

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 5 OCTOBER 2020



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PLANNING

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6. **Proposed Use and Development - Change of Use to Community Meeting and Entertainment and Five Retail Tenancies with Associated Demolition & Works - 80-82 Main Road Moonah**
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166A Abbotsfield Road, Claremont



Map data supplied by:
GCC, © Glenorchy City Council
theLIST, © State of Tasmania
Image © 2013 STCA

Context: Aerials

99
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158
156
162
166
168
162A
168A
170A
207
Mt Faulkner Rd
Abbotsfield Rd
Sky Farm Rd
Toffells Rd
Glenorchy

Date of Print: Monday, 28 September 2020

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.



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-053	Council notice date	18/02/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00207-GCC	Date of response	04/05/2020
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	166A ABBOTSFIELD RD, CLAREMONT	Property ID (PID)	2648230
Description of development	50 lot subdivision plus balance (Staged)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Plan of Subdivision & Staging / 44477CT-1H / 2	H	31/03/2020
PDA	Concept Servicing Plan / 44477CT / 50	--	25/03/2020
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 / 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. 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 of 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 for water and sewerage 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 for each stage, all relevant additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the relevant stages of the development, generally as shown on the concept servicing plan listed in the Schedule of drawings/documents, are to be constructed at the expense of the developer to the satisfaction of TasWater and specifically with respect to water servicing upgrades the following works must be undertaken;
 - a. A portion of the 50mm water main (Asset A323273) located within the Abbotsfield Rd access road must be upgraded to DN100 to a point where it will be required to connect to the proposed new DN100 water main connecting to the existing DN100 water main (Asset A326307) from the Abbotsfield GLW1 supply zone.
 - b. In Abbotsfield Rd the existing DN200 water main (Asset A323281) within the Claremont HTS GLW10 supply zone must be extended to connect into the existing DN150 water main (Asset A323284) between fire hydrant (Asset A322605) and system valve (Asset A323277).
 - c. The existing 50mm water mains (Assets A323261 & A323692) must be upgraded to DN100.

Advice: In accordance with TasWater's 'Developer Charges Policy' for developments located within Serviced Land where insufficient capacity is available within an existing system, the developer pays the costs of Extension, including connection, to that system and Expansion of the system to the level of capacity required to service the development.

9. After testing/disinfection, 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, 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. As constructed drawings 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 for each stage of the subdivision, 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 any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document 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. \$1,139.79 for development assessment; and
- b. \$149.20 for Consent to Register a Legal Document

The payment is required by the due date as noted on the statement when issued by TasWater.

17. In the event Council approves the staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-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 TasWater infrastructure as shown on DBYD and TheList is indicative only.

Declaration

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

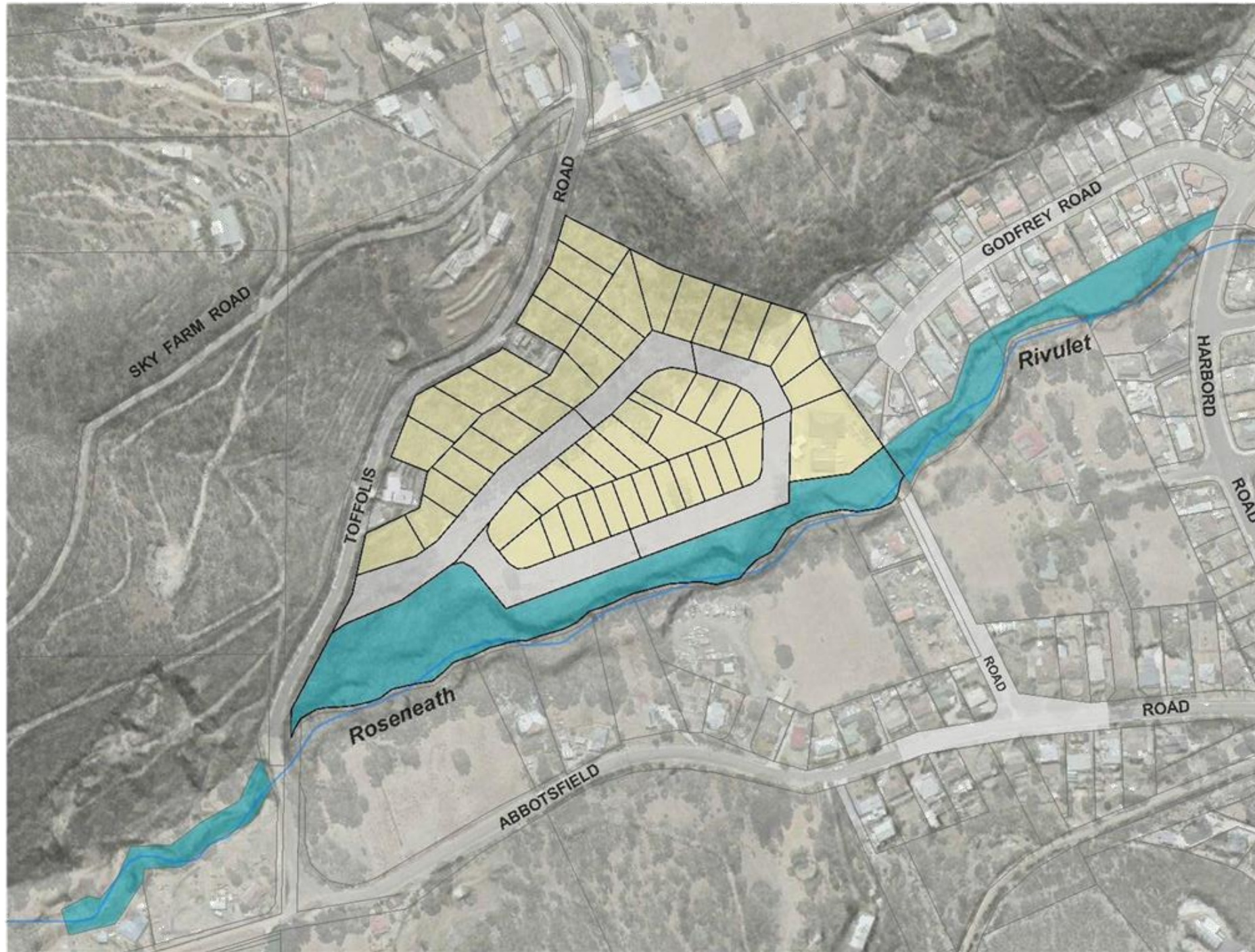
Authorised by

Jason Taylor

Development Assessment Manager

TasWater Contact Details

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



1 LOCALITY MAP
1:3000



CONTENTS

Planning Drawings *Sheet No.*

Locality plan / Aerial basemap	1
Plan of Subdivision/Staging	2
Pedestrian Link plan	3
Lot 4 Concept Residential Dev.	44477CT-3

Engineering Plan

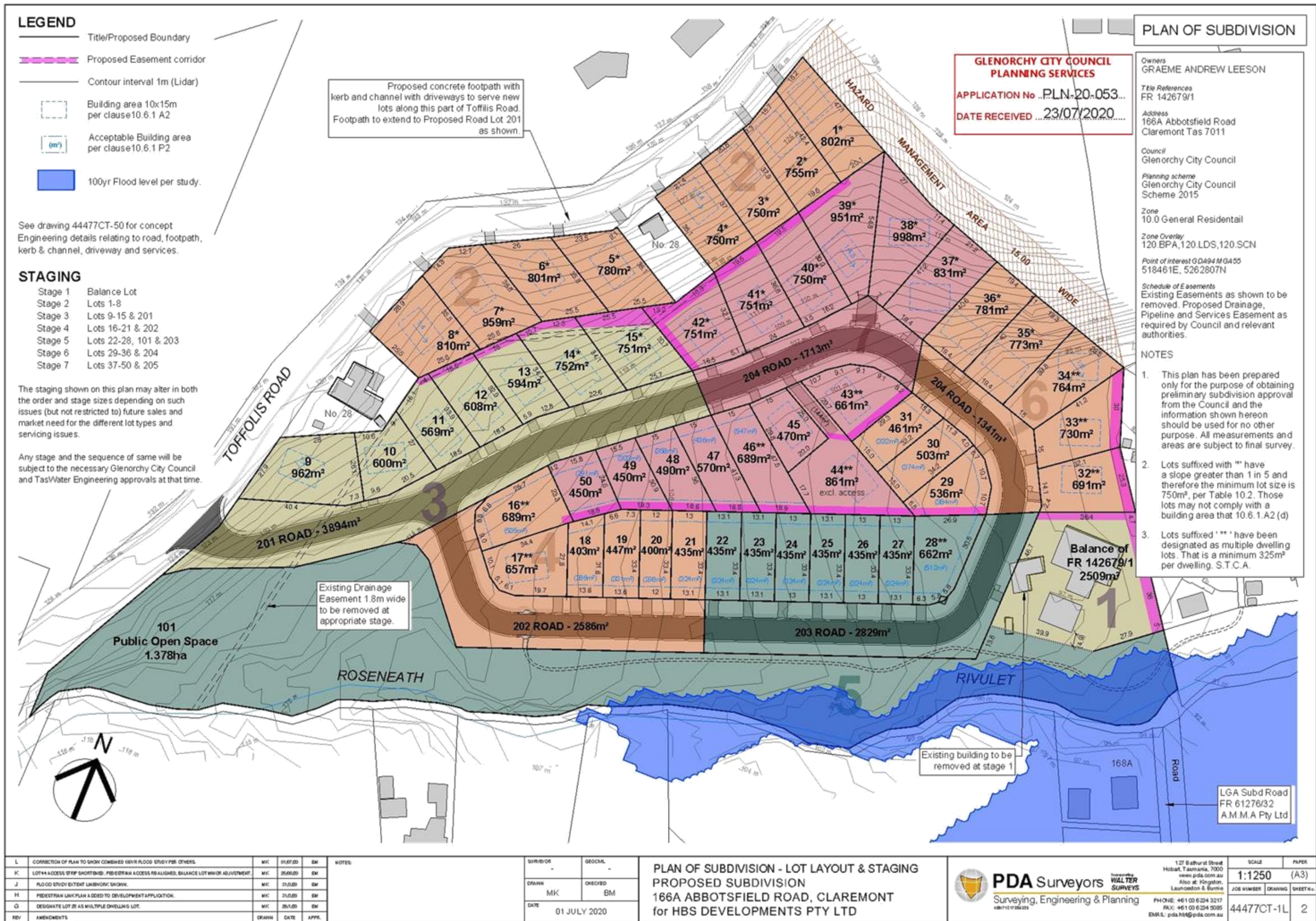
Concept Servicing Plan	44477CT-50
Proposed entrance plan	44477CT-51
Proposed Road Longitudinal section	44477CT-52
Proposed Road Cross sections	44477CT-53
Toffolis Road driveway centreline long sections	44477CT-54
Proposed Stormwater main Long sections	44477CT-55-58

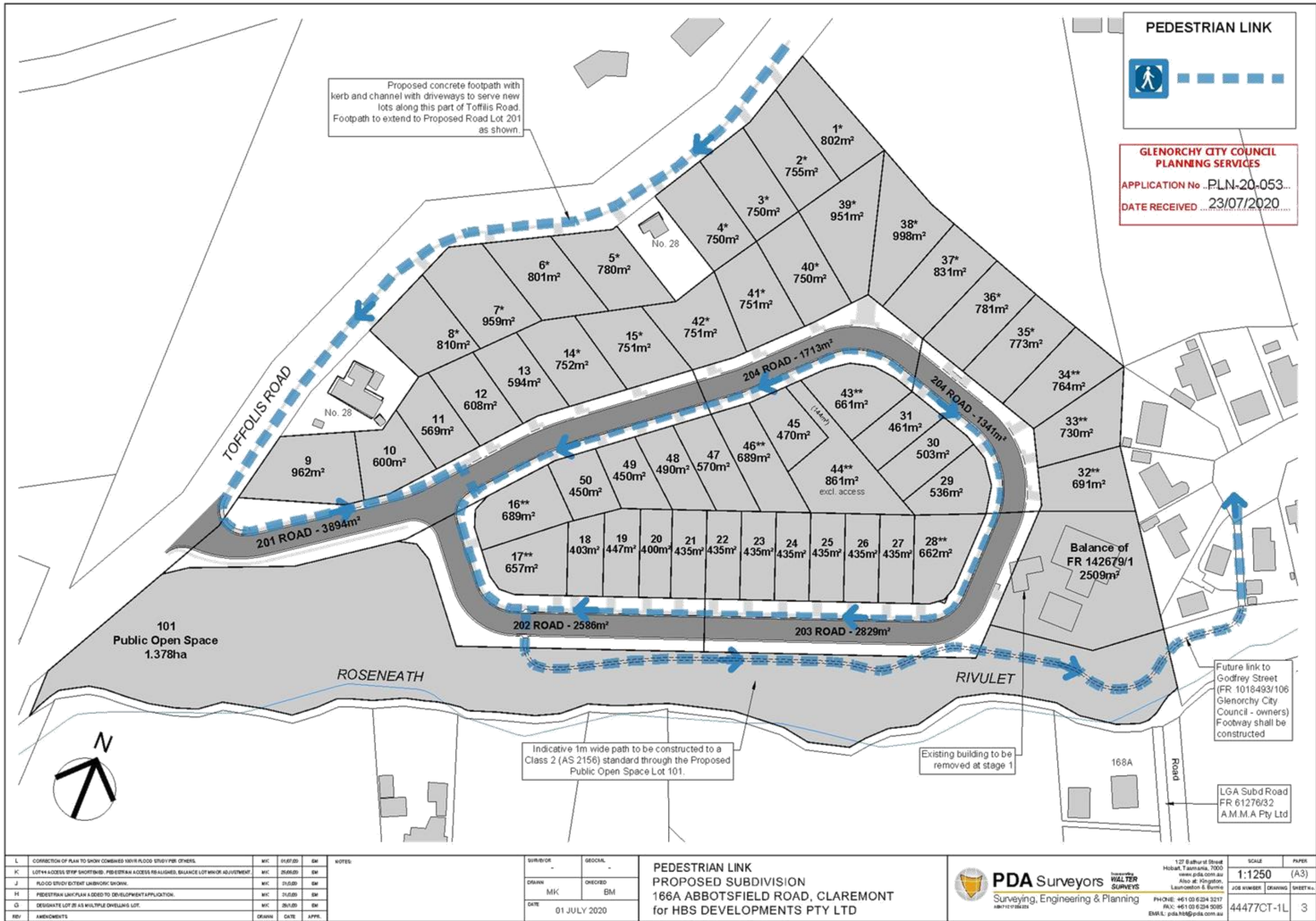
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-053

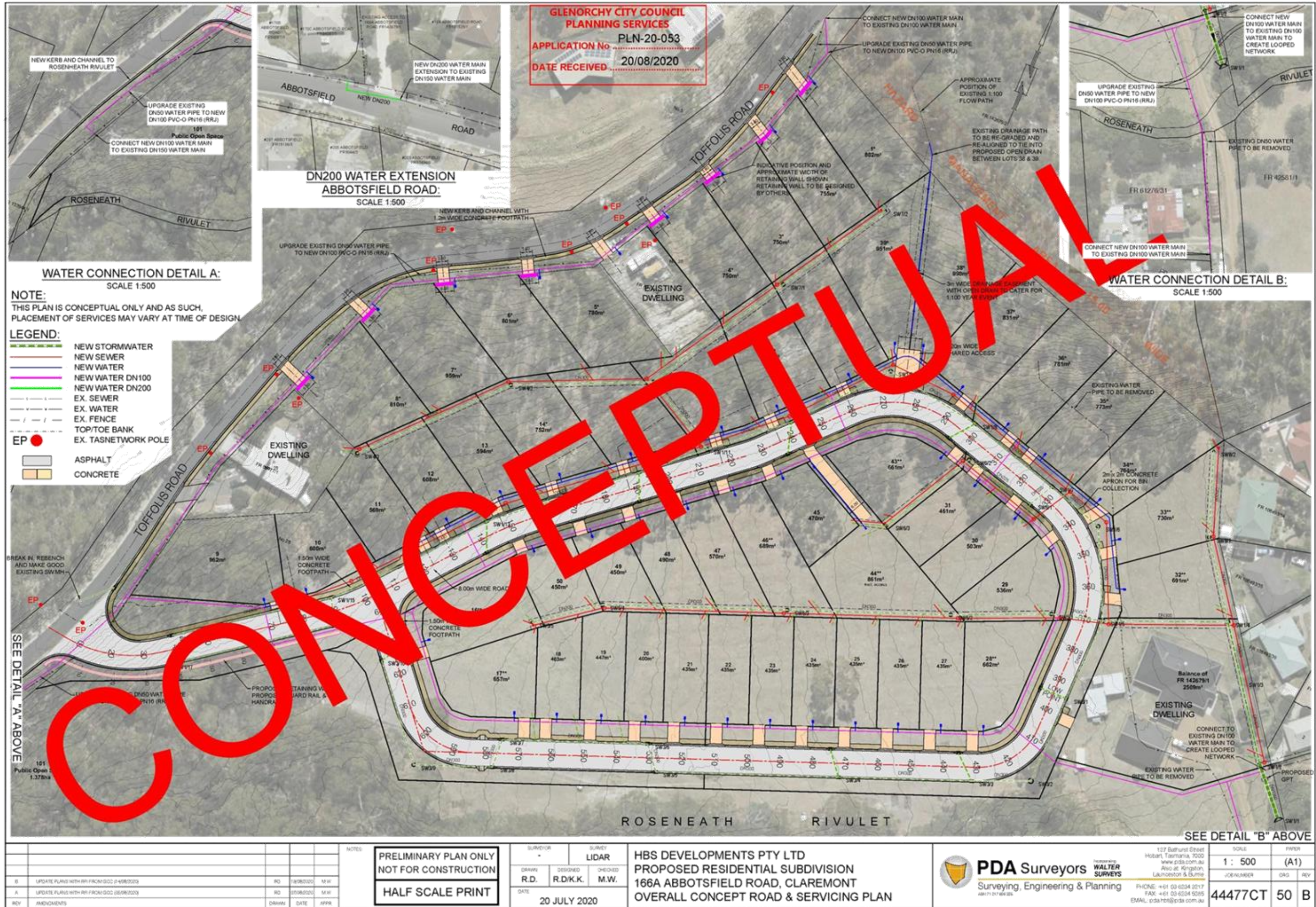
DATE RECEIVED 23/07/2020

L	CORRECTION OF PLAN TO SHOW COMBINED 100YR FLOOD STUDY PER OTHERS.	MC	01/07/20	EM	NOTES:	SURVEYOR	SECCAL	LOCALITY PLAN / AERIAL BASEMAP PROPOSED SUBDIVISION 166A ABBOTSFIELD ROAD, CLAREMONT for HBS DEVELOPMENTS PTY LTD	 PDA Surveyors Surveying, Engineering & Planning 127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at: Kingston, Launceston & Burnie PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hbs@pda.com.au	SCALE	PAPER
K	LOT 4 ACCESS STRIP SHORTENED. PEDESTRIAN ACCESS REALIGNED, BALANCE LOT MINOR ADJUSTMENT.	MC	25/06/20	EM		DRAWN	CHECKED			1:3000	(A3)
J	FLOOD STUDY EXTENT UNBROKEN SHOWN.	MC	31/05/20	EM		MK	BM			JOB NUMBER	DRAWING
H	PEDESTRIAN LINK PLAN ADDED TO DEVELOPMENT APPLICATION.	MC	31/05/20	EM		DATE				44477CT-1L	SHEET No.
G	DESIGNATE LOT 25 AS MULTIPLE DWELLING LOT.	MC	25/05/20	EM							
REV	AMENDMENTS	DRAWN	DATE	APPR.							

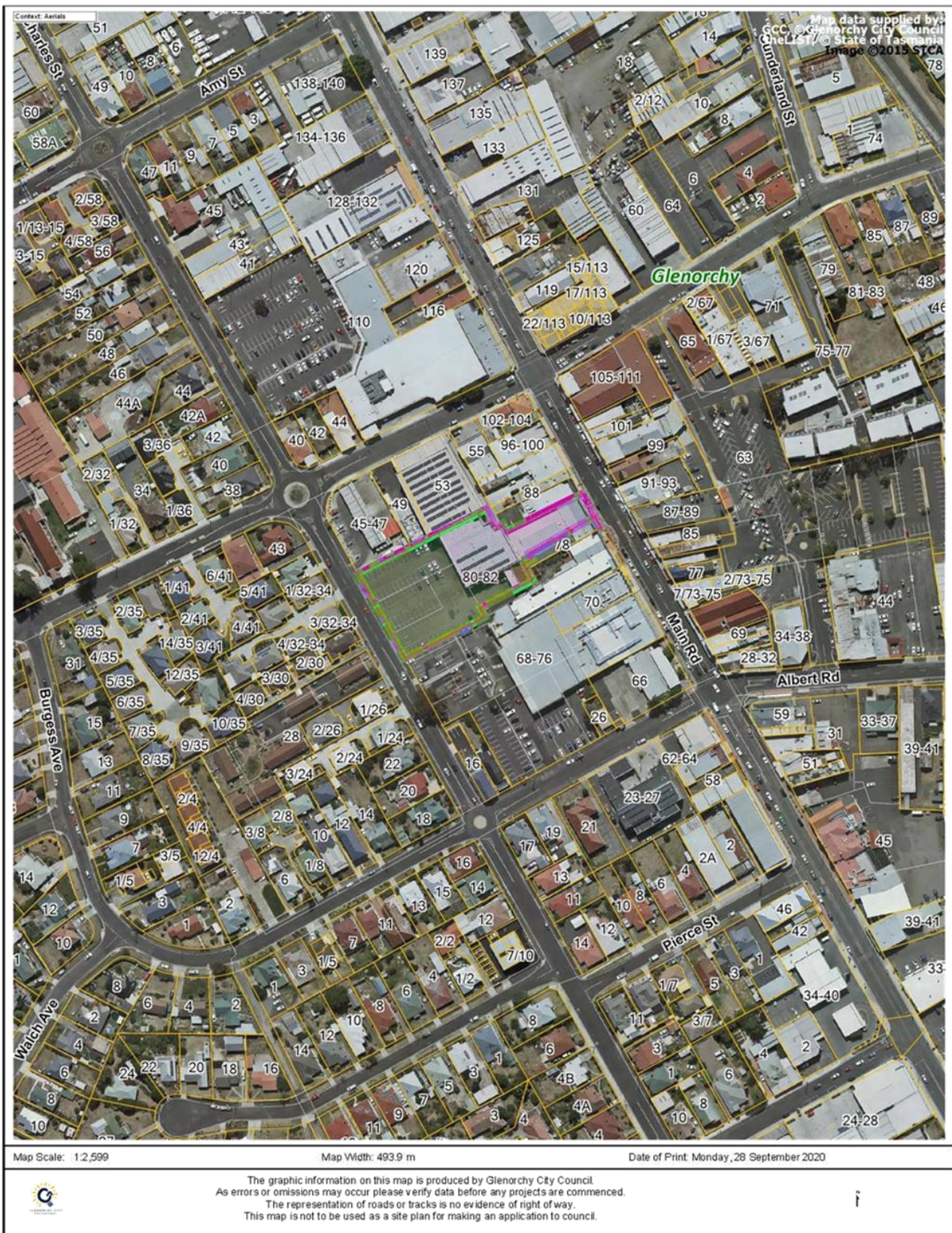








80-82 Main Road, Moonah





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-235	Council notice date	30/06/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00907-GCC	Date of response	17/07/2020
TasWater Contact	Anthony Cengia Greg Cooper (Trade Waste)	Phone No.	0474 933 293 0459 069 276
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	80-82 MAIN RD, MOONAH	Property ID (PID)	9195411
Description of development	Change of use to Community Meeting and Entertainment, Retail Tenancies x 5 and Demolition Works		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Andrew Sutherland Consulting Engineers	09619 RFI Document & H01	P2	10/07/2020
CBM	P19025 Sheets A000 to A302	01	11/06/2020
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
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			
- A suitably sized water supply with metered connections and sewerage system and connection 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. - Property services must be wholly contained within the lot being serviced unless suitable easements are provided. - 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, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
TRADE WASTE			
- Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. - The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. - The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.			



EASEMENTS & ENDORSEMENTS

7. Prior to the lodgement of an Application for Certificate for Certifiable Work (Plumbing), an easement(s) must be in place to allow legal access to any proposed property water & sewer connections servicing any lot that do not have natural frontage to enable direct connection to TasWater's water/sewerage networks.
The applicant must submit a copy of the completed Transfer as evidence that easements are in place.

56W CONSENT

8. 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.

DEVELOPMENT ASSESSMENT FEES

9. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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

Advice

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>

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 i.e. grease arrestor;

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.

Details of the proposed use of the premises, including the types of food that will be prepared and served; and

The estimated number of patrons and/or meals on a daily basis.

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

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

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

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor



and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

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

DWG NO.	DRAWING	REV
A000	COVER PAGE	01
A101	LOCATION PLAN	01
A102	PROPOSED SITE PLAN (1:250)	01
A103	EXISTING SITE PHOTOS	01
A104	EXISTING SITE PHOTOS	01
A201	EXISTING / DEMOLITION GROUND FLOOR	01
A202	EXISTING / DEMOLITION FIRST FLOOR	01
A203	GROUND FLOOR PLAN	01
A204	LEVEL 1 FLOOR PLAN	01
A205	ROOF PLAN	01
A301	EXISTING ELEVATIONS	01
A302	ELEVATIONS	01

ARTISTS IMPRESSIONS ARE INDICATIVE ONLY

COVER PAGE

A000

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-20-235

DATE RECEIVED 17/06/2020

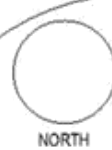


EXTERIOR PERSPECTIVE 1: MAIN ENTRY

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250
HBT: 1 Kyeema Place, Cambridge TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004
NSW: Impact Centre, 19 Chateaufort Road, Etna NSW 2250

P: +613 6332 6088 E: info@cbmgroupp.com.au A: CC11113Z
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**YOUR CENTRE**

80-82 MAIN ROAD MOONAH TAS 7009

YOUR CHURCH TASMANIA

SCALE: (A3)

ISSUE
DEVELOPMENT
APPROVAL

REV
01

DATE
11-Jun-20

PROJECT: P19025



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BASE DATA FROM THE LIST (www.tasmap.tas.gov.au) © STATE OF TASMANIA
GOOGLE EARTH PRO. IMAGE © 2018 GOOGLE

LOCATION PLAN

A101

EX. FLOOR AREA: 2665.6m²
NEW GROUND FLOOR: 57.5m²
NEW FIRST FLOOR: 4.4m²
TOTAL AREA: 2727.7m²

PLANNING ZONE:
GCC 21.0 GENERAL BUSINESS ZONE

LAND TITLE REF: 107224/1
100363/1

PROPERTY ID: 2561004

SOME ITEMS LISTED BELOW MAY
NOT BE APPLICABLE

REFER MATERIALS & FINISHES
SCHEDULE FOR FURTHER DETAIL

BOL: BOLLARD
EX: EXISTING
FH: FIRE HYDRANT
FL: FLOOR LEVEL
MH: MANHOLE
RL: RELATIVE LEVEL
SH: SHED / OUTBUILDING

—AG— AG-DRAIN
—COM— COMMS LINE
—G— GAS LINE
—HV— HV POWER LINE
—LV— LV POWER LINE
—S— SEWER LINE
—SW— STORMWATER
—W— WATER LINE

LEVELS AND DIMENSIONS TO BE
CONFIRMED ON SITE

UTILITY CONNECTION LOCATIONS
TO BE CONFIRMED ON SITE

SITE ACCESS TO BE PROVIDED WITH
APPLICABLE TURNING AND
TRANSITION REQUIREMENTS

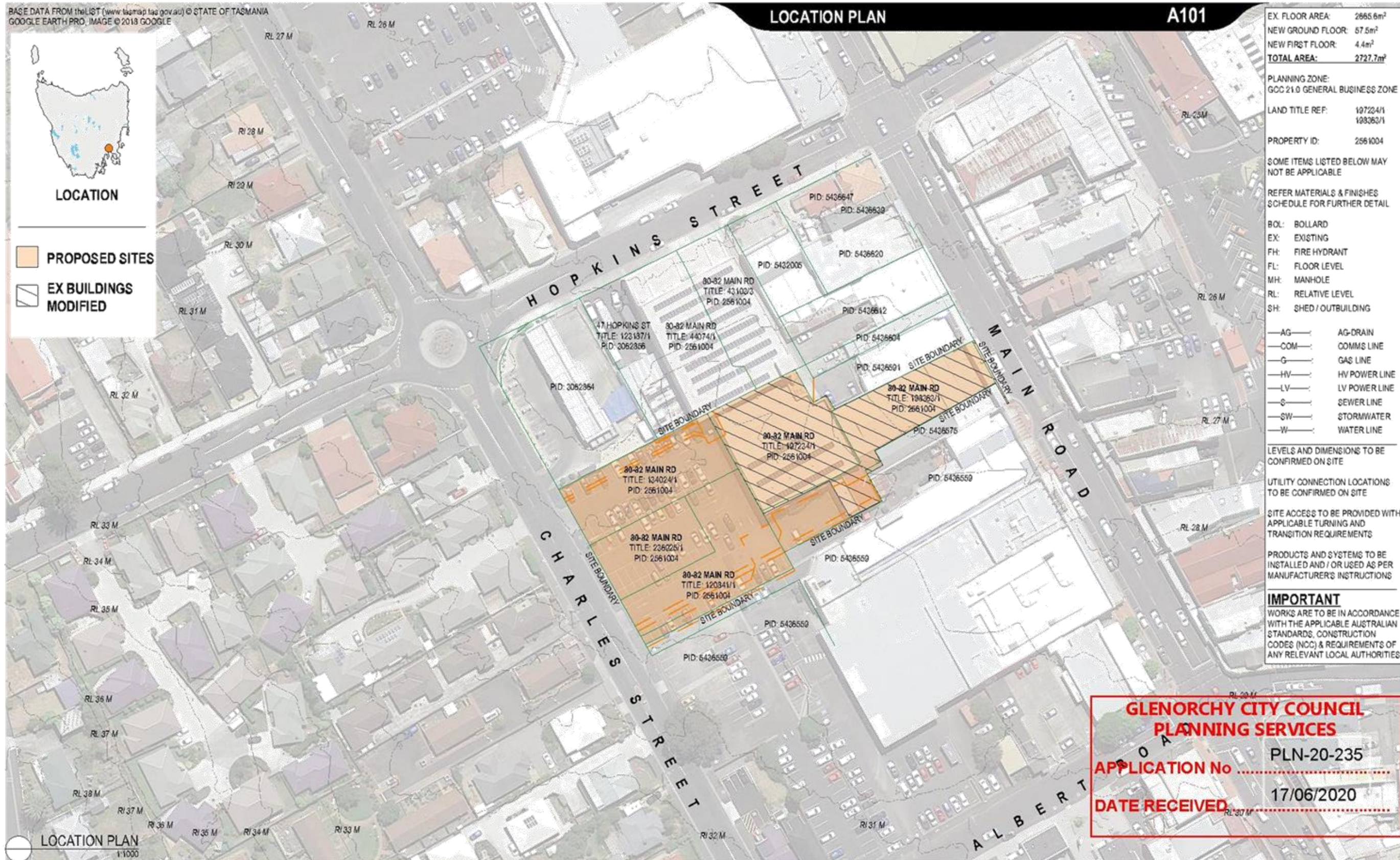
PRODUCTS AND SYSTEMS TO BE
INSTALLED AND / OR USED AS PER
MANUFACTURER'S INSTRUCTIONS

IMPORTANT
WORKS ARE TO BE IN ACCORDANCE
WITH THE APPLICABLE AUSTRALIAN
STANDARDS, CONSTRUCTION
CODES (NCC) & REQUIREMENTS OF
ANY RELEVANT LOCAL AUTHORITIES



LOCATION

PROPOSED SITES
 EX BUILDINGS
MODIFIED



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-20-235
DATE RECEIVED 17/06/2020

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7260
HBT: 1 Kyeema Place, Cambridge TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004
NSW: Impact Centre, 19 Chateaufort Road, Ennis NSW 2260

P: +613 6332 6033 E: info@cbmgroupp.com.au A: CC11113Z

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YOUR CENTRE

80-82 MAIN ROAD MOONAH TAS 7009

YOUR CHURCH TASMANIA

SCALE: 1:1000 (A3)

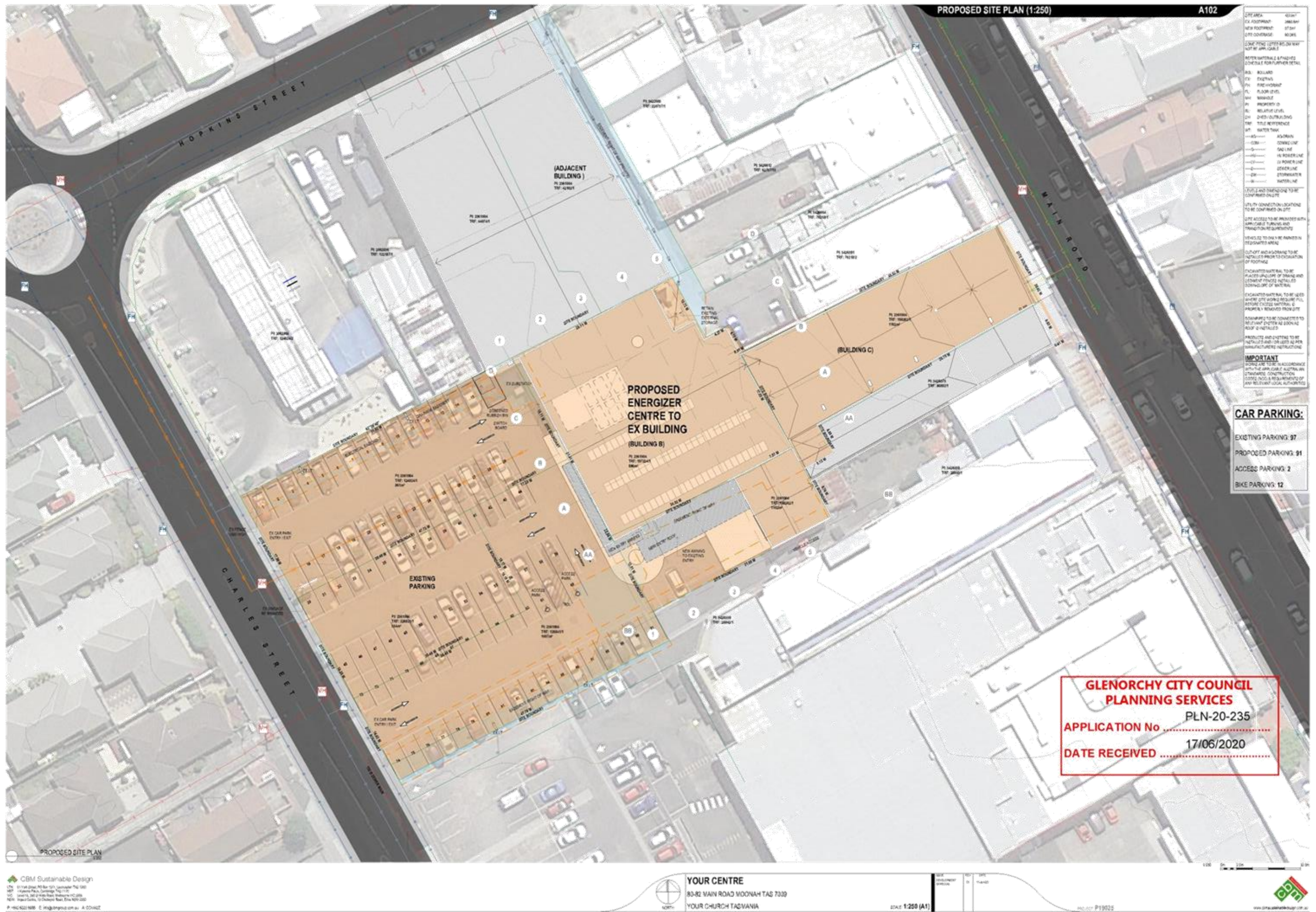
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DATE
11-Jun-20

PROJECT: P19025



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EXISTING SIGN TO CHARLES STREET

RETAIN EXISTING SIGN
NEW BRANDING TO MATCH
EXISTING DIMENSIONS



EXISTING CARPARK FROM CHARLES STREET

EXISTING SITE PHOTOS

A103

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-20-235
DATE RECEIVED 17/06/2020

REMOVE EXISTING
COOGANS SIGN AND
INSTALL NEW BRANDING
SIGN TO MATCH EX SIZE
REMOVE PART WALL
NEW WINDOWS



EXISTING ROW ACCESS FROM HOPKINS STREET



EXISTING EGRESS FROM ROW



EXISTING 80-82 MAIN ROAD VIEW

REMOVE EXISTING
COOGANS SIGN AND
INSTALL NEW BRANDING
SIGN TO MATCH EX SIZE

REMOVE EXISTING
COOGANS SIGN AND
INSTALL NEW BRANDING
SIGN TO EX AWNING

REMOVE EXISTING
COOGANS SIGN AND
INSTALL NEW BRANDING
SIGN TO MATCH EX SIZE

REMOVE EXISTING
WINDOWS INSTALL NEW
WINDOWS ALUMINIUM
FRAME PC FINISH

REMOVE EXISTING GALZED
DOORS INSTALL NEW
GLAZED DOORS AUTO
OPENING

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7260
HBT: 1 Kyeema Place, Cambridge TAS 7170
VIC: Level 14, 390 St Kilda Road, Melbourne VIC 3004
NSW: Impact Centre, 19 Chateaufort Road, Ennis NSW 2260

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YOUR CENTRE

80-82 MAIN ROAD MOONAH TAS 7009

YOUR CHURCH TASMANIA

SCALE: (A3)

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EXISTING SITE PHOTOS

A104



EXISTING SIGN TO CHARLES STREET



REMOVE EXISTING
AWNINGS OVER
WINDOWS

REMOVE EXISTING
AWNING

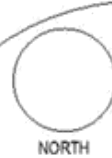
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-20-235

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REMOVE EXISTING
SIGN



YOUR CENTRE
 80-82 MAIN ROAD MOONAH TAS 7009
 YOUR CHURCH TASMANIA

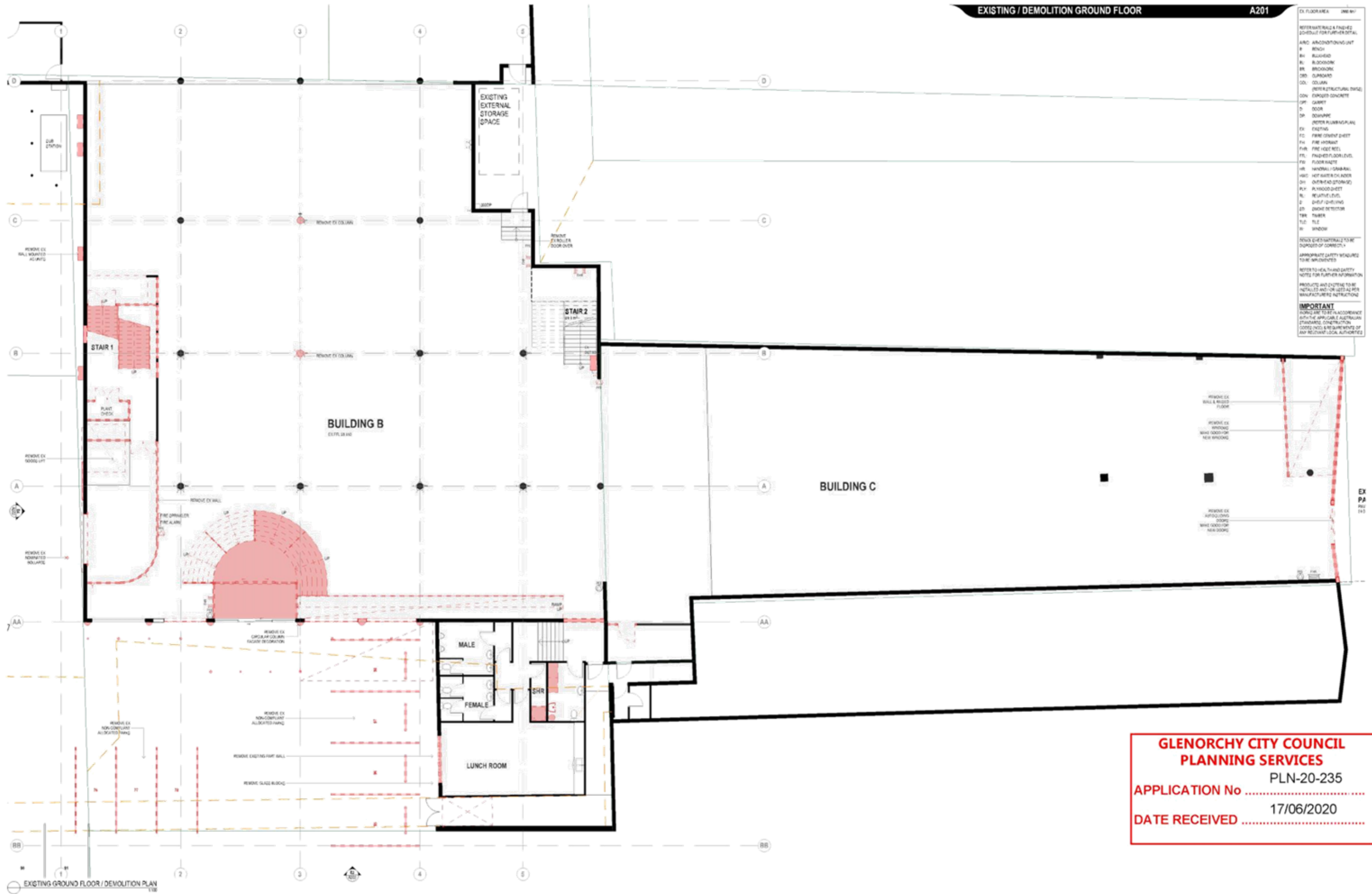
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PROJECT: P19025



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-20-235

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CBM Sustainable Design
111 Park Street, PO Box 100, Glenorchy TAS 7300
Tel: 03 6336 1111 Fax: 03 6336 1112
Email: info@cbmsustainable.com.au
Website: www.cbmsustainable.com.au

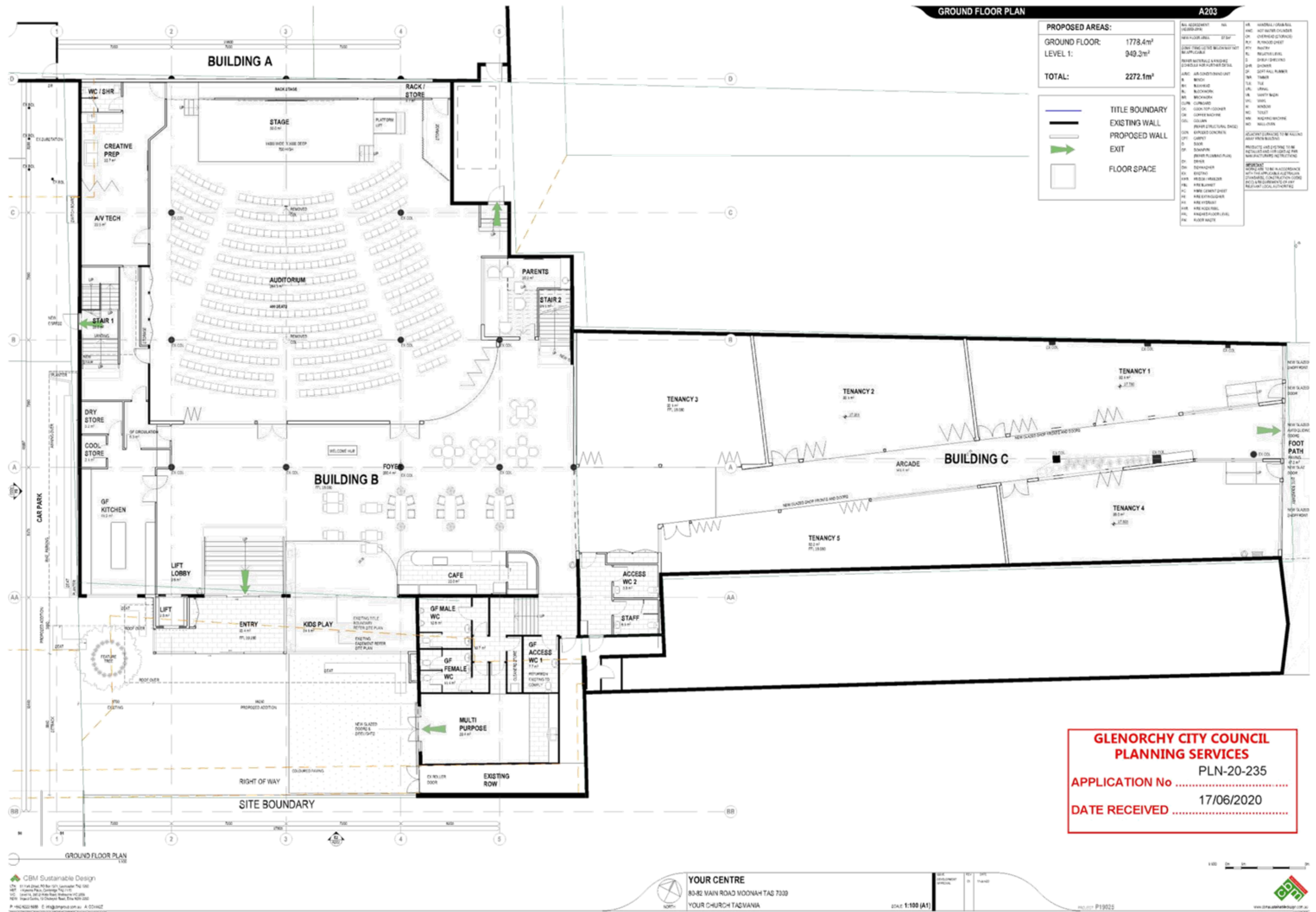
YOUR CENTRE
80-82 VAIN ROAD MOONAH TAS 7300
YOUR CHURCH TASMANIA

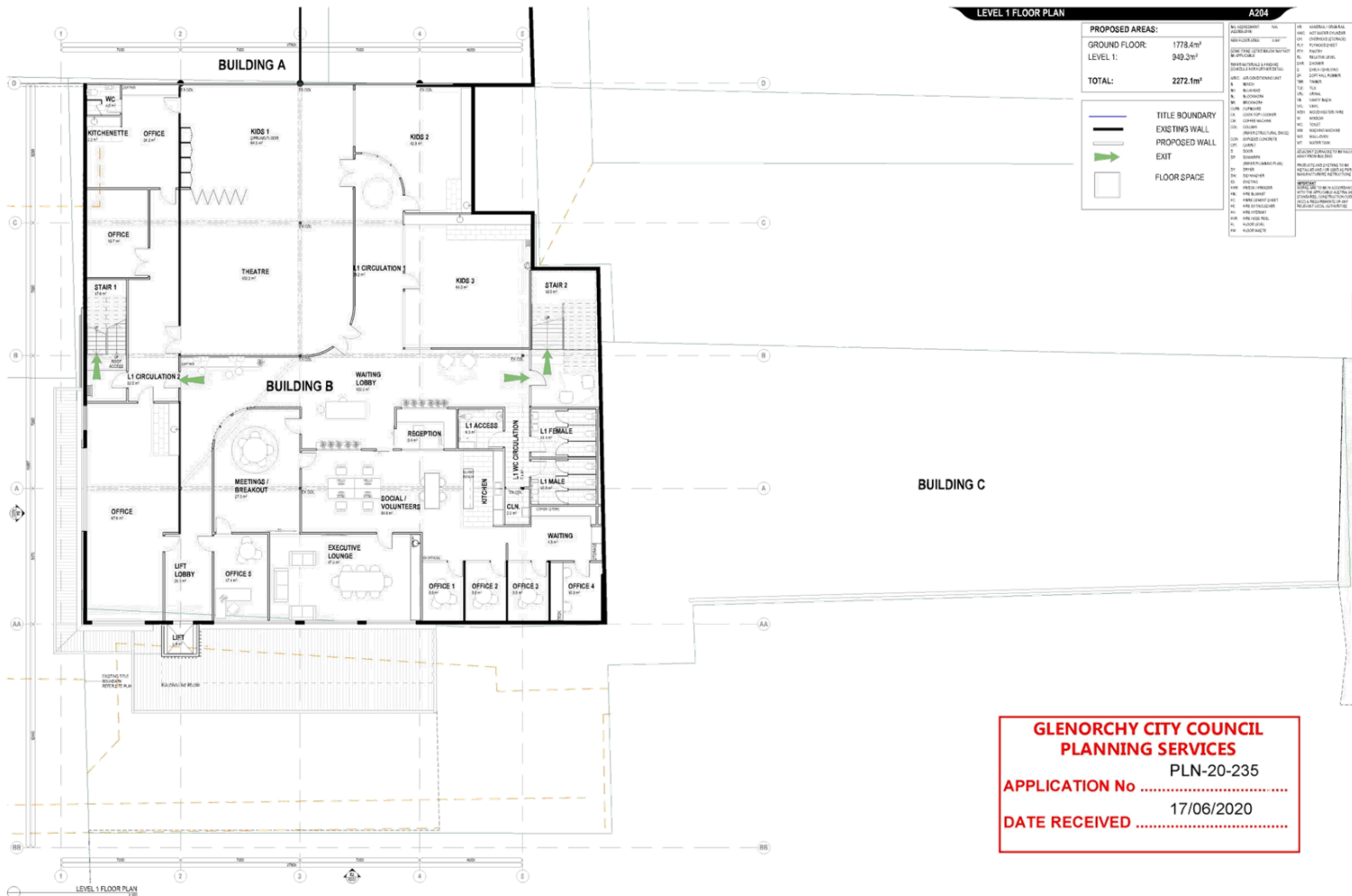
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PROJECT P19025





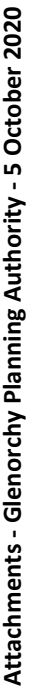


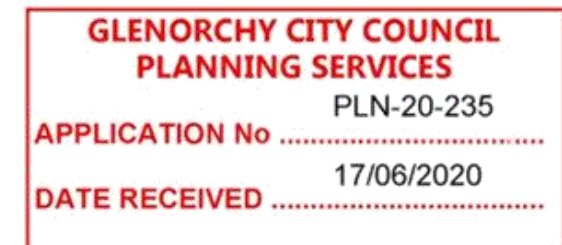


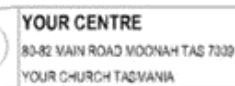
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-20-235

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A302

 WALL COLOURS

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