

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS

MONDAY, 5 SEPTEMBER 2016



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PLANNING

**5. Proposed Use and Development - Proposed Outbuilding
(Residential) Relying on Performance Criteria - 4 Godfrey Road
Claremont**

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**6. Proposed Use and Development - Telecommunications Facility
(Utilities) Relying on performance Criteria - 12 McLean Court,
Rosetta**

1: Attachment - 12 McLean Court, Rosetta.....9





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-156	Council notice date	2/08/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01082-GCC	Date of response	11/08/2016
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	4 GODFREY RD, CLAREMONT	Property ID (PID)	7763086
Description of development	Proposed outbuilding		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Longview Design	Site Plan / 16-086 / A02	0	21/07/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application: 56W CONSENT 1. 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 Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure. 2. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows; a. Existing 150mm sewer main location and depth relative to the proposed structure; b. The footings must be outside of the easement and/or no closer than 1.0m from the outside pipewall of the sewer main; c. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench ; d. Minimum 300mm clearance from the sewer property connection inspection opening (I.O.) and; e. A note on the plan indicating how the pipe location and depth were ascertained. DEVELOPMENT ASSESSMENT FEES 3. The applicant or landowner as the case may be, must pay a development assessment fee of \$201.93			



to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to 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.

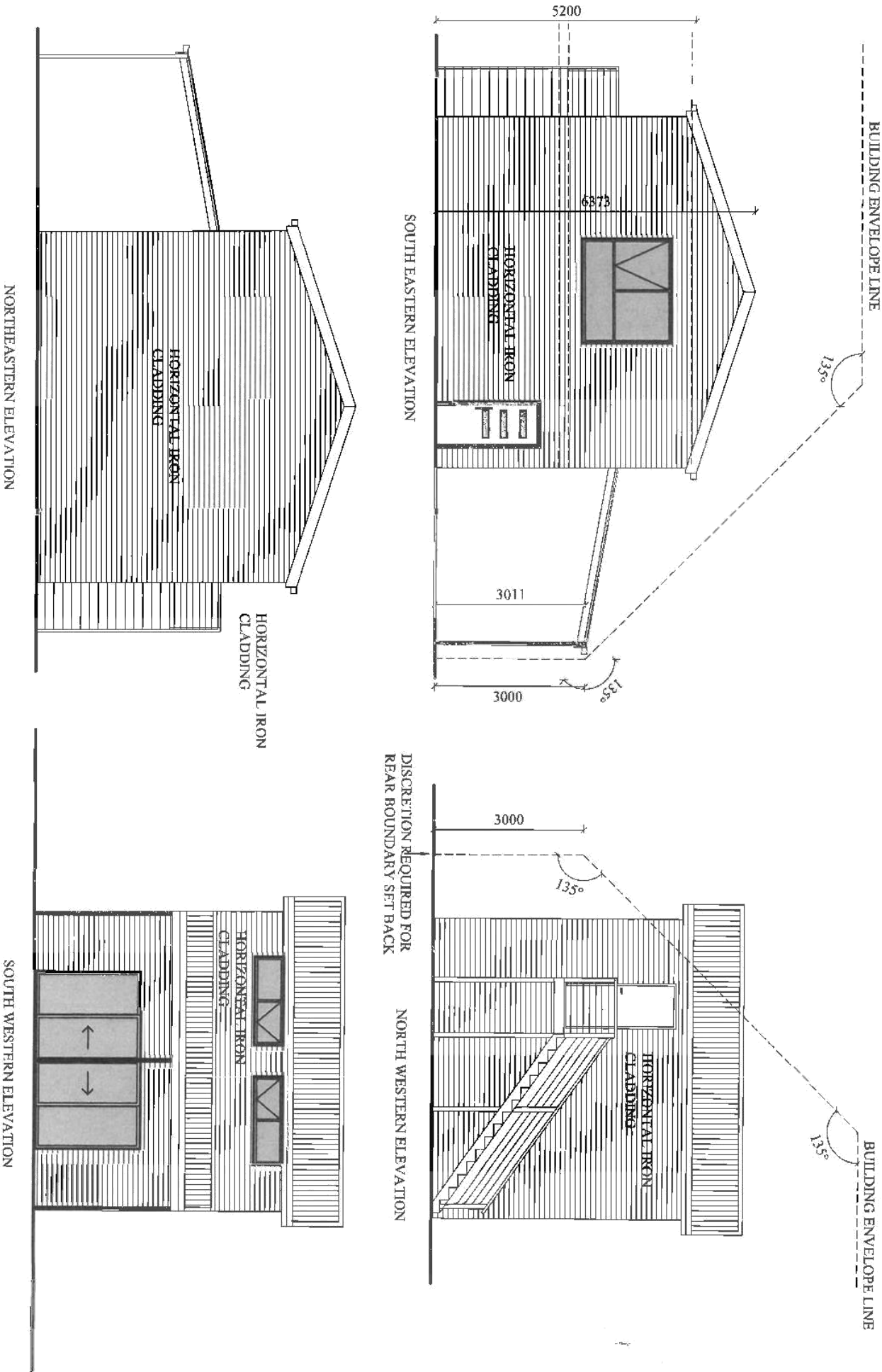
Authorised by

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

COLOURS:
ROOF- MONUMENT TO MATCH EXTENSION
WALLS- CLASSIC CREAM



16-156
22/7/16
71
4

DIMENSION NOTE:
Use written dimensions only.
Do not scale from drawings.
All figured dimensions are to be used as a guide only. It is imperative that all dimension, setouts and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation.
It is imperative that the Builder / sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has made to the general notes.
This drawing & design shows is the property of Longview Design and shall not be copied nor reproduced in part or in whole in any form without the written permission of Longview Design and shall be used only by the client of Longview Design for the project for which it was provided



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Accreditation No: cc3715
www.longviewdesign.com.au

CLIENT NAME
A & T LOCKLEY

PROJECT ADDRESS:
**4 GODFREY ROAD
CLAREMONT TAS
7010**

DATE:
21/07/2016

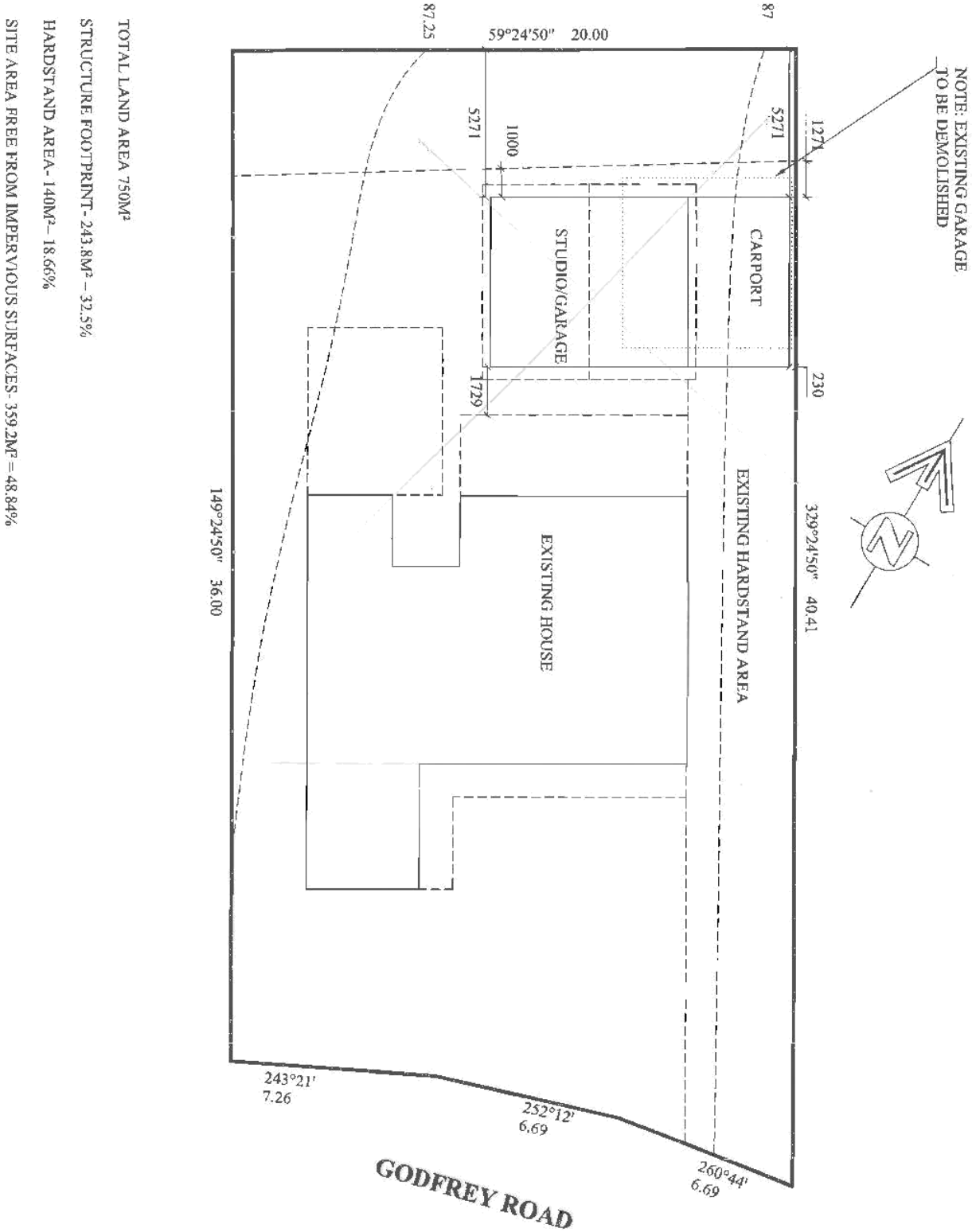
REVISION No:
0

DRAWN BY: SCALE:
PK 1:100

PROJECT:
**PROPOSED GARAGE/
STUDIO AND
CARPORT**

DRAWING TITLE:
ELEVATIONS

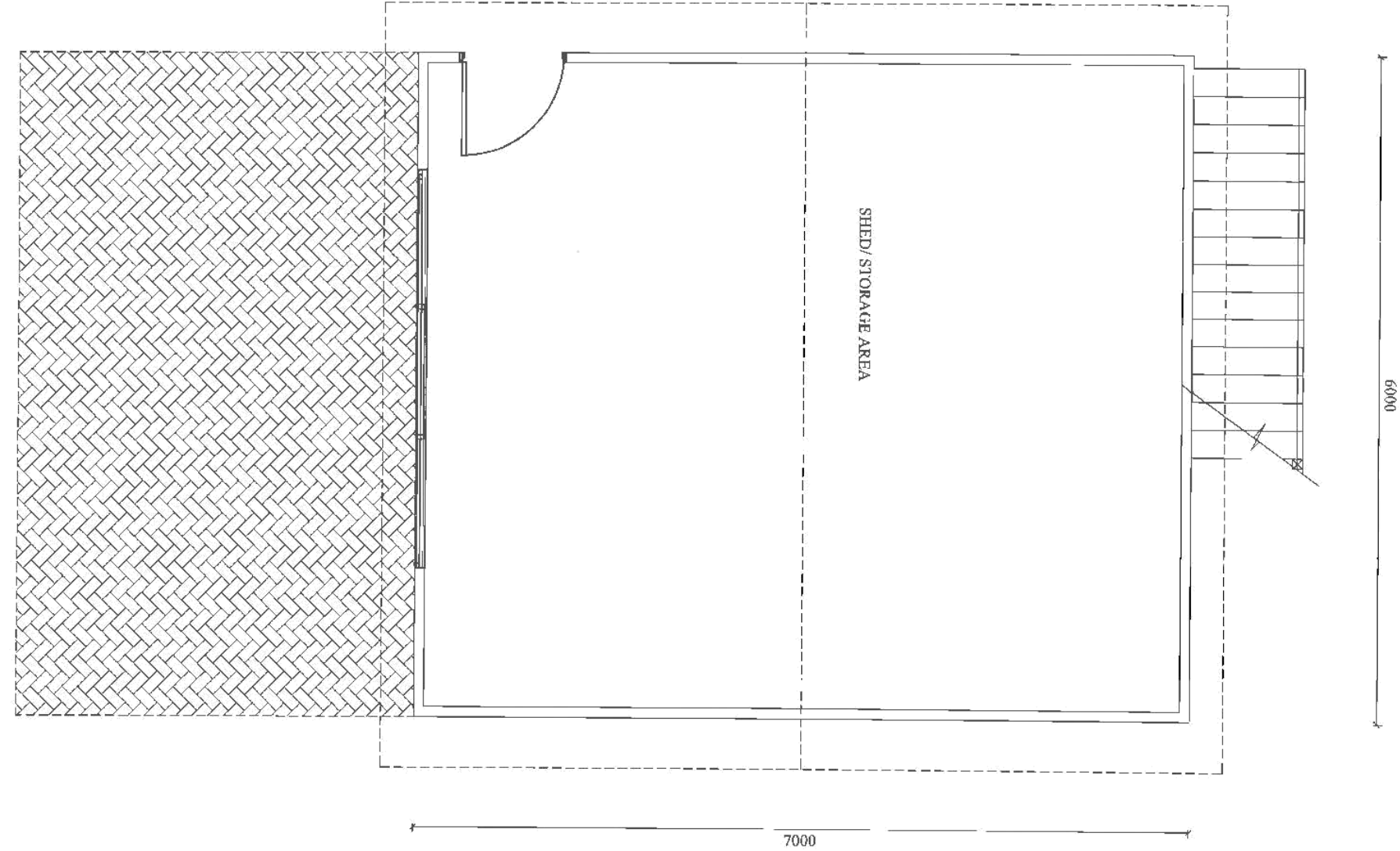
SHEET SIZE: JOB No: SHEET No:
A3 16-086 A-04



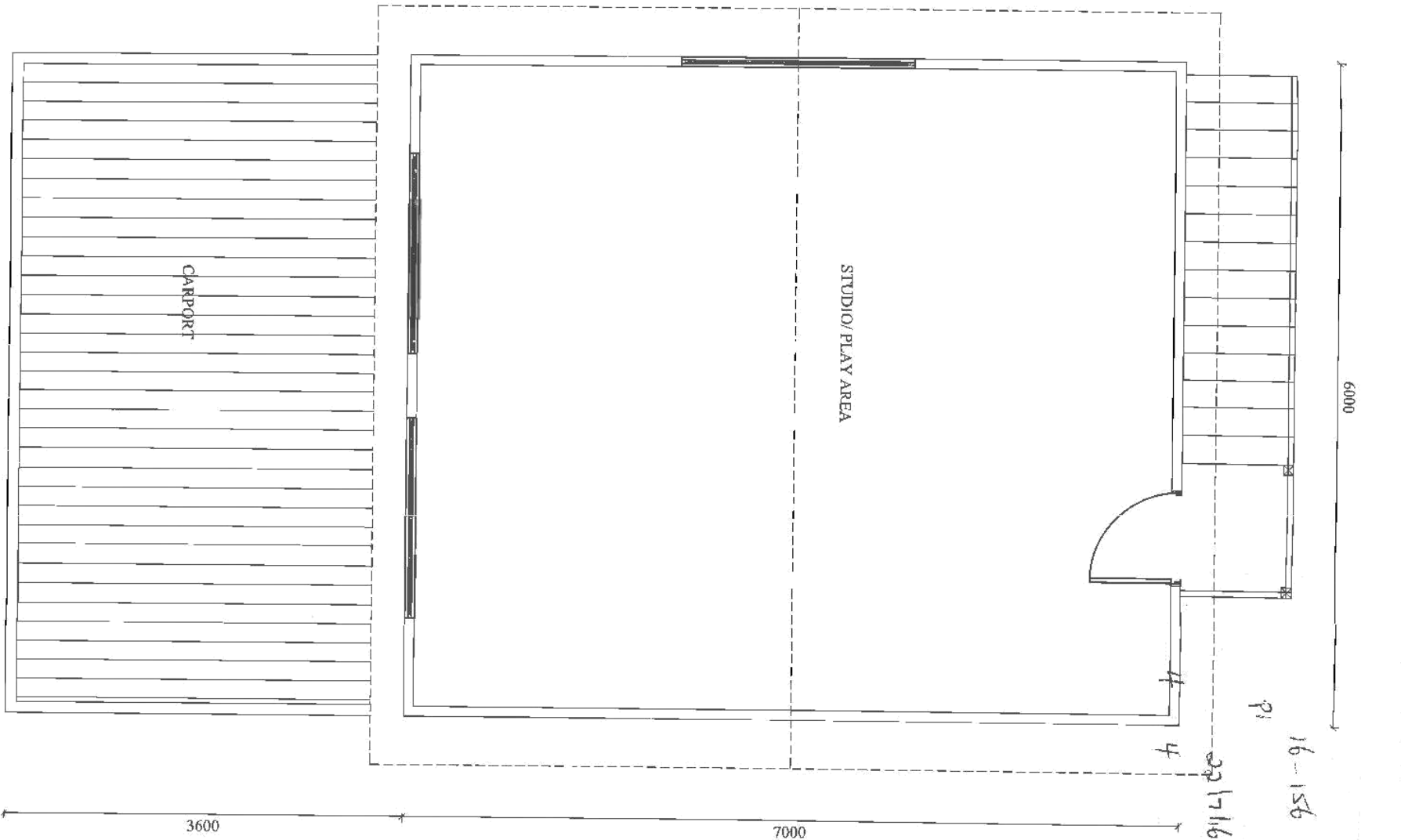
16-156
22/7/16
2 4

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Longview Design & Drafting 6 Longview Lane Granton Tasmania 7030 PH: 0362 633 516 MOB: 0407 876 711 pasakranea@hotmail.com Accreditation No: cc371s www.longviewdesign.com.au		
CLIENT NAME: A & T LOCKLEY		
PROJECT ADDRESS: 4 GODFREY ROAD CLAREMONT TAS 7010		
DATE: 21/07/2016		
REVISION No: 0		
DRAWN BY: PK	SCALE: 1:200	
PROJECT: PROPOSED GARAGE/ STUDIO AND CARPORT		
DRAWING TITLE: SITE PLAN		
SHEET SIZE: A3	JOB No: 16-086	SHEET No: A-02

LWR FLOOR PLAN



UPPER FLOOR PLAN



DIMENSION NOTE:
Use written dimensions only.
Do not scale from drawings.
All figured dimensions are to be used as a guide only. It is imperative that all dimension, sections and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation.

It is imperative that the Builder / sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has made to the general notes.

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CLIENT NAME:
A & T LOCKLEY

PROJECT ADDRESS:
**4 GODFREY ROAD
CLAREMONT TAS
7010**

DATE:
21/07/2016

REVISION No:
0

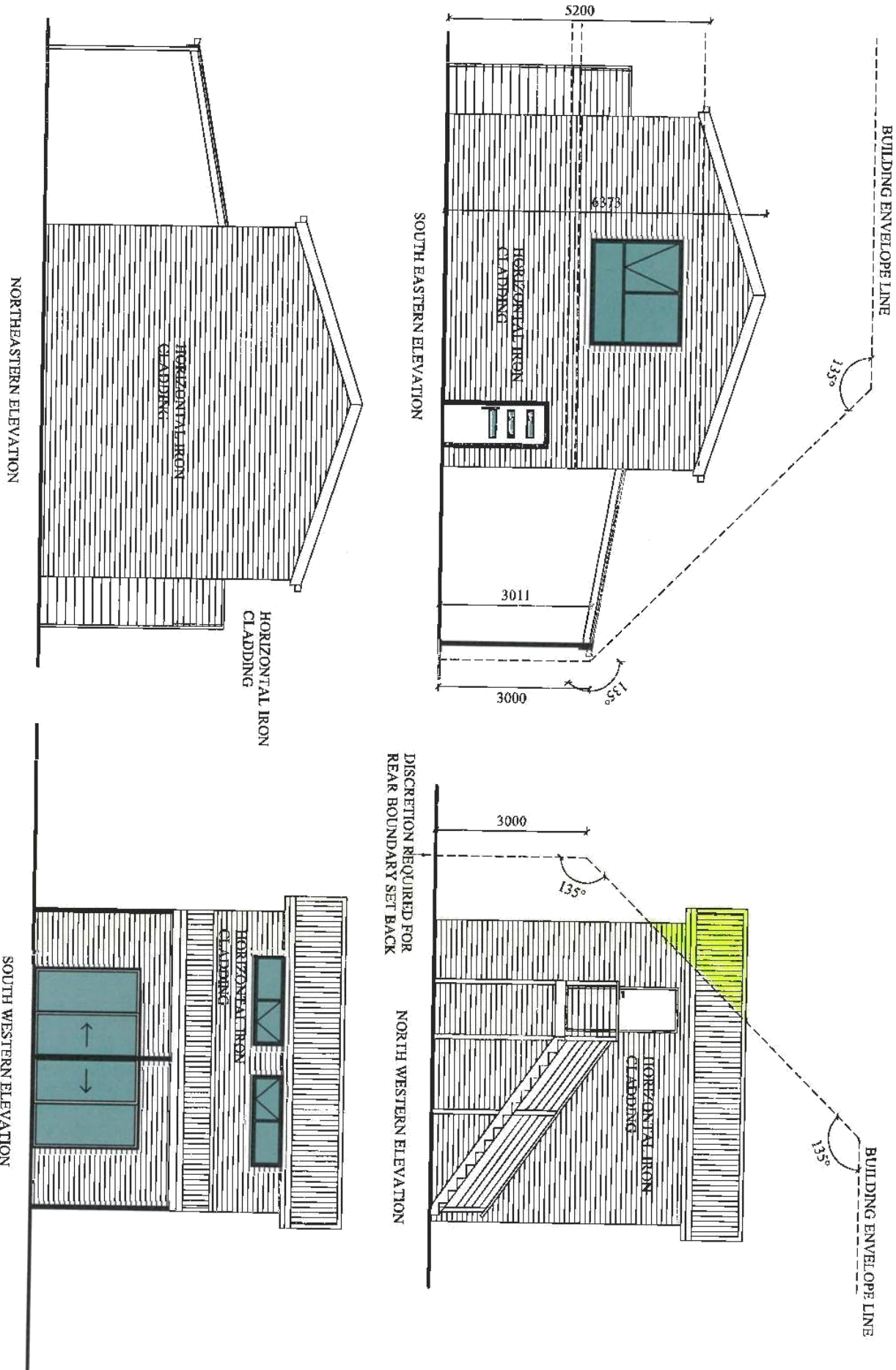
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PROJECT:
**PROPOSED GARAGE/
STUDIO AND
CARPORT**

DRAWING TITLE:
FLOOR PLAN

SHEET SIZE: A 3	JOB No: CL-006	SHEET No: A-03
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COLOURS:
ROOF- MONUMENT TO MATCH EXTENSION
WALLS- CLASSIC CREAM



DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimension, accounts and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder / sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has made to the General notes.

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CLIENT NAME:
A & T LOCKLEY

PROJECT ADDRESS:
**4 GODFREY ROAD
CLAREMONT TAS
7010**

DATE:
21/07/2016

REVISION No:
0

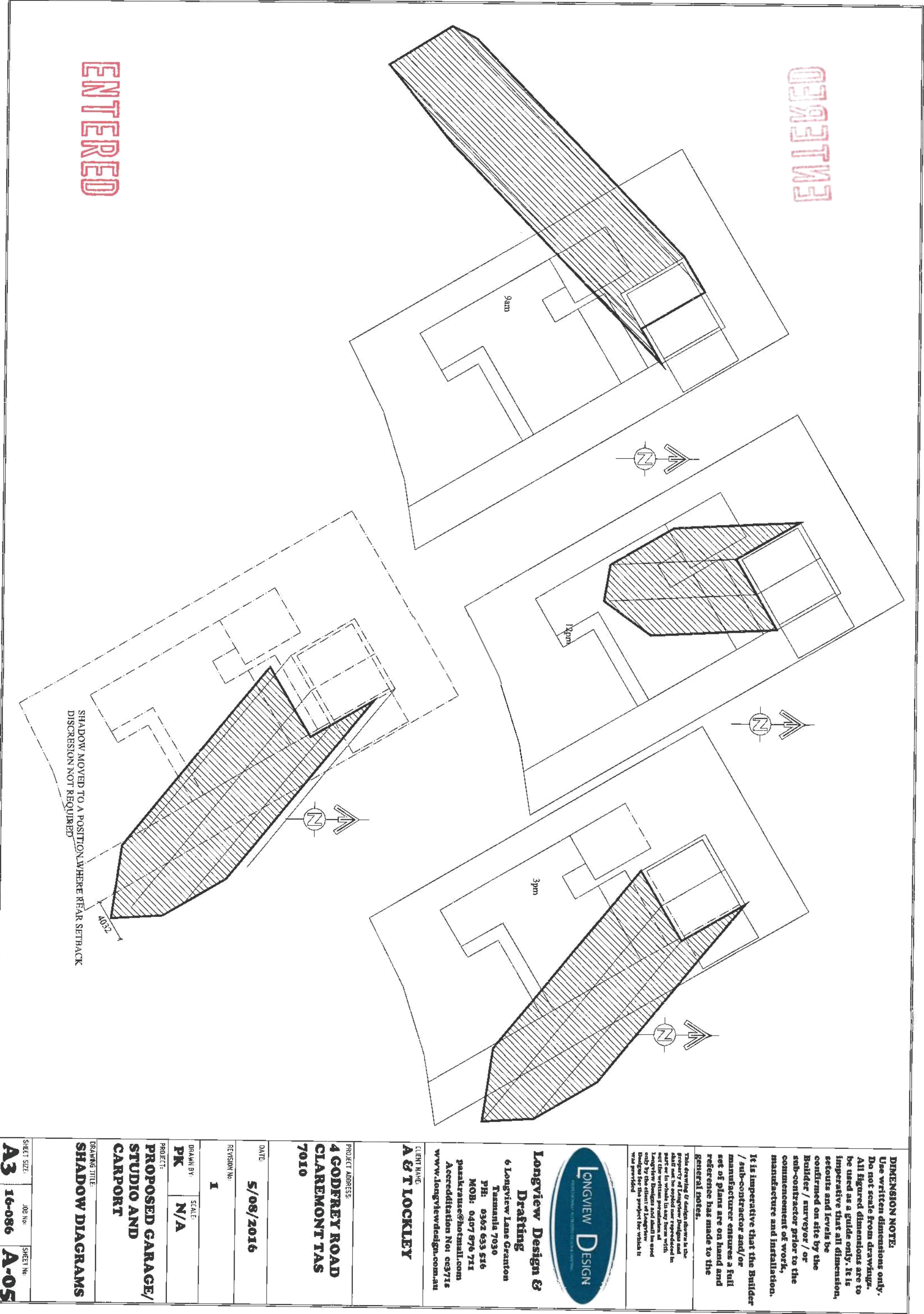
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PK

SCALE:
1:100

PROJECT:
**PROPOSED GARAGE/
STUDIO AND
CARPORT**

DRAWING TITLE:
ELEVATIONS

SHEET SIZE: **A3** JOB No: **16-086** SHEET No: **A-04**



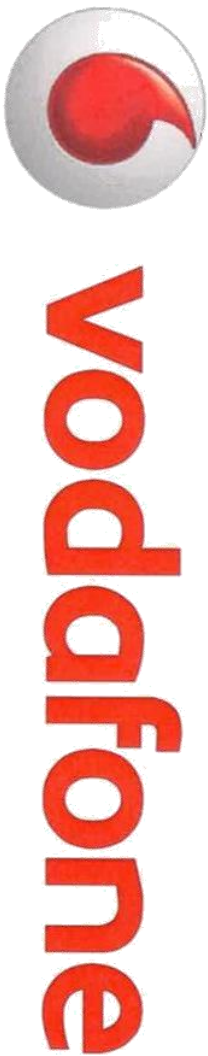




Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-114	Council notice date	10/06/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00815-GCC	Date of response	17/06/2016
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	12 MCLEAN CT, ROSETTA	Property ID (PID)	1941638
Description of development	Telecommunications facility pole, headframe and cabin		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
CPS Global	Site Layout / 780001-P1	C	14/03/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
For application forms please visit http://www.taswater.com.au/Development/Forms			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

DATE OF ISSUE		26.02.2016							
DRAWING PACKAGE VERSION		1	2	3					
GENERAL									
780001 - P1	DRAFT SITE LAYOUT	A	B	C					
780001 - P2	DRAFT SITE SETOUT	A	B	C					
780001 - P3	DRAFT SITE ELEVATION	A	B	C					
REFERENCE DOCUMENTS									
STD - N001	STANDARD CONSTRUCTION NOTES	08	08	08					



VODAFONE SITE - 780001
BERRIEDALE CHIGWELL

JOINT VENTURE No. JH3058

12 MCLEAN COURT

ROSETTA,

TAS 7010

GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No 16-114

PLAN No P3

DATE RECEIVED 26/08/16

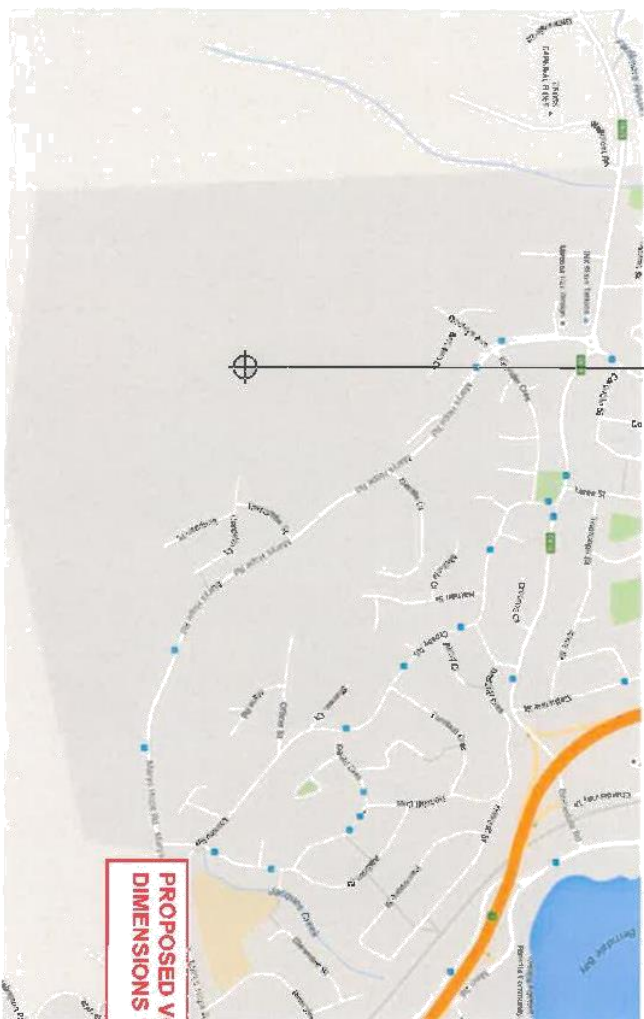
PAGE 1 of 4

EXPANDED JOINT VENTURE GREENFIELD

cps global
CPS GLOBAL
LEVEL 5, 55 GRAFTON STREET
BONDI JUNCTION NSW 2022 AUSTRALIA
TELEPHONE : + 61 2 9300 1700

FOR INFORMATION

DRAWING No :
780001 - 00



LOCALITY MAP

NOT TO SCALE

SITE LOCATION DATA	
SOURCE : SURVEY	
DATEM : MGA (GDA94)	ZONE : 55
REF. LOCATION : CENTRE OF MONOPOLE	
EASTING	 0 519 711
NORTHING	 5 259 008
LATITUDE	 -42.821242°
LONGITUDE	 147.241124°

*MGA DATA, USED BY "GEOLOC.EARTH" @ AND GDS DEVICES
 CAN BE CONSIDERED SAME AS GDS
 SOURCE : "GEOCENTRIC DATUM OF AUSTRALIA"
 TECHNICAL MANUAL, VERSION 2.3

WGS84 DATUM - USED BY 'GOOGLE EARTH' AND GPS DEVICES
CAN BE CONSIDERED SAME AS GDA94
SOURCE: 'GEOCENTRIC DATUM OF AUSTRALIA
TECHNICAL MANUAL' VERSION 2.3

				INITIALS	SERIAL/USE	DATE
				DRAWING CHECK		14.03.2016
C	14.03.2016	ISSUED FOR INFORMATION	FOCUS PLUS	JMW		14.03.2016
B	29.02.2016	ISSUED FOR INFORMATION	FOCUS PLUS	JMW		
A	26.02.2016	ISSUED FOR INFORMATION	FOCUS PLUS	JMW		
REV	DATE	REVISION/DESCRIPTION	CONTRIBUT	CAU	APPROVED	

DRAWING PREPARED BY FOCUSPLUS SERVICES ON BEHALF OF CPS GLOBAL FOR VHA

EXISTING RESIDENTIAL BUILDING (TYP)
EXISTING LOCKED BOOM GATE (DAISY CHAIN)
INDICATIVE UNDERGROUND POWER ROUTE
APPROXIMATE CABLE RUN IS 370m. ALIGNMENT TO FOLLOW EXISTING TELSTRA CABLE ROUTE
EXISTING FIRE TRACK TO BE USED FOR SITE ACCESS
EXISTING TELSTRA COMPOUND
PHONE CLEARED CRANE PAD x 10m
PROPOSED VODAFONE 3m WIDE ACCESS TRACK
PROPOSED VODAFONE INSTALLATION

EXISTING AURORA POWER
PILLAR AT 12 MCLEAN COURT
- SITE POINT OF SUPPLY

LEHIGH CITY COUNCIL PLANNING PROGRAM

APPLICANT'S NO. 10-114

THEIR INC. - 4000 W. 10TH AVE. - DENVER, CO 80202

DATE RECEIVED

PAGE 8

LOCALITY PLAN

SCALE 1:2500

JOINT VENTURE No. JH3058

DRAFT SITE LAYOUT

vodafone
VODAFONE SITE 780001
BERRIEDALE CHIGWELL
12 MCLEAN COURT ROSETTA TAS 7010

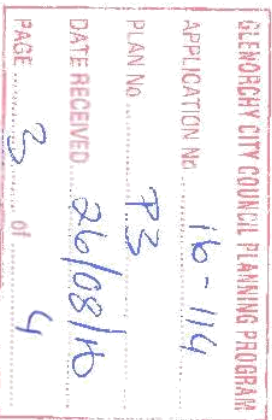
EXPANDED
JOINT VENTURE
GREENFIELD

DRAWING STATUS:
FOR INFORMATION

780001 - P1 C

SCALE 1 : 2500 AT A3

250



- **UNDERGROUND SERVICE CHECK**

SCALE 1 : 100

TITLE:		DRAFT SITE SETOUT	
DRAWING STATUS:	FOR INFORMATION	DRAWING NO.	7800001 - P2
		REVISION	C

PERMISSION
C

