinct Map



Inset plan



GLENORCHY PLANNING AUTHORITY

P L A N N I N G P E R M I T

GLENORCHY INTERIM PLANNING SCHEME 2015

Application No:	PLS43A-20/01
Applicant:	All Urban Planning
Proposed Use/development:	Four lot (including road lot) subdivision plus balance lot
Address:	1 & 1A Bournville Crescent Claremont

This permit allows the use/development of the land, subject to the conditions set out below.

This permit will lapse if the use/development is not substantially commenced within 2 years of the permit date, unless the Planning Authority has granted an extension of the permit.

Please Note: This is NOT a Building Permit.

THIS PERMIT IS NOT EFFECTIVE UNLESS AND UNTIL APPROVED BY THE TASMANIAN PLANNING COMMISSION.

CONDITIONS

Planning Conditions

1. Use and development shall be substantially in accordance with planning permit application No. PLS43A-20/01 and Plans submitted on 16/06/2021 (three pages), except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2020/01724-GCC, dated 21/06/2021, form part of this permit.
3. A covenant, to which Council is to be made a party, must be placed on the title of Lot 2 to the effect that the lot must only be developed for multiple dwellings.
4. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.

Engineering

5. Prior to the issuing of a Building Approval or the commencement of works on site, including demolition (whichever occurs first), submit a Soil and Water Management

Plan detailing proposed sediment and erosion control measures to the satisfaction of Council's Development Engineer. The approved control measures must be installed prior to any disturbance of soil or construction activity such as concrete cutting, demolition and must be regularly inspected and maintained during the construction and demolition period to prevent soil and other materials entering the local stormwater system, roadways or adjoining properties.

The approved control measures must remain in place until such time as all construction activity likely to generate sediment has been completed or all disturbed areas have been stabilised using vegetation and/or restored or sealed to the satisfaction of the Council. The approved Soil and Water Management Plan (SWMP) forms part of this permit and must be complied with.

Advice: For further information please refer to the Soil and Water Management Fact Sheets published by the Department of Primary Industries, Parks, Waters and Environment. These are available from Council or online at www.derwentestuary.org.au.

6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. The design of the access road must be in accordance with the Tasmanian Standard Drawings including a road, footpath, turning area and lighting.
8. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with *Tasmanian Subdivision Guidelines 2013*. The developer must appoint a qualified and experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.
9. The access road must extend to abut with the sealed edge of Bournville Crescent with an upgraded road junction formed.

Sight lines at this junction must meet Safe Intersection Sight Distance.

Advice: trimming or removal of some trees may be required.

10. Driveway construction must accord with Standard Drawing TSD-RO9. Designs for the driveway must include the full extent of the formation to achieve a maximum gradient of 20% (or 1 in 5) as well as an area for on-site turning.
11. The stormwater drainage arrangements must comply with the following:
 - (a) Each lot must be serviced with a one hundred and fifty diameter (150 mm) house connection at the lowest point to adequately drain the entire lot
 - (b) All house connections must be discharged into a piped system (no connections to the kerb and gutter), and
 - (c) Side entry pits for road drainage must be type four (4).

To satisfy the above requirements, submit details demonstrating the above prior to the issuing of Council's engineering approval of the subdivision design drawing. All

works required by this condition must be completed prior to the sealing of the Final Plan.

12. Prior to the start of work, the developer is required to provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how they connect to public infrastructure including:
 - (a) Lot connections, size and location. Each connection must service the lowest point of the lot.
 - (b) Long sections along with invert levels and depths of all proposed new mains.
 - (c) Any proposed manholes and inspection openings must be sized appropriately.
 - (d) The servicing plan must clearly indicate how all stormwater from the site, will be discharged to Council infrastructure with sufficient receiving capacity.

To satisfy the above requirements, submit details demonstrating the above prior to the issuing of Council's approved drawing. All works required by this condition must be completed prior to the sealing of the Final Plan for each applicable stage.

13. Private sewer, stormwater and water services/connections must be entirely separate to each lot in order to ensure that they are contained entirely within the lots served. Power and telephone connections must also be contained within their respective lots. A detailed services plan showing both the existing and the proposed (or as built) private services, Council mains and access to all lots on the site must be prepared by a civil engineer or a qualified designer and submitted to the Council for approval prior to the sealing of the Final Plan. In particular, the developer must confirm the position of any services that may be affected by the subdivision.
14. In order to satisfy the above condition on the separation of services, the developer must verify compliance by supplying the Council with a services plan clearly indicating the location and details of all relevant services (entirely contained within their respective lots) and also a covering letter, where the Council is advised in writing that all the relevant engineering work required in these planning permit conditions have been satisfactorily completed, prior to the sealing of the final plan. Any final plan submitted for sealing cannot be fully processed unless it is accompanied by documentation by a qualified person that clearly certifies that this condition has been satisfied and that all the work required by this condition has been completed. A "qualified person" shall be a professional engineer or professional surveyor or other persons acceptable to Council. Applicants or their agents should take notice that unless this condition is satisfactorily complied with, then documents submitted for sealing of the Final Plan will not be processed.
15. A minimum of 2.50 m wide easements must be created in favour of Council over all public stormwater infrastructure systems located in private property.
16. The applicant must pay Council the amount of \$231.00 per lot on the diagram to complete the measure up and record 'as constructed' data for all assets to be taken over by council prior to the sealing of a Final Plan. This amount is subject to annual adjustment with the Council Fees and Charges Register.
17. Upon the completion of the works the road and drainage infrastructure must be subject to a twelve-month defects liability period. At the time of issue of the

Certificate of Practical Completion the applicant must lodge security with Council to the value of 5% of the works.

18. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasNetwork codes.
19. The developer must liaise with the relevant agency and to make provision for the installation of communication cabling to service each lot of the development.
20. Any proposed changes to the approved drawings are to be properly documented; the approved engineering drawings affected by any proposed change must be resubmitted for approval prior to the start of the works.
21. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issuing of Council's approved engineering drawings. Under Glenorchy City Council Fees and Charges, the engineering assessment fee is 2% of the value of the civil works including GST or minimum of \$902.00. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
22. Prior to the sealing of a Final Plan, evidence must be provided to Council's Development Engineer that the development meets the requirements of TasWater.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Other Permits

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the *Building Act 2016* are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 6216 6800.

Aboriginal Heritage

Aboriginal Heritage Tasmania (AHT) have no objection to the project proceeding provided that it is guided by the attached Unanticipated Discovery Plan. If at any time during works you suspect Aboriginal heritage, cease works immediately and contact AHT for advice. The Unanticipated Discovery Plan should be kept on site during ground disturbing works, to aid you in meeting your requirements under the *Aboriginal Heritage Act 1975* (the Act). Please be aware that all Aboriginal heritage is protected under the Act. Please also be aware that there are requirements under the Act to report Aboriginal heritage and not to impact Aboriginal heritage without a permit granted by the Minister.

Inundation risk

The site is partly within an area identified on Council maps as being subject to inundation risk. Council's maps are available at <https://maps.gcc.tas.gov.au/>.

Lyndal Byrne
SENIOR STRATEGIC PLANNER

9 AUGUST 2021



SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME AND PLANNING APPLICATION REFERRALS

Council Planning Permit No.	PLS43A-20/01	Council notice date	20/10/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01724-GCC	Date of response	21/06/2021
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1 BOURNVILLE CRES, CLAREMONT	Property ID (PID)	2027338
Description of development	Planning scheme amendment and subdivision - 2 lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Hutchins Spurr Pty Ltd	Preliminary Servicing Plan	D	16/06/2021
Rogerson & Birch Surveyors	CBC001 Sheet 11543-02		16/06/2021
Comments			
Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater makes the following submission(s): TasWater does not object to the draft amendment to planning scheme. The report prepared by the applicant outlines that part of the subdivision proposal is to "Correct an existing anomaly" with respect to the Claremont Peninsula Specific Area Plan. The application does not however propose to correct the issue relating to TasWater having an existing sewage pump station that is not located on Land that belongs to TasWater or council. Generally TasWater seek exclusive possession of its sewage pump station sites and in this case to correct the issue would require a fifth lot of suitable size containing the pump station, to be transferred to TasWater's ownership (this TasWater lot would then most likely be zoned as 'Utilities'). We note that there is a proposal to create a road reserve lot (lot 100 on Rogerson & Birch Plan) and we assumed that this would not be an unreasonable request to obtain a TasWater lot at the same time. Notwithstanding this TasWater are looking at acquiring the land through a separate process now as negotiated with the club.			
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (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 each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. <i>Advice: The pipe identified as "Existing Watermain" on the Preliminary Servicing Plan appears to be a disused customer service connection as there is no evidence of any customer service meter</i>			



connected to it. It is unlikely that the proposed customer service connection to that pipe will be acceptable, in which case a suitably sized water main extension to the main in Bourneville Crescent will be required to service the development.

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, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. 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.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document 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.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request



TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.

12. 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.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
15. Pipeline easements, to TasWater's satisfaction, must be created over all existing and/or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
16. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

17. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

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



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

Jason Taylor
Development Assessment Manager

TasWater Contact Details

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

Attachment 2

Aerial photographs

Document Set ID: 2991541
Version: 1 Version Date: 16/08/2021

This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval. All measurements and areas are subject to the final survey. Base image by TASSMAP (www.tassmap.gov.au), © State of Tennessee. Base data from the LST (www.tassmap.gov.au), © State of Tennessee.



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 3110
PHONE: (03) 9246 5898
EMAIL: admin@rogersonandbirch.com
WEB: www.rogersonandbirch.com

OWNER:
TITLE REFERENCE:
LOCATION:
CLAREMONT BOWLS CLUB INC.
GLENORCHY CITY COUNCIL
C.T. 134788/1 & 2
"CLAREMONT BOWLS CLUB"
1 BOURNVILLE CRESCENT
CLAREMONT

Proposed Subdivision
Date: 16-6-2021
Scale: 1:750 (A3)
Reference: CB001
Municipality: Glenorchy



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No: PLS43A-20/01
DATE RECEIVED: 16/08/2021

Document Set ID: 2991541
Version: 1 Version Date: 16/08/2021

Attachment 2

Aerial photographs

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This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the local authority and is subject to that approval. All measurements and areas are subject to the final survey. Base image by TASSMAP (www.tassmap.gov.au), © State of Tasmania. Base data from the LST (www.lst.tas.gov.au), © State of Tasmania.



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Resultant Titles



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No: PLS43A-20/01
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PLS43A – 20/01 SUMMARY OF REPRESENTOR ISSUES

REP	ISSUE AS ADDRESSED IN OFFICER REPORT	SUMMARY OF ISSUE RAISED BY REPRESENTOR
15 BOURNVILLE CRESCENT, CLAREMONT	15 Bournville Crescent would lose access to rear yard	Access to the rear of property at 15 Bournville Crescent will be lost if the Council block is sold and redeveloped. As stated in an email to the Glenorchy City Council (GCC) on 12/01/2019, '...In the following twenty years we have accessed the Council owned block, 'Lot 2' with rear gated fence access. As we have a Heritage listed property that disallows the reconfiguration of the front of our premises as well as the responsibility of maintaining of outbuildings, access to the rear of our property has proven impossible from Bournville Crescent.' Should the construction of units/houses be allowed directly behind our rear yard we will lose rear access to our property that we and previous occupiers of our house have had since the house was built in 1922.
	Original Sale of Agreement of the land limits the site to be used only for open space	Did the original Agreement of Sale in 1986 restrict the land to 'private open space'? This would have ensured views were not lost as the land was to be used as a bowling green only.
	Redevelopment would have a negative impact on views, privacy and outlook	The inclusion of any new development above 2 storeys will have a negative impact on views and be an invasion of privacy.
	Proposal will limit access to the foreshore	Proposal will limit access to the foreshore

Development to be in keeping with existing housing	Development to be in keeping with existing housing
Proposal will cause an increase in traffic	Construction of new units / houses will have a substantial increase in traffic (possibly from 20 to 75 per day) The turning circle proposed shows that the amount of traffic is extreme for this space. The impact of 10 new properties seems excessive when it is already difficult to get out of the current driveway, especially with regard to the speed some people drive on the street and the development at the Golf Course. Golf club patrons use significant space and sometime double park (see images 1, 2, & 3 below). There is a significant lack of parking for the bowls club, as portion of that has been used for a road, space is often needed for overflow parking. More parking needs to be established in the immediate area.
Claremont golf club has inadequate parking and Council staff have advised the site would not be built on an is to be used as overflow parking	Council officers have previously advised that the land directly behind 15 Bournville Crescent (CT134788/2 – Council land) could not and would not be built on – but would instead be used for overflow parking for the bowls club.
Impacts of traffic and parking in Bournville	Nature strips and trees will need to be removed to alleviate parking problems and this would impact the heritage values of 15 and the broader streetscape. This appears inconsistent with the local content [the

	Crescent need to be addressed. / Providing additional parking will cause removal of heritage value nature-strips and trees	Local Provisions Schedule and TPS – Glenorchy] which indicates it will protect heritage of Claremont and Cadbury Estate.
	Could entry and exit to the development via MacRobertsons Terrace been considered?	Could entry and exit to the development via MacRobertsons Terrace been considered? The increased traffic could cause an issue in an emergency situation
	Impacts of lighting from the extra light poles in the turning circle	There will also be an increase in the number of light poles in the proposed turning circle which will lead to excessive lighting in the area.
	Lack of consultation	Little consideration given to the existing residents by those who just want to make a 'quick buck'. Neither Council or the Bowls Club have consulted the residents in the surrounding area; this will mean loss of views, privacy, access to rear of property, and traffic increases will be forced upon them.
Mills Family	Sale of the land process is flawed	The land on which the Claremont Bowling Club is located was gifted from Cadburys for the purpose of providing recreation for its workers. It was in keeping with the Quaker vision – that of developing an antipodean version of the original English Bourneville 'factory in a garden'. According to Kelly, <i>the confectioners settled in the adjacent garden suburb, blessed with playing fields and the river's cove and beaches.</i> (Harry Kelly, <i>Cadbury's by Mountain and Sea, Claremont, Tasmania, 1950</i>). The recreational spaces (bowling greens, golf course, tennis court, playing fields) are an integral part of the Estate. The land was never to be sold. Hence, the process of the sale of this land is flawed. Clearly, discussions and transactions between Glenorchy City Council and the Claremont Bowling Club have transpired over many decades,

	ultimately with the Council agreeing to exchange the reserve with property on the site of the Bowls Club. Crown Land is not for sale and the land the Bowling Club is on, is also not for sale. A Right to Information request to the GCC wanted to know the conditions of the original sale of the properties, in the hopes of establishing how you can sell land that doesn't belong to you, along with finding the covenants of the titles, but this information was not forthcoming. Although residents of the Estate are unable to 'carry on nor permit to be carried on any trade, profession or business on said lots', the sale of these rezoned properties is creating considerable wealth for the GCC, Claremont Golf Club and the Bowling Club. According to the Schedule of Easements (1980, Plan No. S.P.4077), <i>No profits a prendre are created to benefit or burden any of the lots shown on the plan.</i> The residents of the Estate are, in fact, burdened by the sale of these properties.
Loss of land for wildlife/food sources for birds	The grassy areas are a haven for bird life, which will be lost, noting other public spaces are also being lost to development.
Redevelopment would have a negative impact on views, privacy and outlook	According to the Agreement of Sale of the initial lot in January, 1985, the sale was conditional and restricted to 'private open space' (4a). Many homebuyers purchased homes surrounding the CBC on the premise the only development that could take place was a third bowling green; an assurance their view would not be compromised.
The Local Area Objectives of the Claremont Peninsula Specific Area Plan require compatible development	The Specific Area Plan S11.10.1 Local Area Objective are: - To accommodate the outdoor bowling greens or compatible development that will not impact on the amenity of neighbouring residential areas; - to protect the foreshore area from use or development which would impact upon its character or prevent pedestrian access and enhancement of the amenity for its users.

	Proposal will limit access to the foreshore	The residents on the Estate drive their cars to the foreshore to launch dinghies, kayaks, and to access their moorings. With this potential subdivision, nearly a hundred of the daily walkers on the Estate will have their access to the foreshore greatly diminished
	Access road of the subdivision does not meet the Tasmanian Standards	The provided planning drawings 19184/01 notes the requirement to provide access and turning Head in accordance with TW-R07-v3 (typo as it should be TSD-R07-v3). The noted standard drawing refers to TSD-R06-v3 for the requirements of the road reserve minimum width and minimum road width.
	Proposal will cause an increase in traffic	Based on table 1 (see image 4 below), the current road reserve, does not meet the requirements and will not comply with the Tasmanian standard drawings without the approval of the General Manager. The locality will be subject to an increase in traffic and the proposed road will not satisfy the condition of the Tasmanian Standard Drawings.
	11 and 13 Bournville Crescent will be left without access	The gradient at the top of the t-junction that meets with Bournville Crescent is extremely steep; heavy trucks and trailers gouge into the bitumen section near the top of the road, and the increase in traffic onto Bournville Crescent also increases the possibility of car accidents ten-fold.
	Rear gates for 11 & 13 Bournville open outward making use of the thoroughfare dangerous	Approval of the access road will be at the detriment of the development and the surrounding properties, 13 and 11 Bournville Crescent, will be left without access to their properties, which is currently achieved via the right of way through the gazetted road easement and right of way on title 134788/5.
		Residents in 11 and 13 Bournville Crescent do not have direct access to their front door, so the only parking since the houses were built is via the side road to the jetty. This also gives direct access to the disability ramp just inside the gate for residents in 13. No other parking is available to the residents in 13 and 11 Bournville Crescent. The gate in front of the heritage-listed wooden shed at the bottom of 13 opens directly out onto the gravel road making the possibility of a thoroughfare extremely dangerous. The same applies to the garage next to the boat shed. Will the potential developers refuse parking on the road for the residents in 11 and 13?

Proposal will cause an increase in traffic	Lack of infrastructure for development on the Golf Course Although over 65+ units (and increasing) have been built on the Golf Course, there has been no new infrastructure put into place to handle the increased traffic on Bournville Crescent as it is. The additional traffic from the supposed new subdivision will add to the congestion potential for accidents, especially as cars will need to accelerate to get over the steep incline when turning onto the t-junction at Bournville Crescent.
Significant increase in noise from redevelopment	The additional noise to residents in 11 and 13 will have a huge impact, especially in light of the increased traffic from the subdivision. The bedrooms of the houses in 11 and 13 are one metre away from the road, so increased traffic will also have an impact noise-wise.



IMAGE 1 (PROVIDED WITH 15 BOURNVILLE)



IMAGE 2 (PROVIDED WITH 15 BOURNVILLE)



IMAGE 3 (PROVIDED WITH 15 BOURNVILLE)

Attachment 2 to GPA Report on PLAM-21/01 - LPS Criteria

LPS Criteria to Meet	Compliance Statement
(a) contains all the provisions that the SPPs specify must be contained in an LPS; and	The planning scheme amendment seeks to include the subject land in zones available under the State Planning Provisions.
(b) is in accordance with section 32 ; and	The amendment seeks remove the Claremont Peninsular Specific Area Plan from the land.
(c) furthers the objectives set out in Schedule 1 ; and	Refer to initiation report of 9 August 2021
(d) is consistent with each State policy; and	Refer to initiation report of 9 August 2021
(da) satisfies the relevant criteria in relation to the TPPs; and	There are no Tasmanian Planning Policies in effect
(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and	Refer to initiation report of 9 August 2021
(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and	Refer to initiation report of 9 August 2021
(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and	There is no adjoining Local Provisions Schedules in effect
(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 .	The sites are not in the vicinity of the gas mains corridor.

GLENORCHY CITY COUNCIL**CERTIFICATION OF DRAFT AMENDMENT UNDER SECTION
35, FORMER PROVISIONS, OF THE LAND USE PLANNING
AND APPROVALS ACT 1993**

The Planning Authority has prepared the attached draft amendment,
Amendment PLAM-21/01, to the Glenorchy Interim Planning Scheme 2015.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the requirements specified in Section 32, former provisions, of the Land Use Planning and Approvals Act 1993 ("the Act"); and
- in accordance with Section 35(1)(a), former provisions, of the Act, certifies that the draft amendment so meets those requirements.



In witness whereof the common seal of
Glenorchy City Council has been affixed on
the *10th* day of *AUGUST* 2021
as authorised by Council in the presence
of:

Council Delegate

**GLENORCHY INTERIM PLANNING SCHEME 2015
AMENDMENT PLAM-21/01**

The Glenorchy Interim Planning Scheme 2015 is amended as follows:

Land affected by this amendment: 5A Taree Street, Chigwell, 3 Edgar Street, Claremont and 345 Main Road, Glenorchy

The Planning Scheme maps are amended by:

1. Modify the Zoning Map as shown in Annexure 1 to include 5A Taree Street, Chigwell in a General Residential Zone
2. Modify the Zoning Map as shown in Annexure 2 to include 3 Edgar Street Claremont in a General Residential Zone
3. Modify the Zoning Map as shown in Annexure 3 to include 345 Main Road, Glenorchy in a Central Business Zone
4. Modify the area on the planning scheme maps shown as 'F09' to include the area shown in Annexure 4 within the Glenorchy Activity Centre Urban Design Specific Area Plan

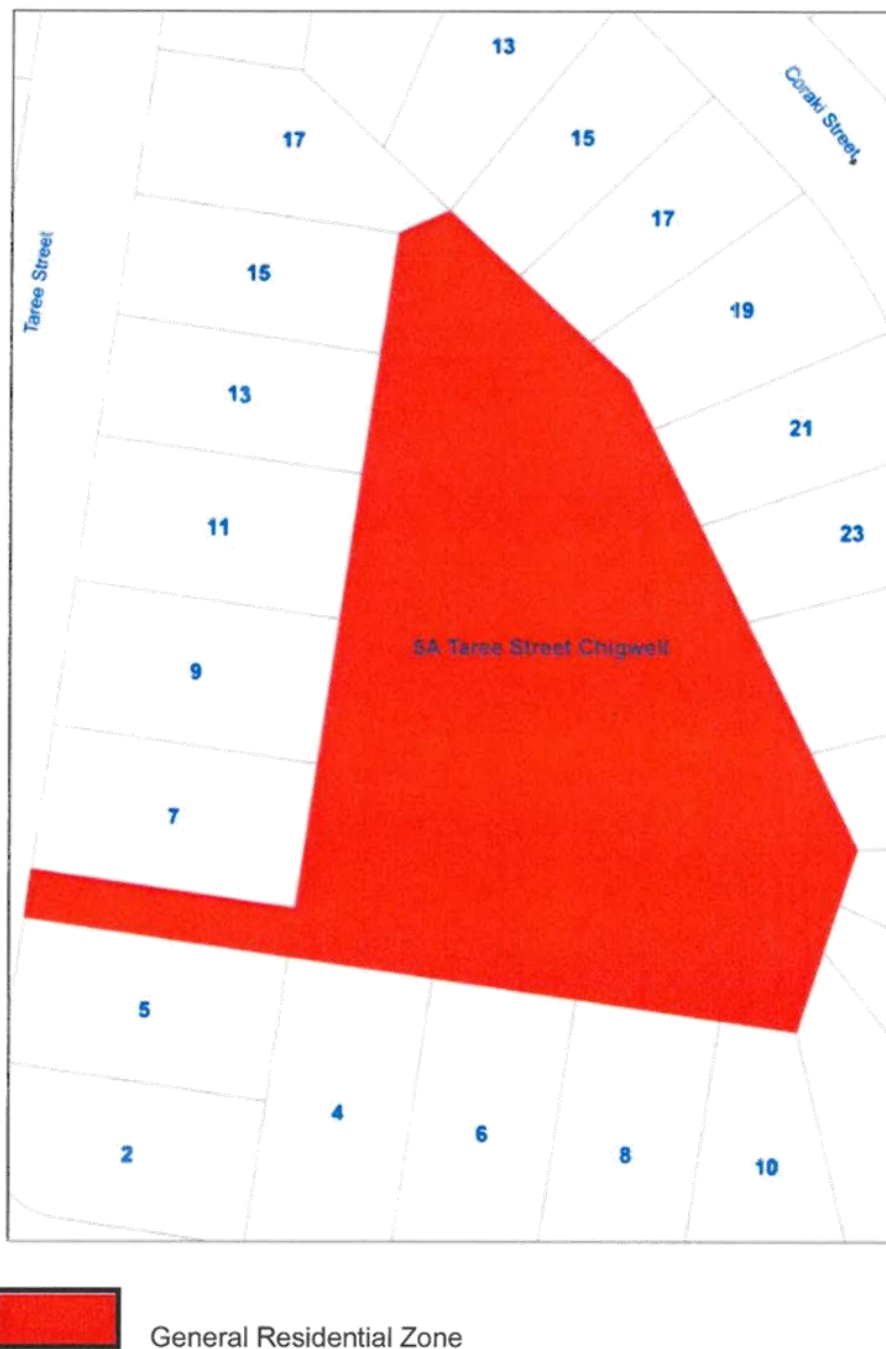


In witness whereof the common seal of
Glenorchy City Council has been affixed on
the 10th day of AUGUST 2021 as
authorised by Council in the presence of:

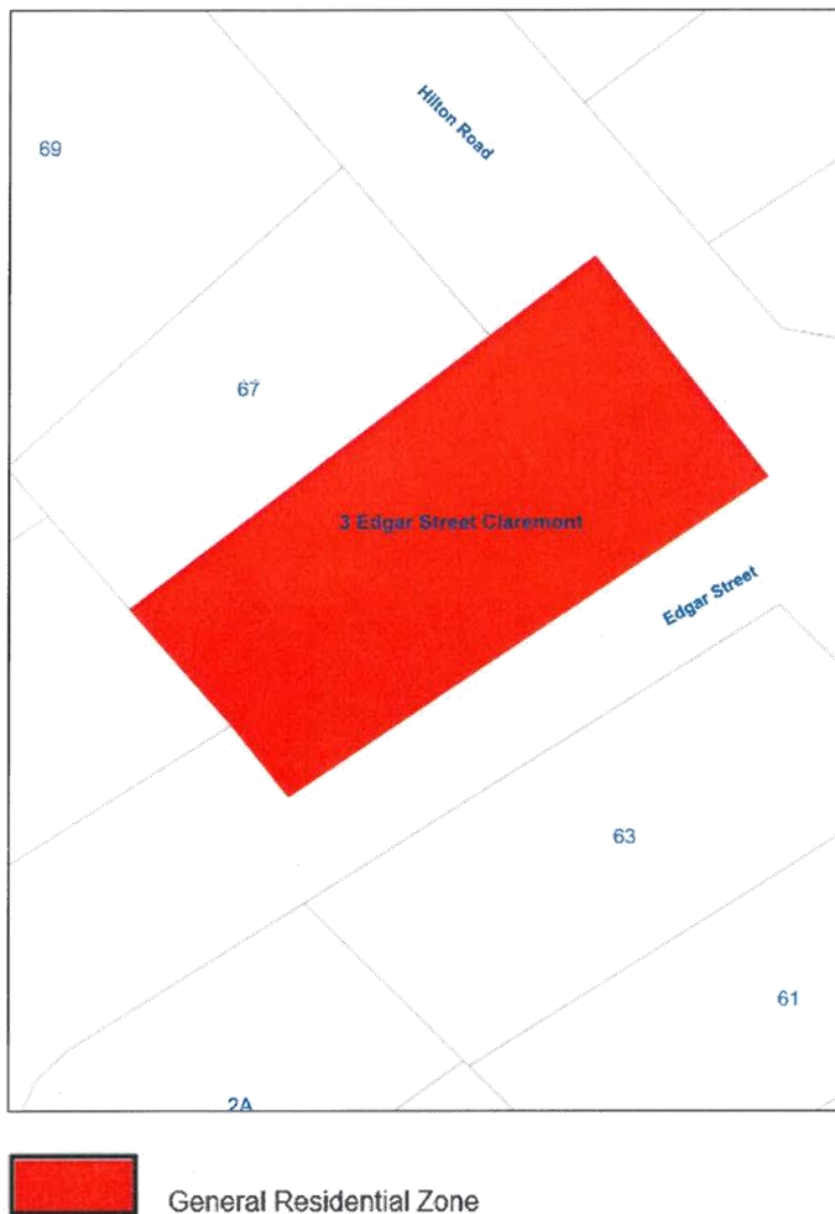
A handwritten signature in black ink, appearing to be "M. Munn", is written over a horizontal line.

Council Delegate

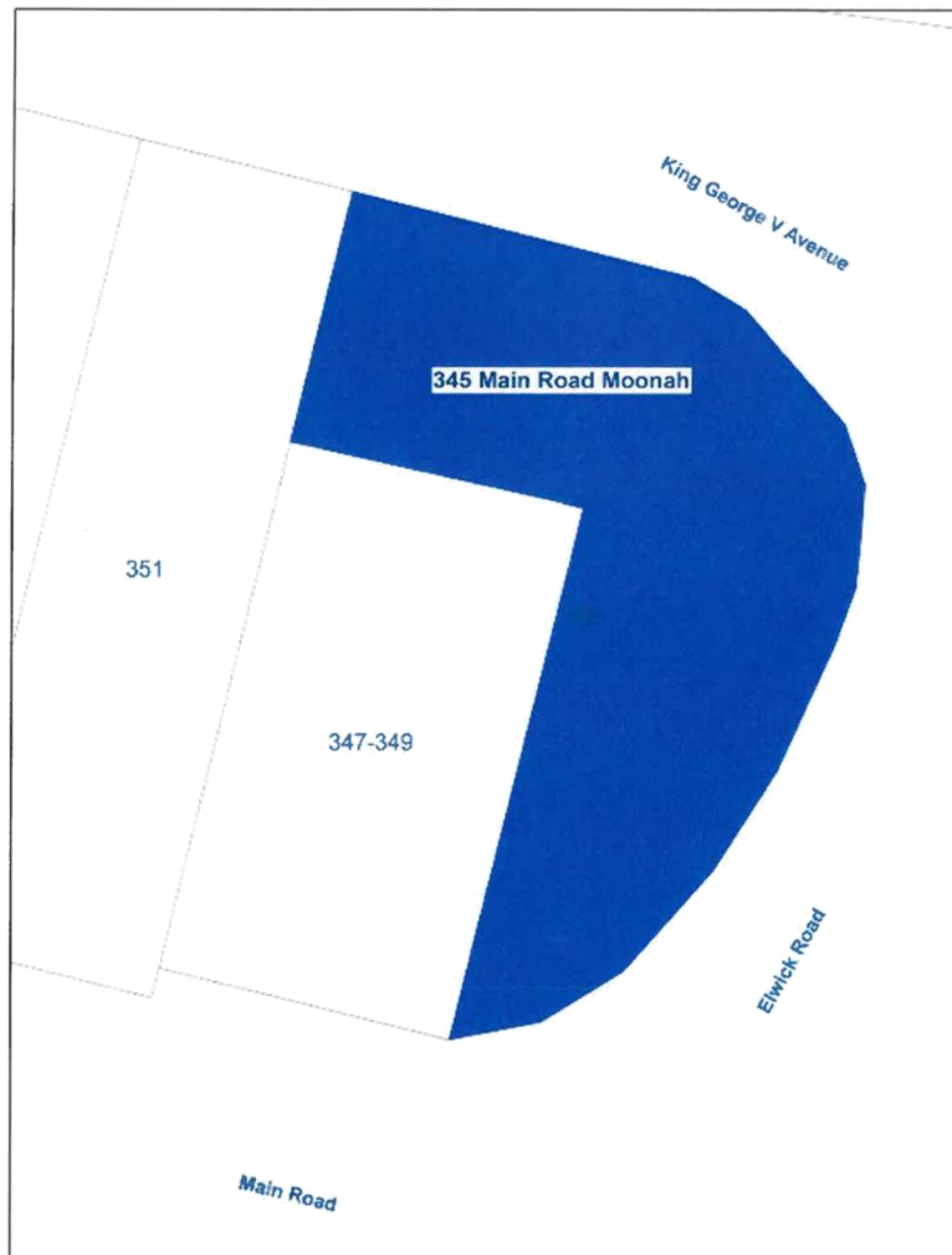
Annexure 1



Annexure 2



Annexure 3



Central Business Zone

Annexure 4



Attachment 2 to GPA Report on PLAM-21/01 - LPS Criteria

LPS Criteria to Meet	Compliance Statement
(a) contains all the provisions that the SPPs specify must be contained in an LPS; and	The planning scheme amendment seeks to include the subject land in zones available under the State Planning Provisions.
(b) is in accordance with section 32 ; and	The amendment seeks to apply the Glenorchy Activity Centre Urban Design Specific Area Plan (the SAP) to 345 Main Road, Glenorchy. It is considered that, as this SAP is existing and applies to all land within a Central Business Zone, that it is appropriate to apply the SAP to 345 Main Road if it is rezoned. The land, if within a Central Business Zone, would have particular economic and spatial qualities that make the extension of the SAP over it appropriate under S32(4)(b) – which relates to the application of specific area plans.
(c) furthers the objectives set out in Schedule 1 ; and	Refer to initiation report of 9 August 2021
(d) is consistent with each State policy; and	Refer to initiation report of 9 August 2021
(da) satisfies the relevant criteria in relation to the TPPs; and	There are no Tasmanian Planning Policies in effect
(e) as far as practicable, is consistent with the regional land use strategy, if any, for the regional area in which is situated the land to which the relevant planning instrument relates; and	Refer to initiation report of 9 August 2021
(f) has regard to the strategic plan, prepared under section 66 of the Local Government Act 1993 , that applies in relation to the land to which the relevant planning instrument relates; and	Refer to initiation report of 9 August 2021

LPS Criteria to Meet	Compliance Statement
(g) as far as practicable, is consistent with and co-ordinated with any LPSs that apply to municipal areas that are adjacent to the municipal area to which the relevant planning instrument relates; and	There is no adjoining Local Provisions Schedules in effect
(h) has regard to the safety requirements set out in the standards prescribed under the Gas Safety Act 2019 .	The sites are not in the vicinity of the gas mains corridor.