

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 5 JUNE 2017



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Austins Ferry Primary School 13 Brodie Street, Claremont

Item:



APPLICATION NO. 17-038
 PLAN No. 02
 DATE RECEIVED 3/4/2017
 PAGE 19

PLANNING APPLICATION

PROJECT NO. 17-038
 PROJECT NAME: 13 Brodie Street, Claremont
 PROJECT TYPE: Multi-Purpose Building
 PROJECT LOCATION: 13 Brodie Street, Claremont
 PROJECT DESCRIPTION: Multi-Purpose Building
 PROJECT STATUS: Planning Application

SHEET NO. A101
 SHEET TOTAL: 1
 SHEET DESCRIPTION: Site Plan
 SHEET SCALE: 1:500
 SHEET DATE: 3/4/2017
 SHEET AUTHOR: x-squared
 SHEET CHECKED: x-squared
 SHEET APPROVED: x-squared

x-squared
 ARCHITECTS
 13 Brodie Street, Claremont
 02105 NSW
 02105 NSW
 02105 NSW
 02105 NSW



[illegible]

APPLICATION: 17-038
 PLAN NO: P2
 DATE RECEIVED: 3/4/2017
 PAGE: 3

PLANNING APPLICATION

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 4. Name of Planning Committee
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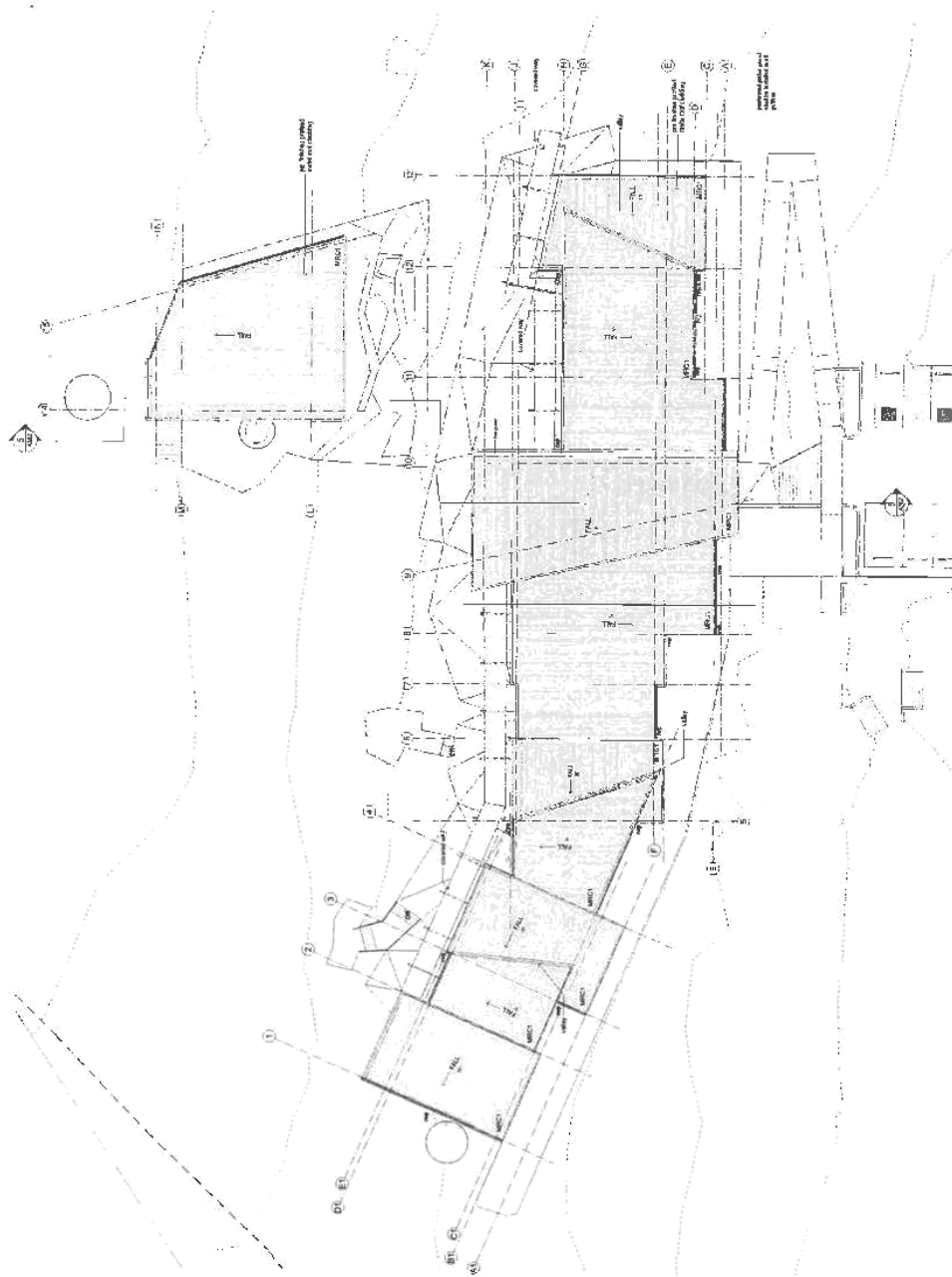
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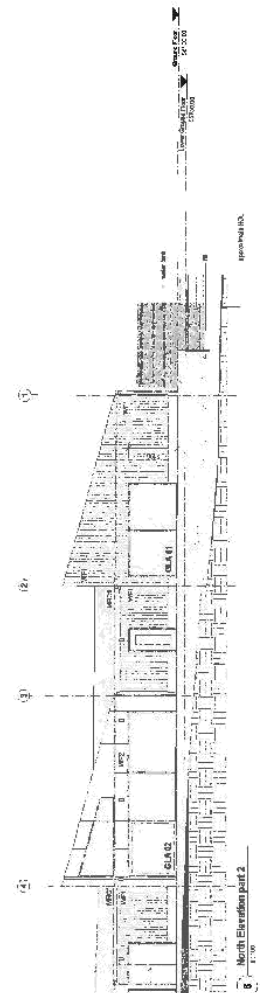


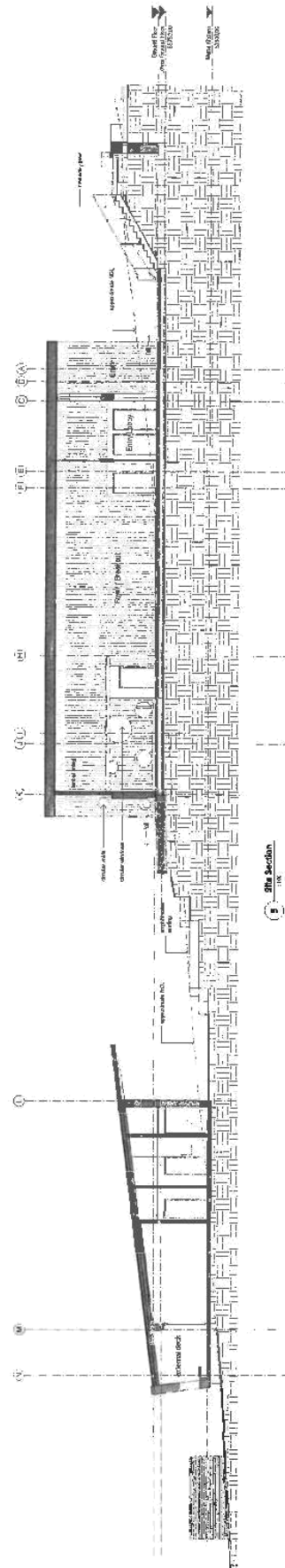
(1) Roof Plan
 1:500



x squared
 architects
 13 Brodie Street, Claremont
 NSW 1585
 Tel: 02 9388 1111
 Email: info@xsquared.com.au
 Website: www.xsquared.com.au



[illegible]

[illegible]

DEPARTMENT OF EDUCATION AUSTINS FERRY PRIMARY SCHOOL 13 BRODIE ST, CLAREMONT

DRAWING INDEX

C001	DRAWING INDEX AND NOTES
C002	OVERALL SITE AND LOCALITY
C010	EXISTING SERVICES LOCATIONS
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C201	SITWORKS PLAN 2/3
C202	SITWORKS PLAN 3/3
C300	BULK MAINS SECTIONS AND DETAILS
C400	STORMWATER PLAN 1/2
C401	STORMWATER PLAN 2/2
C500	SEWER PLAN
C600	WATER PLAN
C700	DETAILS
C800	STORMWATER MANAGEMENT PLAN



LOCALITY PLAN
NOT TO SCALE

CIVIL NOTES

1. These drawings shall be read in conjunction with the contract documents for the project.
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TEMPORARY WORKS

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APPENDICES

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2. Appendix 2: Materials and Workmanship
3. Appendix 3: Construction Methods
4. Appendix 4: Quality Control and Assurance
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6. Appendix 6: Traffic Management
7. Appendix 7: Noise and Vibration
8. Appendix 8: Air Quality
9. Appendix 9: Water and Sewerage
10. Appendix 10: Stormwater Management
11. Appendix 11: Landscaping
12. Appendix 12: Fencing and Security
13. Appendix 13: Signage
14. Appendix 14: Lighting
15. Appendix 15: Telecommunications
16. Appendix 16: Energy and Sustainability
17. Appendix 17: Health and Safety
18. Appendix 18: Insurance
19. Appendix 19: Dispute Resolution
20. Appendix 20: Other

APPENDIX 1: GENERAL NOTES

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20	ISSUED FOR TENDERS	15/06/2017

17-038
P2
PLAN NO.
DATE RECEIVED 3/4/2017
BY: 6/19

NOTES

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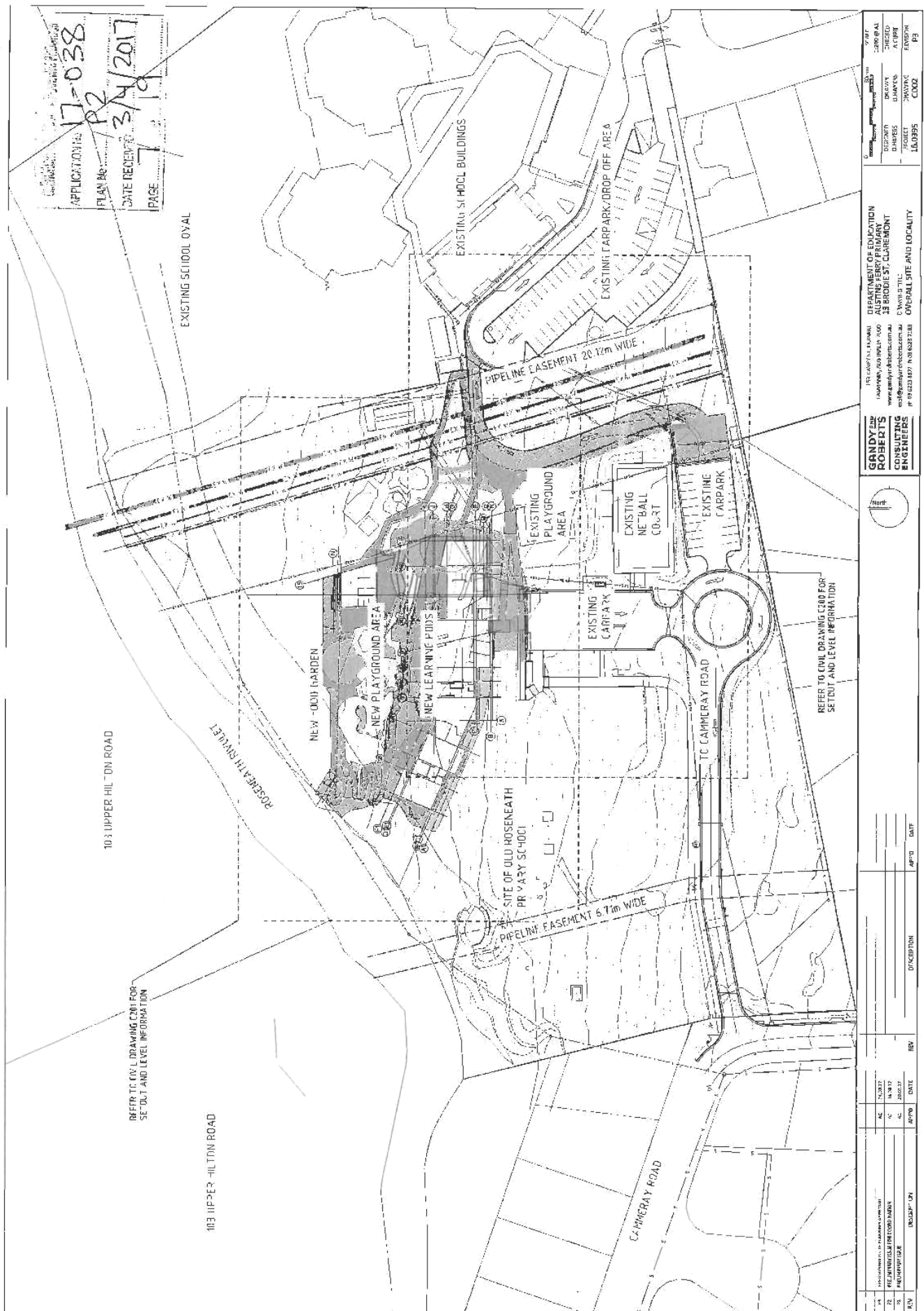
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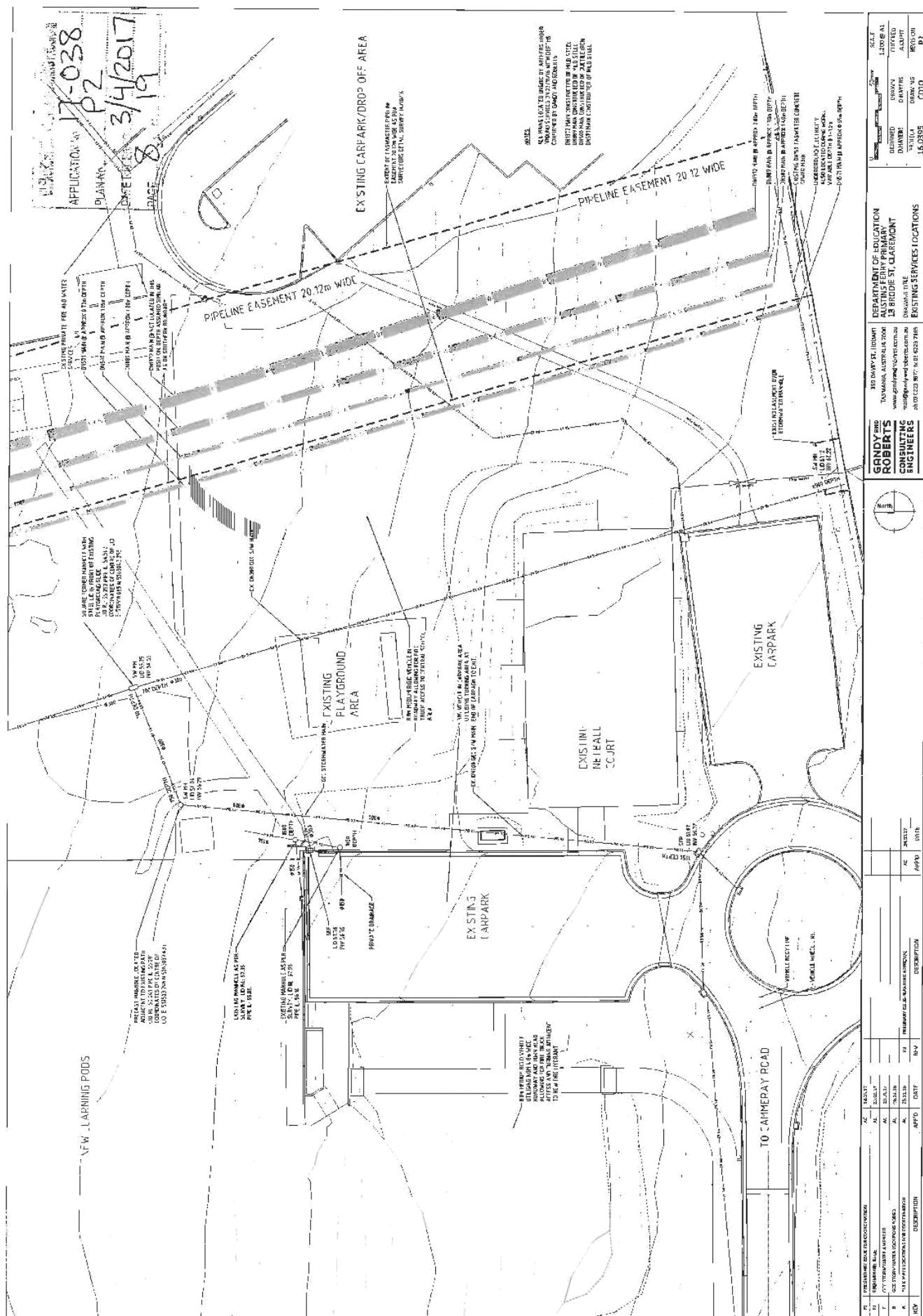
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CONCRETE

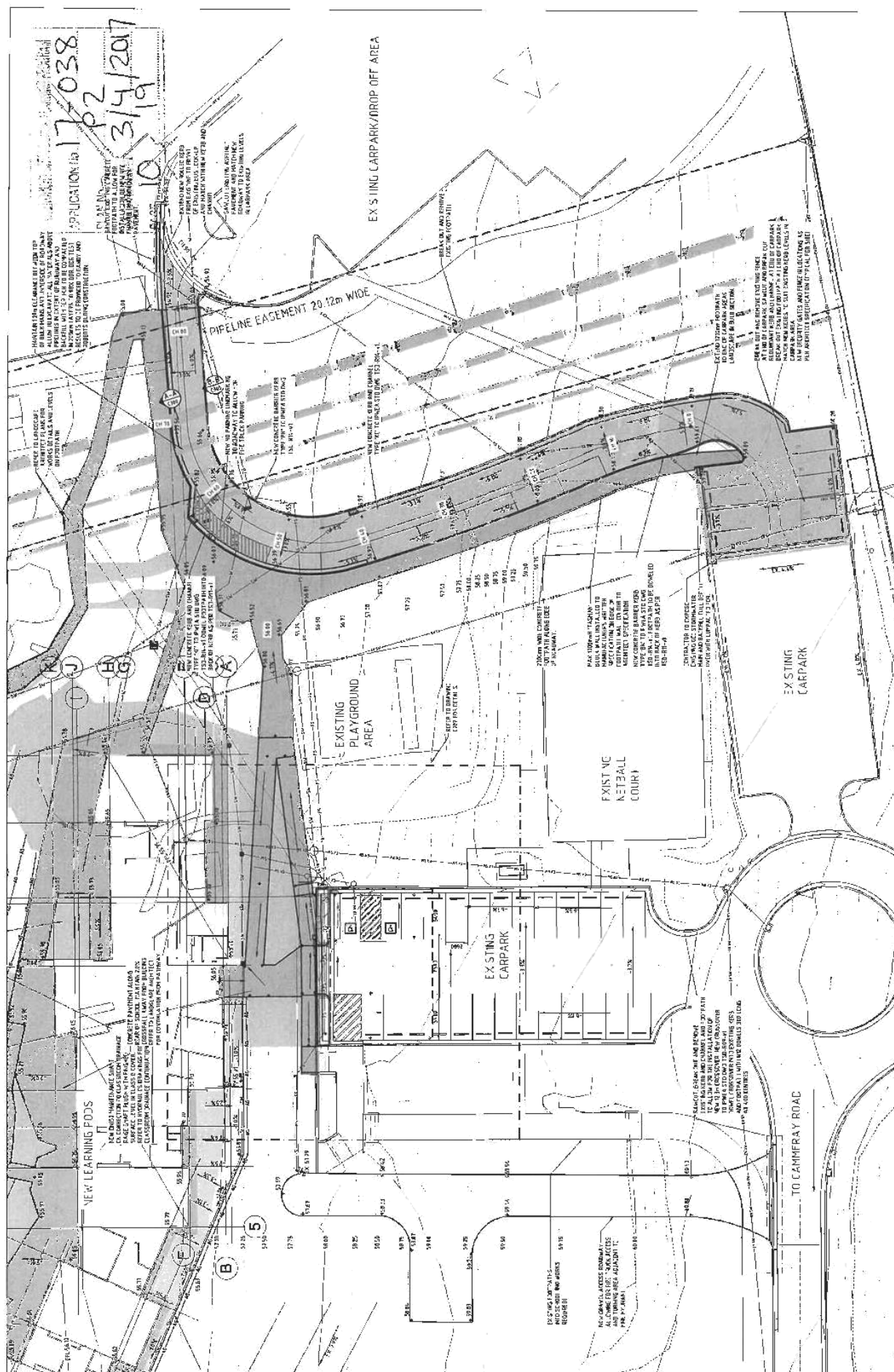
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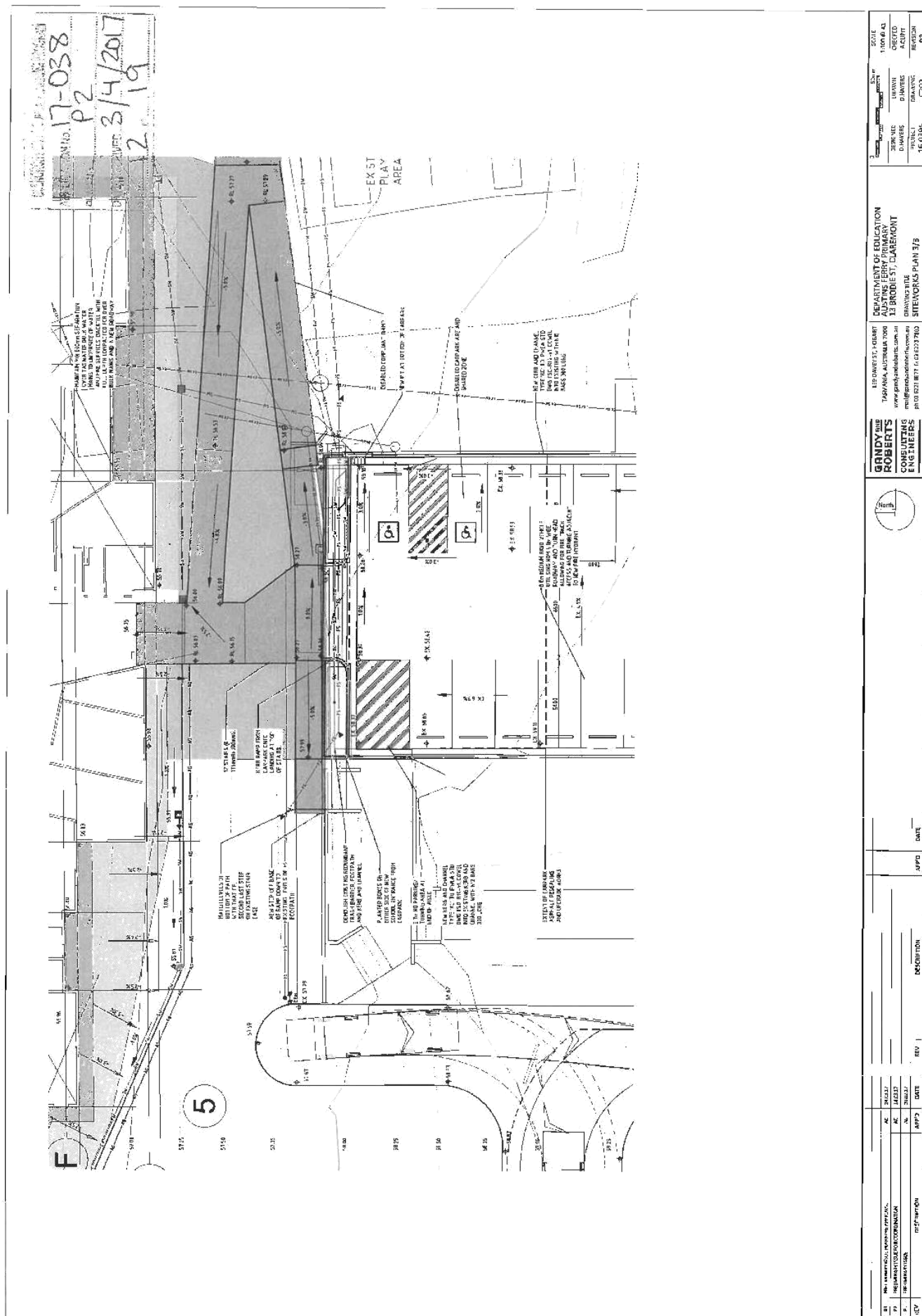




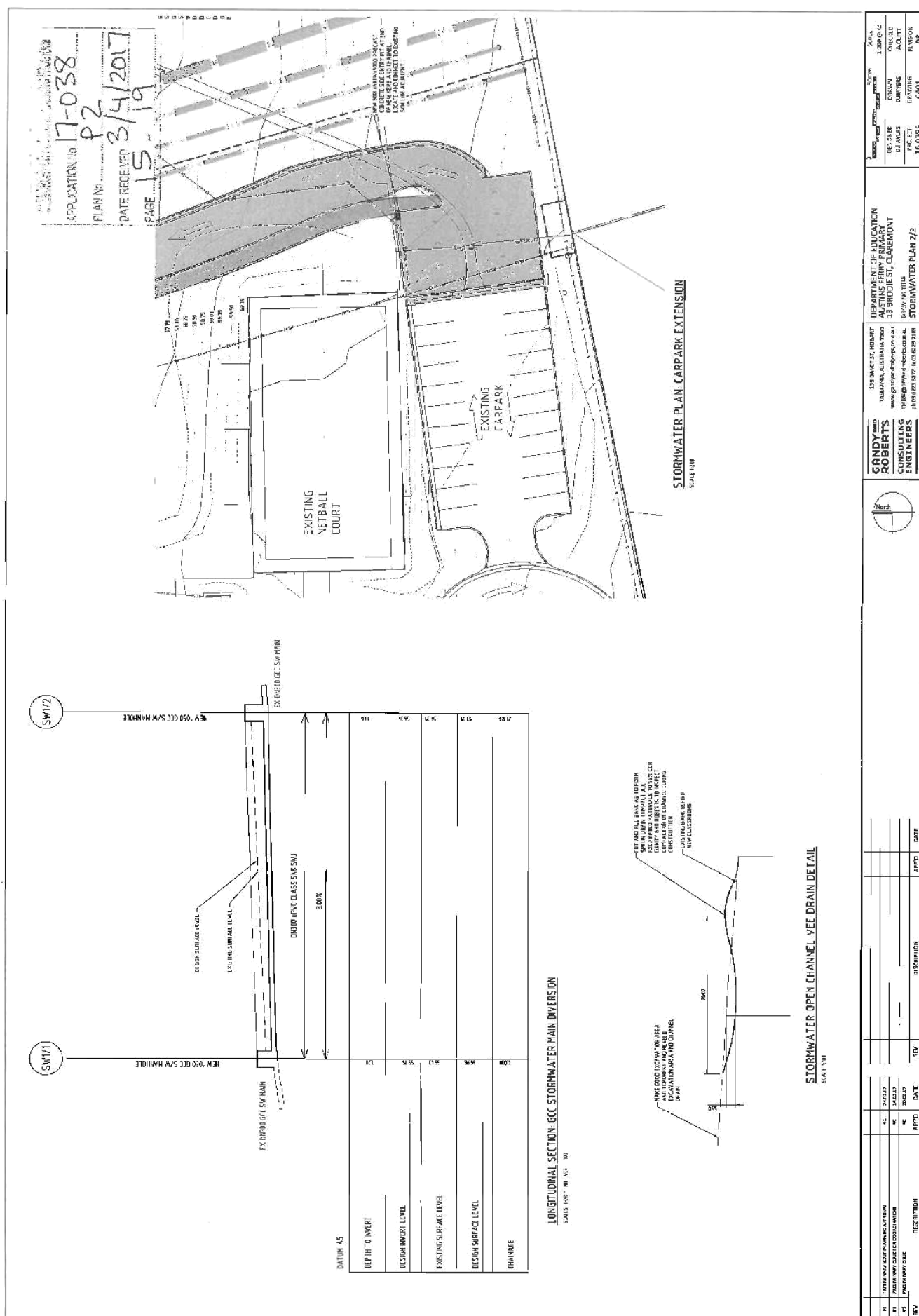


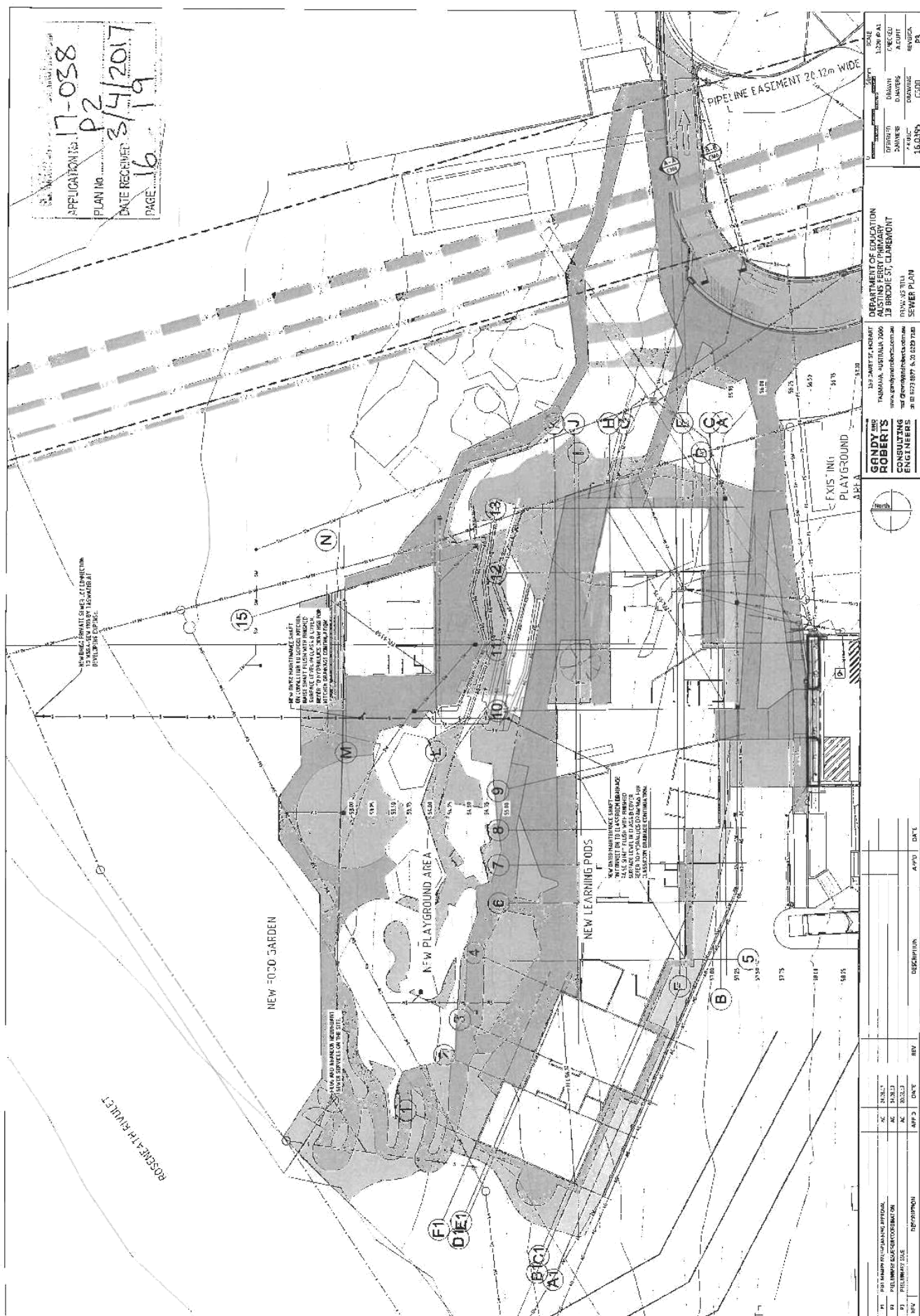
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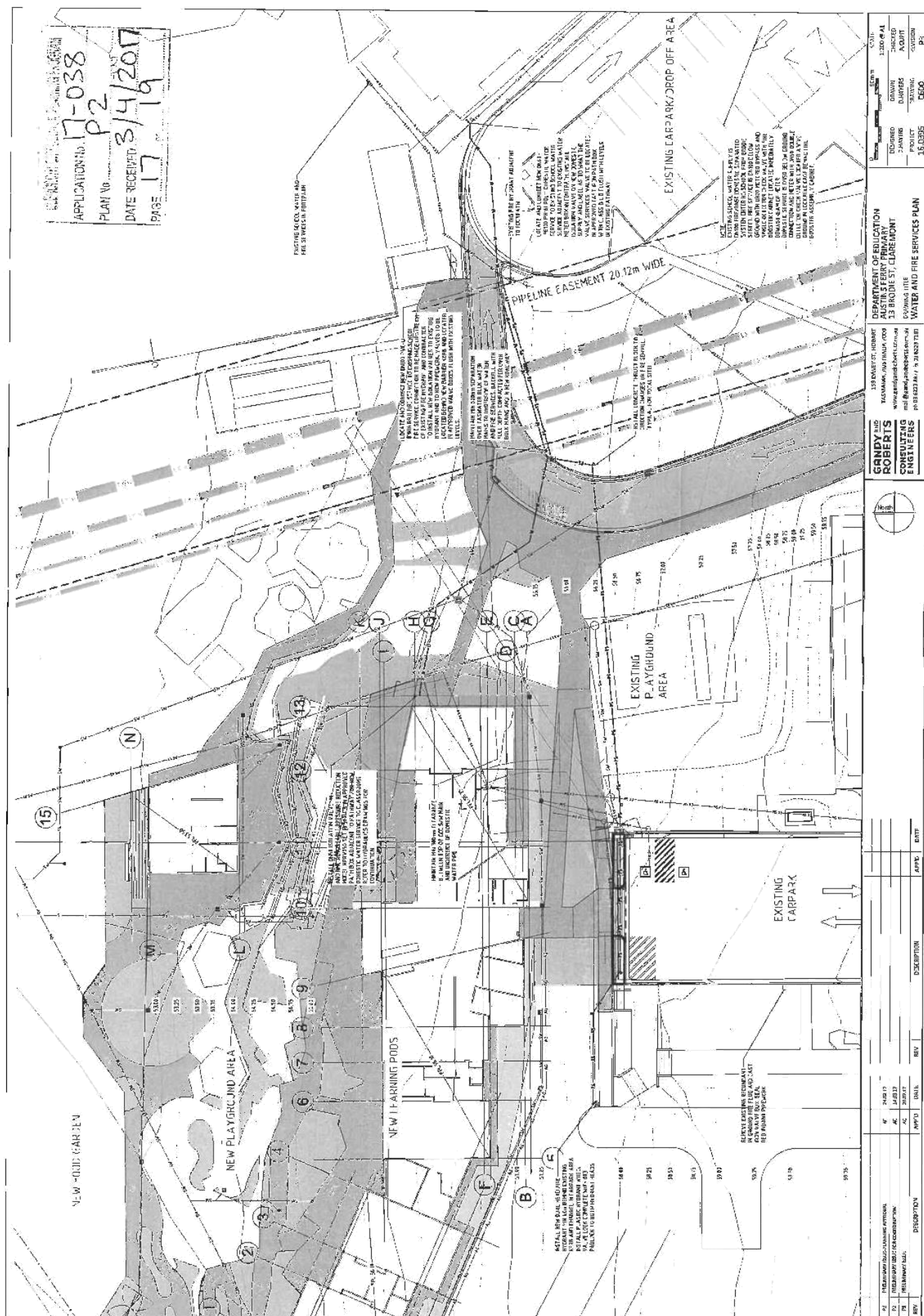


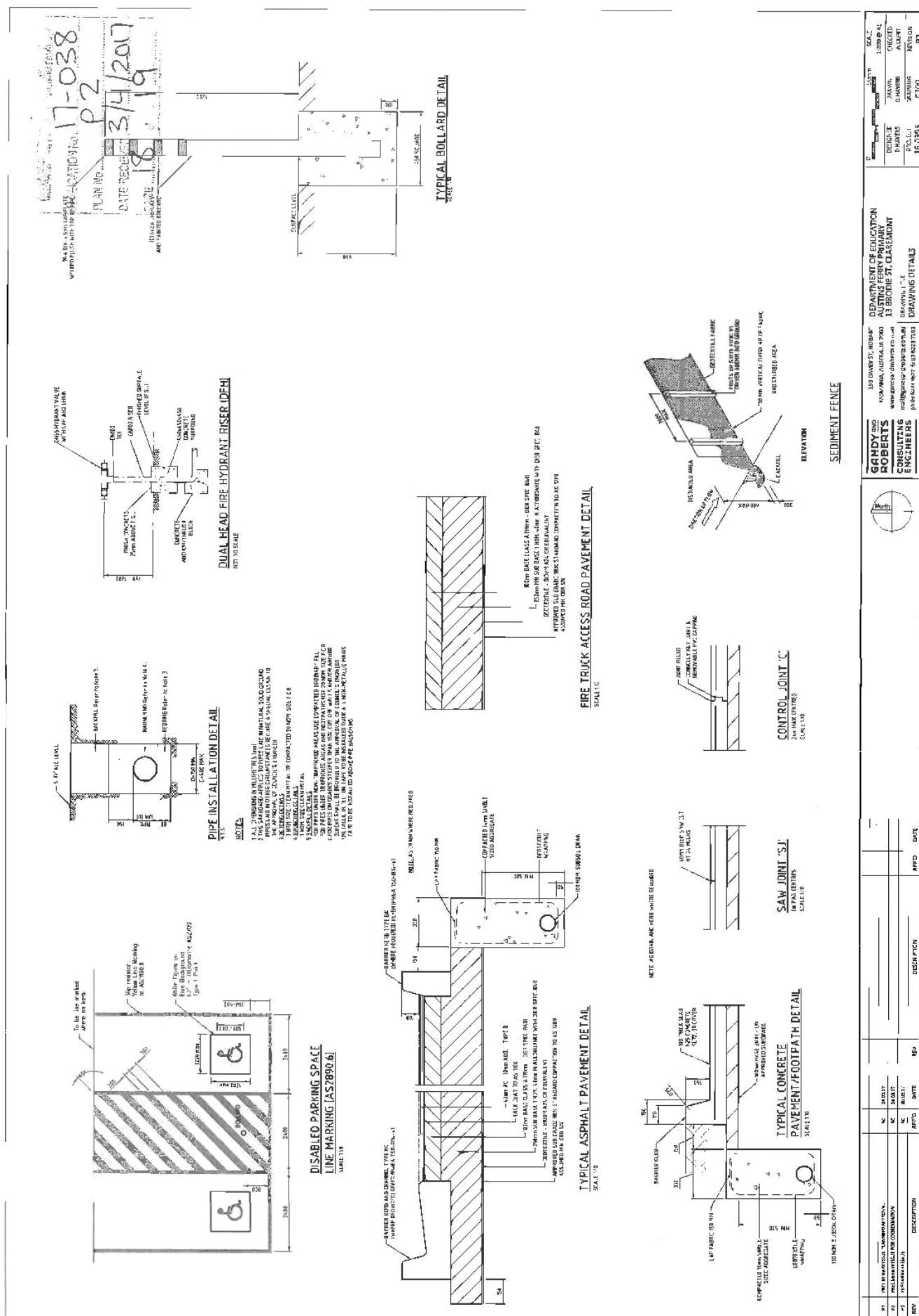




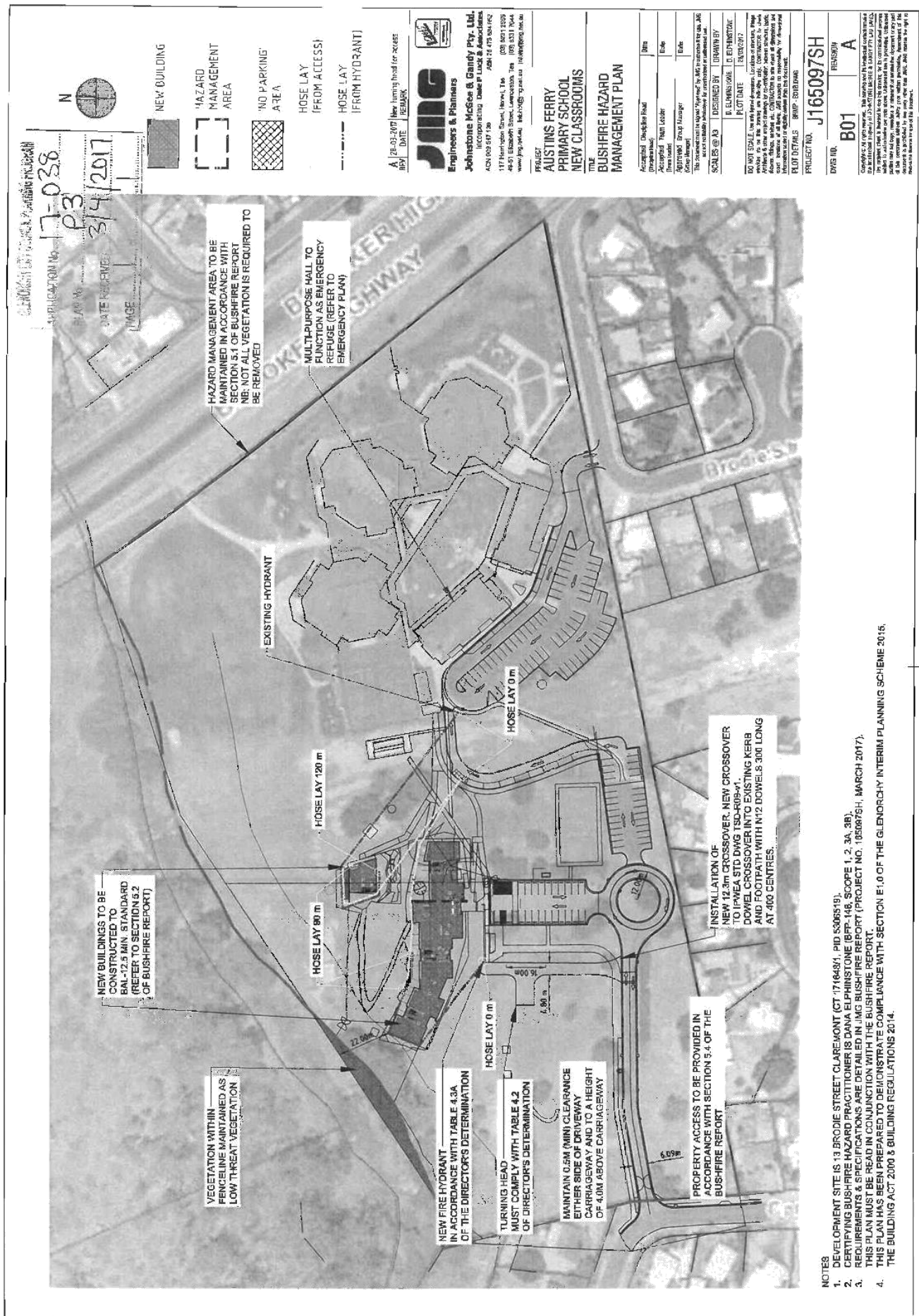
















Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-038	Council notice date	3/03/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00281-GCC	Date of response	12/04/2016
TasWater Contact	Jacob Ziesel Shannon Chee Quee (Trade Waste)	Phone No.	6237 8440 6237 8265
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	13 BRODIE ST, CLAREMONT	Property ID (PID)	5306519
Description of development	6 New Classrooms and 1 Discovery Room		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
X Squared Architects	Site Plan/A101	E	03/04/2017
Gandy and Roberts	Existing Services Location/C010	P3	24/03/2017
Gandy and Roberts	Site Works Plan 1/3 / C200	P3	24/03/2017
Gandy and Roberts	Bulk Mains Sections and Details/C300	P3	24/03/2017
Gandy and Roberts	Sewer Plan/C500	P3	24/03/2017
Gandy and Roberts	Water and Fire Services Plan/C600	P3	24/03/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: 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. The applicant must engage a suitably qualified professional to assess the suitability of the existing property water & sewer connections to service the proposal. The property service connections must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. A suitably sized sewer connection for the development must be designed and constructed to TasWater's standards. <i>Advice: TasWater will permit a secondary sewer connection to avoid additional private services crossing bulk water mains.</i> 4. Prior to use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater			



TRADE WASTE

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

DEVELOPMENT ASSESSMENT FEES

8. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$335.18 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.

Advice

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

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

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

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

General

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

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

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

Declaration

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



Authority Notice.

Authorised by

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

Jason Taylor

Development Assessment Manager

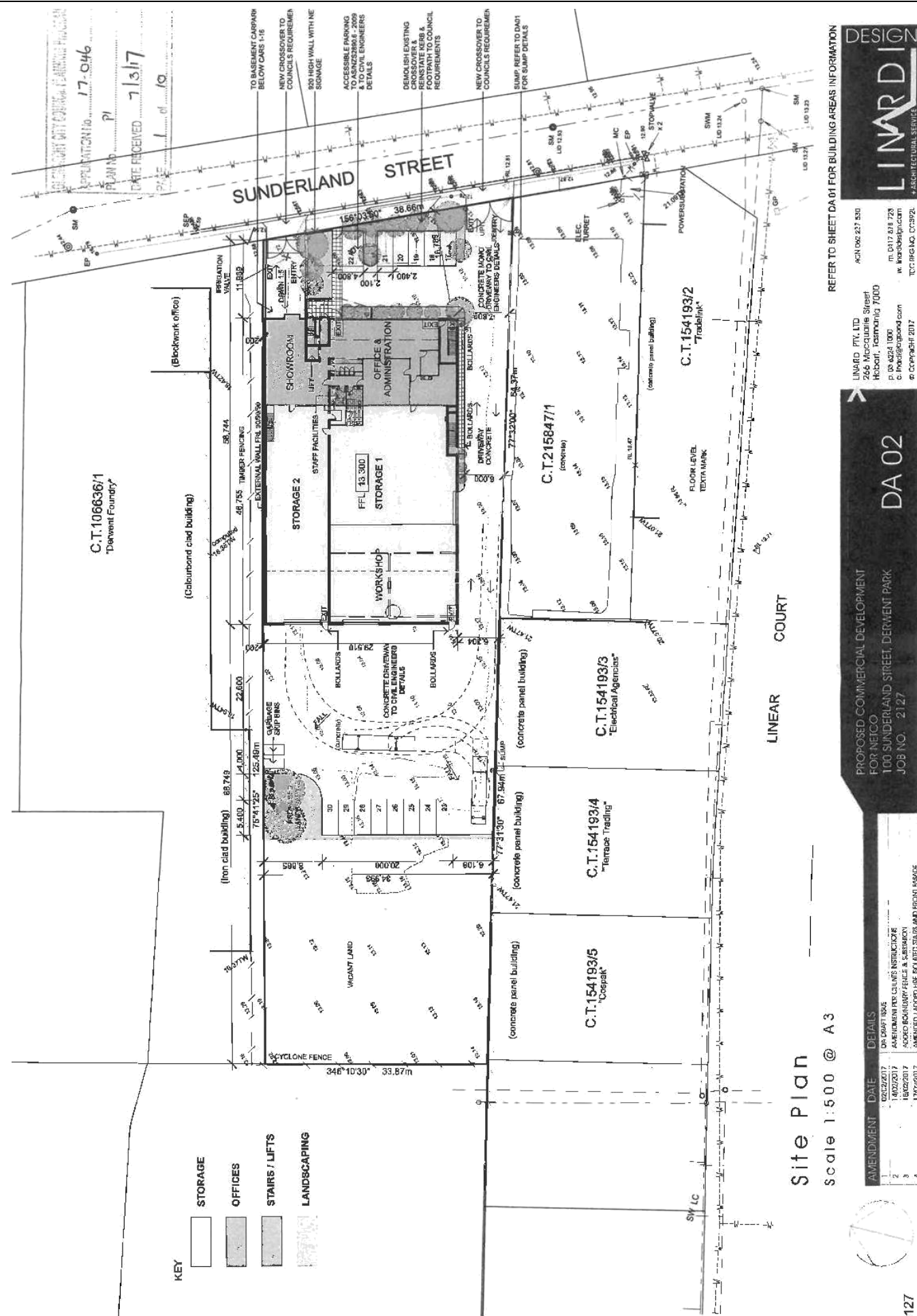
TasWater Contact Details

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

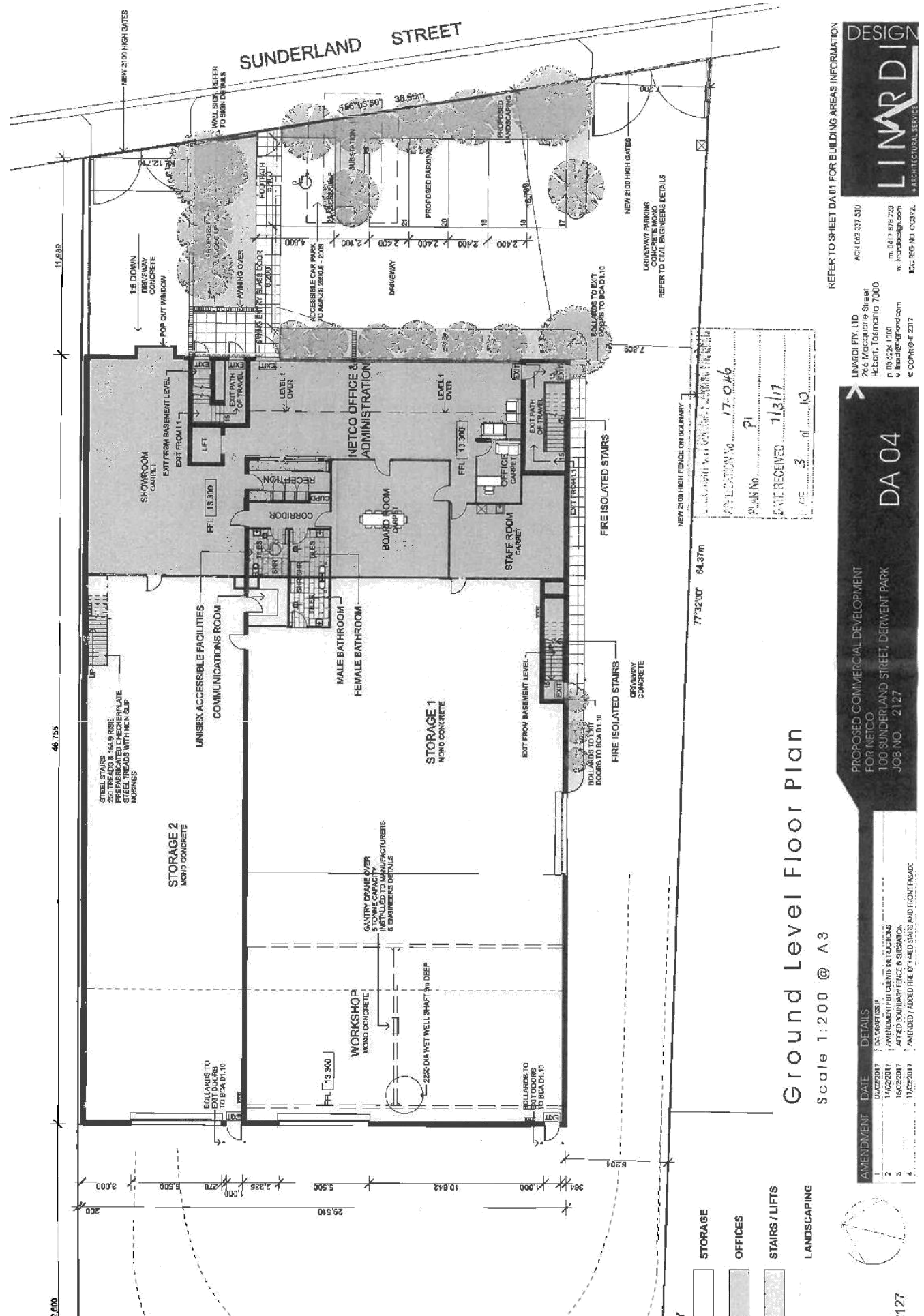
100 Sunderland Street, Derwent Park

Item:











Level 1 Floor Plan
Scale 1:200 @ A3

AMENDMENT	DATE	DETAILS
1	02/02/2017	LA 00491 SUE
2	14/02/2017	AMENDMENT per CLIENTS INSTRUCTIONS
3	18/02/2017	ADDED EQUIPMENT PRICE & SUBTOTAL
4	17/02/2017	ADDED/ADJUSTED PER INQUIRED STATE'S AND CLIENT REQUEST

DESIGN
LINARDI
ARCHITECTS

REFER TO SHEET DA 01 FOR BUILDING AREAS INFORMATION

ACN L62 237 530

UNARDI PTY. LTD.

266 Macquarie Street
Hobart, Tasmania 7000

001 7229 20 0001 6224 1000

© COPYRIGHT 2017

PROPOSED COMMERCIAL DEVELOPMENT
FOR NEICO
100 SUNDERLAND STREET, DERWENT PARK
JOB NO. 2127

DA 05



AMENDMENT	DATE	DETAILS
1	09/02/2017	ON GRANT ISSUE
2	14/02/2017	AMENDMENT PER CLIENTS INSTRUCTIONS
3	19/02/2017	ADDED BOUNDARY FENCE & SUBSTITUTION
4	17/07/2017	AMENDED / ADDED FENCE ISOLATED STAIRS AND FRONT FASADE

PROPOSED COMMERCIAL DEVELOPMENT
FOR NEICO
100 SUNDERLAND STREET, DERWENT PARK
JOB NO. 2127

DA 06

LINARDI PTY. LTD
266 Macquarie Street
Hobart, Tasmania 7000
p 02 6224 1003
e linardi@linard.com.au
www.linard.com.au

REFER TO SHEET DA 01 FOR BUILDING AREAS INFORMATION

ACM 012 237 530

TEL: 0412 818 728
www.linardesign.com

TEC REG NO. CC-392L

DESIGN

LINARDI
+ ARCHITECTURAL SERVICE



South Elevation
Scale 1:200 @ A3

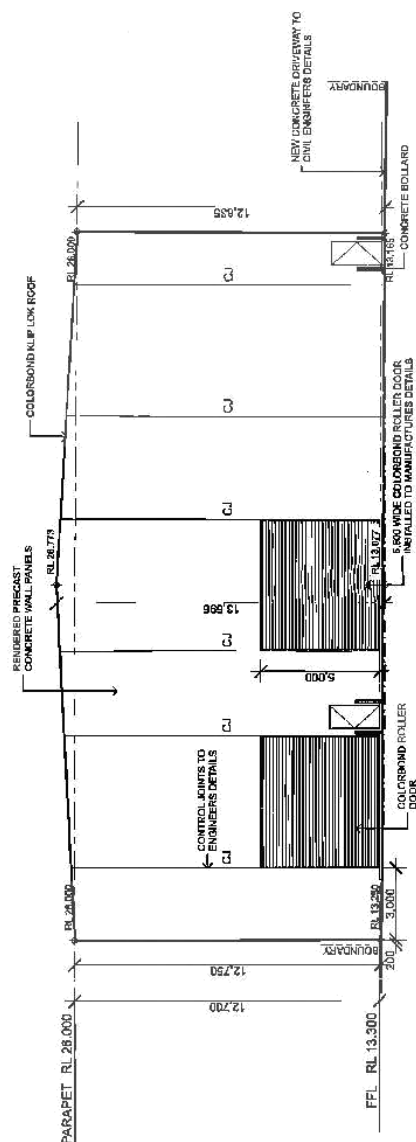
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LINARDI
ARCHITETTURA SCULPTURA

ACN 062 237 530
T. 0417 878 723
W. inordesign.com
DOC REG NO. 073921

LINARDI PTY. LTD
266 Muccqualls Street
Hobart, Tasmania 7000
T: 03 6224 1000
A: 03 6224 1000
E: info@linardi.com.au
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PROPOSED COMMERCIAL DEVELOPMENT
FOR NEICO
100 SUNDERLAND STREET, DERVENT PARK
JOB NO. 2127

AMENDMENT		DATE	DETAILS
1		24/02/2017	DA DEPT ISSUE
2		14/02/2017	AMENDMENT PER CLIENTE INSTRUCIONS
3		14/02/2017	ADDED BOUNDARY FENCE & SURVEILLANCE
4		17/02/2017	REMOVED 1 AND RED LINE IN RED STAMPS AND DEPT STAMPS



West Elevation

Scale 1:200 @ A3

AMENDMENT	DATE	DETAILS
1	02/26/2017	LA UNAT ISSUE
2	10/22/2017	AMENDMENT PER CLIENTS INSTRUCTIONS
3	18/02/2017	ADDED BOLDURY PENCE & SUBRIAN
4	17/02/2017	AMENDED LAMBER FIRE PROTECTED DOOR AND FRONT FASADE

PROPOSED COMMERCIAL DEVELOPMENT
FOR NEICO
100 SUNDERLAND STREET, DERWENT PARK
JOB NO. 2127

DA 08

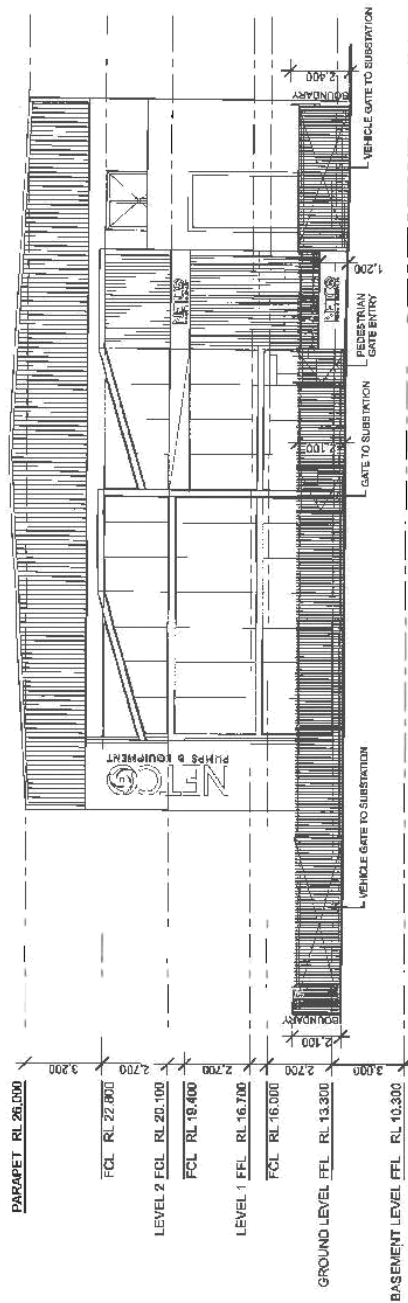
LIVARDI PTY. LTD
266 Macquarie Street
Hobart, Tasmania 7000
p. 03 6224 1000
u. livardi@opticonline.com
e. 006466-11 2017

ACN 062 237 53G

723 278 047

REG NO: CC-971

DESIGN
LINARDI
ARCHITETTURA SERVIZIO



East Elevation Street Frontage

Scale 1:200 @ A3



ARCH 062 237 632
M 0613 819 728
W lindidesign.com
RUS REG NO C13721

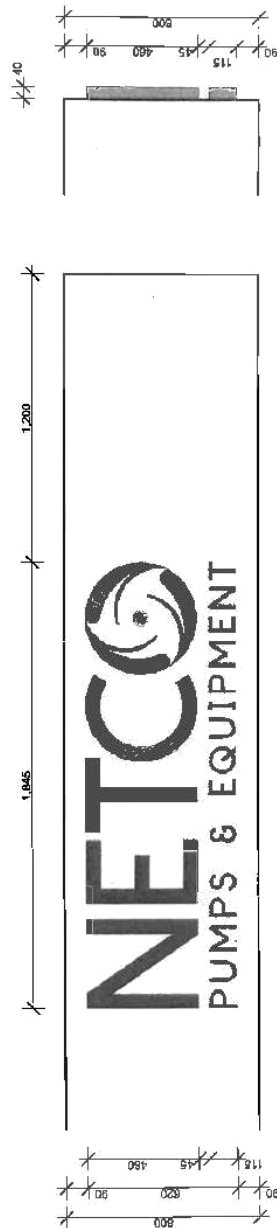
LINDI PTY. LTD
266 Macquarie Street
Hobart, Tasmania 7000
P 03 6224 1000
E lindidesign.com
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DA 09

PROPOSED COMMERCIAL DEVELOPMENT
FOR NETCO
100 SUNDERLAND STREET, DERWENT PARK
JOB NO. 2127

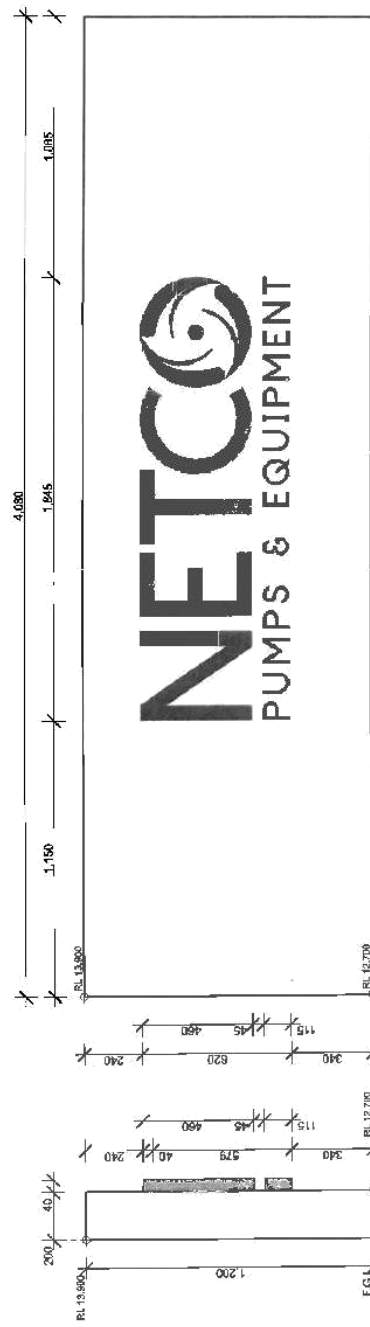
AMENDMENT DATE DETAILS
3 13/02/2017 ADDED KALAMPORT FENCE & SUBSTATION
4 17/02/2017 AMENDED / ADDED FIRE SEATED RANG AND TRUNT ASSET

PROJECT NO. 17-046
 PLAN No. 21
 DATE PREPARED 2/3/17
 DRAWN BY 9



BUILDING AWNING SIGN - ELEVATION - NON ILLUMINATED

BUILDING AWNING SIGN - SECTION - NON ILLUMINATED



ENTRY WALL SIGN - SIDE ELEVATION - NON ILLUMINATED

ENTRY WALL SIGN FRONT ELEVATION - NON ILLUMINATED

FOR BUILDING SIGN DETAILS REFER TO EAST ELEVATION

SIGNAGE AREA	(1.845X0.620)	1.144MF
ENTRY WALL SIGN	(1.845X0.620)	1.144MF
BUILDING AWNING SIGN	(5.000X1.680)	8.40MF
TOTAL SIGNAGE		10.69MF

Signage Details

Scale 1:20 @ A3

AMENDMENT	DATE	DETAILS
1	02/02/2017	FOR DRAFT ISSUE
2	14/02/2017	AMENDMENT FOR CLIENTS INSTRUCTIONS
3	14/02/2017	AMENDMENT FOR CLIENTS INSTRUCTIONS
4	17/02/2017	AMENDMENT FOR CLIENTS INSTRUCTIONS

PROPOSED COMMERCIAL DEVELOPMENT
 FOR NETCO
 100 SUNDERLAND STREET, DERWENT PARK
 JOB NO. 2127

DA 10



LINARDI PTY. LTD
 266 Macquarie Street
 Sydney, NSW 2000
 P.O. Box 1000
 Sydney, NSW 2000
 T: 02 9231 1000
 F: 02 9231 1000
 W: www.linardi.com.au
 E: info@linardi.com.au
 LINARDI PTY. LTD
 266 Macquarie Street
 Sydney, NSW 2000
 P.O. Box 1000
 Sydney, NSW 2000
 T: 02 9231 1000
 F: 02 9231 1000
 W: www.linardi.com.au
 E: info@linardi.com.au

Description of Netco operations and Proposed use of Building

Netco Pumps is a pump sales and service company with approximately 85% being sales and site projects and approx. 15% being repair and service work. We think with the new facility this would change to approximately 80% sales / 20% service which is why we have designated a larger workshop than may seem applicable at first glance. The workshop will also be used for minor fabrication work - mounting pumps as packages, small system assembly etc.

Any large projects we undertake do not affect the workshop at all, these are site constructions and materials (Pumps, valves etc.) are just put in storage and then taken out an assembled on site.

Netco also has a wholesale division whereby we import pumps from overseas and distribute through a dealer network, therefore storage is important to us.

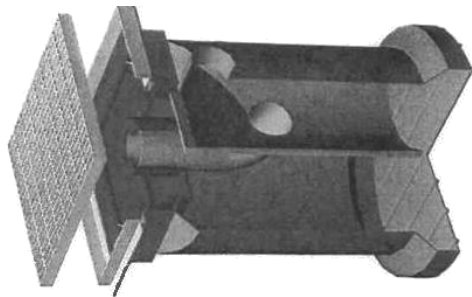
Netco has 12 employees and 1 of these is in Burnie so currently only 11 employees at the Derwent Park site, we would hope to see this increase by 4 or 5 over the next few years so our planned offices would be to suit roughly 16 persons plus visitors / customers.

PROPOSED COMMERCIAL DEVELOPMENT

FLOOR AREAS	M ²
SITE	4632.0
BASEMENT LEVEL	
CARPARK	523.5
LIFT & STAIRS	30.7
TOTAL	554.2
LEVEL GROUND	
OFFICE & ADMINISTRATION	353.1
STORAGE	669.1
WORKSHOP	298.8
LIFT & STAIRS	61.3
TOTAL	1383.3
LEVEL 1	
STORAGE	301.9
LIFT & STAIRS	49.7
TOTAL	351.6
LEVEL 2	
OFFICES	288.1
LIFT & STAIRS	41.8
TOTAL	331.0
RATIO OF USES	
OFFICES	642.2 33.6%
STORAGE (INCLUDING WORKSHOP)	1270.8 66.4%
TOTAL	1913.0 100.0%
FINISHED FLOOR LEVELS	
BASEMENT	RL 10.300
LEVEL 1	RL 13.300
LEVEL 2	RL 16.700
LEVEL 3	RL 20.100
CARPARKING CALCULATIONS	
OFFICES (1 PER 40M ²)	642.2 17 CARS
STORAGE (1 PER 100M ²)	1270.8 13 CARS
TOTAL CAR SPACES REQUIRED	30 CARS
CARPARKING	
BASEMENT CARPARK	15 + 1 ACCESSIBLE
FRONT CARPARK	5 + 1 ACCESSIBLE
REAR CARPARK	8
TOTAL	28 + 2 ACCESSIBLE
TOTAL CAR SPACES	30
LANDSCAPING	240.0M² (5.2% OF SITE)

STORMWATER BY-PASS INTERCEPTOR

The Netco SBI 600 Stormwater By-pass Interceptor is an at-source treatment device that not only removes gross pollutants and fine silt from stormwater run-off, but effectively captures hydrocarbons and other light-liquid pollutants off smaller catchment areas.



Manufactured from tough rotomoulded polyethylene, the unit incorporates an easily removable inlet silt arrestor/solids filter to prevent gross pollutant entering the stormwater drainage system as the first treatment stage. In the second phase of treatment, the quiescent zone ensures the necessary detention time to both remove the fine silt that would otherwise clog the stormwater reticulation system, and to trap fine oil droplets that wash off carparks and other vehicle storage areas.

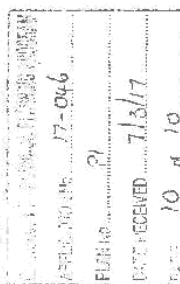
For storm inflows in excess of the treatment flow, the surplus flow by-passes the detention chamber and flows directly to the discharge, thus protecting the integrity of the unit and preventing surcharging.

Typical Applications:

- Small Carparks / Driveways
- Loading Docks / Aprons
- Paved Holding Yards
- Industrial Rubbish Bin Bays
- Commercial Developments

Technical Specifications

Catchment Area	Up to 750m ²
Treatment Flow	5 L/s
By-pass Flow	20 L/s
Outlet Size	150mm and 225mm
Chamber Size	700mm diameter x 1200mm deep
Grate	G40, Stair 600mm x 2 (med of heavy)
Silt/Solids Arrestor	600L x 600W x 215D
Material	12mm HDPE
Hydrocarbon Retention	99%



Sump Detail

Scale N.T.S. @ A3

PROPOSED COMMERCIAL DEVELOPMENT

FOR NETCO

100 SUNDERLAND STREET, DERWENT PARK

JOB NO. - 2127

AMENDMENT	DATE	DETAILS
1	06/02/2017	DATE ISSUE
2	14/02/2017	AMENDMENT PER CLIENTS INSTRUCTIONS
3	15/02/2017	ADDED BOUNDARY SETBACK INSTRUCTIONS
4	17/02/2017	AMENDED / ADDED FIRE RATED SHED AND FRONT WALK

LINARDI PTY. LTD
255 Macquarie Street
Hobart, Tasmania 7000
p. 03 6254 1000
e. linardi@linardi.com.au
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ACH 002 287 840

DESIGN
LINARDI
ARCHITECTURAL SERVICES

DA 01



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-046	Council notice date	2/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00614-GCC	Date of response	08/05/2017
TasWater Contact	Rachael Wing – Development Greg Cooper – Trade Waste	Phone No.	03 6345 6346 03 6237 8280
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	SUNDERLAND ST, DERWENT PARK	Property ID (PID)	3311234
Description of development	Storage warehouse and signage		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Linardi Design	2127 DA 02, 04, 05, 06	4	17/02/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit / lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
DEVELOPMENT ASSESSMENT FEES			
3. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: a. \$201.93 for development assessment The payment is required within 30 days of the issue of an invoice by TasWater.			
Trade Waste Conditions			
1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent			



Advice

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

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

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

General

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

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

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

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

Declaration

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

Authorised by

Jason Taylor

Development Assessment Manager

TasWater Contact Details

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

31 WINDERMERE BEACH ROAD

NOTES:
Consultants and contractors are to verify dimensions prior to commencing work.

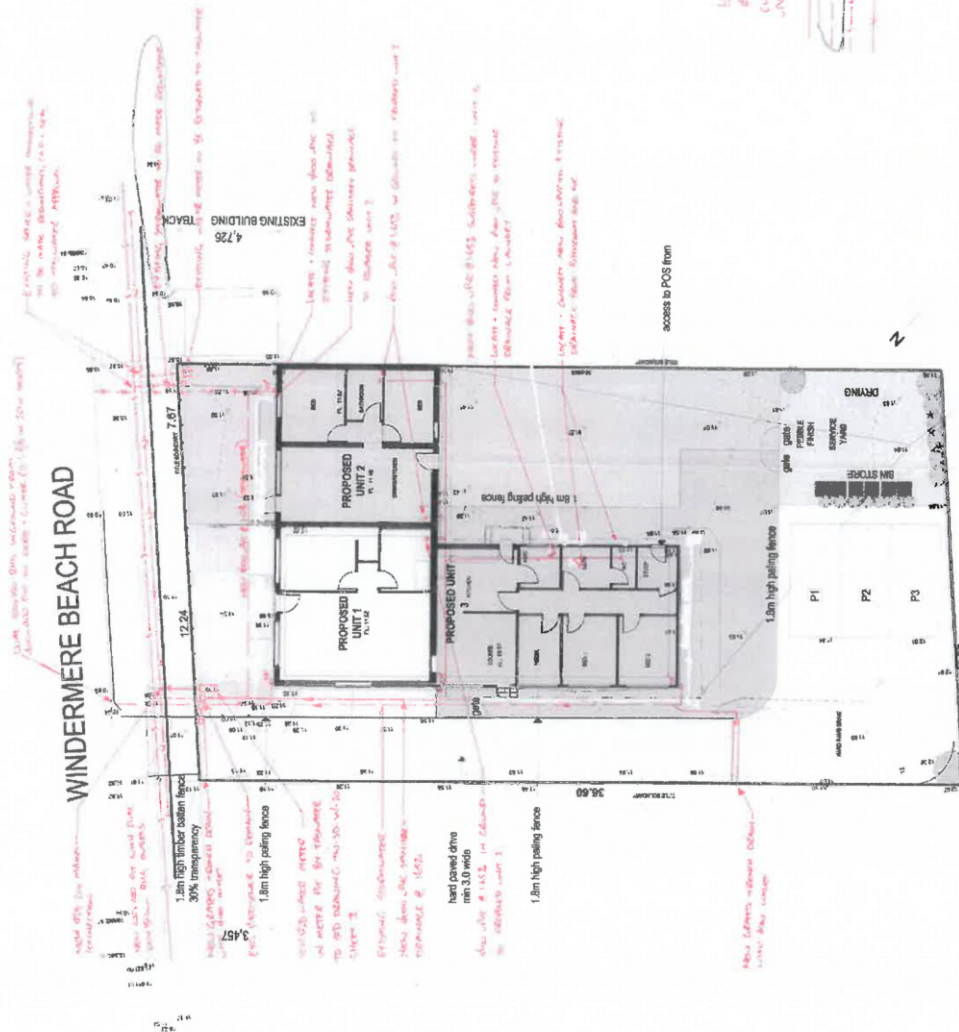
Do not scale off drawing - dimensions to take precedence over scale. Discrepancy to be reported immediately.

Contractors to ensure structural adequacy integrity and stability when ensuring the design intent is maintained.

Contractor must allow for all safety measures required to maintain site staff and visitors safety.

All construction work shall be carried out in accordance with the Planning and Building permits.

Materials and workmanship to conform with state building regulations, local council by law and relevant ACC code, Australian standards and manufacturers specifications.



1 SITE PLAN
SCALE 1:200

PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT:
Big Blue Co Pty Ltd
DRAWING:
PROPOSED SITE PLAN

CYKEL ARCHITECTURE
CYKEL STUDIO
Level 2, 48-51 Murray Road, The
Hill, 5400 (Australia)
Phone: 08 9400 0000
www.cykellarchitecture.com.au



CYKEL: 161008 31 WINDERMERE BEACH ROAD 4/4/2017 12:17 PM

REV DESCRIPTION
REV D403

DATE APPLIED
4/4/2017

FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

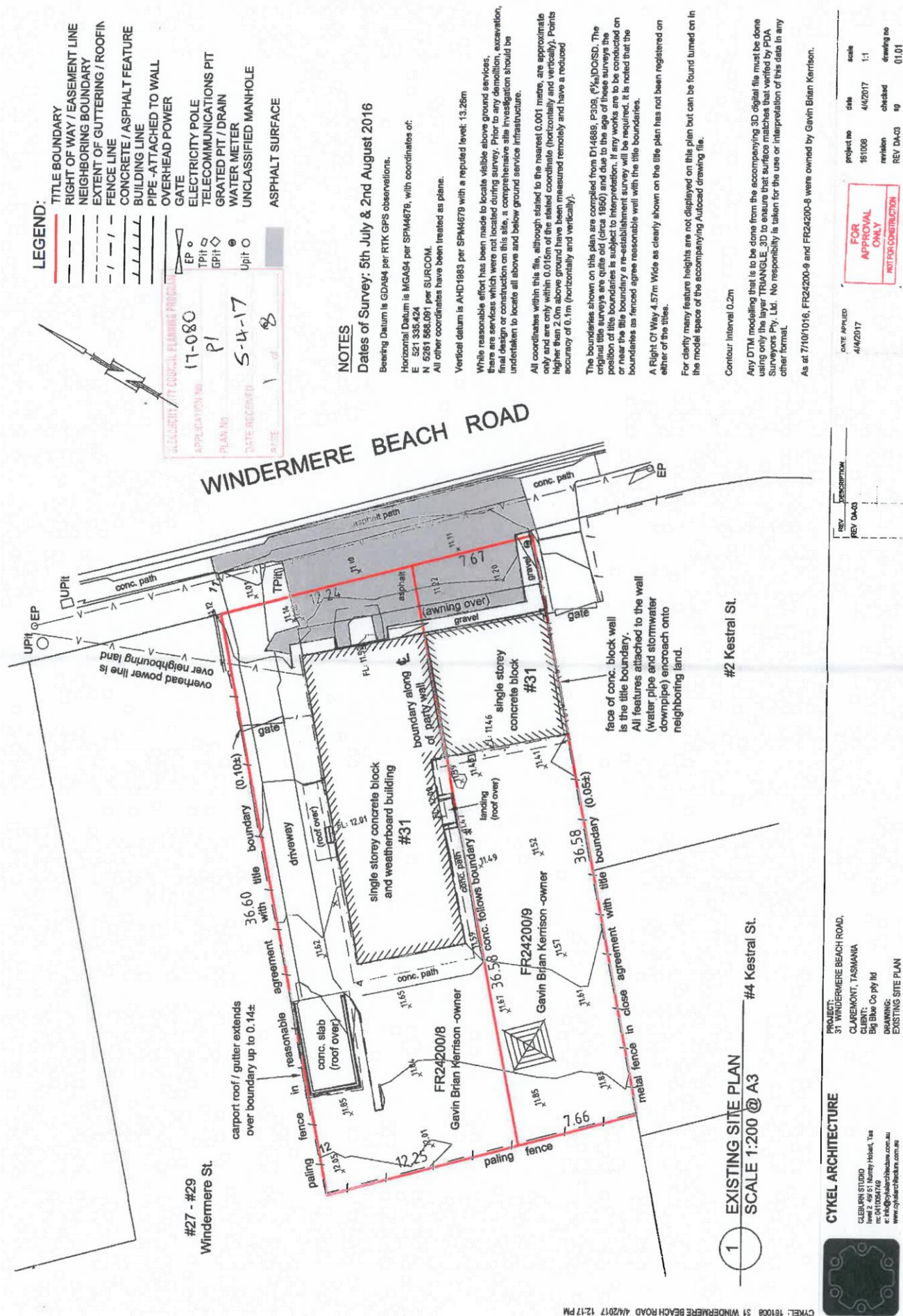
project no 161008
scale 1:200
date 4/4/2017
checked 96
drawing no 01.02
revision
REV D403

GLENORCHY PLANNING PROGRAM
APPLICATION No. PLN-17-080
PLAN No. P2
DATE RECEIVED 8/5/2017
PAGE 1 OF 2

LEGEND
1. Existing
2. Proposed
3. Boundary
4. Access
5. Parking
6. Driveway
7. Fencing
8. Retaining Wall
9. Easement
10. Other

JMC M200P
SK-H01 Rev 2
03-05-17 ANJ





NOTES:
Consultants and contractors are to verify dimensions prior to commencing work.

Do not scale off drawing - dimensions to take precedence over scale. Discrepancy to be reported to architect immediately.

Contractors to ensure structural adequacy/ integrity and stability whilst ensuring the design intent is maintained.

Contractor must allow for all safety measures required to maintain site staff and visitors safety.

All construction work shall be carried out in accordance with the Planning and building permits.

Materials and workmanship to conform with state building regulations, local council by laws and relevant NCC codes, Australian standards and manufacturers specifications.

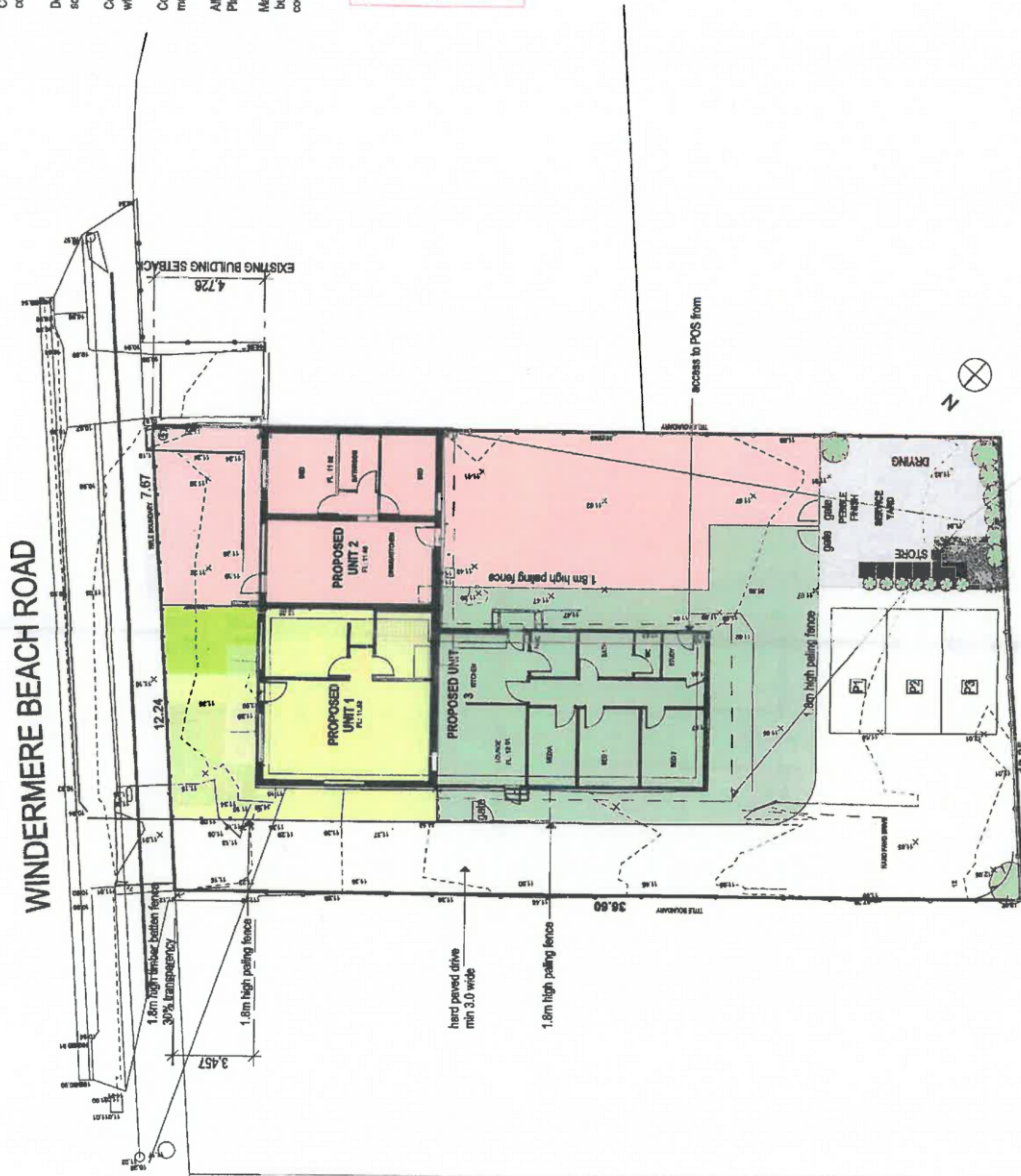
SLEWICK CITY COUNCIL PLANNING PROGRAM

APPLICATION No. 17-080

PLAN No. 81

DATE RECEIVED 5-4-17

PAGE 2 OF 8



project no 161008

date 4/4/2017

revision 01.02

checked by

drawing no

FOR APPROVAL ONLY

NOT FOR CONSTRUCTION

DATE APPLIED 14/4/2017

REV DESCRIPTION

REV DA-03

PROJECT: 31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA

CLIENT: Big Blue Co pty ltd

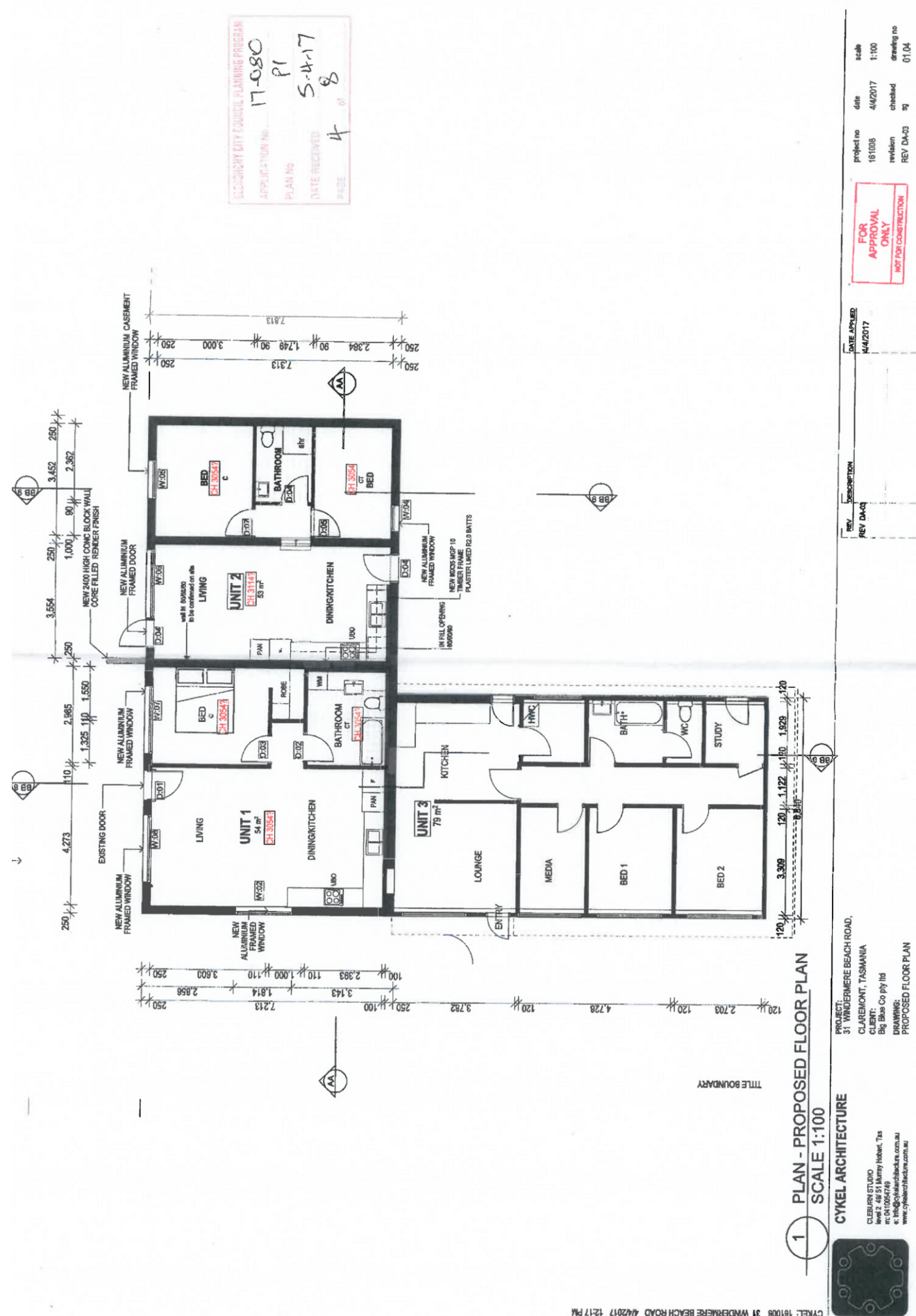
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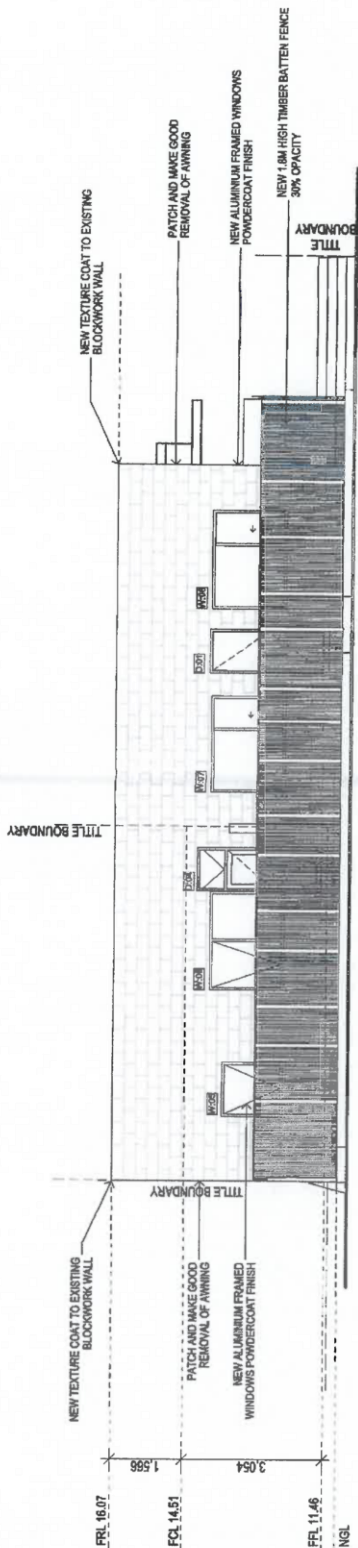
CYKEL ARCHITECTURE

CLUBBURN STUDIO
Level 2, 401 Mary Hobart, Tas
m: 0410567189
e: info@cykel-architecture.com.au
www.cykel-architecture.com.au

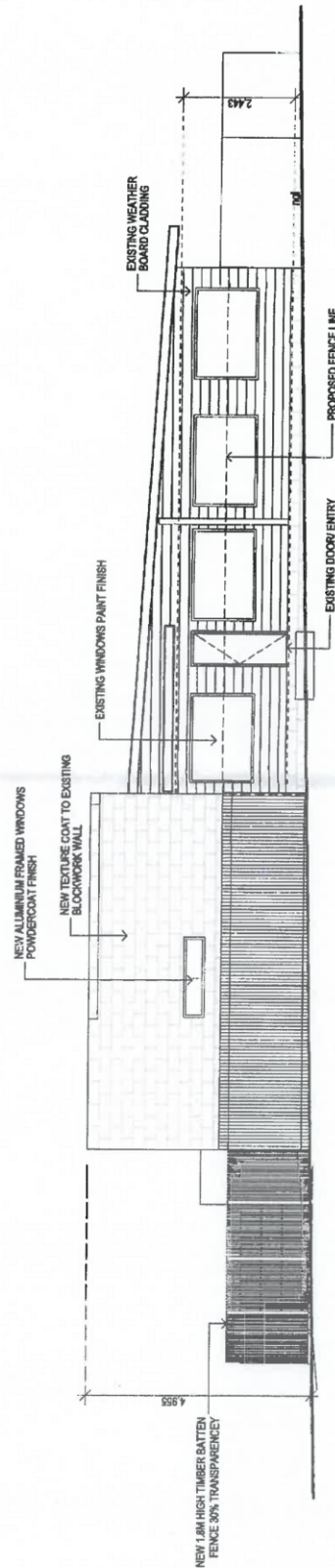


CYKEL: 161008 31 WINDERMERE BEACH ROAD 4/4/2017 12:17 PM





2 PROP NORTH ELEVATION
SCALE 1:100



1 PROP WEST ELEVATION
SCALE 1:100

GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO 17-080

PLAN NO P1

DATE RECEIVED 5-4-17

PAGE 5 OF 8

CYKEL ARCHITECTURE

CLEBURN STUDIO
level 2, 401 51 Murray Hobart, Tas
ph: 0418054746
info@cykelarchitect.com.au
www.cykelarchitect.com.au

PROJECT: 31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT: Big Blue Co pty ltd
DRAWINGS: ELEVATIONS

REV DESCRIPTION

REV DA-03

DATE APPLIED 4/4/2017

FOR
APPROVAL
ONLY
NOT FOR CONSTRUCTION

project no 161008

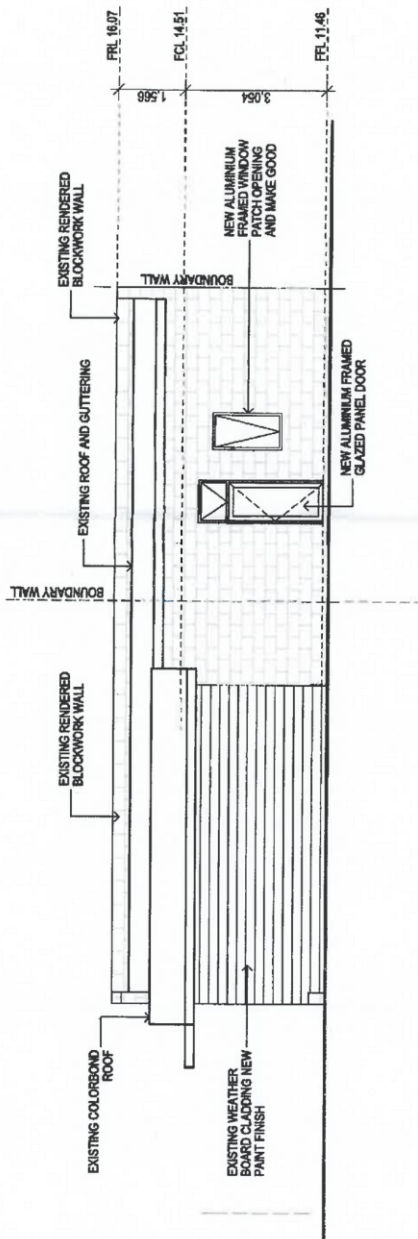
revision REV DA-03

date 4/4/2017

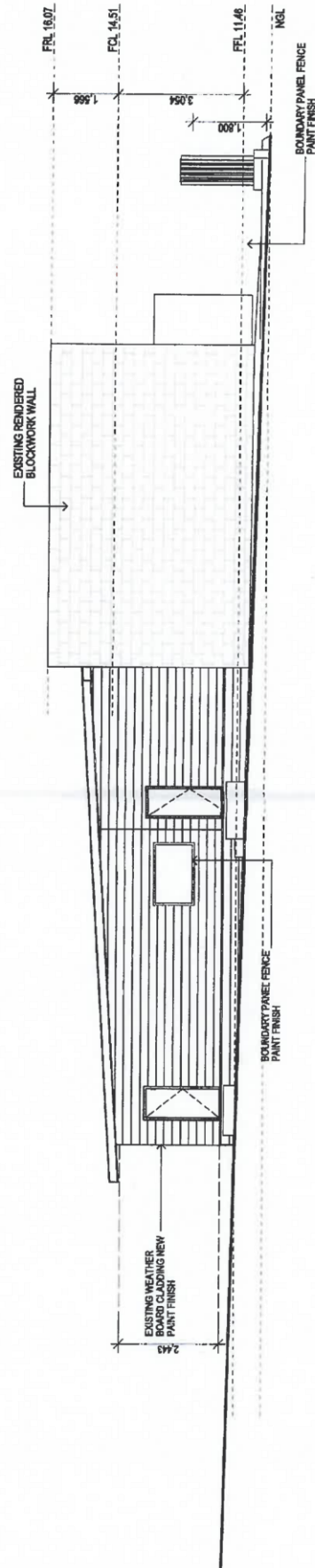
checked ng

scale 1:100

drawing no 01.05



1 PROP SOUTH ELEVATION
SCALE 1:100



2 EAST ELEVATION
SCALE 1:100



CYKEL ARCHITECTURE

CLERBURN STUDIO
Level 2 481 St Marys Road, Tas
7007
www.cyclarchitecture.com.au

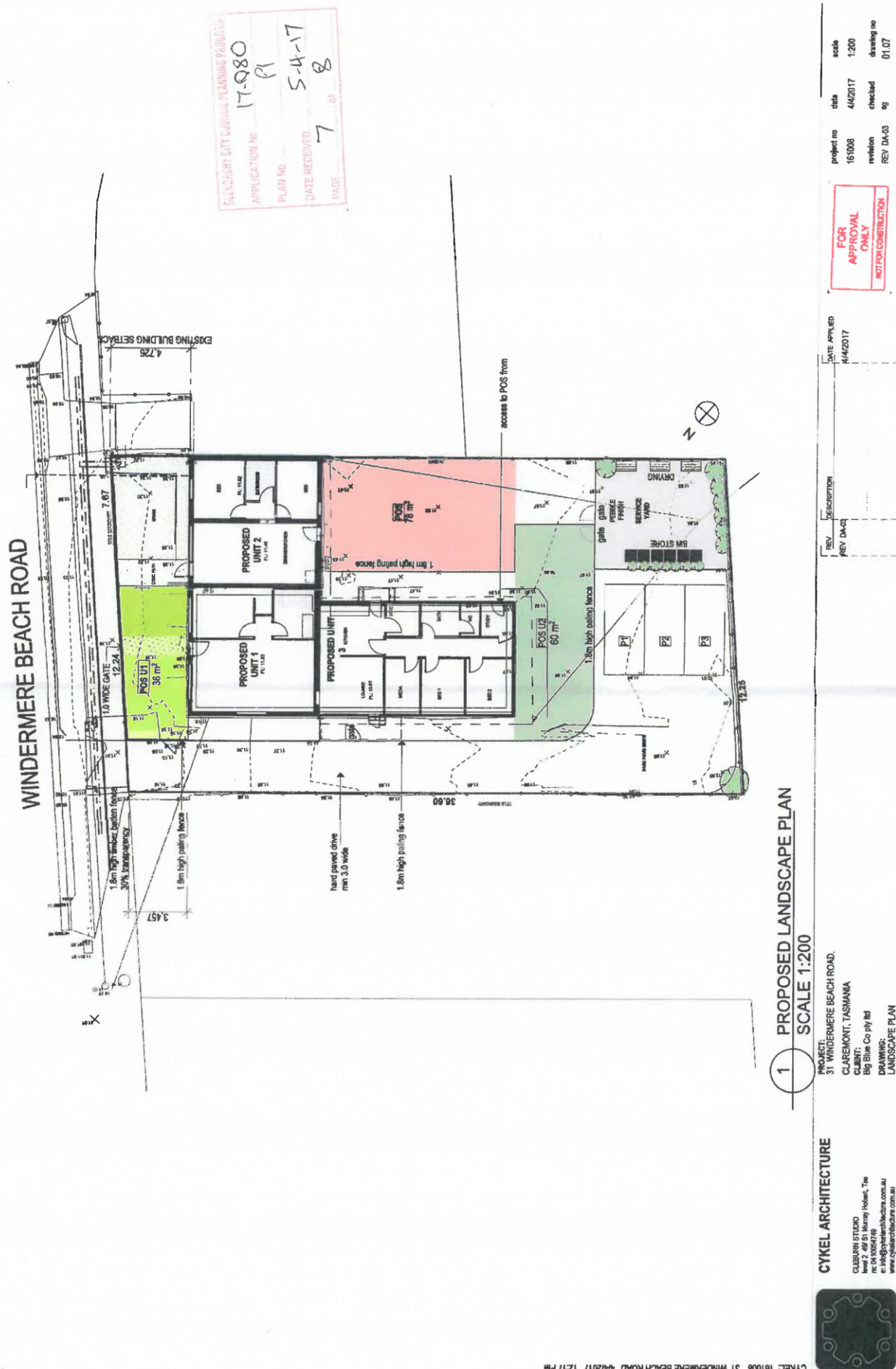
PROJECT: 31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT: Big Blue Co pty ltd
DRAWING: ELEVATIONS

REV	DESCRIPTION	DATE APPLIED
REV DA-03		14/2/2017

FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

PROJECT NO	DATE	SCALE
161008	4/2/2017	1:100
REVISION	CHECKED	DRAWING NO
REV DA-03	ag	01.06

CYKEL: 161008 31 WINDERMERE BEACH ROAD 4/2/2017 12:17 PM



CYKEL: 161008 31 WINDERMERE BEACH ROAD 4/4/2017 12:17 PM

'Appendix A'



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-080	Council notice date	20/04/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00530-GCC	Date of response	27/04/2017
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	31 WINDERMERE BEACH RD, CLAREMONT	Property ID (PID)	5349148
Description of development	Existing building into 3 units and amalgamations of 2 lots CT 24200/8 & 24200/0		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Cykel Architecture	161008 Sheets 01.01, 01.02, 01.03, 01.04, 01.05, 01.06	DA-03	4/4/2017
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
- A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. - Multiple property water and sewer connections are not authorised. Only one, suitably sized, property water & sewer connection is authorised for the consolidated lot. - 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. - Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.			
FINAL PLANS, EASEMENTS & ENDORSEMENTS			
Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.			
DEVELOPMENT ASSESSMENT FEES			
- The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: \$335.18 for development assessment; and			



b. \$133.25 for Consent to Register a Legal Document

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

Advice

For information on TasWater development standards, please visit

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

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

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

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

DERWENT ENTERTAINMENT CENTRE 601 BROOKER HIGHWAY GLENORCHY, 825 BROOKER HIGHWAY MONTROSE, BROOKER HIGHWAY GLENORCHY, THE GROVE RESERVE BROOKER HIGHWAY GLENORCHY, 601B BROOKER HIGHWAY GLENORCHY & 601A BROOKER HIGHWAY GLENORCHY.

Image ©2015 STCA



Map Scale: 1:12,190

Map Width: 2317 m

Date of Print: Monday, 29 May 2017





GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No. PLN-17-092

PLAN No. P1

DATE RECEIVED 13-4-2017

PAGE 1 of 3



GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. PLN-17-092
PLAN No. P1
DATE RECEIVED 13-4-2017
PAGE 2 OF 3





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-092	Council notice date	10/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00680-GCC	Date of response	16/05/2017
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	601 BROOKER HWY, GLENORCHY	Property ID (PID)	7597188
Description of development	Six major events & minor events ongoing		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Applicant	Site Plans	--	April 2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
For application forms please visit http://www.taswater.com.au/Development/Forms			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

160A Springfield Avenue, West Moonah

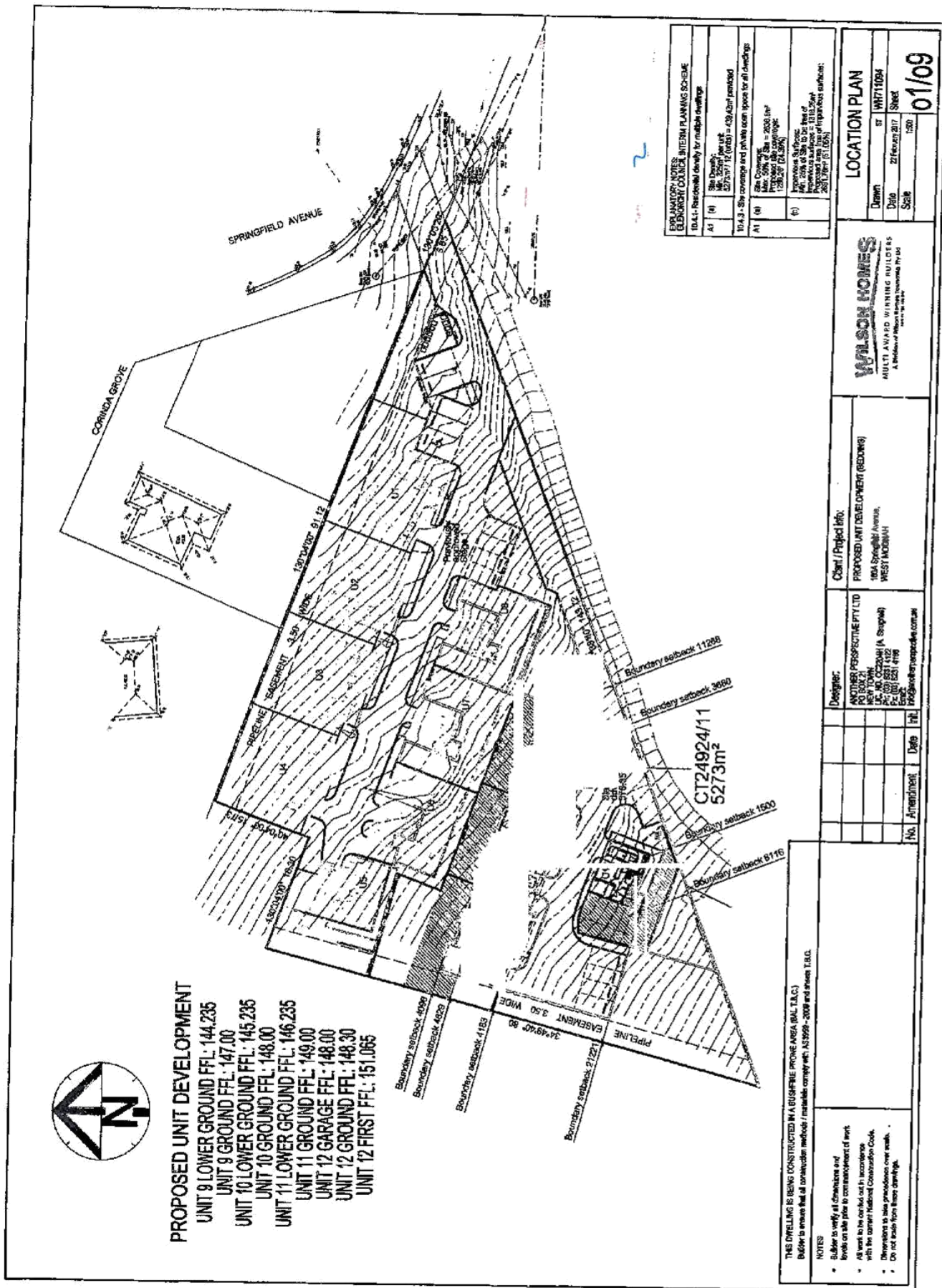


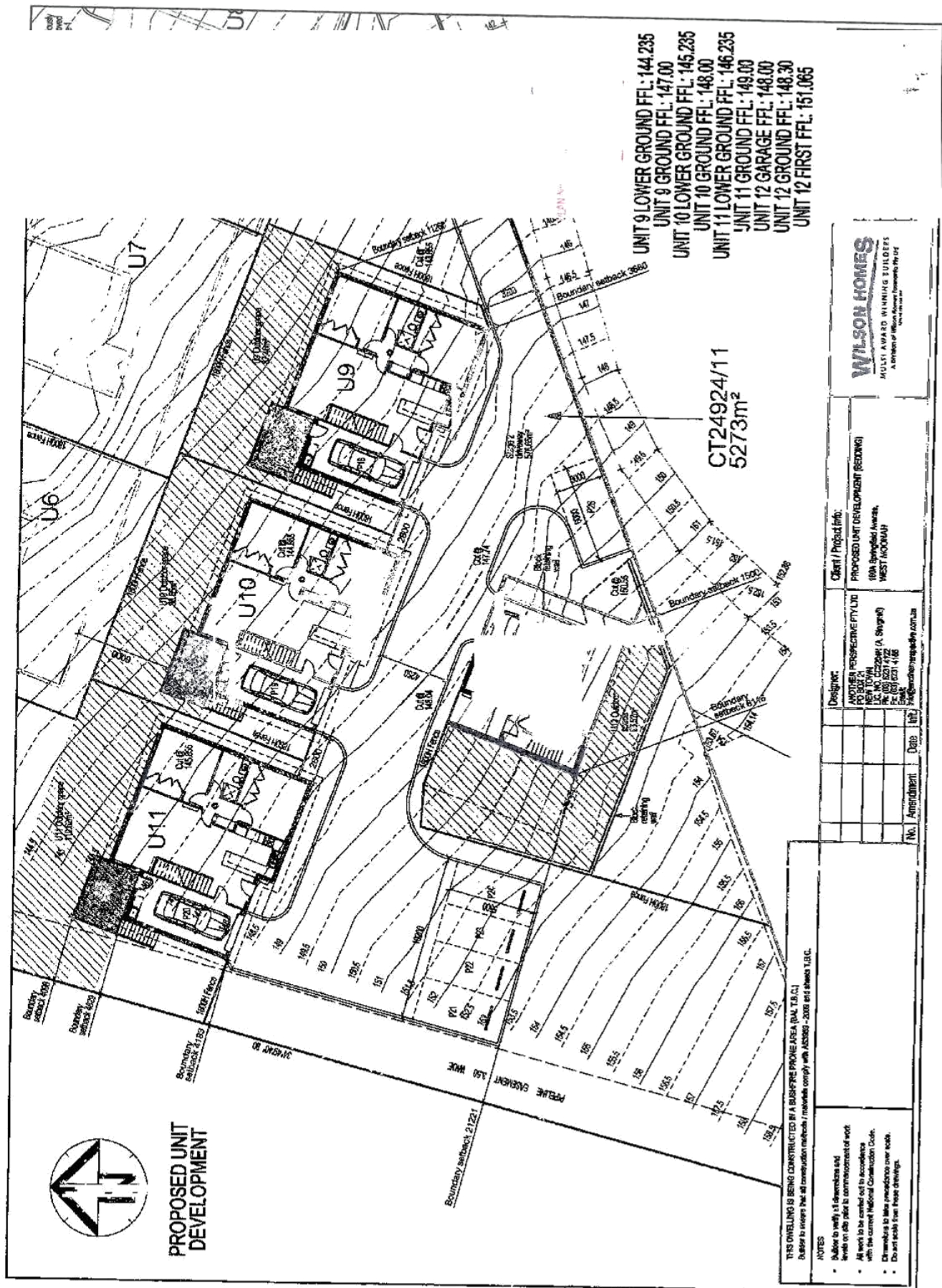
STAGE 2

SHEET DRAWING TITLE

- | | |
|----------|---------------------------------|
| 01: (-) | LOCATION PLAN |
| 01a: (-) | SITE PLAN |
| 02: (-) | UNIT 9 LOWER GROUND FLOOR PLAN |
| 02a: (-) | UNIT 9 GROUND FLOOR PLAN |
| 03: (-) | UNIT 9 ELEVATIONS SHEET 1 |
| 03a: (-) | UNIT 9 ELEVATIONS SHEET 2 |
| 04: (-) | UNIT 10 LOWER GROUND FLOOR PLAN |
| 04a: (-) | UNIT 10 GROUND FLOOR PLAN |
| 05: (-) | UNIT 10 ELEVATIONS SHEET 1 |
| 05a: (-) | UNIT 10 ELEVATIONS SHEET 2 |
| 06: (-) | UNIT 11 LOWER GROUND FLOOR PLAN |
| 06a: (-) | UNIT 11 GROUND FLOOR PLAN |
| 07: (-) | UNIT 11 ELEVATIONS SHEET 1 |
| 07a: (-) | UNIT 11 ELEVATIONS SHEET 2 |
| 08: (-) | UNIT 12 GROUND FLOOR PLAN |
| 08a: (-) | UNIT 12 FIRST FLOOR PLAN |
| 09: (-) | UNIT 12 ELEVATIONS SHEET 1 |
| 09a: (-) | UNIT 12 ELEVATIONS SHEET 2 |

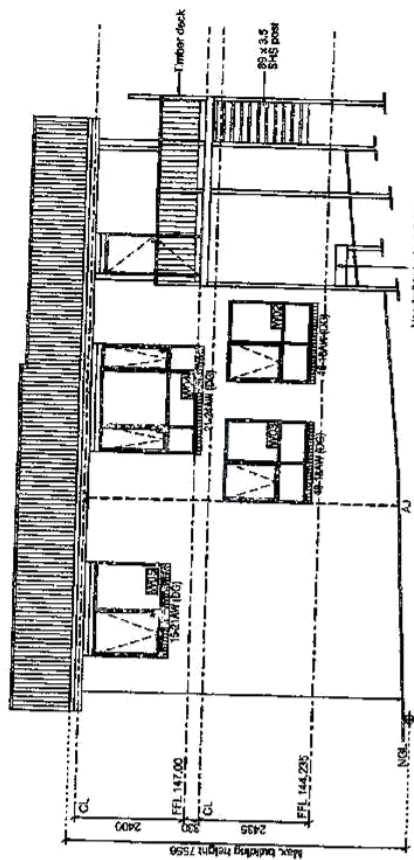
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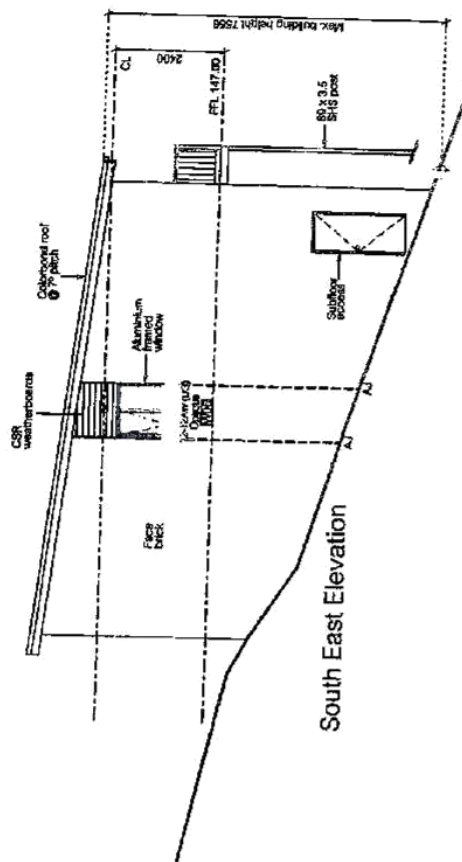








North East Elevation



South East Elevation

Handrail to be installed 1000mm high as per NCC Part 3.9.2.4

Levels & bottom / resulting wall subject to engineer's advice.

THIS DWELLING IS BEING CONSTRUCTED IN A Bushfire Prone Area (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS2688-2006 and shelve T.S.C.

NOTES

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

All changes to be checked and approved on site prior to proceeding with work.

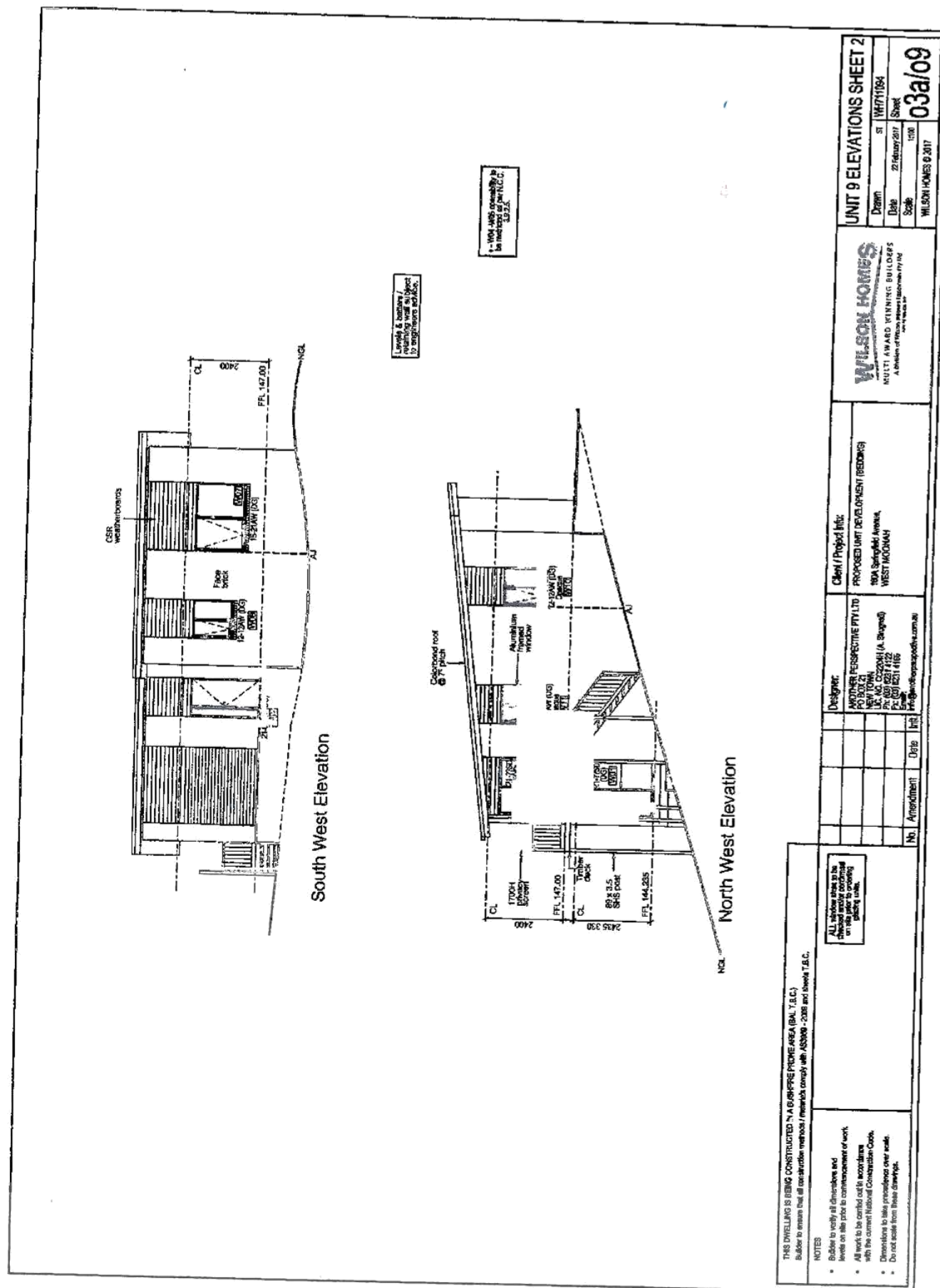
No.	Amendment	Date	By

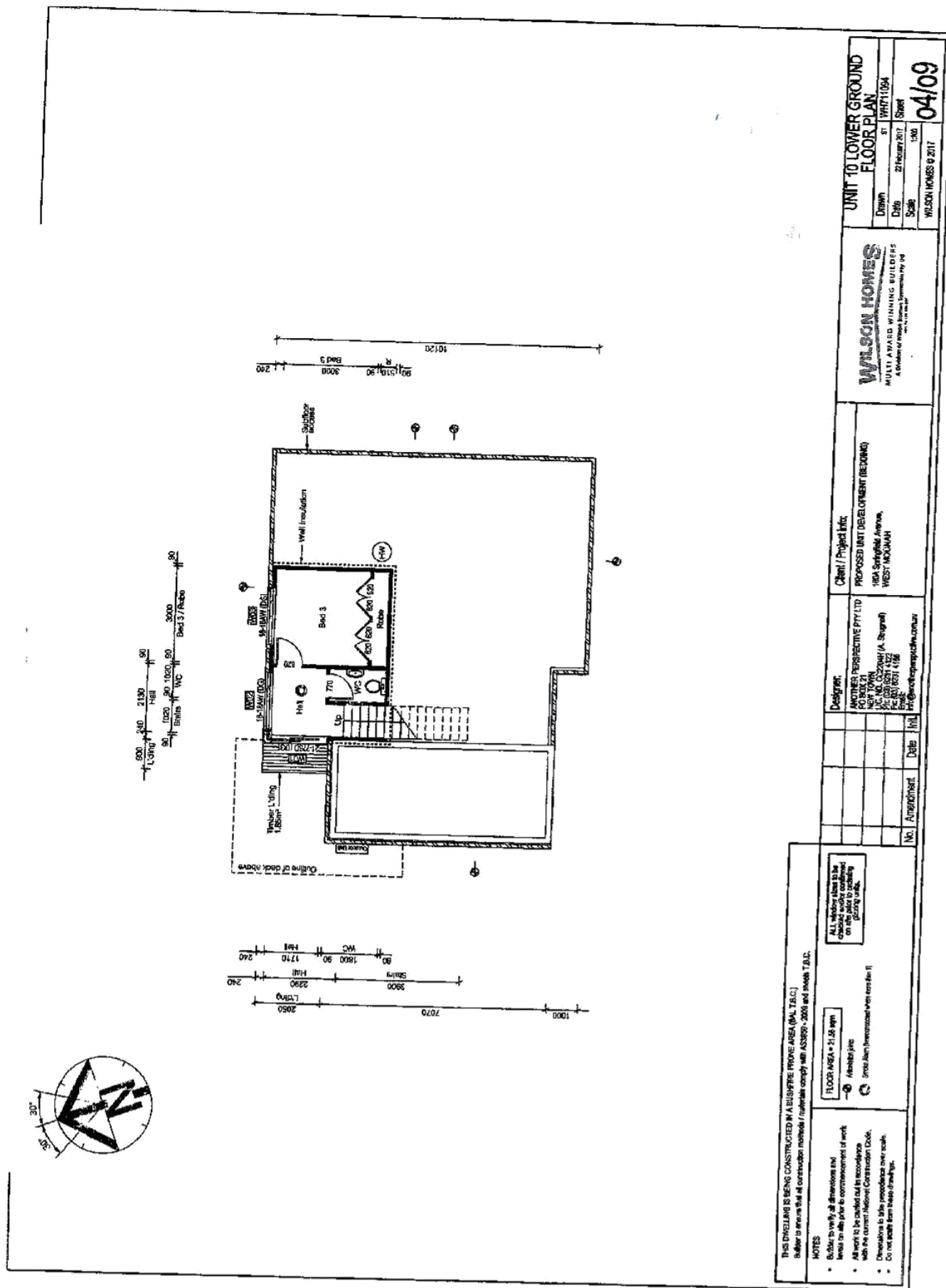
Designer:
ANTHONY PERSPECTIVE PTY LTD
PO BOX 24
NEW TOWN
QLD 4059
TEL: 07 555 4122
FAX: 07 555 4122
Email: info@anthonyperpective.com.au

Client / Project Info:
PROPOSED UNIT DEVELOPMENT (BEDDING)
160A Springfield Avenue,
WEST MOONAH

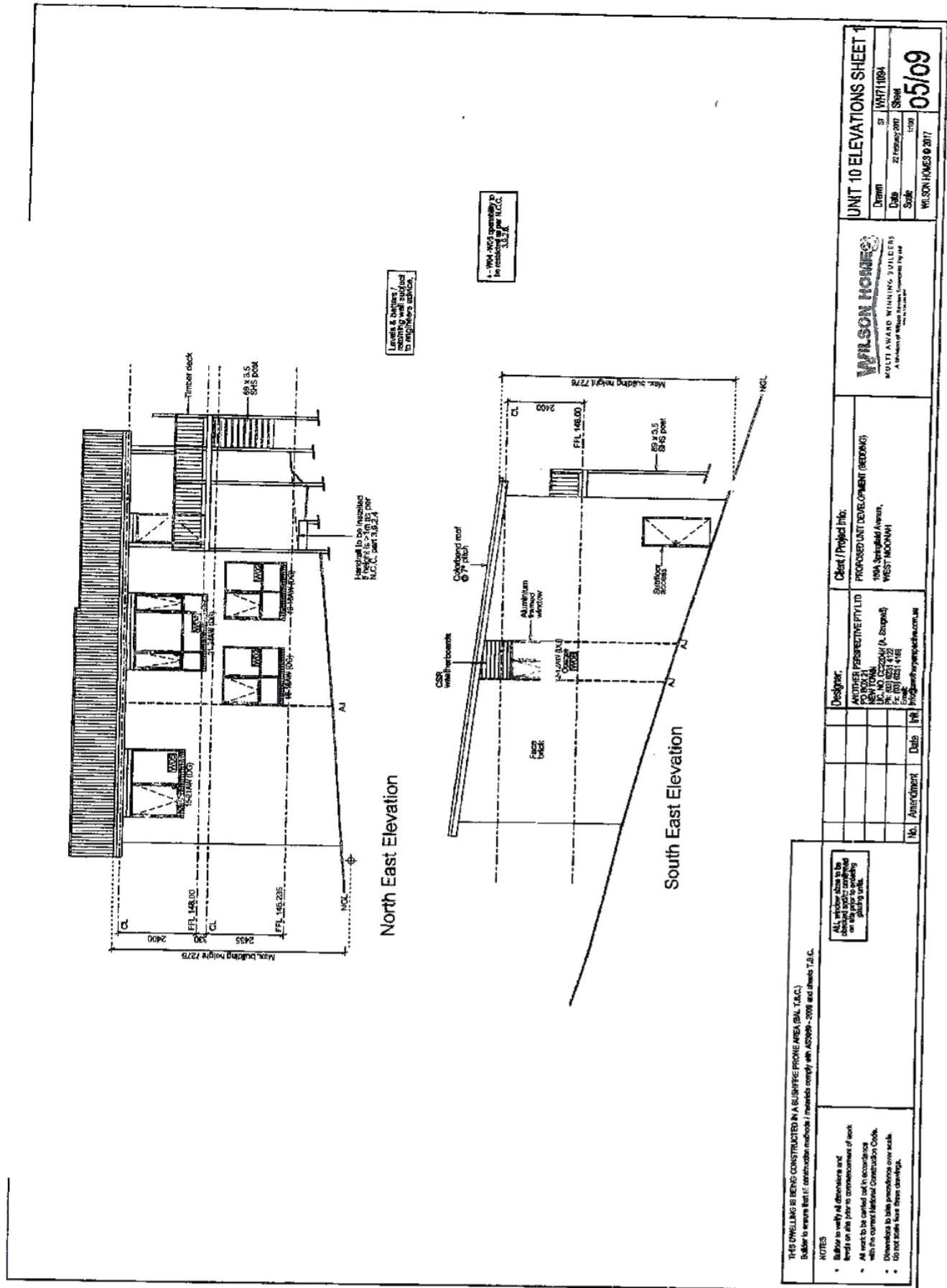
WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Pty Ltd

UNIT 9 ELEVATIONS SHEET 1
Drawn: 31 WPT/11094
Date: 22/04/2017
Scale: 1/100
Sheet: 03/09
WILSON HOMES © 2017



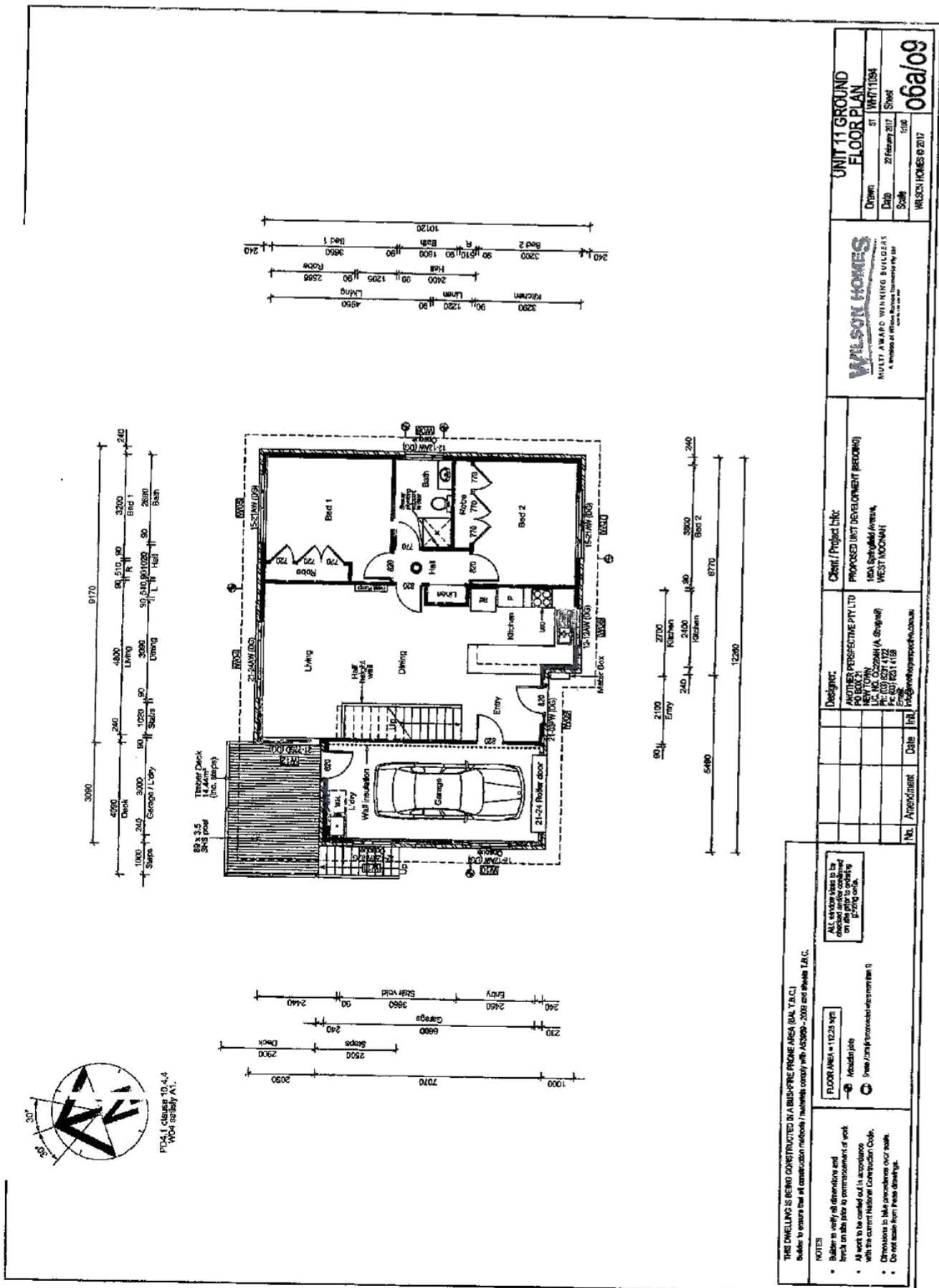






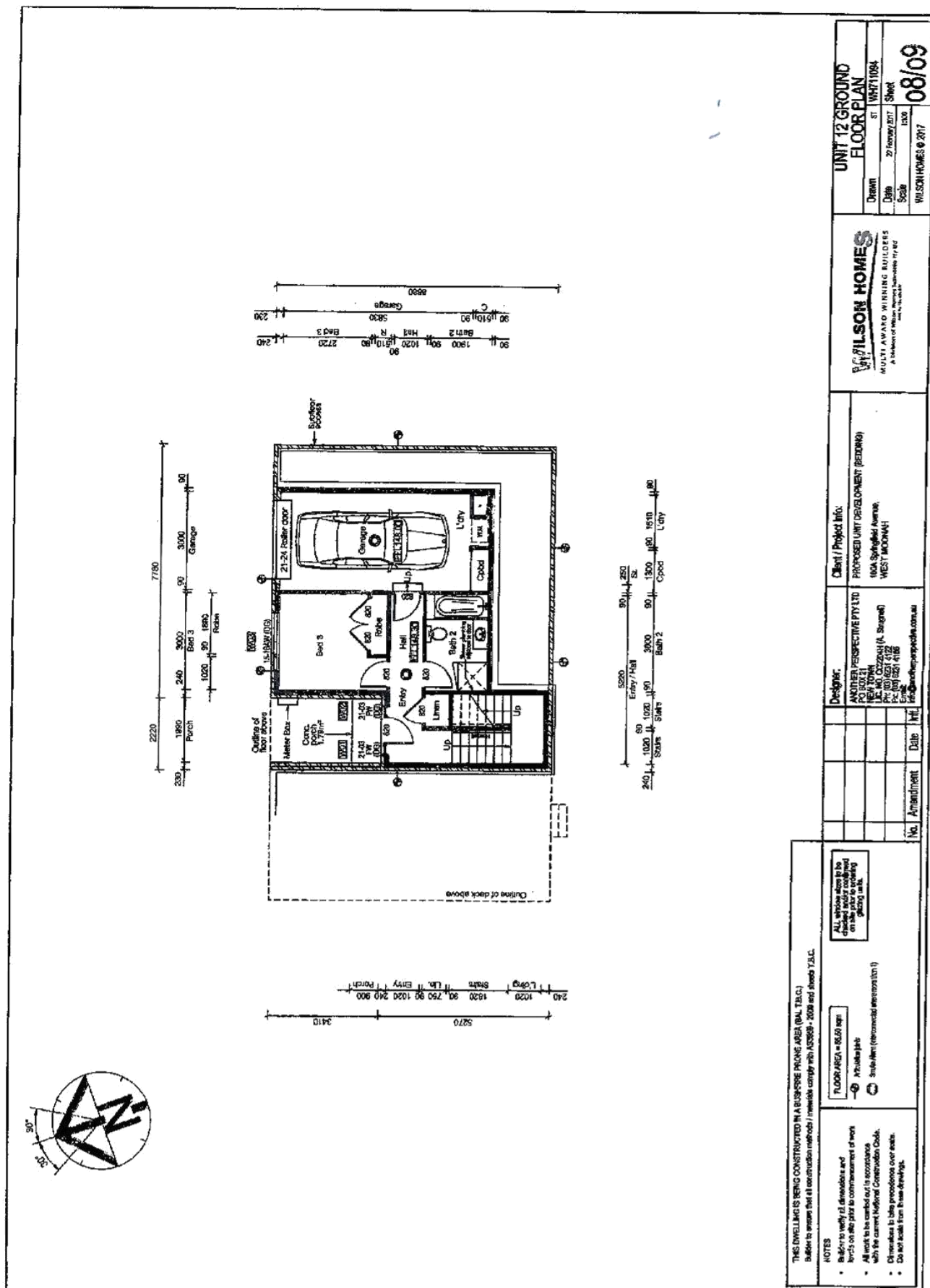


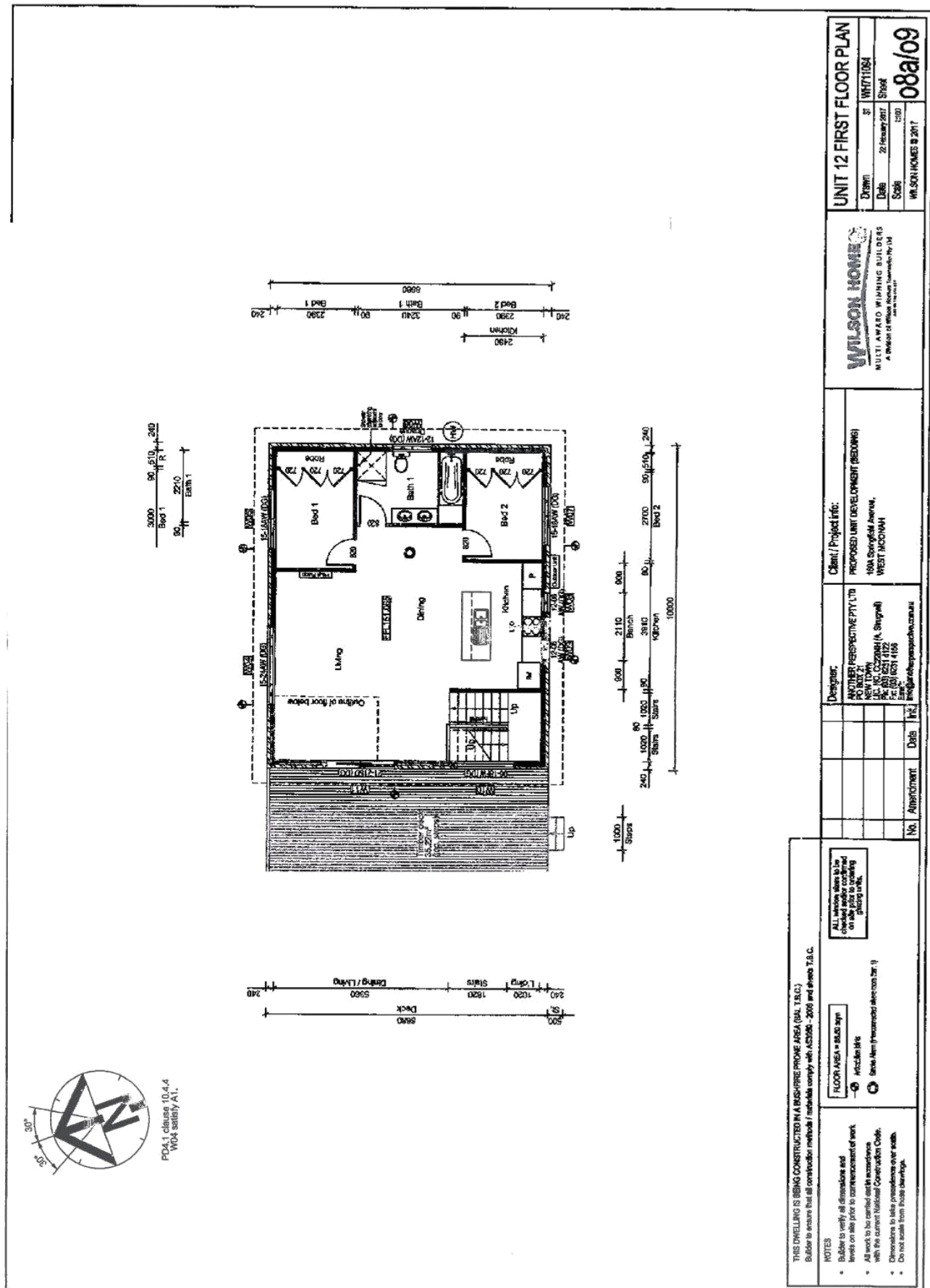


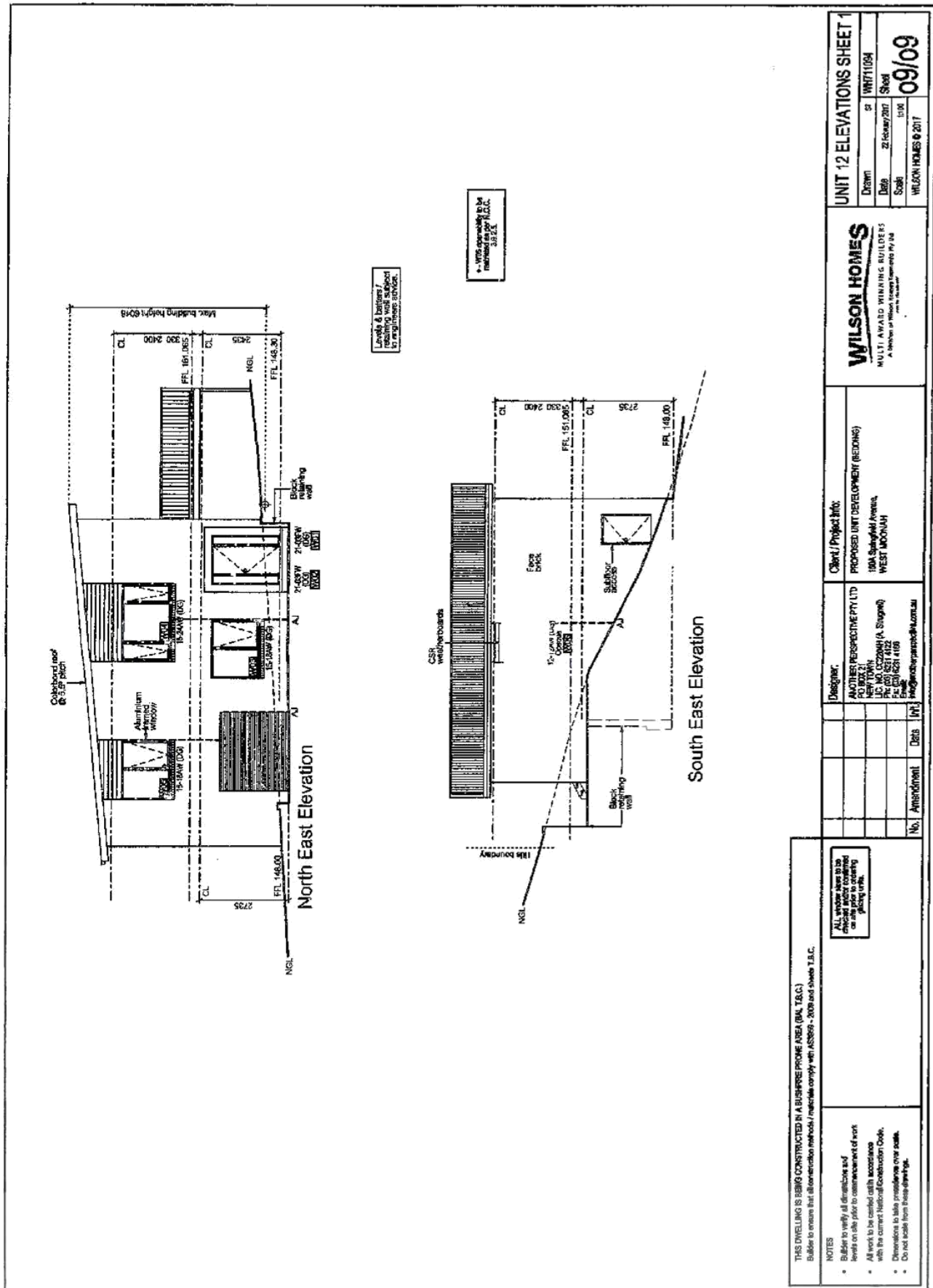
















Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-003	Council notice date	8/03/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00307-GCC	Date of response	15/03/2017
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	160A SPRINGFIELD AVE, WEST MOONAH	Property ID (PID)	7210625
Description of development	4 Additional units (U9-12)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Another Perspective	Site Plan / 01a/09	--	22/02/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. The proposed development must be serviced by a suitably sized metered water property connection in accordance with TasWater standards. 2. In the event the units are to be stratum titled the individual water connections to each unit must be fitted with 20mm sub meters in accordance with TasWater standards. 3. The proposed development must be serviced for sewer by a single shared sewer property connection in accordance with TasWater standards. 4. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 56W CONSENT 5. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built two metres of TasWater's 200mm water main. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show; a. Existing pipe location and depth of the 200mm water main relative to unit 11; b. Footings located within 2.0m of the 200mm water main must be pierced to bedrock or otherwise suitably designed to ensure the integrity of the footings will be maintained in the event of a water main failure and; c. A note on the plan indicating how the pipe location and depth were ascertained.			

**DEVELOPMENT ASSESSMENT FEES**

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$335.18 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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

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

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

Declaration

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

Authorised by

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

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

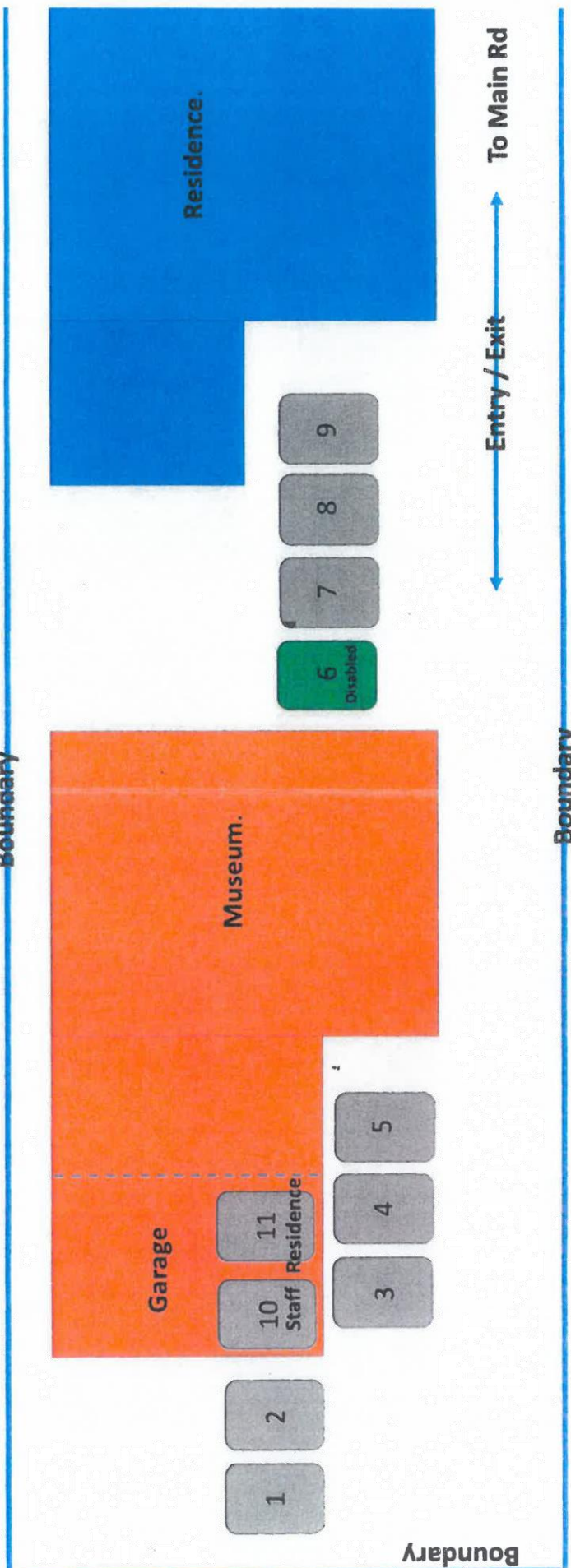
295-295A Main Rd, Glenorchy



Tasmania Military Museum Parking Plan: Attachment to Glenorchy Council Planning Permit Application Form.

APPLICATION No. 17-006
 PLAN No. 21
 DATE RECEIVED 5/1/17
 PAGE 1 of 2

Boundary







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-006	Council notice date	1/02/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00138-GCC	Date of response	06/02/2017
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	295 MAIN RD, GLENORCHY	Property ID (PID)	5383645
Description of development	Partial change of use to museum		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Applicant	Site Plan	--	Jan 2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
For application forms please visit http://www.taswater.com.au/Development/Forms			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au