

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 6 SEPTEMBER 2021**



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- 7. PROPOSED USE AND DEVELOPMENT - GARDEN SHED WITH
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25 Radcliff Crescent

30-Aug-2021

Document Set ID: 3023084

Version: 1 Version Date: 30/08/2021

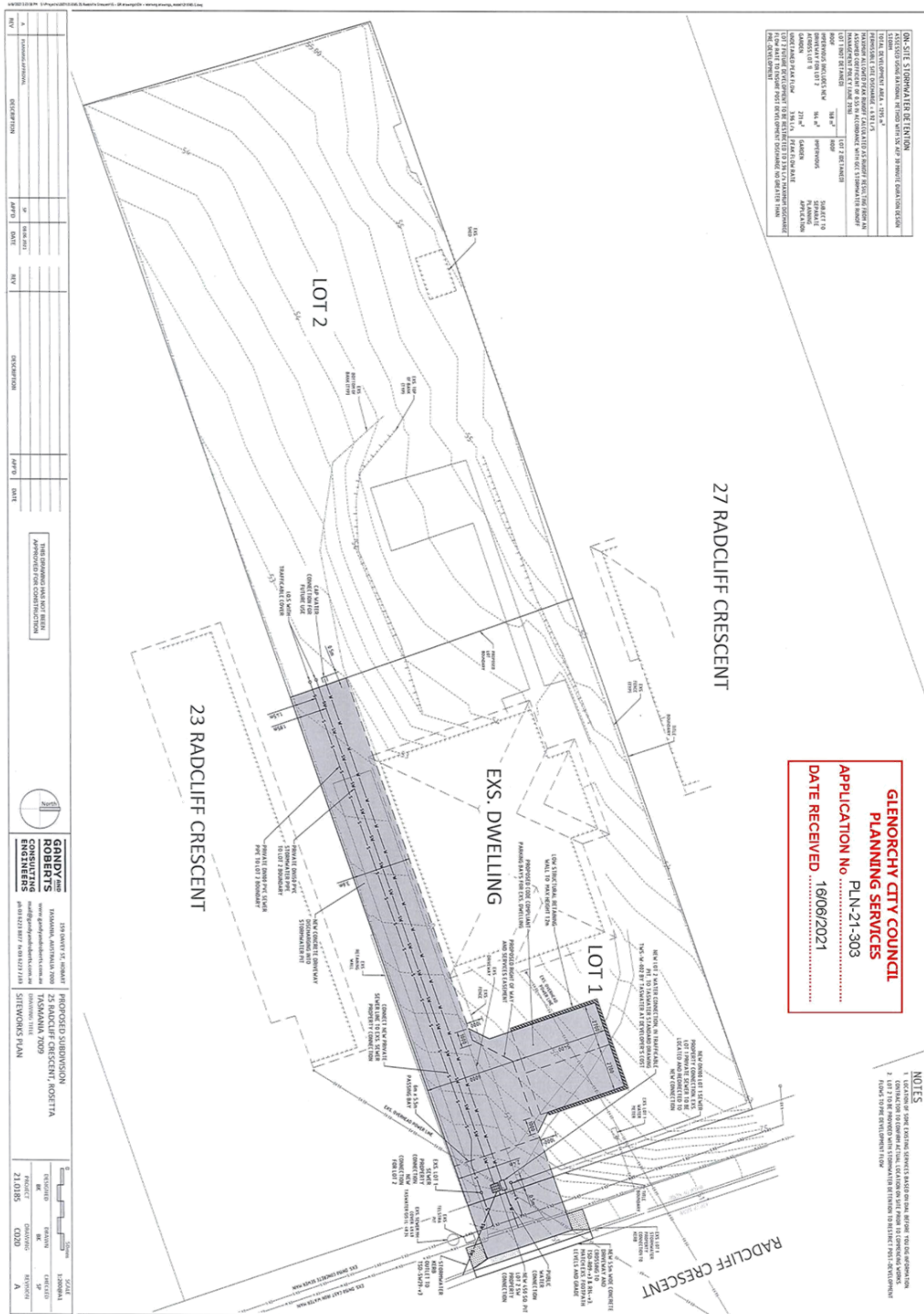
Disclaimer: The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application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

20 m





Document ID: 29973884
 Document Title: 25 Radcliff Crescent





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-303	Council notice date	5/07/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01112-GCC	Date of response	12/07/2021
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	25 RADCLIFF CRES, ROSETTA	Property ID (PID)	5339732
Description of development	Subdivision - 1 lot plus balance		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rogerson and Birch	Proposed Subdivision	N/A	29/03/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connections to 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. Advice: Sewer and/or water property connections in trafficable areas must be protected by suitable trafficable boxes and lids to AS3996 and in accordance with TasWater's requirements for supply and installation.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
FINAL PLANS, EASEMENTS & ENDORSEMENTS			
4. 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.			
5. The Plan of Survey must include private service easements over the proposed private pipes located on Lot 1, servicing Lot 2. The easement must benefit Lot 2 and burden Lot 1.			
DEVELOPMENT ASSESSMENT FEES			
6. The applicant or landowner as the case may be, must pay a development assessment fee of			



\$219.04, and a Consent to Register a Legal Document fee of \$154.42 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>

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

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



Information on this map is produced by Glenorchy City Council. No errors or omissions are guaranteed. This map is for general information only and should not be used as a site plan for any application or project.

PROJECT TITLE: **PROPOSED APARTMENTS (20)**

Date: 2/7/21

Client:

Scalewide Construction Pty Ltd

Site Address:

Nagle Place

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND
ELEVATIONS OF THE PROPOSED
BUILDING AND ON CONSTRUCTION,
THE PROPOSED BUILDING SHALL
BE CONSTRUCTED TO THE
ALLOW FOR INTERIOR FINISHES.

DO NOT SCALE DRAWINGS.

ALL WORK BY APPROVALS WITH
THE BUILDING CODE OF AUSTRALIA,
AS AMENDED, SHALL BE
CONSTRUCTED TO THE
ALLOW FOR INTERIOR FINISHES,
DRAWINGS TO BE READ IN
CONJUNCTION WITH SPECIFICATIONS
AND SCHEDULES.

REVISION	DESCRIPTION	DATE
001	NEW BAY ACCESS	14/11/20
002	LANDSCAPE DRAINAGE	09/04/21
003	LANDSCAPE DRAINAGE	09/04/21
004	LANDSCAPE DRAINAGE	09/04/21
005	LANDSCAPE DRAINAGE	09/04/21
006	LANDSCAPE DRAINAGE	09/04/21
007	LANDSCAPE DRAINAGE	09/04/21
008	LANDSCAPE DRAINAGE	09/04/21
009	LANDSCAPE DRAINAGE	09/04/21
010	LANDSCAPE DRAINAGE	09/04/21

File Number: J21/000005

Title: Specification & detailing
for construction & provision
of residential construction

Sheet Original:

A - 2

Scale:

As Shown

map modern architecture practice

Registered Architects
Leon Jenkins
34 S. King Street
Glenorchy, TAS 7215
Phone: 081 634 4800
Mobile: 081 634 4800
Email: info@maparchitects.com.au

Drawing Number: T001 100
0203 100 400

DA APPLICATION

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-18-256
DATE RECEIVED 02/07/2021

PROJECT: 30028
CONSULTANTS: 1
Engineer: 1
Contact: Mike Miller
Tel: 081 080 279

Surveyor: 1
Engineer: 1
Contact: Andrew Birch
Tel: 0419 594 566



BIN ENCLOSURE ELEVATION (TYPICAL)
Scale 1:300

KEY

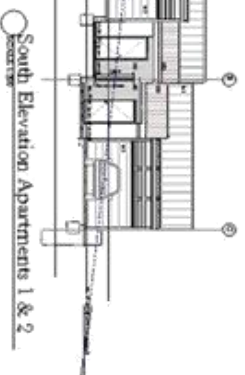


RENDERING ENVIRONMENT LOCATION OF BOUNDARY

Sic/Ground Floor Plan
Scale 1:300

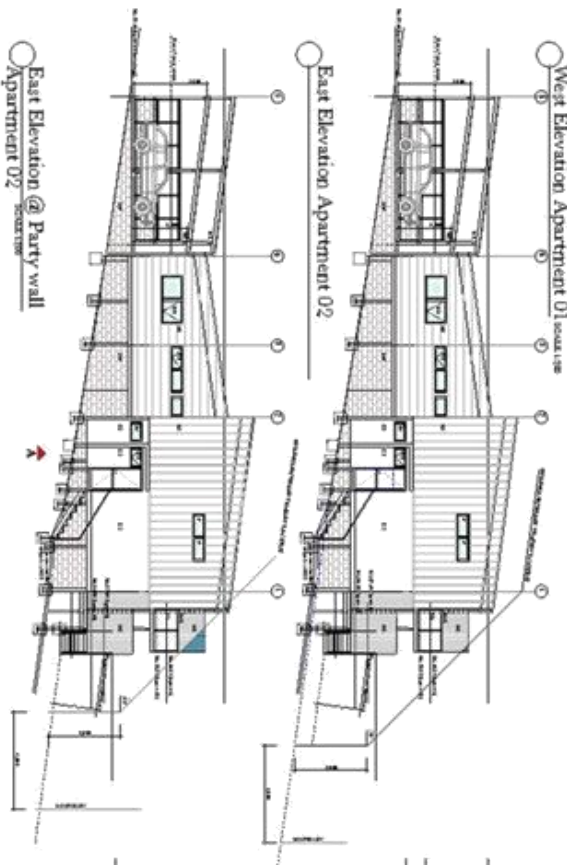
NOTE:
PROVIDE PRIVACY SCREEN
(60) 1.700 HIGH WHERE
LANDINGS ARE OPPOSITE
LANDING WINDOWS.
LANDINGS WITH
10.4.6 AS OR 10.4.3.2

North Elevation Apartments 1 & 2
Scale 1:300

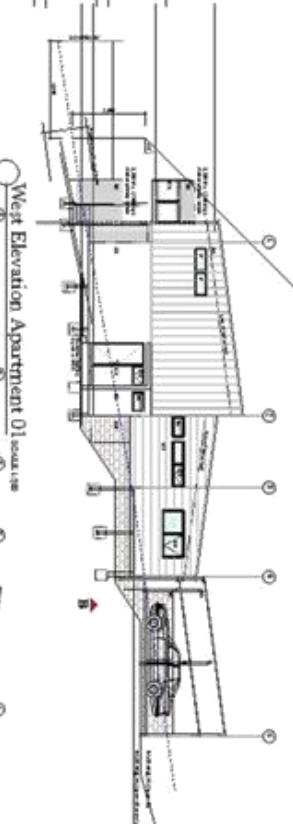


Building Envelope
Scale 1:300

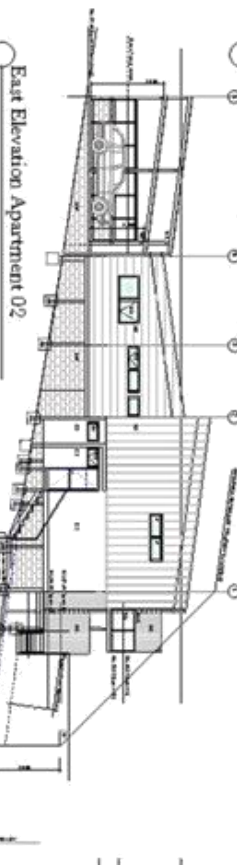
East Elevation @ Party wall
Apartment 02
Scale 1:300



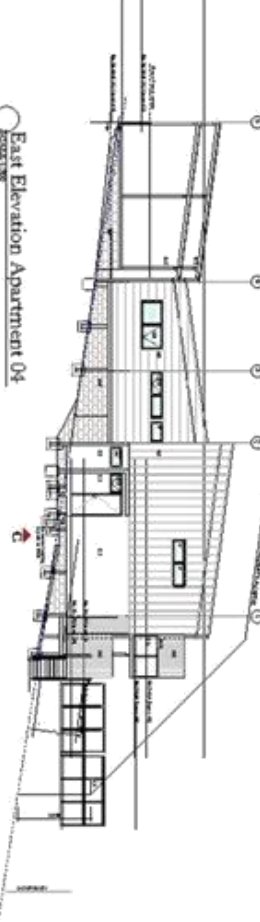
West Elevation Apartment 01
Scale 1:300



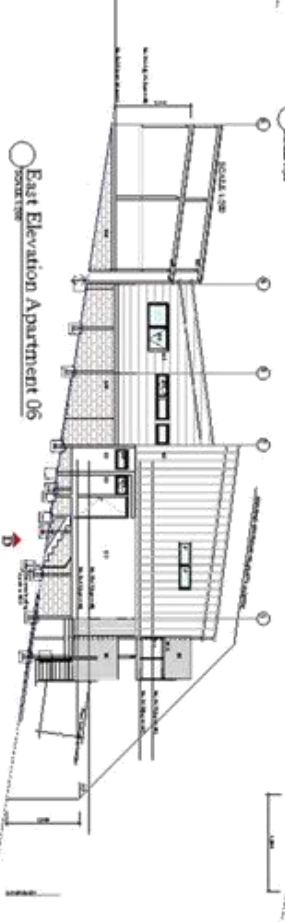
East Elevation Apartment 02
Scale 1:300



East Elevation Apartment 04
Scale 1:300



East Elevation Apartment 06
Scale 1:300



NOTE:
READ THIS DRAWING IN CONJUNCTION WITH
THE REPORT B85 VEHICLE TURNING REPORT
PREPARED BY FLUSSING SPACIAL



NOTE:
THE PROPOSED APARTMENTS INCLUDING
DECKS AND FOOTINGS MUST BE LOCATED
OUTSIDE OF THE TASWATER EASEMENT

NOTE:
THE PROPOSED APARTMENTS INCLUDING
DECKS AND FOOTINGS MUST BE LOCATED
OUTSIDE OF THE TASWATER EASEMENT

PROJECT TITLE: **PROPOSED APARTMENTS (20)**

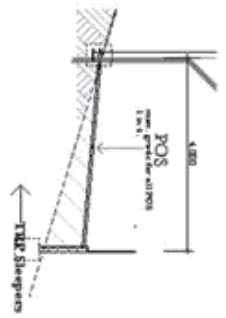
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION NO **PLN-18-256**
DATE RECEIVED **02/07/2021**



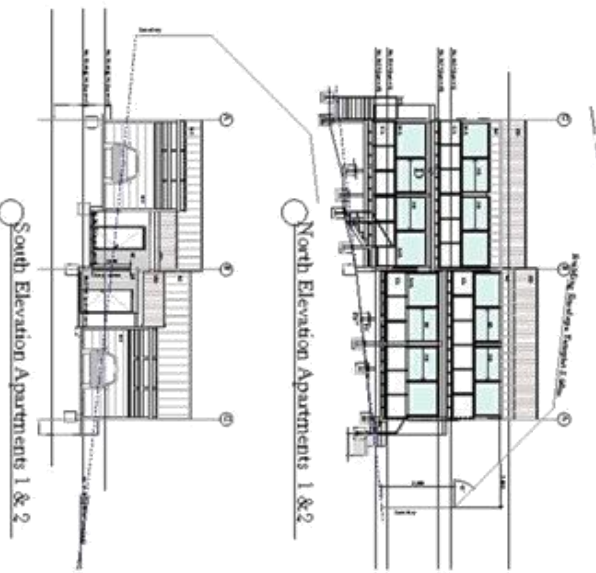
Legend

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[Symbol]	Plaster	1000m ²
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[Symbol]	Handrails	1000m ²
[Symbol]	Lighting	1000m ²
[Symbol]	Landscaping	1000m ²
[Symbol]	Other	1000m ²

Landscape design



POS Retaining Wall Detail



Building Envelope



DA APPLICATION

PROJECT NO: 30028
CONSULTANTS: [Firm Name]
CONTACT: Mike [Name]
PHONE: 0181 000 279

SURVEYOR: [Firm Name]
CONTACT: Andrew [Name]
PHONE: 0159 594 566

map
modern architecture practice
Registered Architects
Leon Jenkins
34 S. Wood Street
Glenorchy, TAS 7215
Phone: 011 6334 4800
Mobile: 011 6334 4800
Email: leon@maparchitects.com.au

Drawing Number: **DA23**



**DIAL BEFORE
YOU DIG**
CALL 811 OR 1-800-4-A-DIG

DA APPLICATION

Contact: Andrew Z
Ph: 62485808
M: 0419 504 966

Sheet
Original:
A - 2

Scale:
As Shown

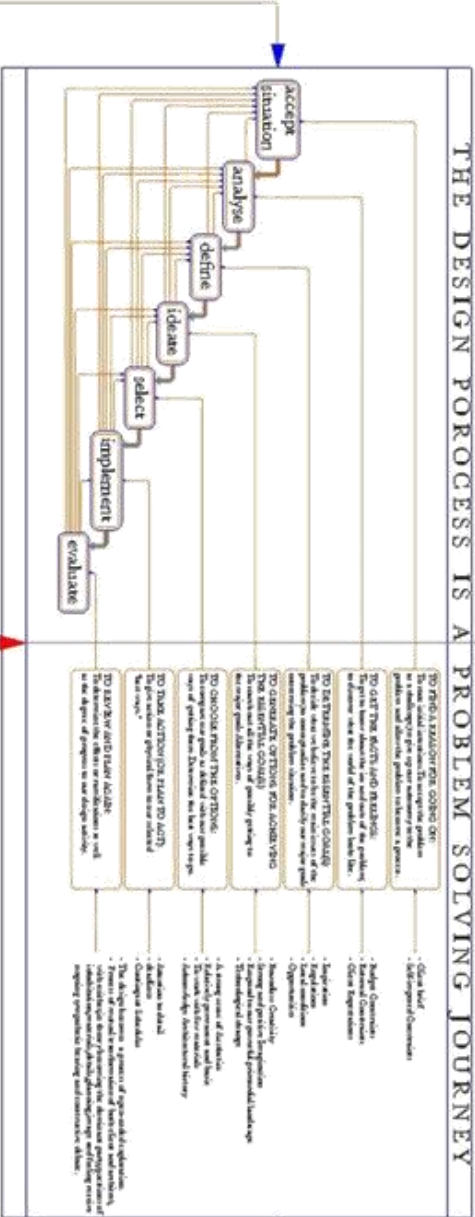
mnp
modern *architecture* practice

Page kind: A architect

Leon deKoning

34 S. Howard Avenue
New York, NY 10014
Phone: (212) 634-4800
Mobile: 01 917 394-6223
Email: leon@mnpdesign.com

PROJECT TITLE: **PROPOSED APARTMENTS (20)**



DESIGN	PHILOSOPHY
Understand the existing context and the opportunity for the project. This involves understanding the site, the surrounding area, the client's requirements, and the needs of the community. This is done through a series of steps: 1. Site analysis: Understanding the site's location, topography, and existing infrastructure. 2. Context analysis: Understanding the surrounding area's character, history, and planning constraints. 3. Client requirements: Understanding the client's vision, budget, and timeline. 4. Community needs: Understanding the needs of the local community and how the project can contribute to them. Develop a design concept that responds to the context and the client's requirements. This involves creating a vision for the project and developing a series of design options. The design concept should be based on a series of principles: 1. Contextual sensitivity: The design should respond to the site's location, topography, and existing infrastructure. 2. Community benefit: The design should contribute to the local community and enhance the area's character. 3. Sustainability: The design should be sustainable and consider the long-term impact of the project. 4. Innovation: The design should be innovative and push the boundaries of what is possible. Develop a detailed design that includes all the necessary details for construction. This involves creating a series of drawings and specifications that define the project's scope, quality, and timeline. The detailed design should be based on the design concept and the principles of contextual sensitivity, community benefit, sustainability, and innovation.	Architecture is a craft that involves the creation of a built environment that responds to the needs of the community and the client. It is a craft that involves the use of a series of principles: 1. Contextual sensitivity: The design should respond to the site's location, topography, and existing infrastructure. 2. Community benefit: The design should contribute to the local community and enhance the area's character. 3. Sustainability: The design should be sustainable and consider the long-term impact of the project. 4. Innovation: The design should be innovative and push the boundaries of what is possible. The design process is a problem-solving journey that involves a series of steps: 1. Accept: Understanding the client's requirements and the needs of the community. 2. Analyse: Understanding the site and the surrounding area. 3. Define: Creating a vision for the project and developing a series of design options. 4. Ideate: Developing a design concept that responds to the context and the client's requirements. 5. Select: Choosing a design option that best responds to the context and the client's requirements. 6. Implement: Developing a detailed design that includes all the necessary details for construction. 7. Evaluate: Assessing the project's impact on the community and the client's requirements.



Design proposal



CLIENT BRIEF - BUDGET CONSTRAINTS - EXPECTATIONS

LOCAL AUTHORITY REQUIREMENTS

Site Analysis Check List
Check the site's location, topography, and existing infrastructure.
Check the site's context, including the surrounding area's character, history, and planning constraints.
Check the client's requirements, including their vision, budget, and timeline.
Check the needs of the local community and how the project can contribute to them.
Check the site's sustainability, including its impact on the environment and the long-term impact of the project.
Check the site's innovation, including its potential to push the boundaries of what is possible.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No **PLN-18-256**

DATE RECEIVED **08/01/2021**

PROJECT ID: 30028
CONSULTANTS: R. J. & J. Architects Pty Ltd.
Engineer: Contact: Greg Carpenter
M: 0417 506 515
F: 06 6251 0556

Surveyor: R. J. & J. Architects Pty Ltd.
Contact: Andrew Birch
Ph: 06455908
M: 0419 594 566

DA APPLICATION

DA03

map
modern architecture practice

Registered Architects
Leon Jenkins
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Email: leon@maparchitects.co.nz

TPO The 100
020 785 483

Attachments - Glenorchy Planning Authority - 6 September 2021

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Attachments - Glenorchy Planning Authority - 6 September 2021

Attachments - Glenorchy Planning Authority - 6 September 2021

Attachments - Glenorchy Planning Authority - 6 September 2021

PROJECT TITLE: **PROPOSED APARTMENTS (20)**

ELEVATIONS APARTMENTS 1 & 2

Date: 2/6/21

Client:

Statewide Construction Pty Ltd

Site Address:

Nagle Place

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND MATERIALS OF THE PROPOSED BUILDING AND CONSTRUCTION. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

DO NOT SCALE DRAWINGS.

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AS AMENDED, AND ALL OTHER RELEVANT STANDARDS AND REGULATIONS. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, AS AMENDED, AND ALL OTHER RELEVANT STANDARDS AND REGULATIONS.

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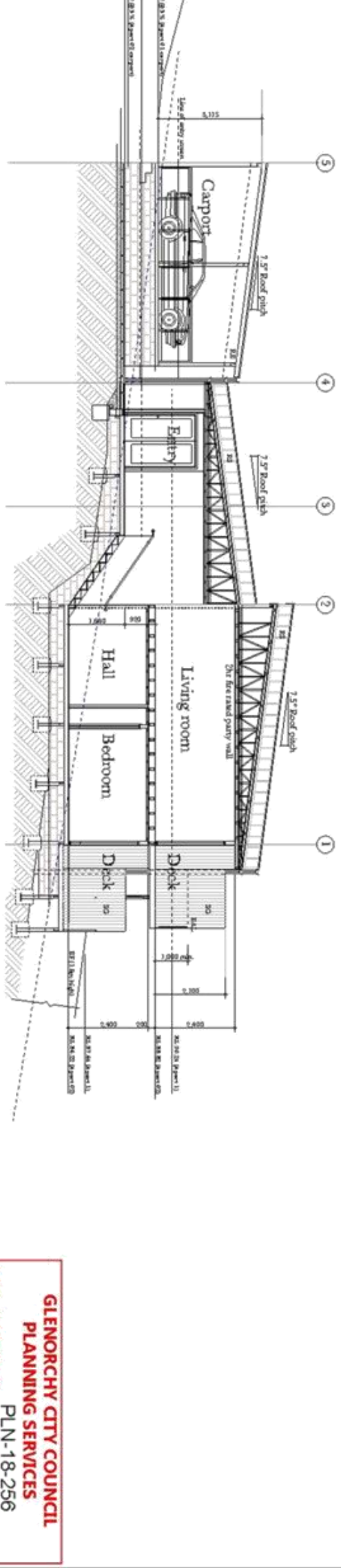
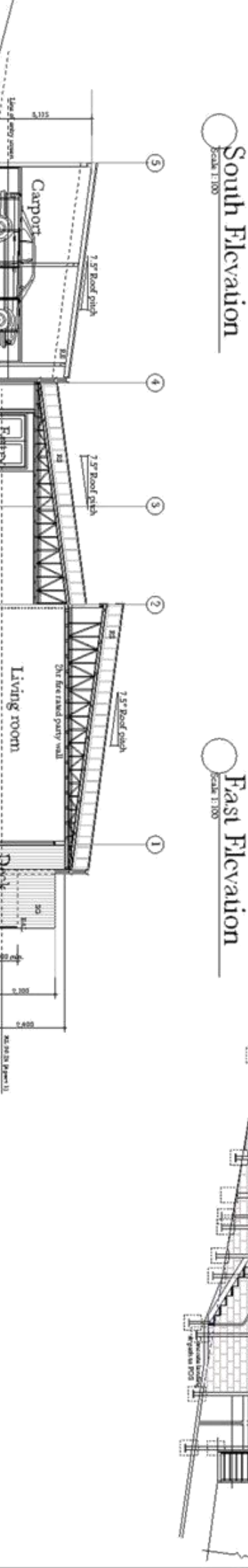
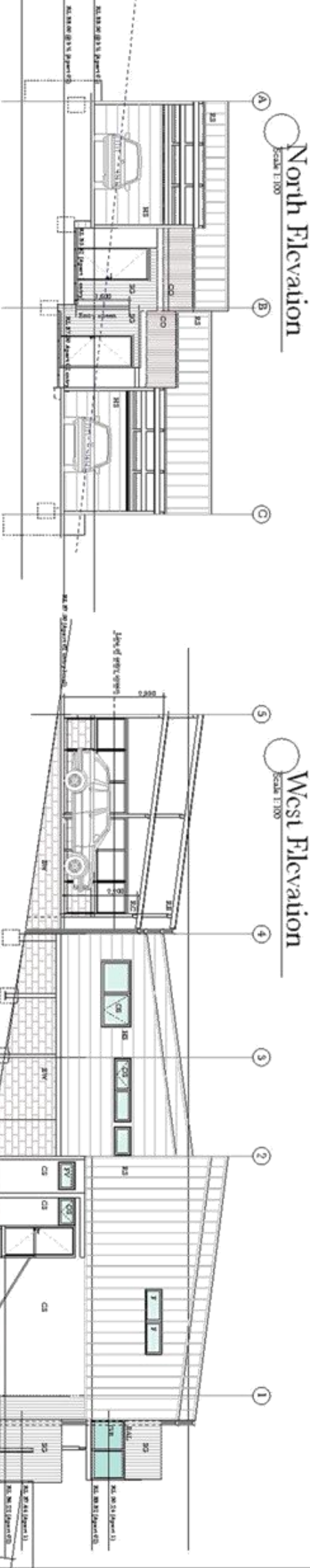
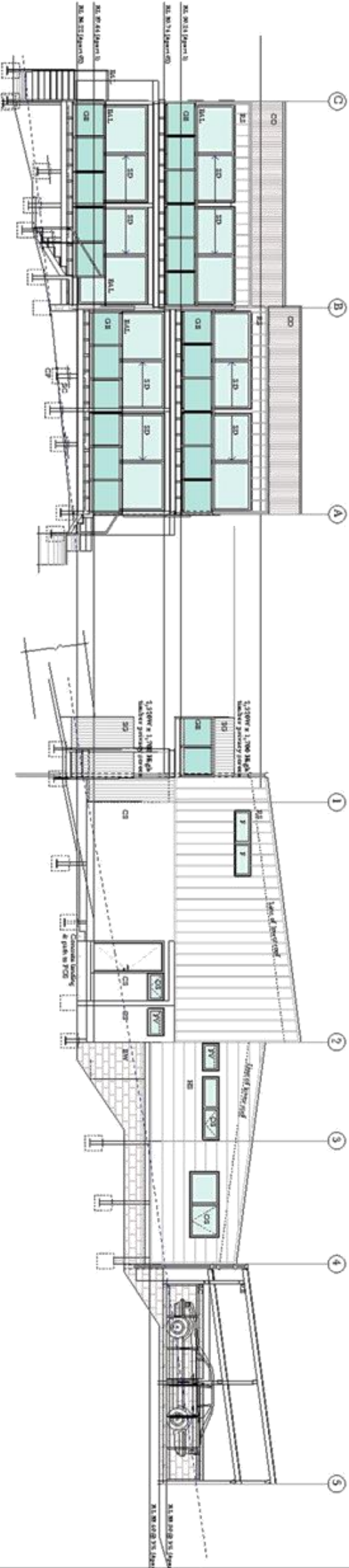
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map modern architecture practice
Registered Architects
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34 Snowy Mtn Road
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Glenorchy TAS 7215
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Mobile: 081 634 4800
Email: leon@maparchitects.com.au

Drawing Number: T001 Rev. 1008
02/02/2021

DA APPLICATION

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION NO. PLN-18-256
DATE RECEIVED 18/06/2021



PROJECT: 30028
CONSULTANTS: 1

Engineer:
Name: Mr. M. M. M.
Contact: Mr. M. M. M.
Tel: 081 000 279

Surveyor:
Registration: 12345
Tel: 081 000 279

Contact: Andrew Birch
Tel: 081 000 279

PROJECT TITLE: **PROPOSED APARTMENTS (20)**

ELEVATIONS APARTMENTS 3 & 4

Date: 2/6/21

Client:

Statewide Construction Pty Ltd

Site Address:

Nagle Place

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND MATERIALS OF THE PROPOSED CONSTRUCTION AND CONSTRUCTION MATERIALS TO BE USED TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND ALL OTHER RELEVANT STANDARDS AND SPECIFICATIONS TO BE USED IN THE DESIGN AND CONSTRUCTION OF THE PROPOSED CONSTRUCTION.

DO NOT SCALE DRAWINGS.

ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) AND ALL OTHER RELEVANT STANDARDS AND SPECIFICATIONS TO BE USED IN THE DESIGN AND CONSTRUCTION OF THE PROPOSED CONSTRUCTION.

REVISION	DESCRIPTION	DATE
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File Number:

J31442/08/05

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Specification & detailing of construction of residential construction.

Sheet Original:

A - 2

Scale:

As Shown

map
modern architecture practice

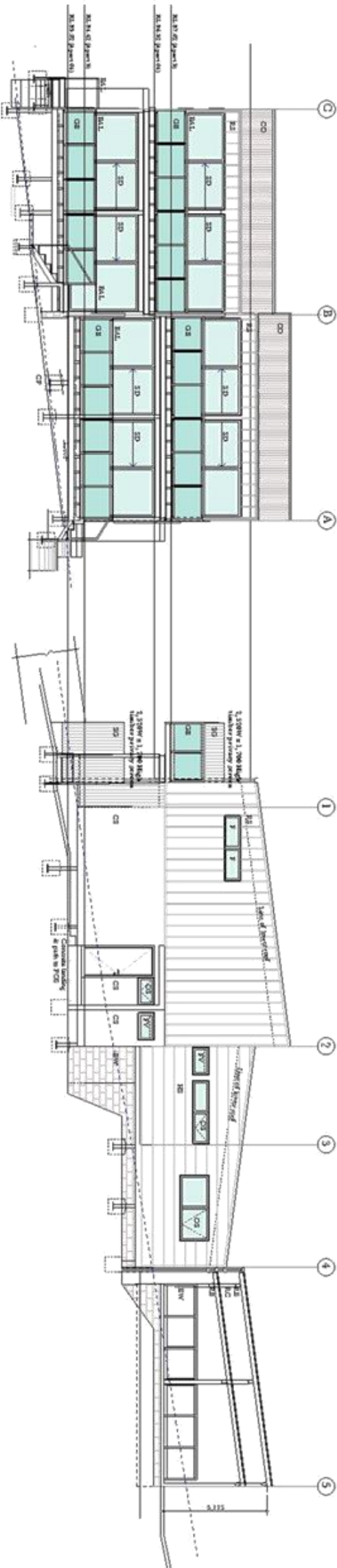
Registered Architects
Leon Jenkins
34 Saxon Road
Glenorchy TAS 7243
Phone: 03 6334 4800
Mobile: 0419 594 623
leon@maparchitects.com.au

TPO 186, 108
GPO Box 483

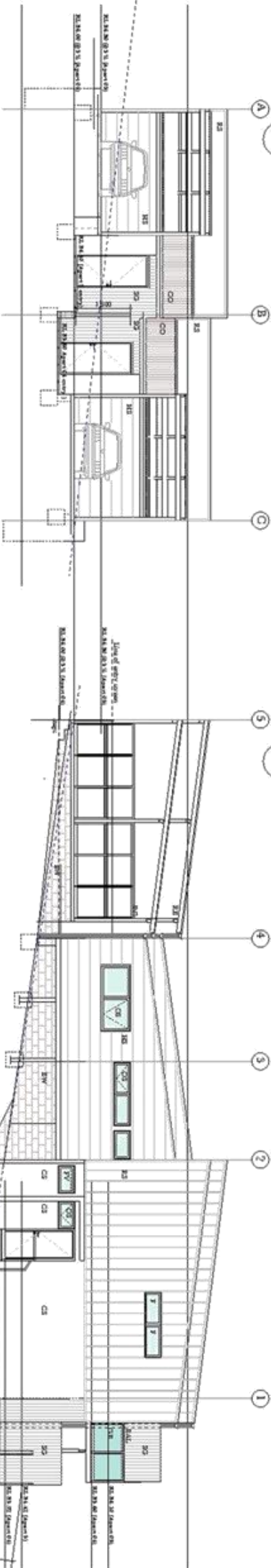
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION NO. PLN-18-256
DATE RECEIVED 18/06/2021

DA APPLICATION

DN14

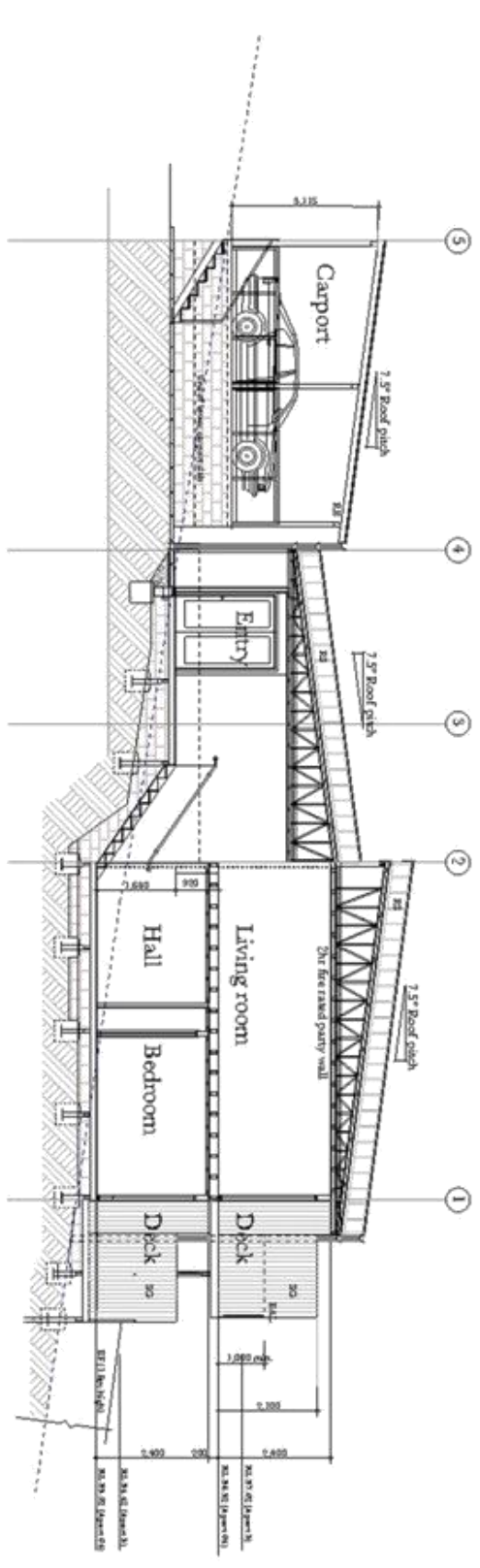


North Elevation
Scale 1:100



West Elevation
Scale 1:100

South Elevation
Scale 1:100



East Elevation
Scale 1:100

Section A-A
Scale 1:100

PROJECT: 30028
CONSULTANTS: 1
Engineer: Leon Jenkins
Nagle Place
Glenorchy TAS 7243
Phone: 03 6334 4800
Mobile: 0419 594 623
leon@maparchitects.com.au

Contact: Mike Miller
Nagle Place
Glenorchy TAS 7243
Phone: 03 6334 4800
Mobile: 0419 594 623
leon@maparchitects.com.au

Surveyor: Reginald A. Birch

Contact: Andrew Birch
Nagle Place
Glenorchy TAS 7243
Phone: 03 6334 4800
Mobile: 0419 594 623
leon@maparchitects.com.au

Attachments - Glenorchy Planning Authority - 6 September 2021

Attachments - Glenorchy Planning Authority - 6 September 2021

Attachments - Glenorchy Planning Authority - 6 September 2021

Attachments - Glenorchy Planning Authority - 6 September 2021

PROJECT TITLE: **PROPOSED APARTMENTS (20)**

ELEVATIONS APARTMENTS 15/16/17/18

Date: 2/6/21

Client:

Statewide Construction Pty Ltd

Site Address:

Nagle Place

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND
ELEVATIONS OF THE PROPOSED
BUILDING AND OF THE PROPOSED
LANDSCAPE AND OF THE PROPOSED
ROADS AND OF THE PROPOSED
ALLOYS FOR INTERIOR LAYOUTS.

DO NOT SCALE DRAWINGS.

ALL WORK IS TO BE DONE IN
THE BUILDING CODE OF AUSTRALIA
AS AMENDED (2019) AND IN
AUSTRALIAN STANDARDS (AS) CODES
AND GOOD BUILDING PRACTICES.
DRAWINGS TO BE READ IN
CONJUNCTION WITH SPECIFICATIONS
AND SCHEDULES.

DATE	DESCRIPTION
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Specification and drawing
of residential construction

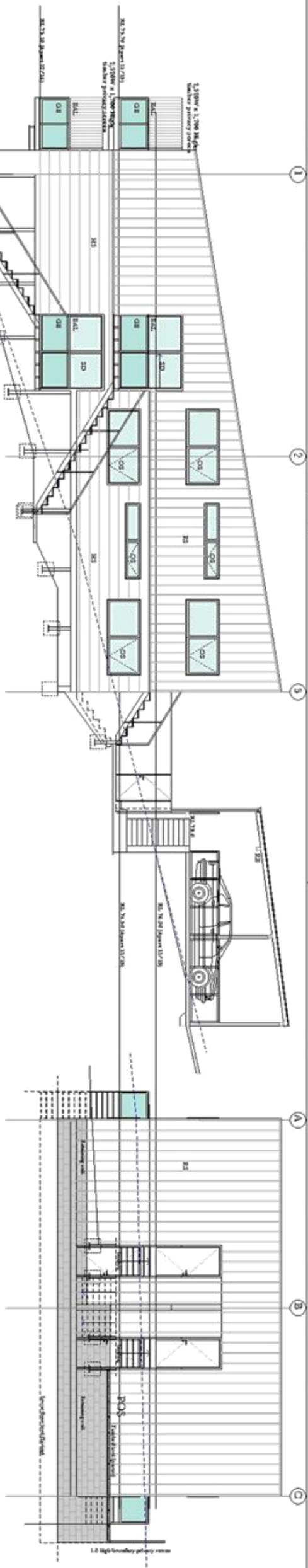
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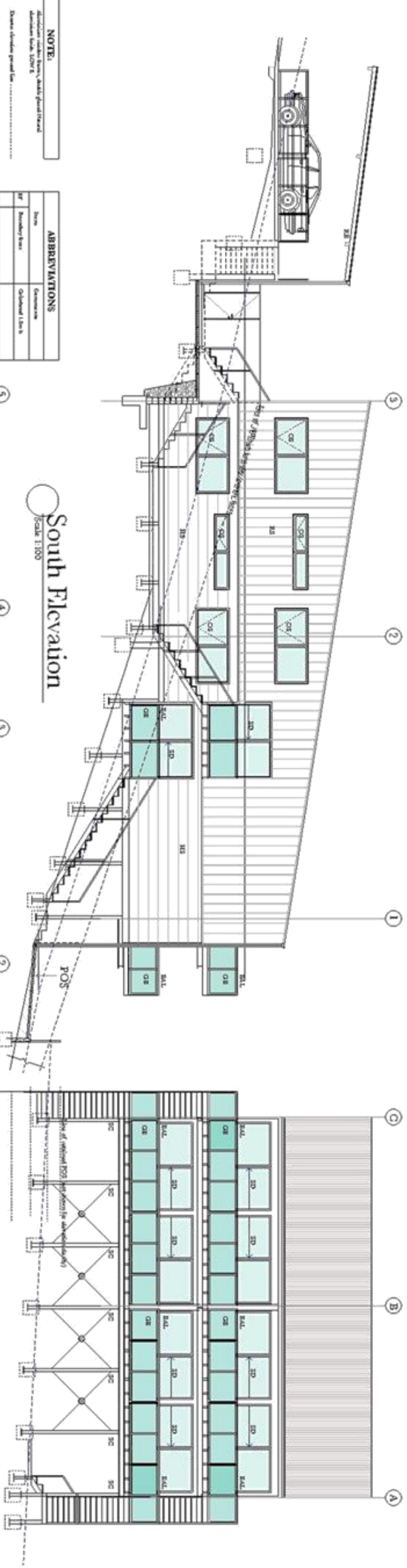
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As Shown

map
modern architecture practice
Project Architects
Leon Jenkins
34 S Longue Vue
Riverview NSW 1510
Mobile 0419 294 420
Email info@maparchitects.com.au

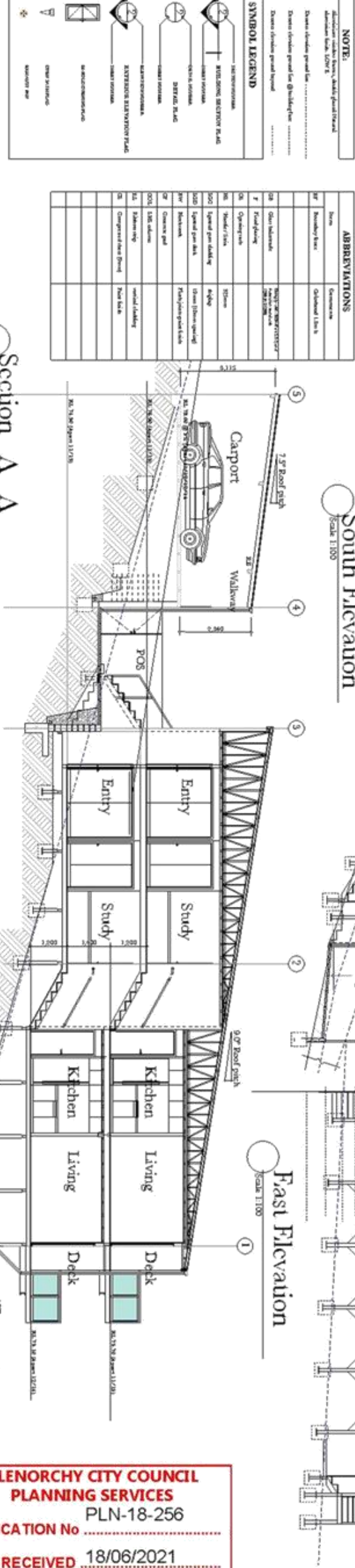
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DN19



North Elevation



South Elevation



West Elevation

Section A A

NOTE:
Dimensions are in millimetres, unless stated otherwise.
Dimensions are in millimetres, unless stated otherwise.
Dimensions are in millimetres, unless stated otherwise.
Dimensions are in millimetres, unless stated otherwise.
Dimensions are in millimetres, unless stated otherwise.

ABBREVIATIONS
BR Building
CL Ceiling
CR Concrete
CS Clay
CT Concrete
DR Drain
EL Elevation
EX External
GL Ground Level
GR Grass
HT Height
IN Internal
IS Insulation
LA Landscape
LD Landscaping
LI Lighting
LS Landscape
LT Landscape
MA Main
MB Main Building
MC Main
MD Main
ME Main
MF Main
MG Main
MH Main
MI Main
ML Main
MM Main
MO Main
MP Main
MQ Main
MR Main
MS Main
MT Main
MU Main
MX Main
MY Main
MZ Main

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-18-256
DATE RECEIVED 18/06/2021

DA APPLICATION

PROJECT NO. 30028
CONSULTANTS
Nagle Place

Contact: Mike Miller
Tel: 0951 080 279

Surveyor:
Reginald A. Birch

Contact: Andrew Birch
Tel: 0439 594 566

North Elevation

SCALE 1/100

West Elevation

SCALE 1/100

Address: Nagle Place

Statewide Constructions Pte.Ltd

Address:

Nagle Place

Drawn by:
LJ

GENERAL NOTES:

CHECK ALL DISCOUNTS AND MEASUREMENTS ON SITE PRIOR TO DEMOLITION AND ON CORRECTION DISCOUNTS ARE IN MILLIMETERS *PLEASE TO PLEASE* AND DO NOT ALLOW FOR EXCESS LENGTHS.

ALL WORK IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, (BCAS) ASSESSED, BELLEVANT AUSTRALIAN STANDARDS (AS) CODES AND GOOD BUILDING PRACTICES. DRAWINGS TO BE MADE IN CONJUNCTION WITH SPECIFICATIONS AND SCHEDULES.

File Number:
J21A/PC/08/0

Title:
Specifications in detailing
for construction & permit issue
of residential construction.

Sheet
Original
A-2

Scale:
As Shown

modern architecture practices

Page Street Architects
Leon Jenkins
34 Second Avenue
Newark, NJ 07102
Phone: (201) 212-4800
Mobile: (973) 844-2523
Email: leon@pagestreet.com

TOD No: 100
QCC No: 48

Drawing Number:

DA20

PROJECT TITLE: **PROPOSED APARTMENTS (20)**

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. **PLN-18-256**
DATE RECEIVED **18/06/2021**

Date: **1/6/21**

Client:

Statewide Constructions Pty Ltd

Site Address:

Nagle Place

Drawn by:

JJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND
ELEVATIONS OF SITE PRIOR TO
CONSTRUCTION AND ON COMPLETION.
THESE DIMENSIONS ARE TO BE
MAINTAINED AND NOT TO BE
ALtered FOR INTERIOR FINISHES.

DO NOT SCALE DRAWINGS.

ALL WORK IS TO BE DONE IN
ACCORDANCE WITH THE
BUILDING CODE OF AUSTRALIA,
AS AMENDED, EXISTING
AUSTRALIAN STANDARDS (AS) CODES
AND GOOD BUILDING PRACTICES.
DRAWINGS TO BE READ IN
CONJUNCTION WITH SPECIFICATIONS
AND SCHEDULES.

REVISION	DESCRIPTION	DATE
001	NEW DRAWING	14/11/20
002	AMEND SITE PLAN AND LANDSCAPE DETAILS	09/04/21
003	AMEND SITE PLAN AND LANDSCAPE DETAILS	01/06/21

File Number:
J21452/08/05

Title:
Specification & detailing
for construction & completion
of residential construction

Sheet
Original:

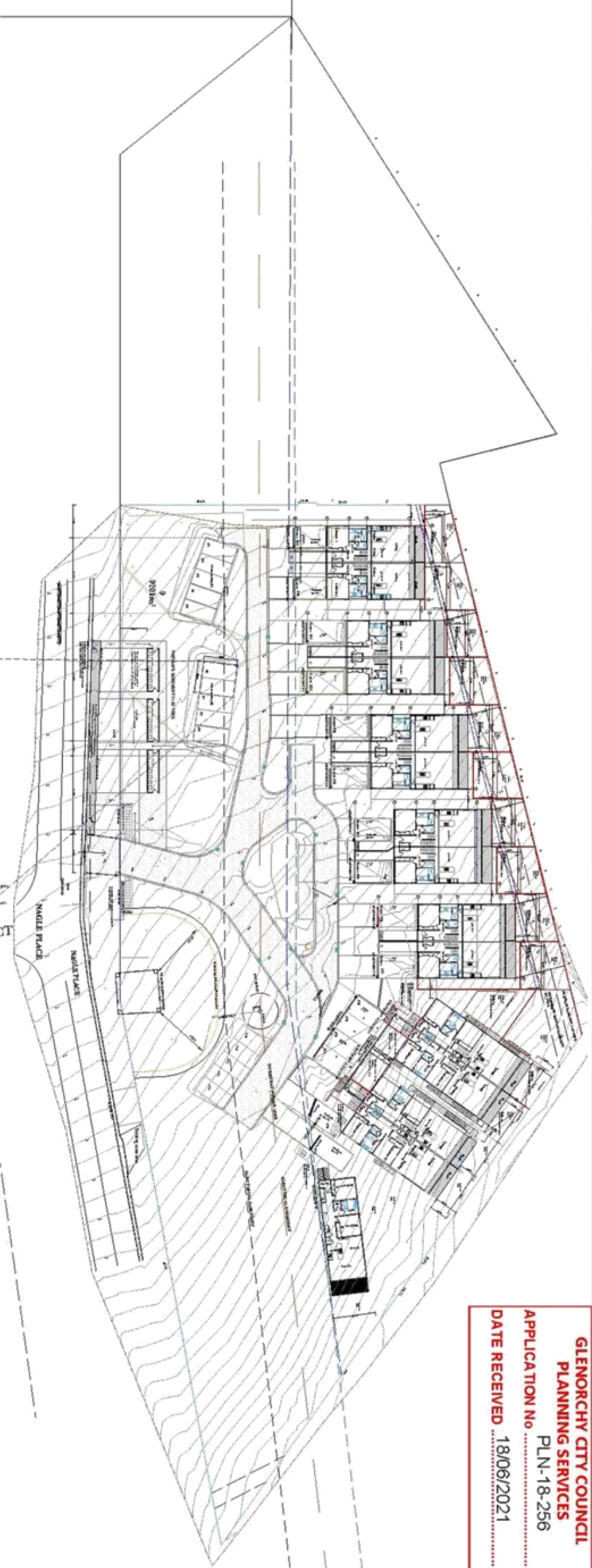
A - 2

Scale:
As Shown

map
modern architecture practice
Packard Architects
Leon Jenkins
34 S. Wood Street
Glenorchy, TAS 7215
Phone: 03 6334 4800
Mobile: 04 9394 423
Email: info@packardarchitects.com.au

Drawing Number:
T001 The 100
Q001 The 400

DA APPLICATION



POS (Private Open Space)
Scale 1:300

SYMBOL LEGEND	
	PRIVATE OPEN SPACE
	PROPOSED APARTMENT
	PROPOSED PARKING
	PROPOSED LANDSCAPING

Site Lot N ^o 9, 9,201m ²											Site areas									
ID	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20
	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²
	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²
	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²
	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²
APARTMENT	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²
CARPORT	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²
DECK	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²
POS	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²
POS 1:10 area, grade 10.0m	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²	102.1m ²



PROJECT NO. 30028
CONSULTANTS: Packard Architects
Engineer: Leon Jenkins
Contact: Mike Gribble
Tel: 0981 080 279

Surveyor: Rayson & Birch
Contact: Andrew Birch
Tel: 0439 594 566

DA22a.

Contact: Andrew Birch
Ph: 62485808
M: 0419 504 065

PROJECT TITLE: **PROPOSED APARTMENTS (20)**

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No **PLN-18-256**
DATE RECEIVED **18/06/2021**

Date: **2/6/21**

Client:

Statewide Constructions Pty Ltd

Site Address:

Nagle Place

Drawn by:

LJ

GENERAL NOTES:

CHECK ALL DIMENSIONS AND
EQUIVALENTS OF SITE FROM TO
REMARKS AND OR CORRECTION.
THESE ARE NOT TO BE USED FOR
ANY OTHER PURPOSES.
ALLOW FOR INTERIOR FINISHES.

DO NOT SCALE DRAWINGS.

ALL WORK BY ARCHITECTS WITH
THE BUILDING CODE OF AUSTRALIA.
AS PER ASSESSMENT, SEVERAL
ASBESTOS REMOVAL PRACTICES
AND GOOD BUILDING PRACTICES
DRAWINGS TO BE READ IN
CONJUNCTION WITH SPECIFICATIONS
AND SCHEDULES.

REVISION	DESCRIPTION	DATE
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File Number:	J21A/PC/08/05
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Title:

Specification & detailing
for construction & general layout
of residential construction.

Sheet Original:

A - 2

Scale:

As Shown

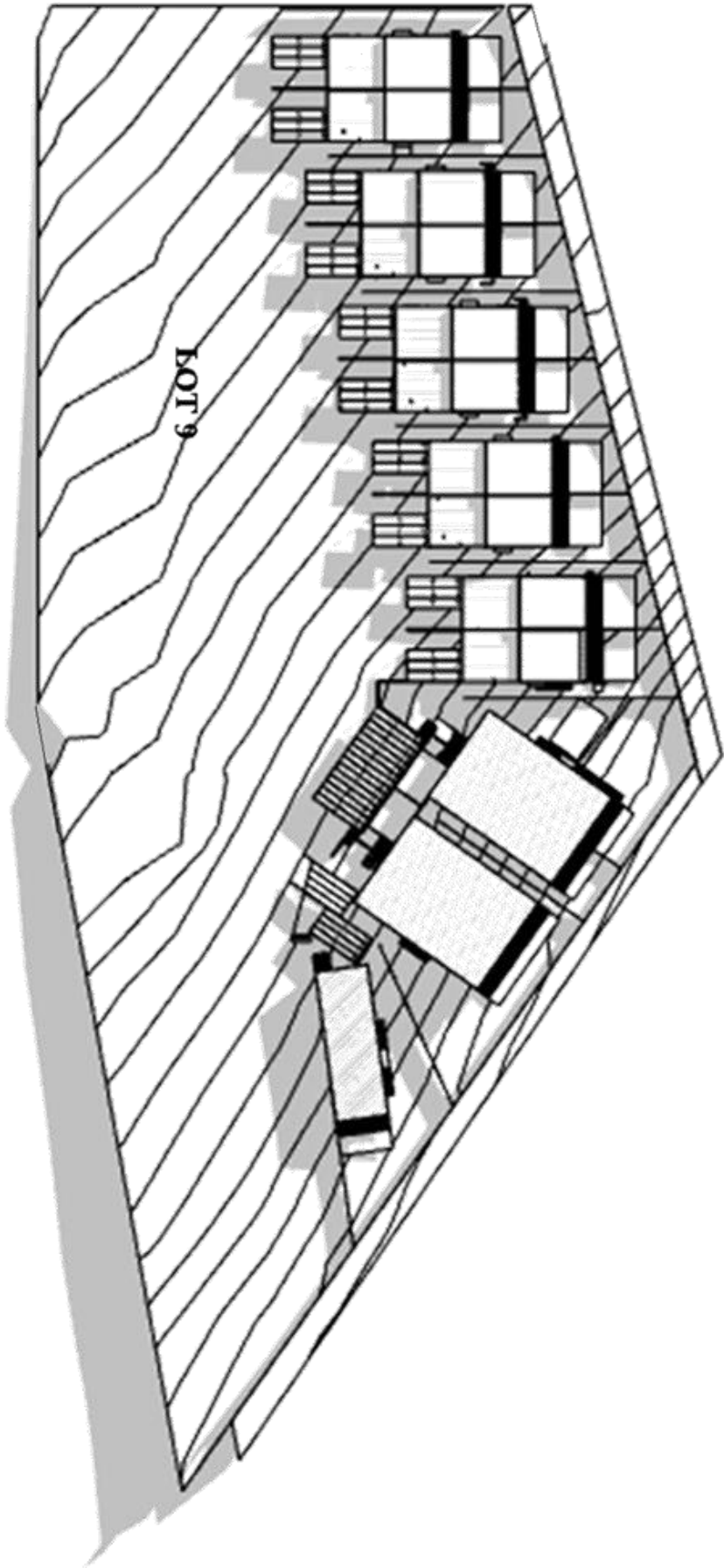
map
modern architecture practice

Registered Architects
Leon Jenkins
34 Smeaton Street
Glenorchy TAS 7215
Phone: 081 6234 4800
Mobile: 081 6234 4232
Email: leon@maparchitects.com.au

Drawing Number: T001 The 100
0203 The 400

DA APPLICATION

DA22b



NAGLE PLACE

LOT N° 9 NAGLE PLACE

1/2 page 21 (Scale 1:500)

Local time of rise and set	Sun	Mercury	Venus	Mars	Jupiter	Saturn
June 21	7:41 - 16:44	6:56 - 16:01	10:14 - 19:40	11:29 - 22:22	0:20 - 12:32	12:34 - 0:10
December 21	4:28 - 19:51	4:22 - 19:17	2:10 - 15:29	5:14 - 20:39	11:40 - 0:11	0:56 - 18:56



AMENDMENT 1: 11/01/19 REF # 1 RESPONSE (ITEM C)

PROJECT ID: 30028
CONSULTANTS: 1

Engineer:
Nagle Place
Contact: Mike Noble
Tel: 081 080 279

Surveyor:
Beynon & Birch

Contact: Andrew Birch
Tel: 081 594 566

Attachments - Glenorchy Planning Authority - 6 September 2021

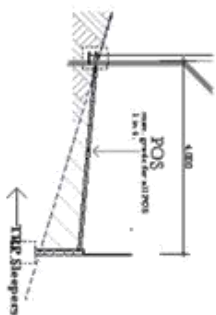
[illegible]**Lawson**

**Comcast
Parking**

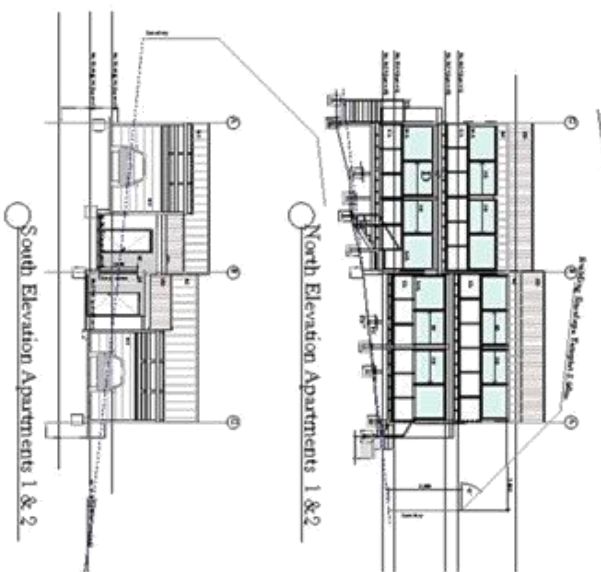
Denotes 200mm
Composted Mulch
'Typical'

Scale 1:500
Landscape design

POS Retaining Wall Detail



Building Envelope



DA APPLICATION

Date: 2/6/21

Client:

Statewide Constructions Pty Ltd

Address:

Nagle Place

Drawn by:

11

GENERAL NOTES

CHECK ALL DEATHS AND
TRANSFERS OF SETS PRIOR TO
APPLICATION AND OR CONVEYANCE
AND RECORDS ARE IN WILLINGNESS
TO TRANSFER AND DO NOT
ALLOW FOR INTERESTS LITIGANTS.

IF IN DOUBT, ASK.

ALL, WHILE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. LOCALS ASSIGNED, BILVANT AUDITABLE STEWARDS (AS) CODES TO GOOD BUILDING PRACTICES. ADVANTAGES TO BE GAINED IN CONJUNCTION WITH SPECIFICATION OF SOLIDPULP.

ISSUE	DESCRIPTION	DATE
Q2C	NEW DRIVE ACCESS	04/11/78
Q2C	AGEND SITE POS AND	
Q2C	LANDCLARE DPOIS	09/04/71
Q2C	AGEND SITE POS AND	01/06/71
Q2C	LANDCLARE DPOIS	

File Number: JENAPC/08/05

Specifications in detailing
for construction documents
of residential construction

Sheet
Original:

A-2

Scale:

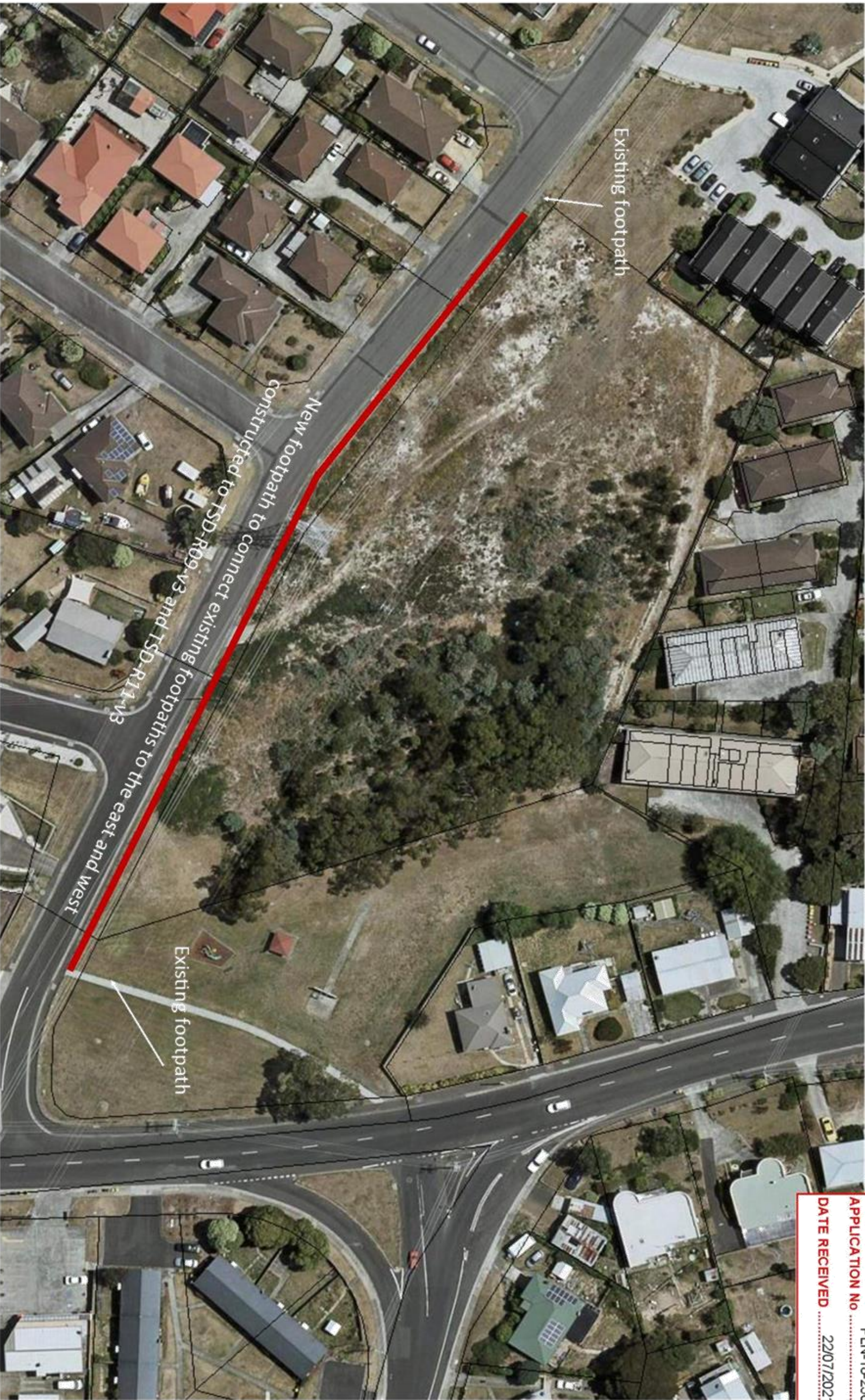
As Shown

map
modern architecture practice

Registered Architect
Leon Jenkins
34 S. Second Avenue
Horseshoe Bar, TN 37055
Phone: (603) 624-4480
Mobile: 06 99 894 6223
Email: leonj@earthlink.net

T-001 Mo: 1003
Q-002 Mo: 483

DA23



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-18-256
DATE RECEIVED 22/07/2021

PO Box 58 SOUTH HOBART, Tasmania 7004

Client: Statewide Constructions

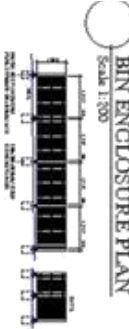
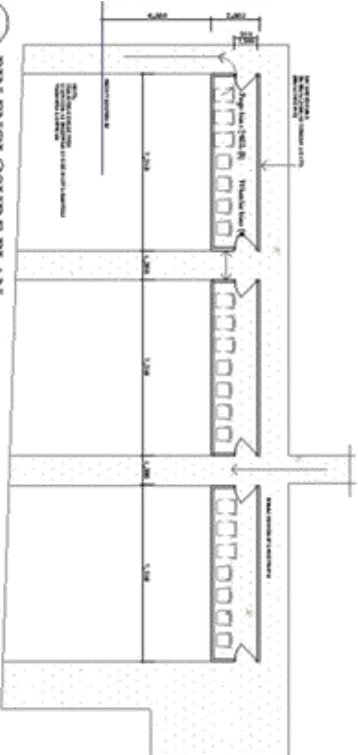
Project: Nagle Place—Footpaths

Date: 21 July 2021



ENVIRONMENTAL SUSTAINABLE DEVELOPMENT
Document Set ID: 3006231
Document Set ID: 3002818
Version: 1.1
Version Date: 22/07/2021
WWW.e3planning.com.au 0438376840 evan@e3planning.com.au

PROJECT TITLE: **PROPOSED APARTMENTS (20)**



BIN ENCLOSURE ELEVATION (TYPICAL)
Scale 1:300

KEY

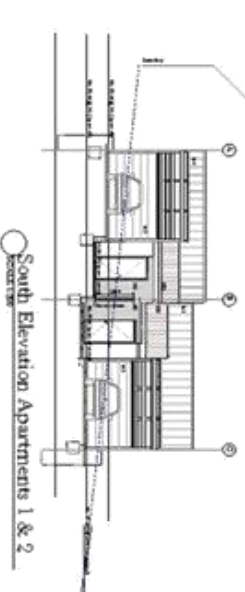
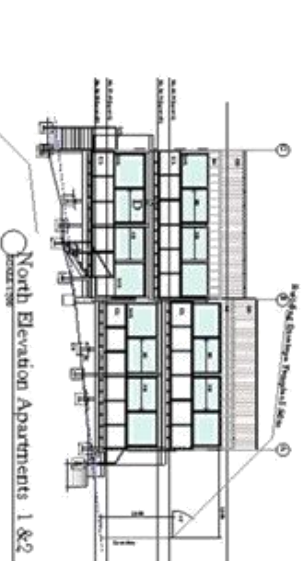


REINFORCED CONCRETE FOOTPATH AT DEVELOPER'S EXPENSE, LINED TO THE EXISTING PATH TO THE NORTH WEST AND CONTINUED THE FULL LENGTH OF PROPERTY BOUNDARY AT THE SAME WIDTH.

Sic/Ground Floor Plan
Scale 1:300



NOTE:
PROVIDE PRIVACY SCREEN (60) 1700 HIGH WHERE LANDINGS ARE OPPOSITE NEIGHBOURING WINDOWS, 10.4.6 AS OR 10.1.3.2



Building Fnclopc
Scale 1:300

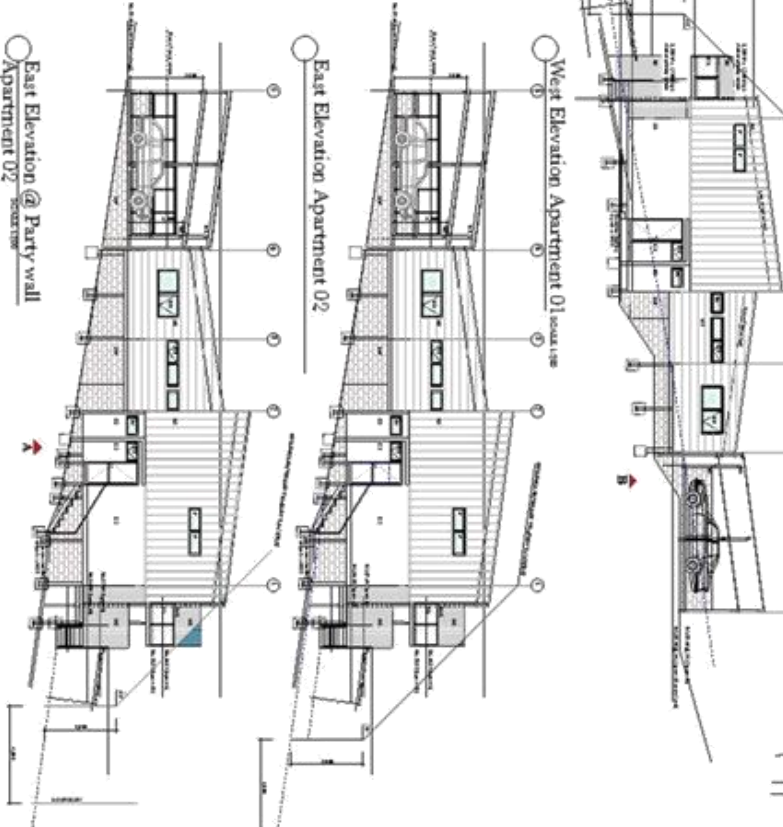
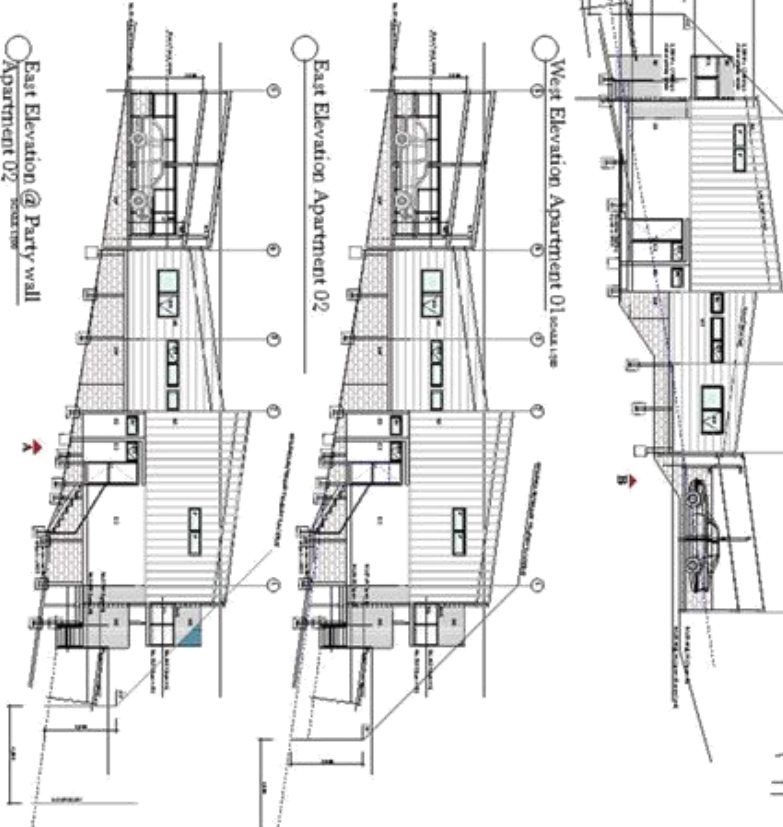
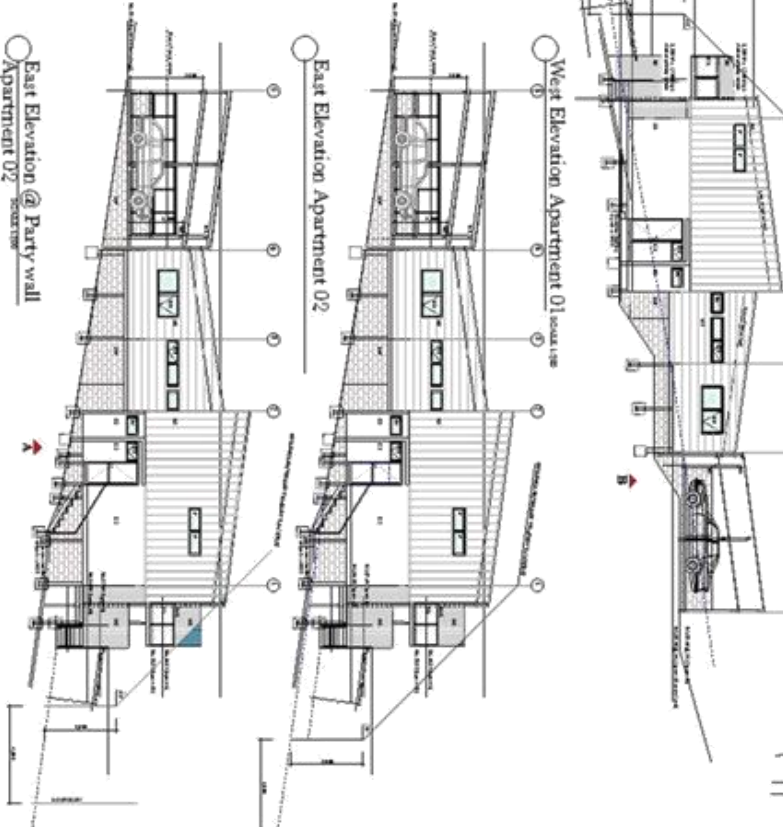
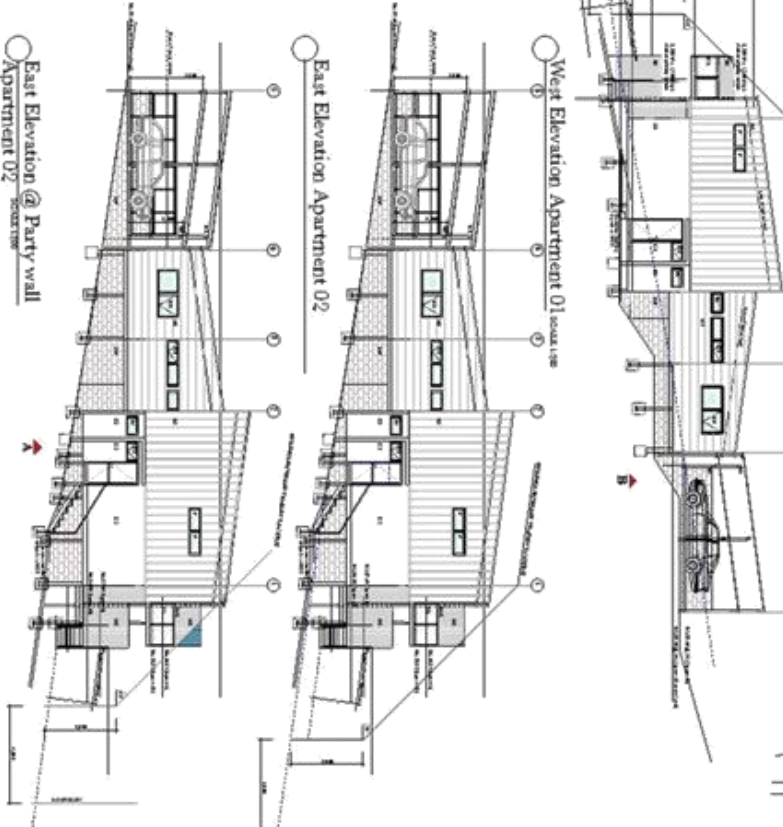
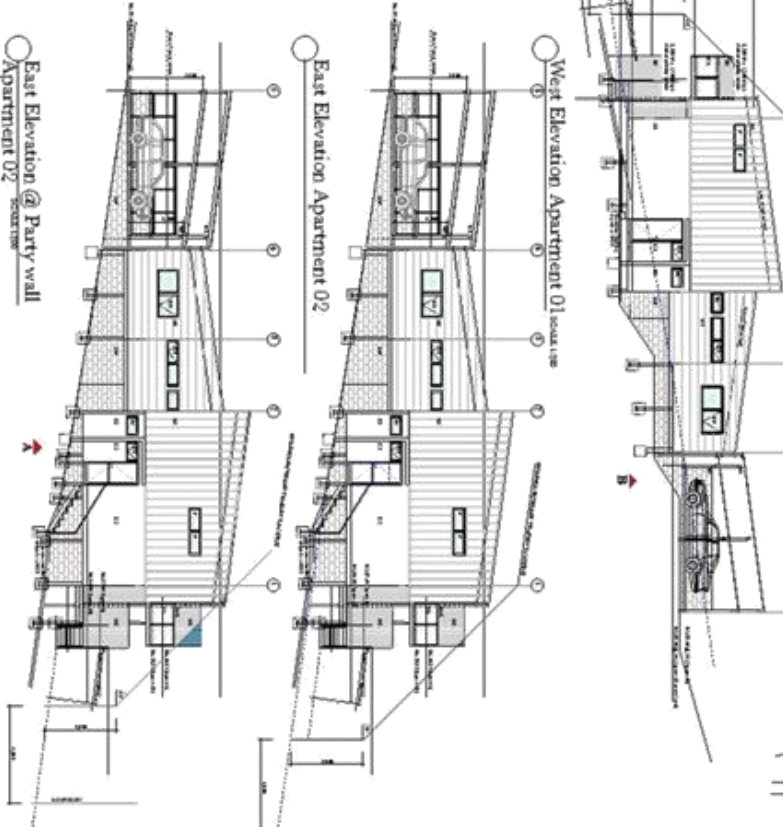
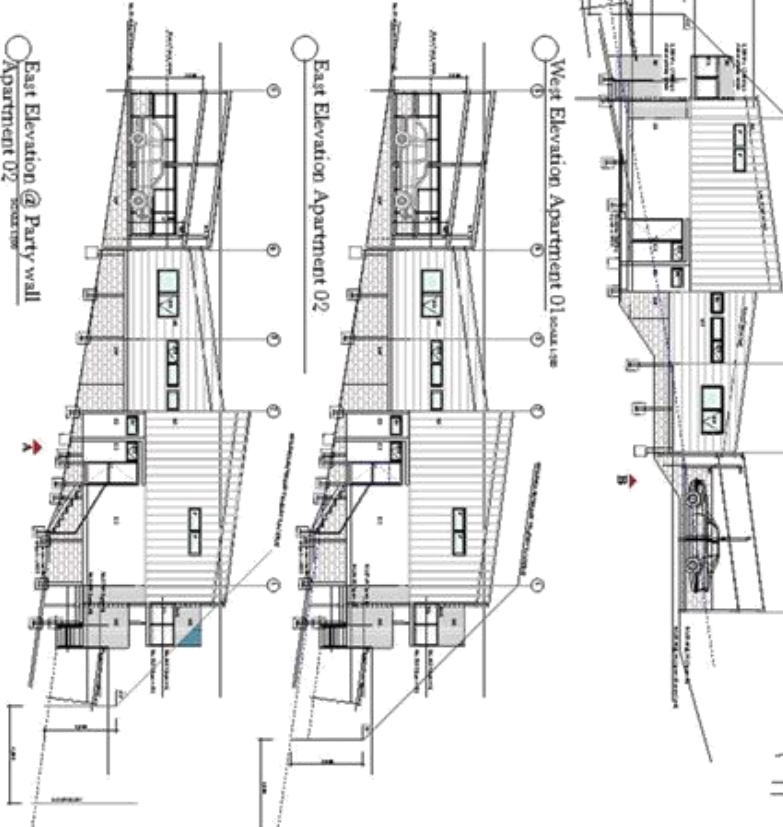
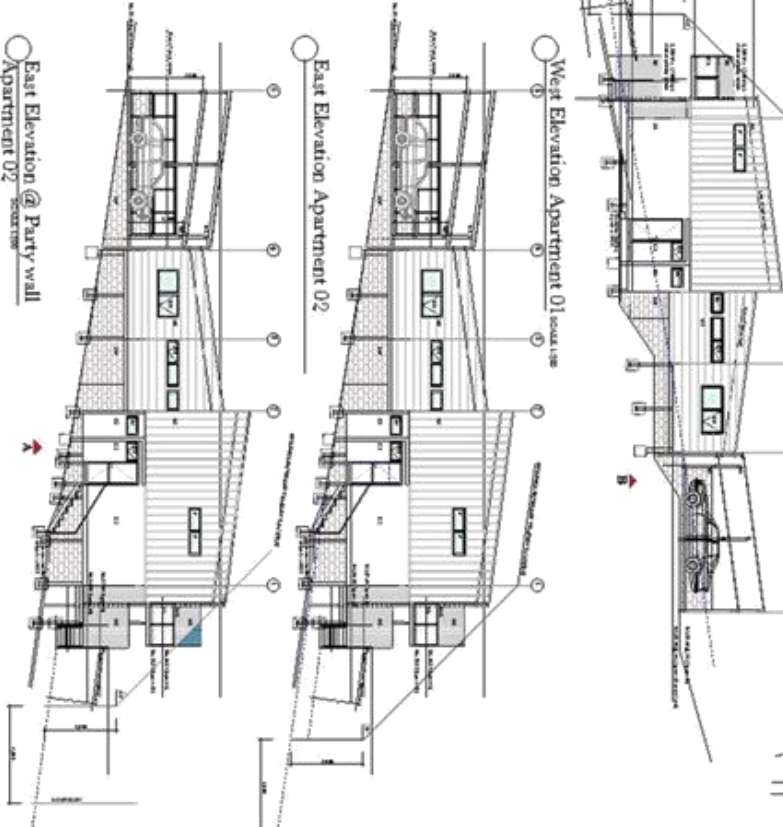
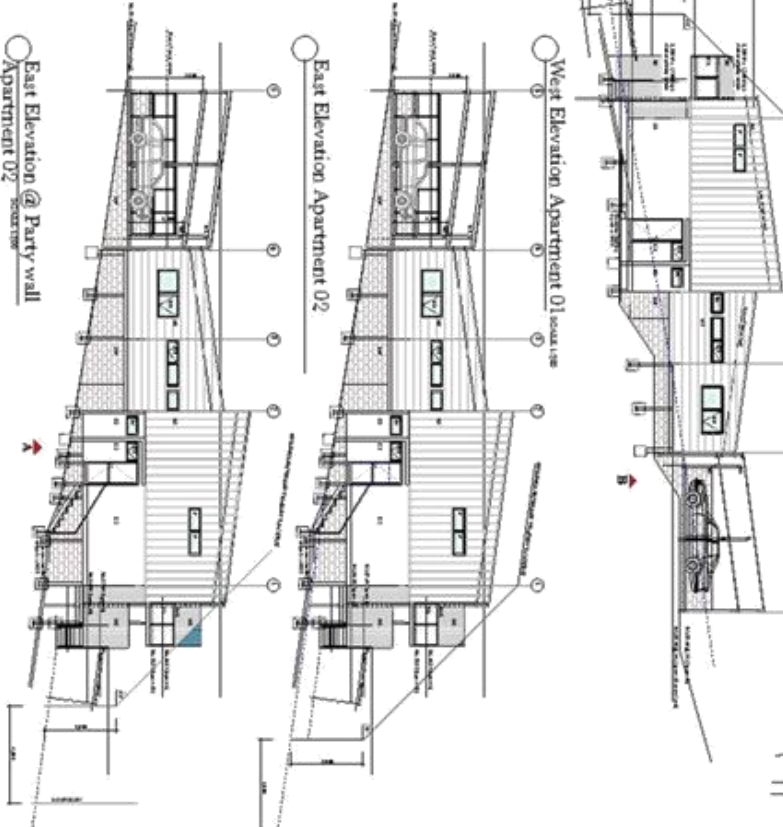
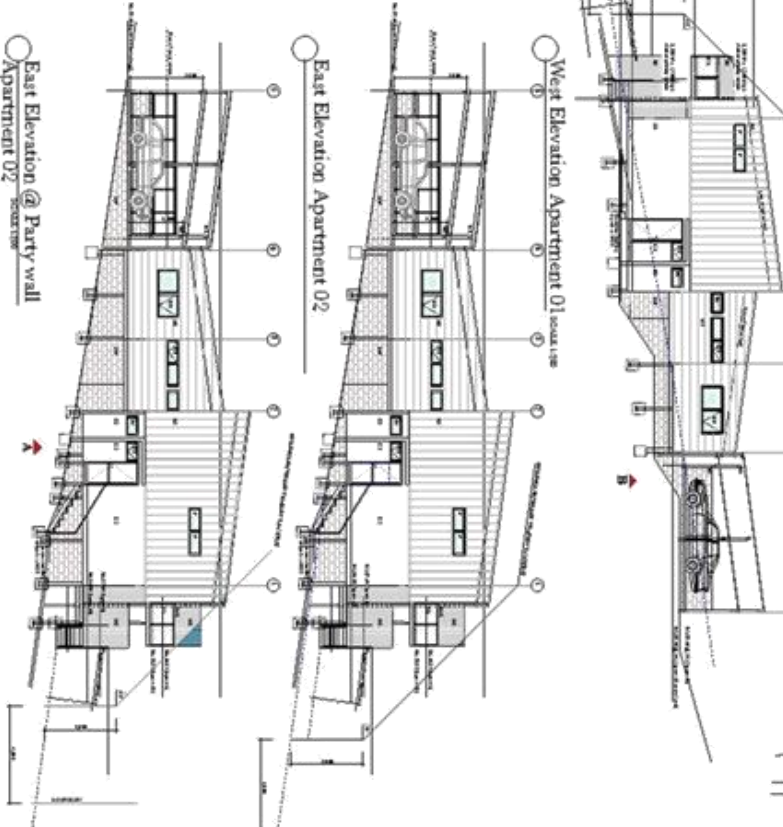
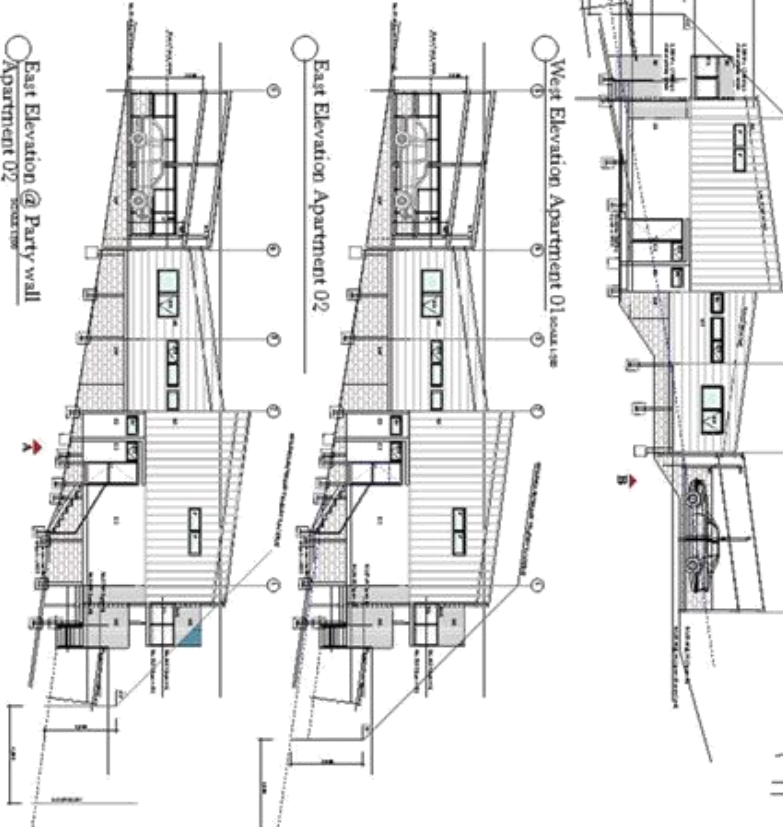
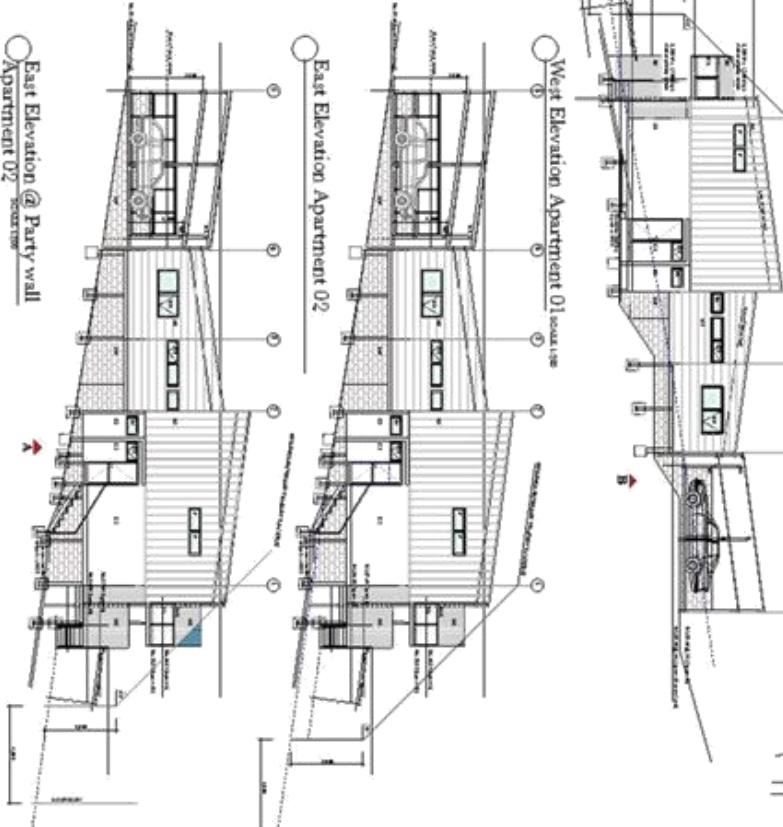
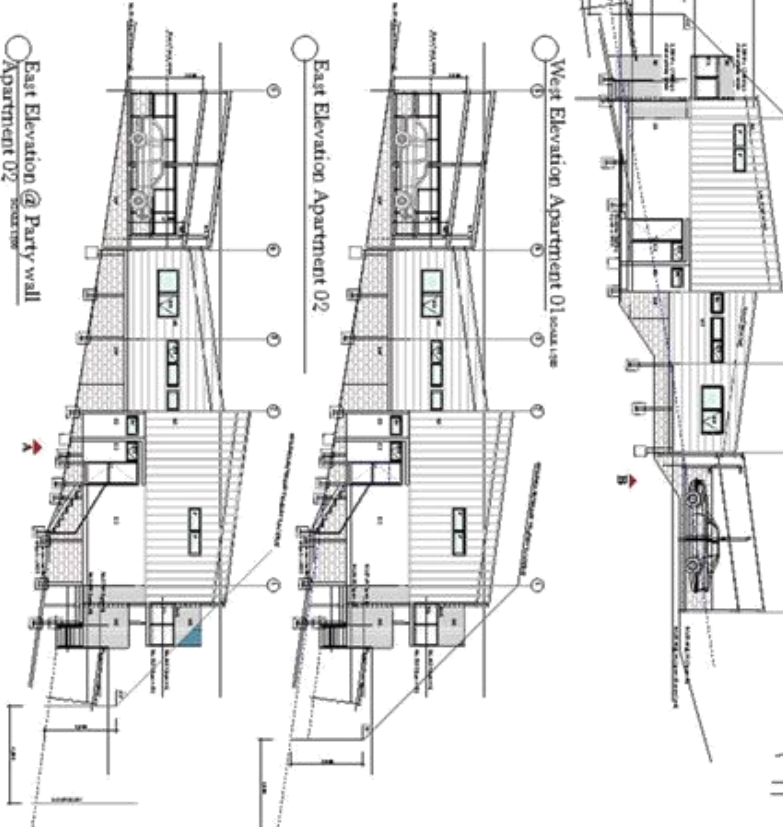
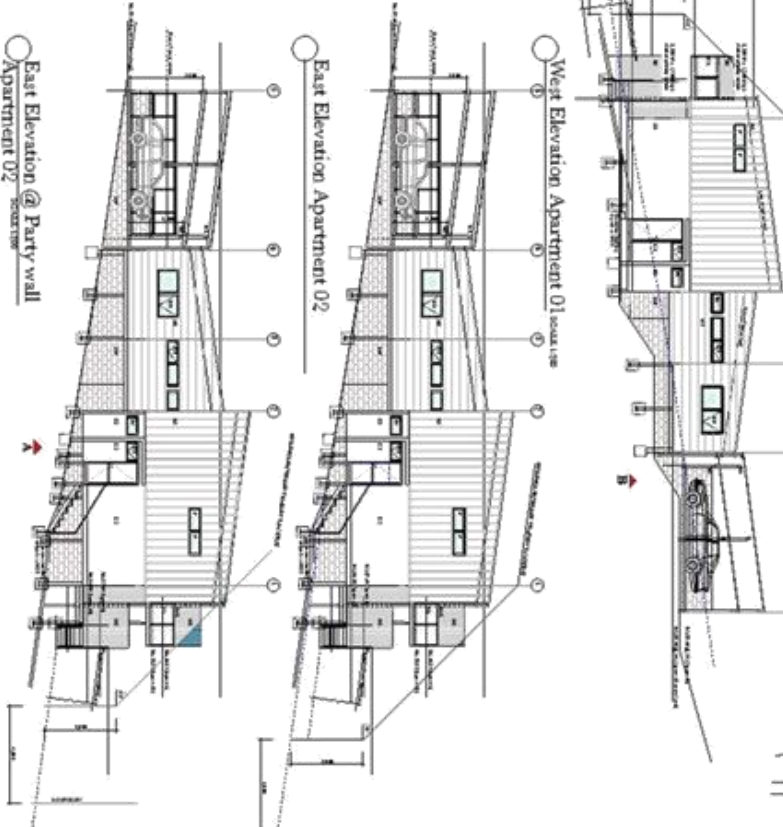
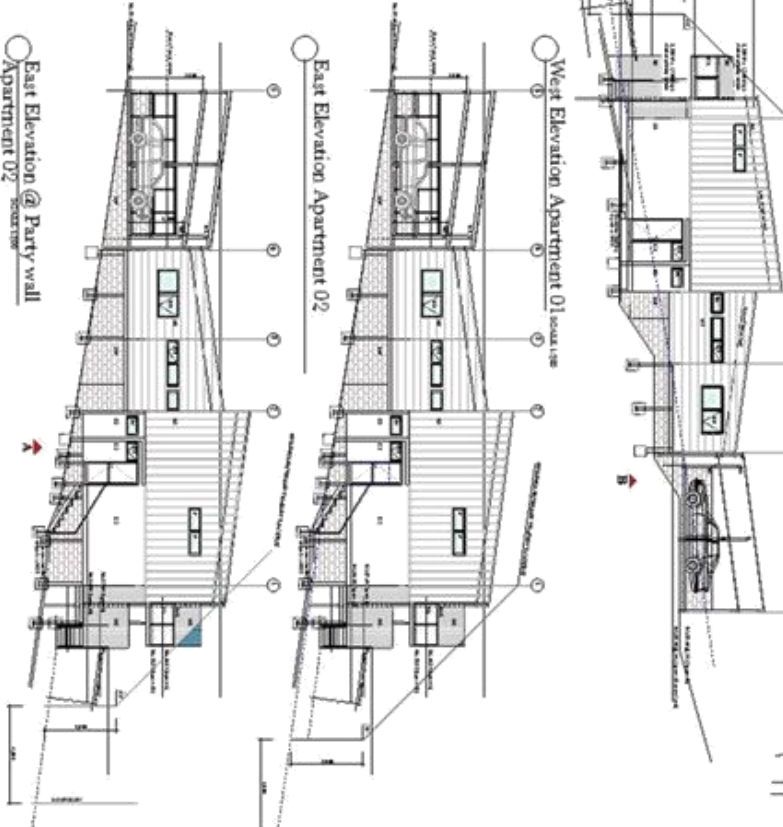
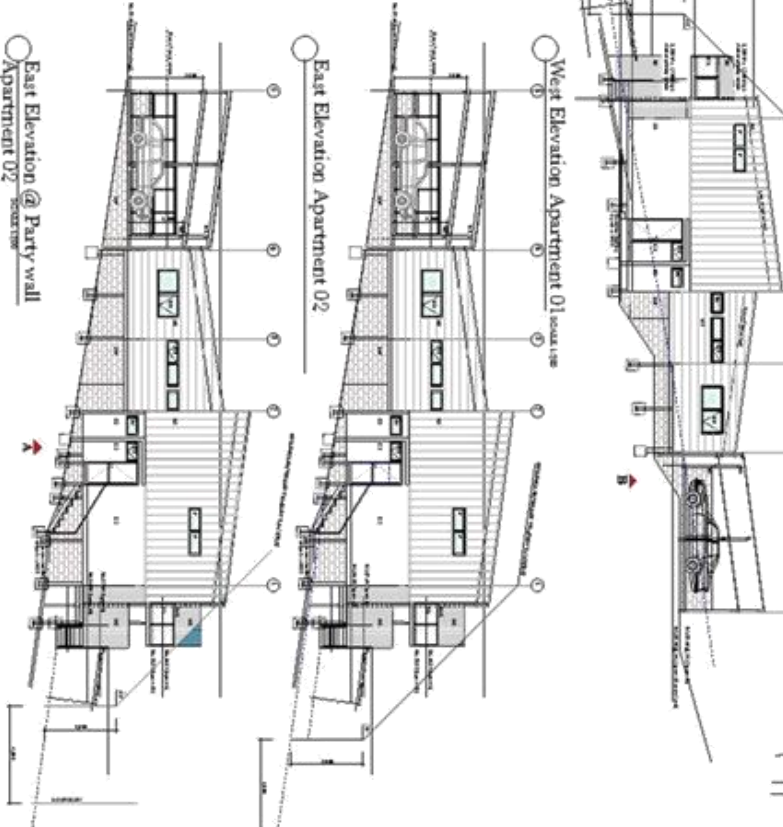
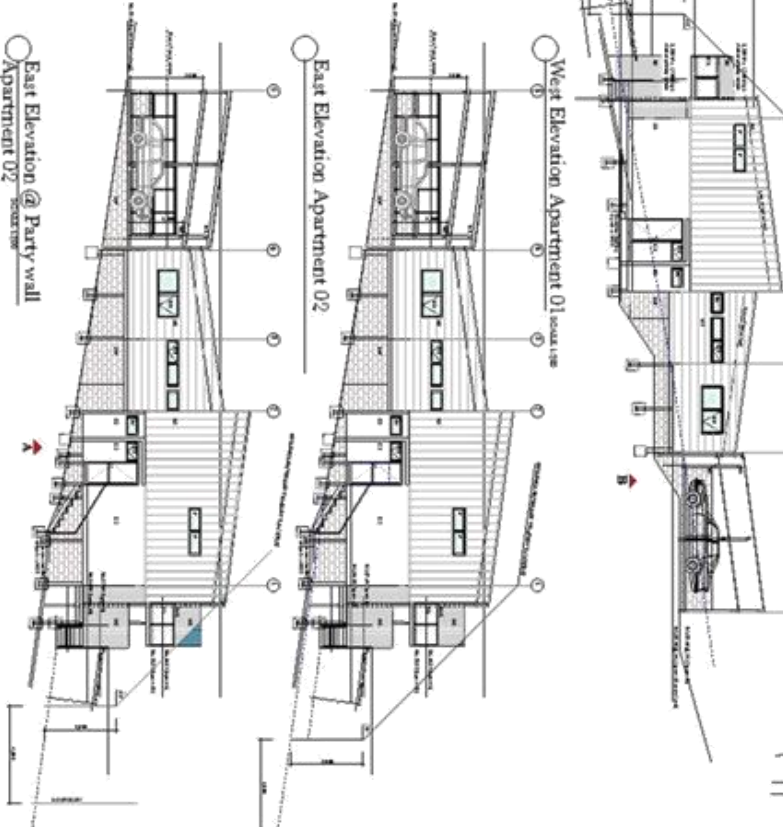
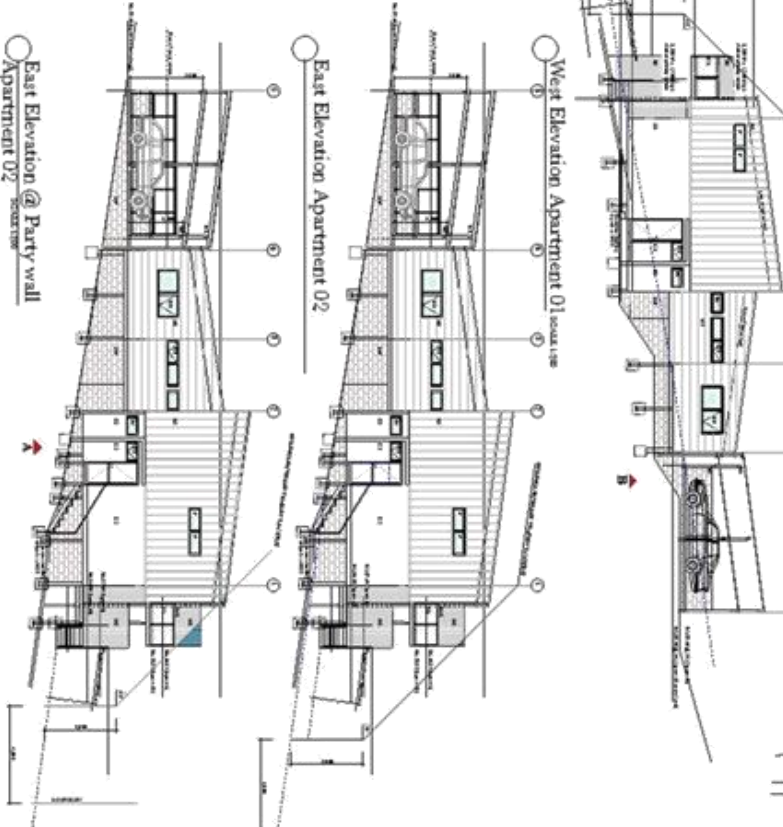
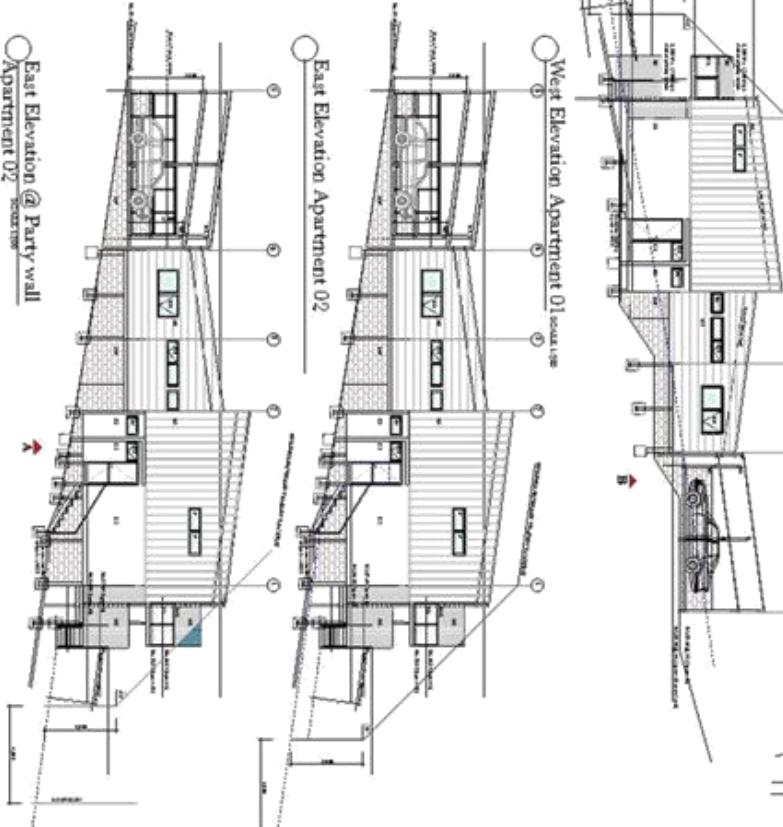
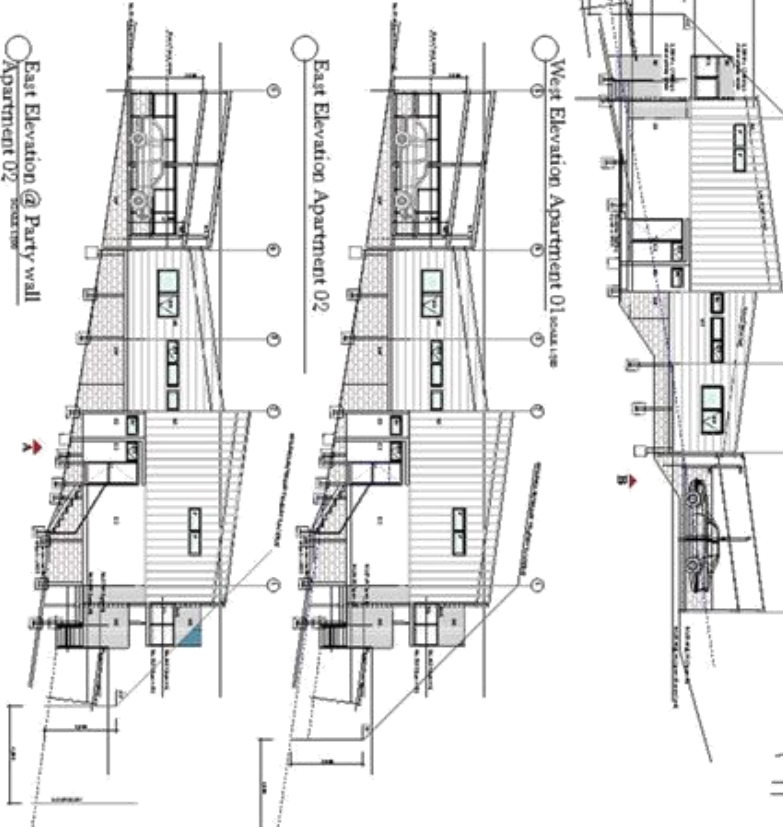
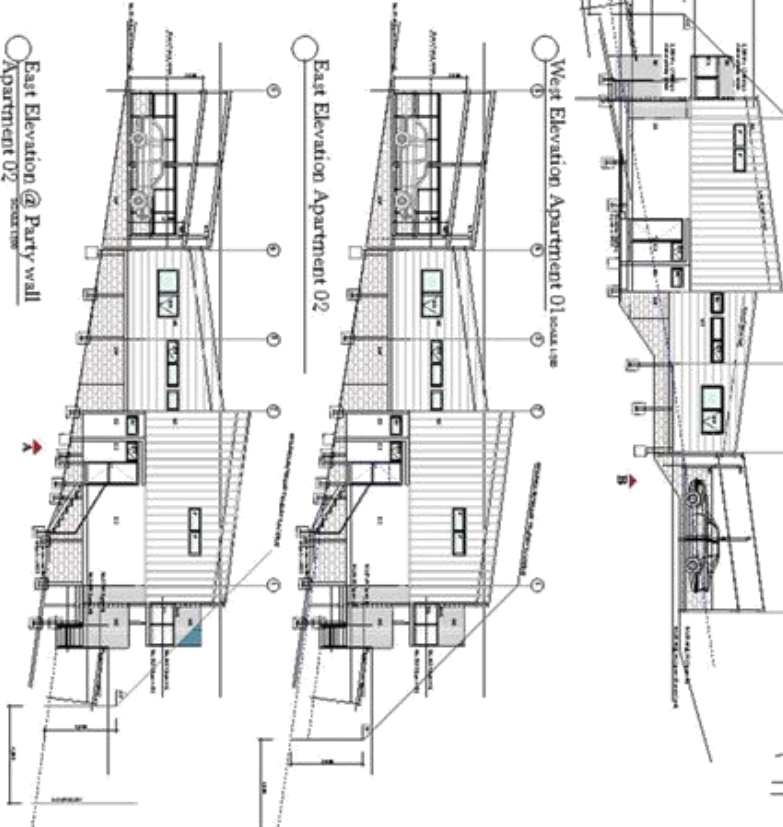
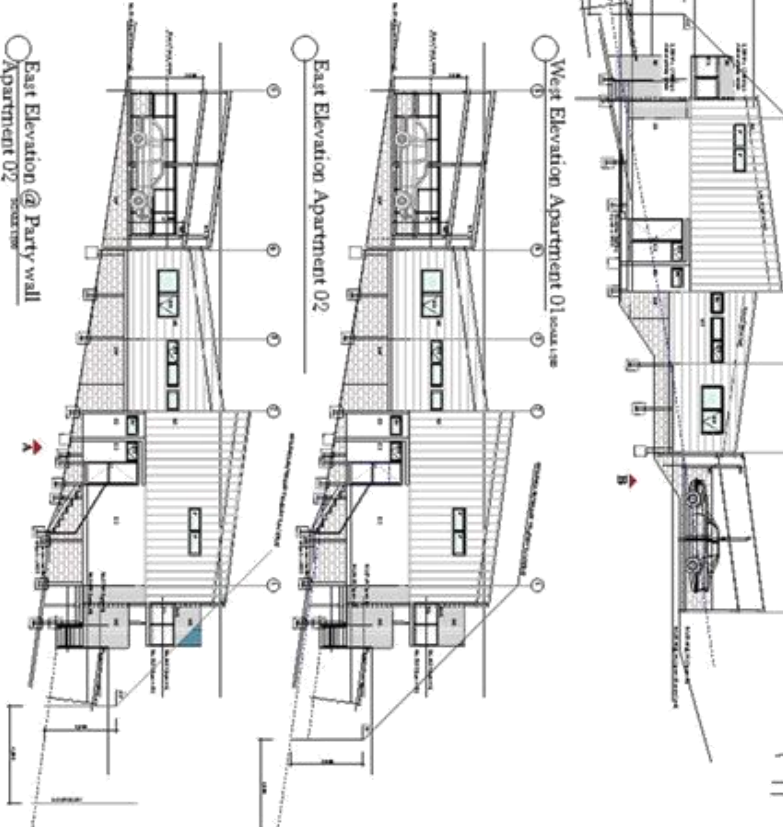
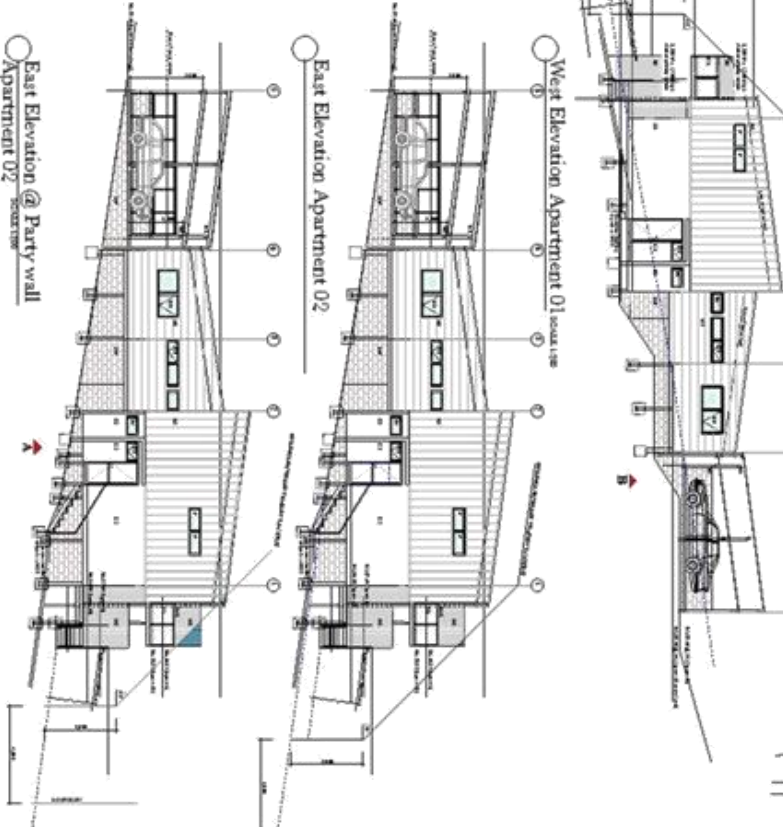
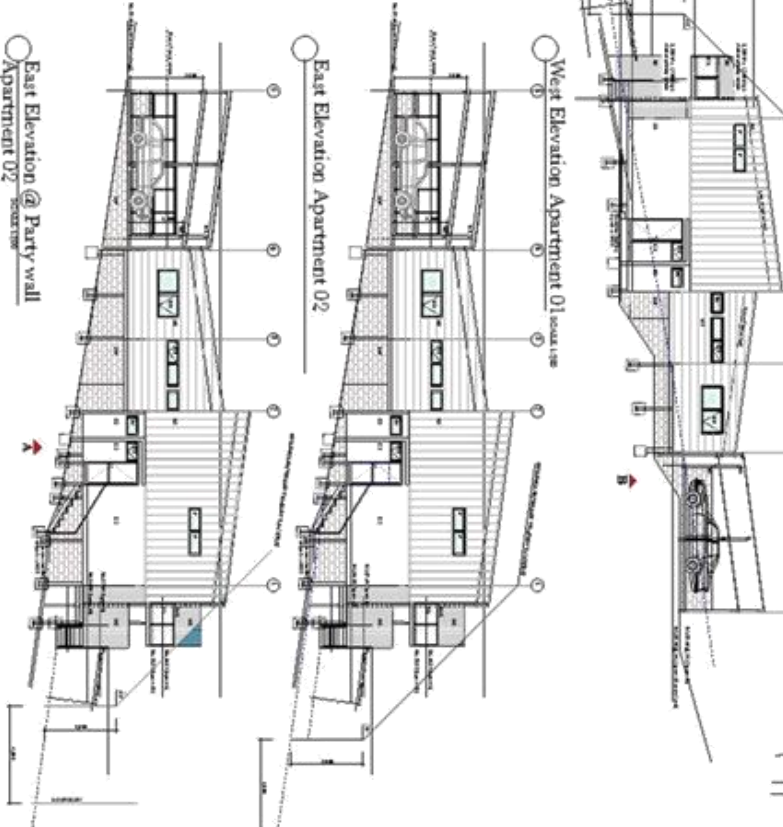
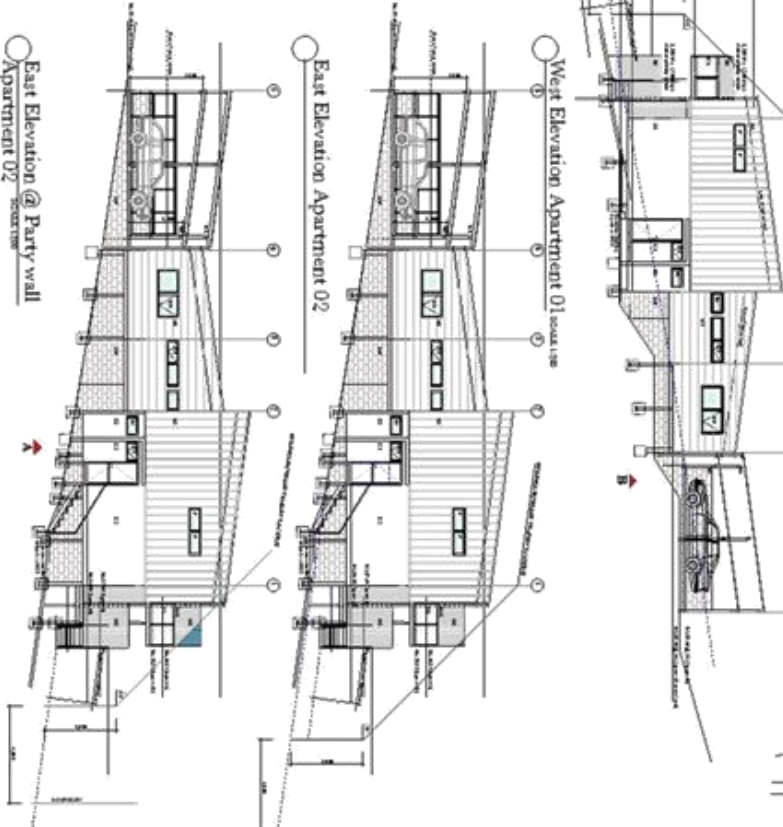
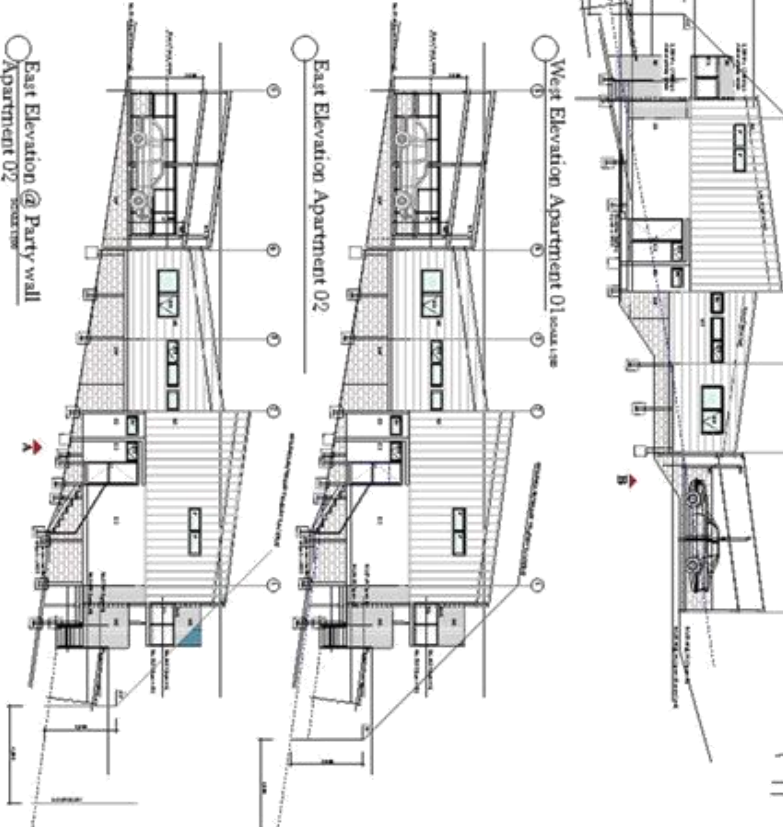
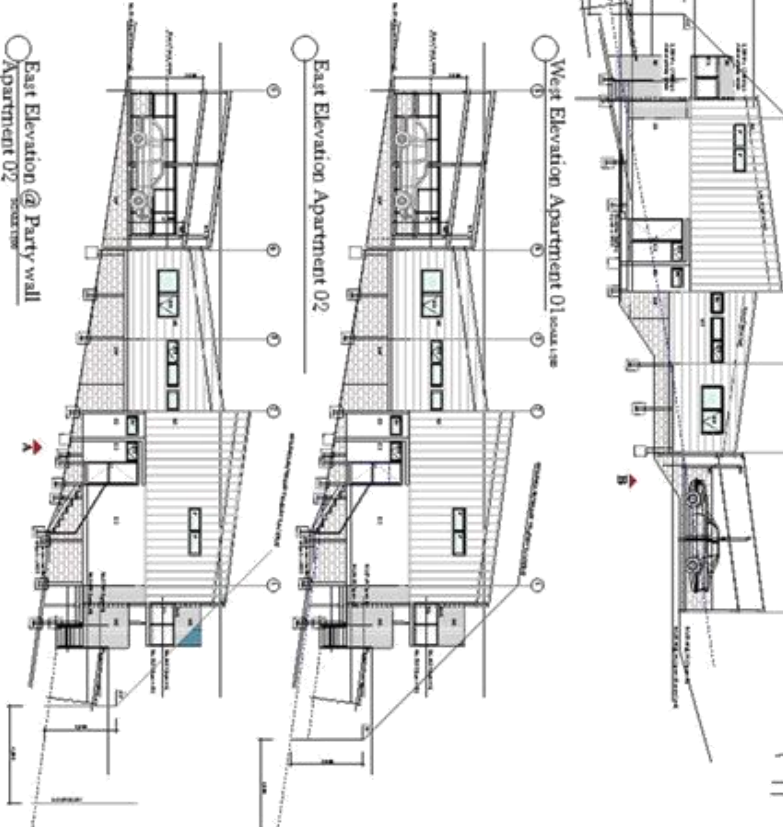
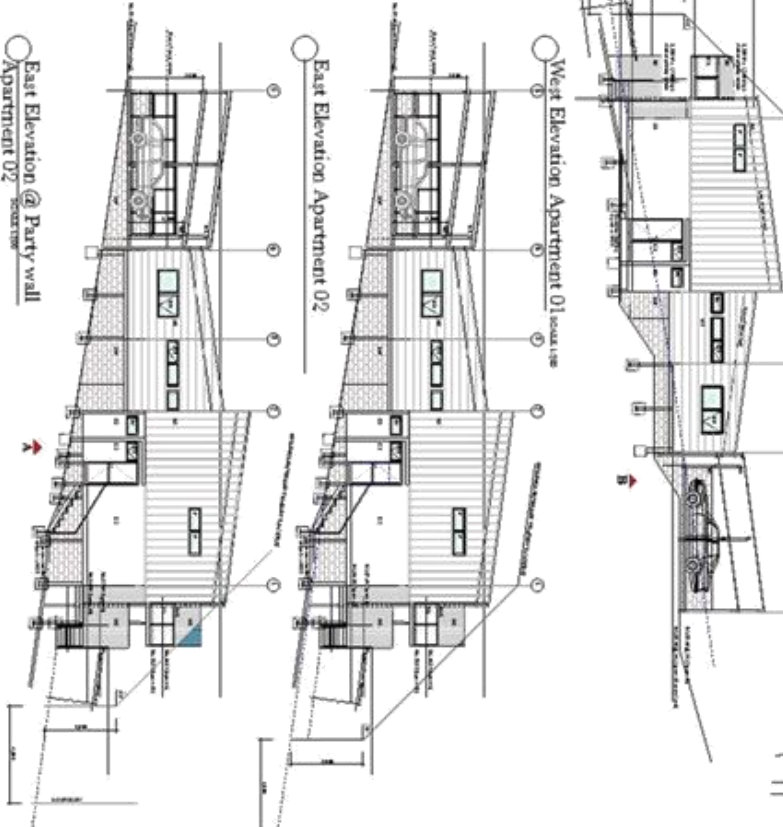
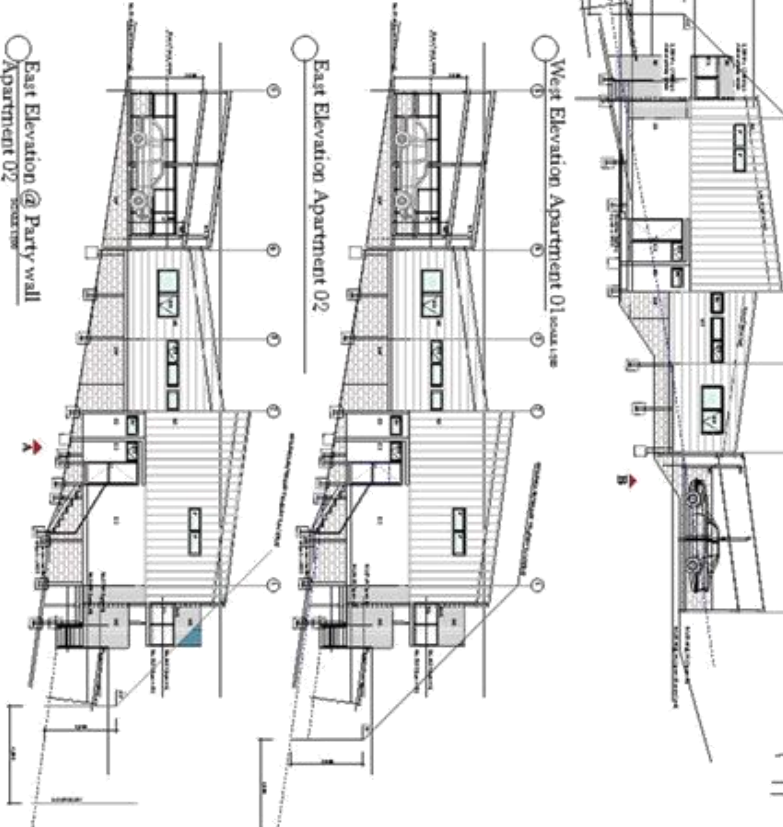
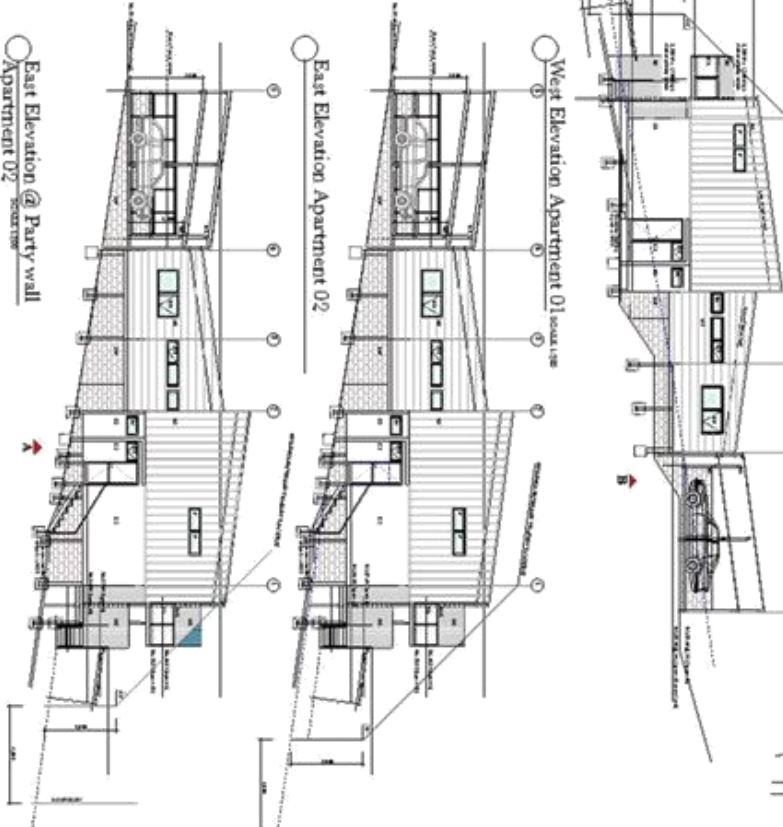
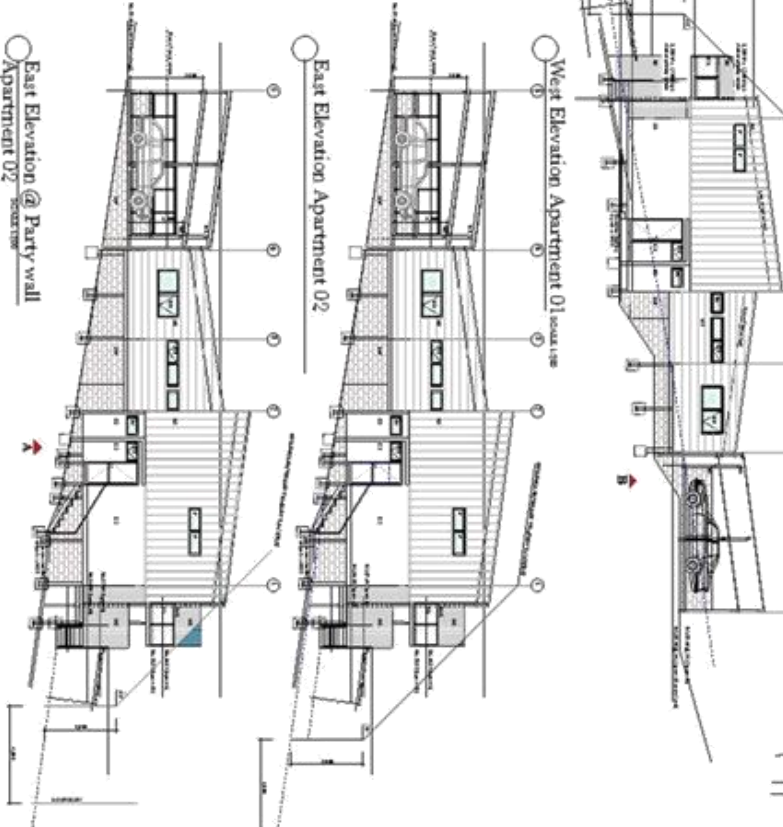
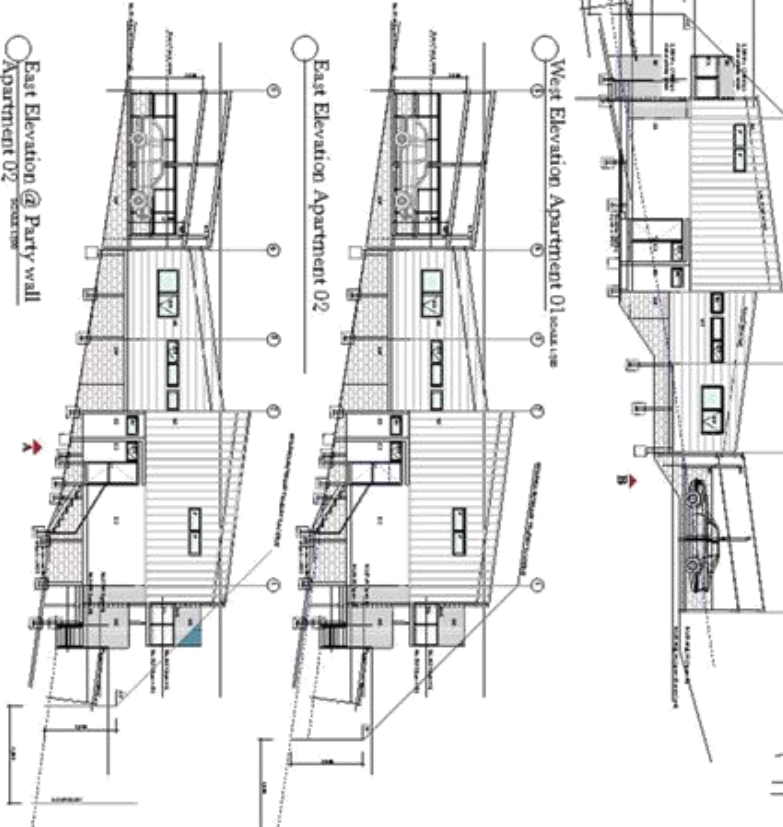
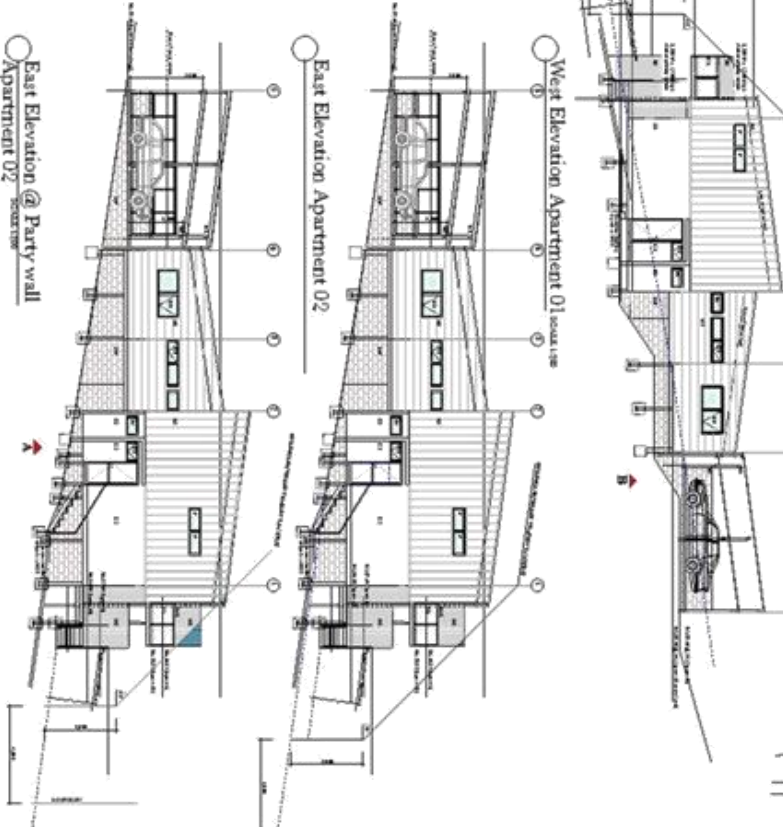
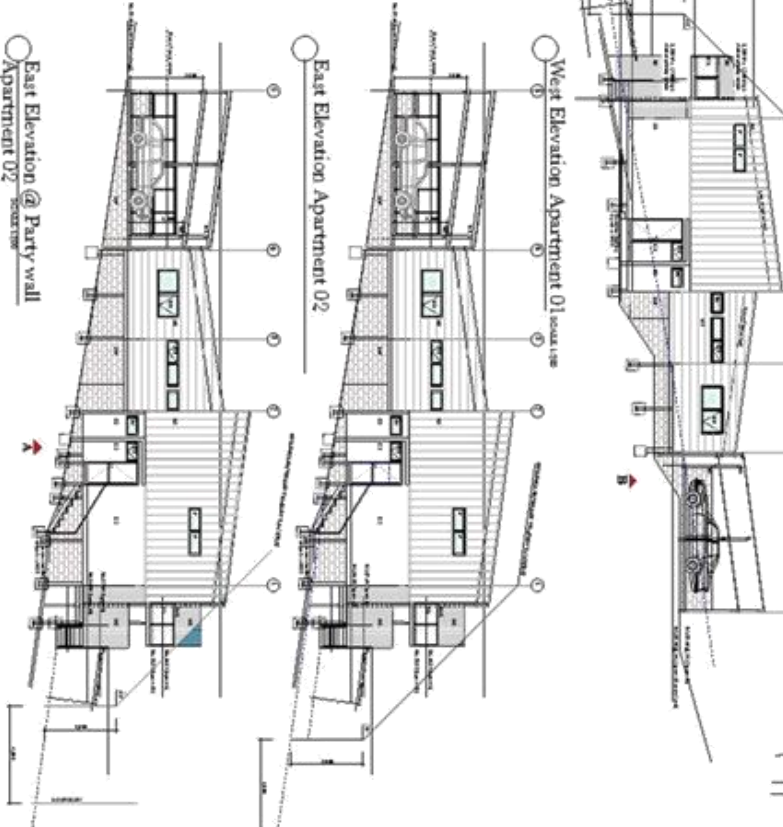
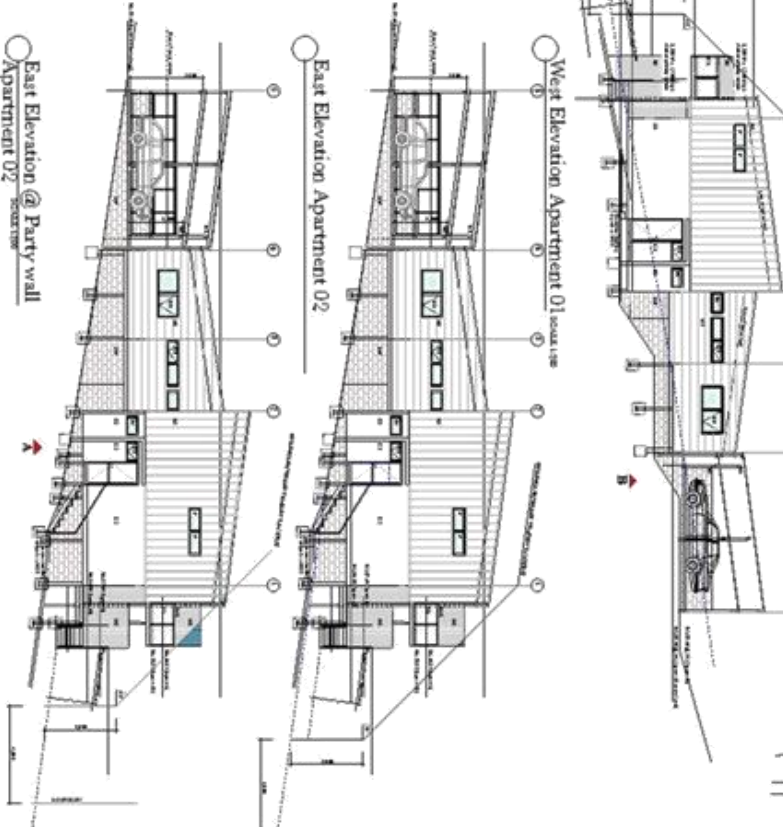
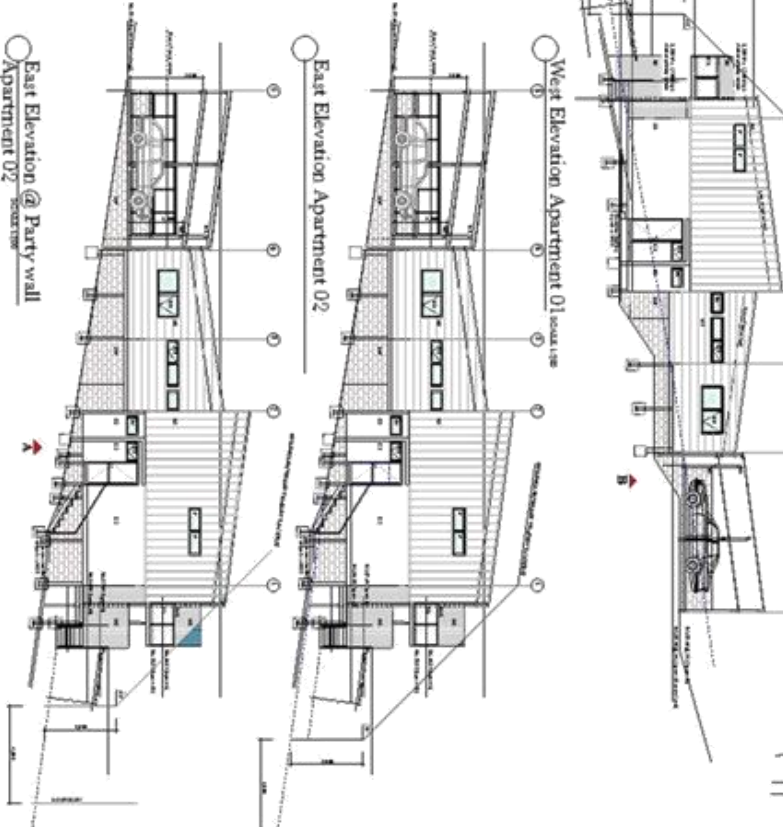
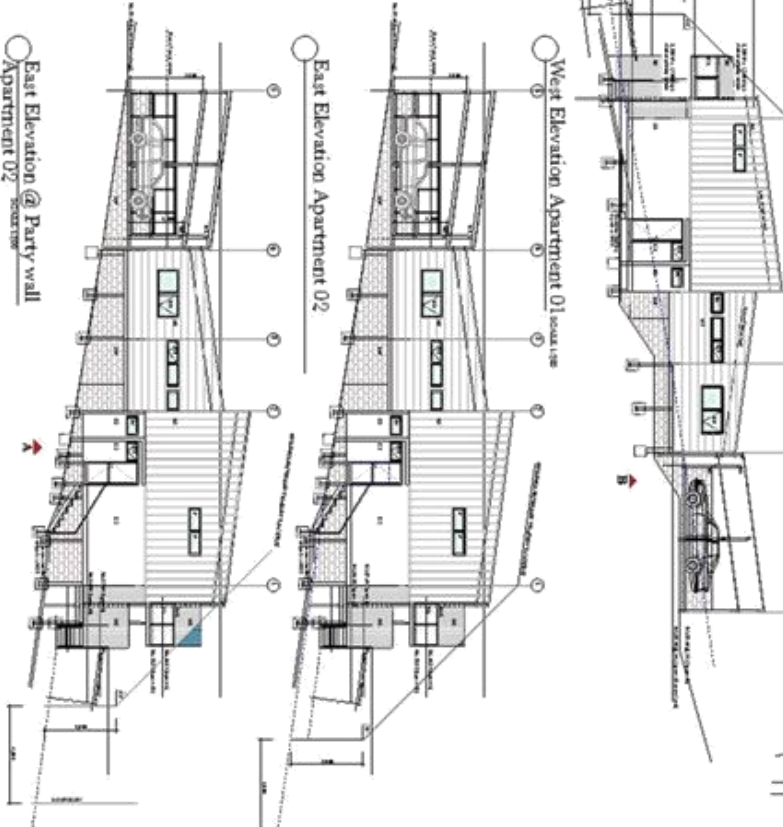
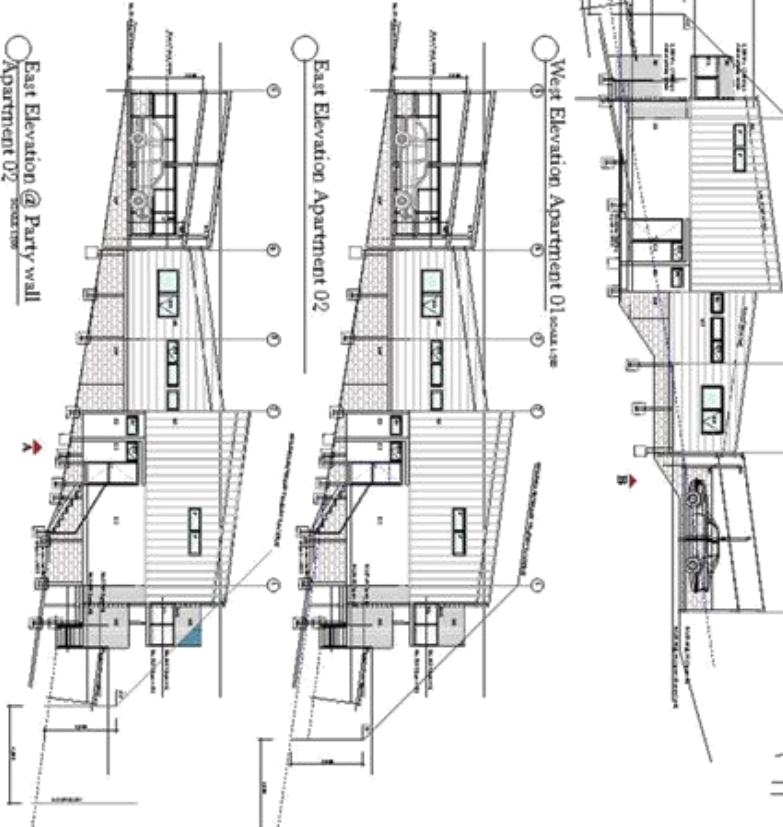
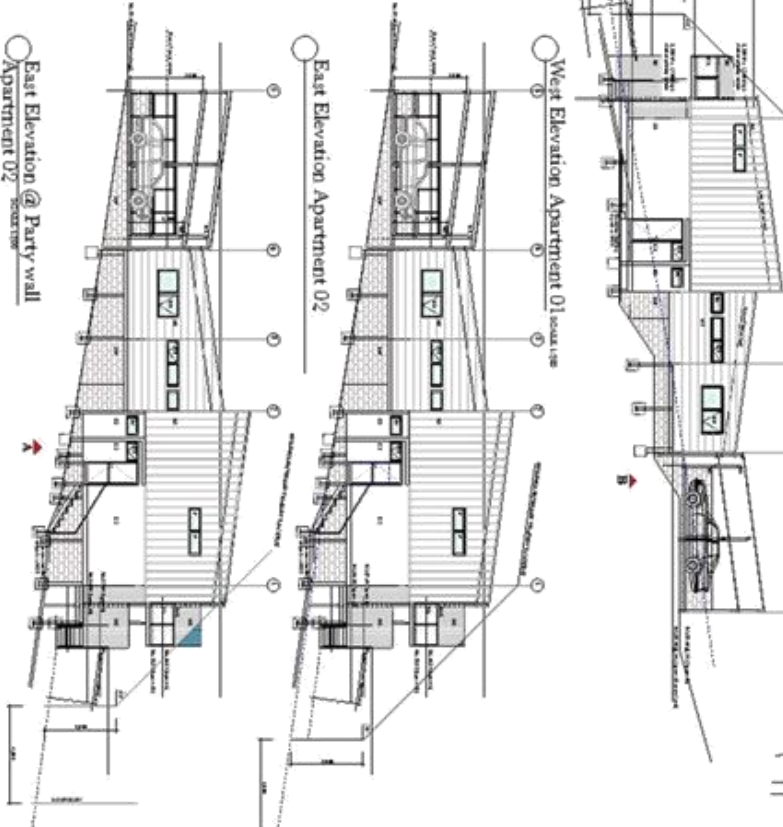
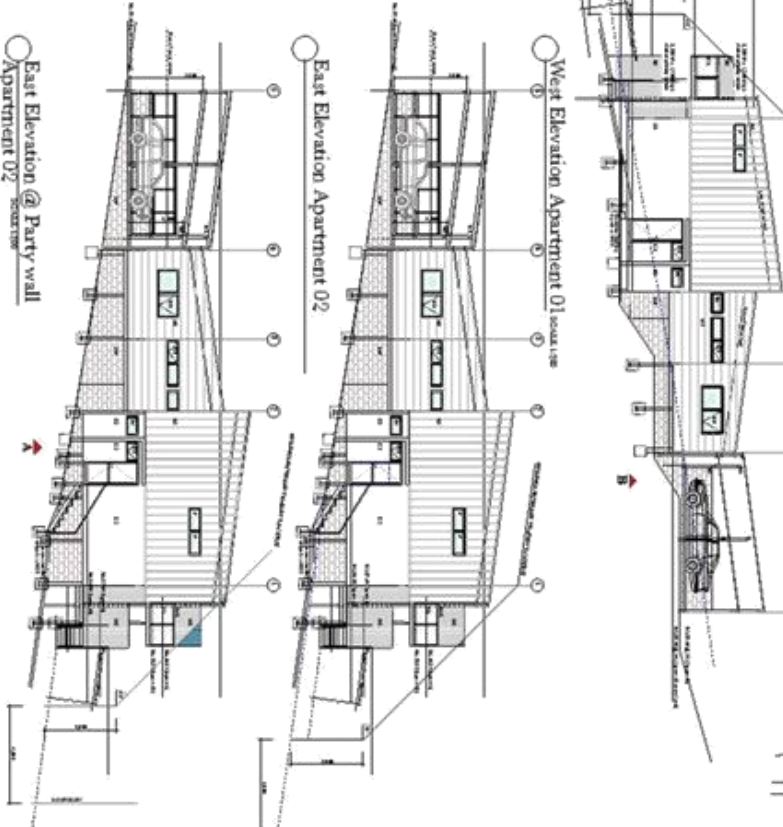
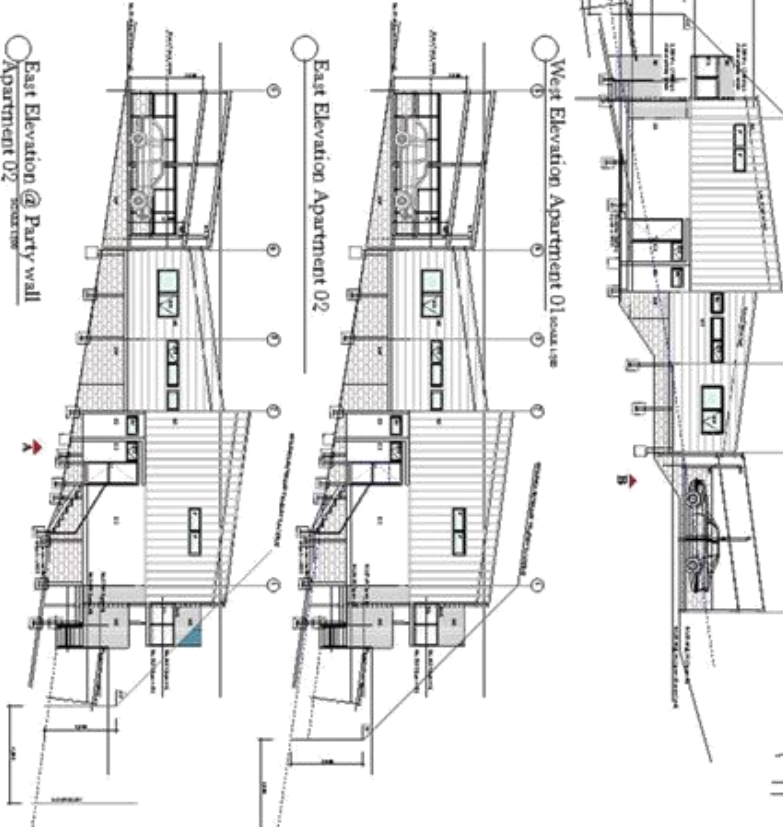
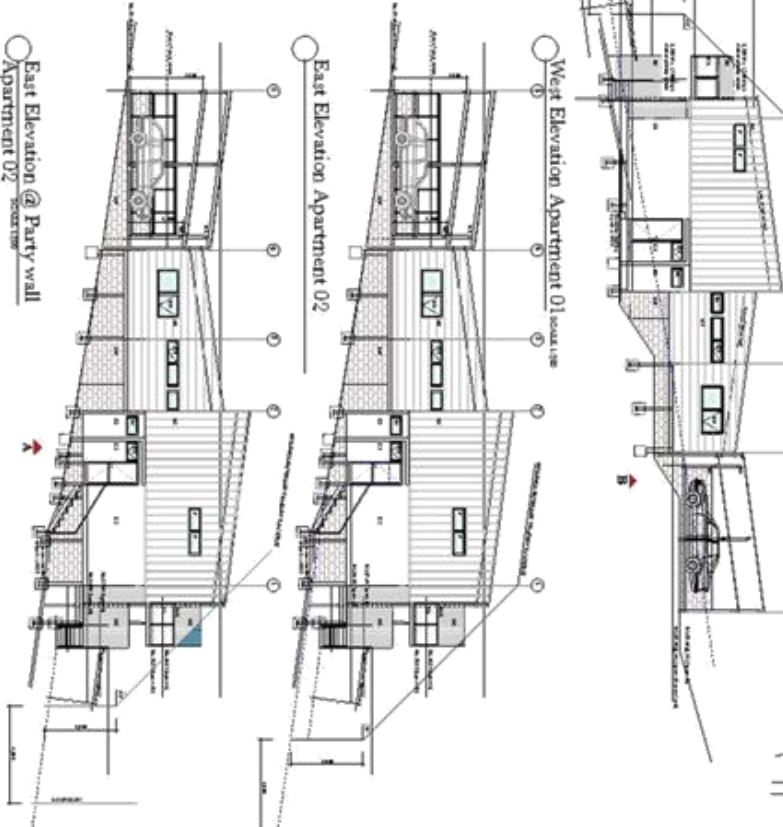
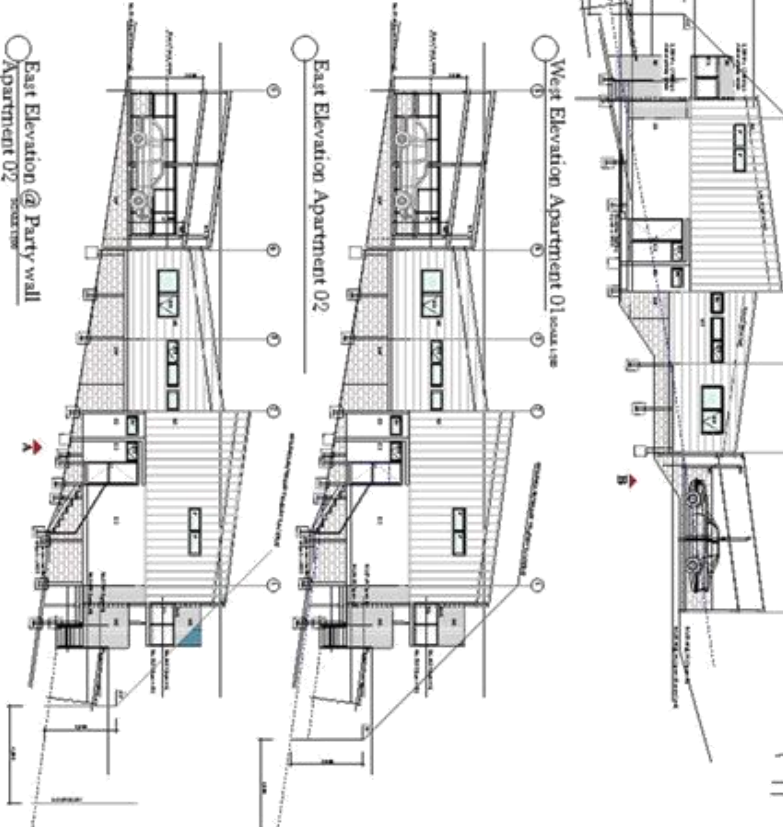
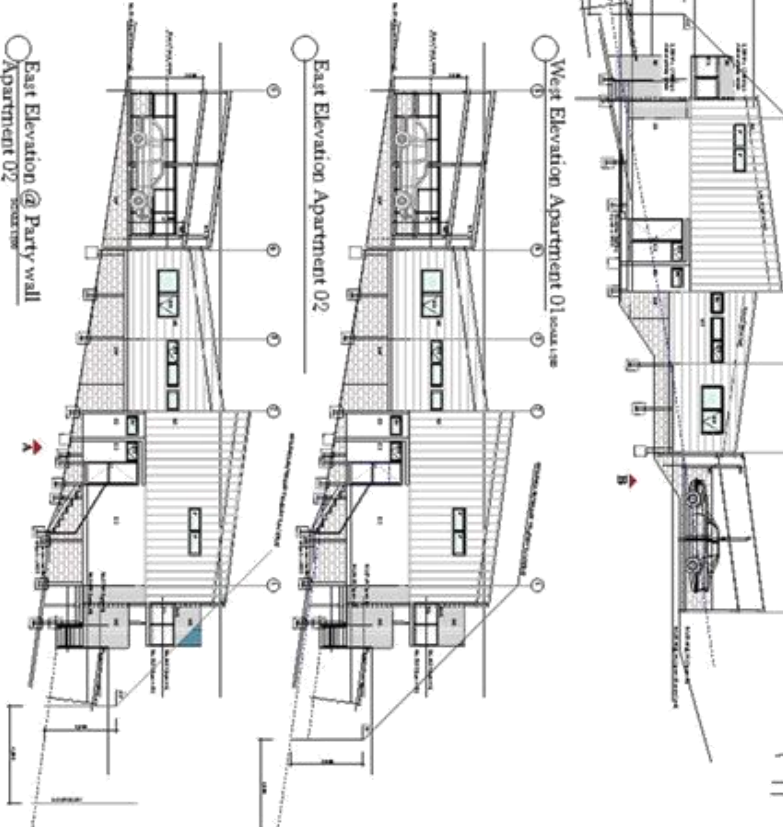
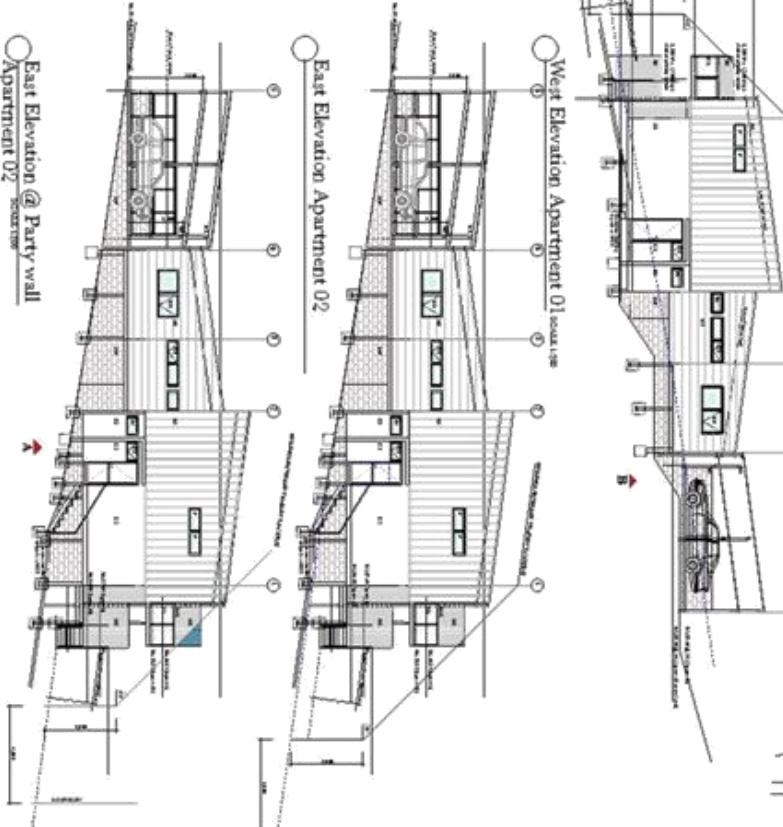
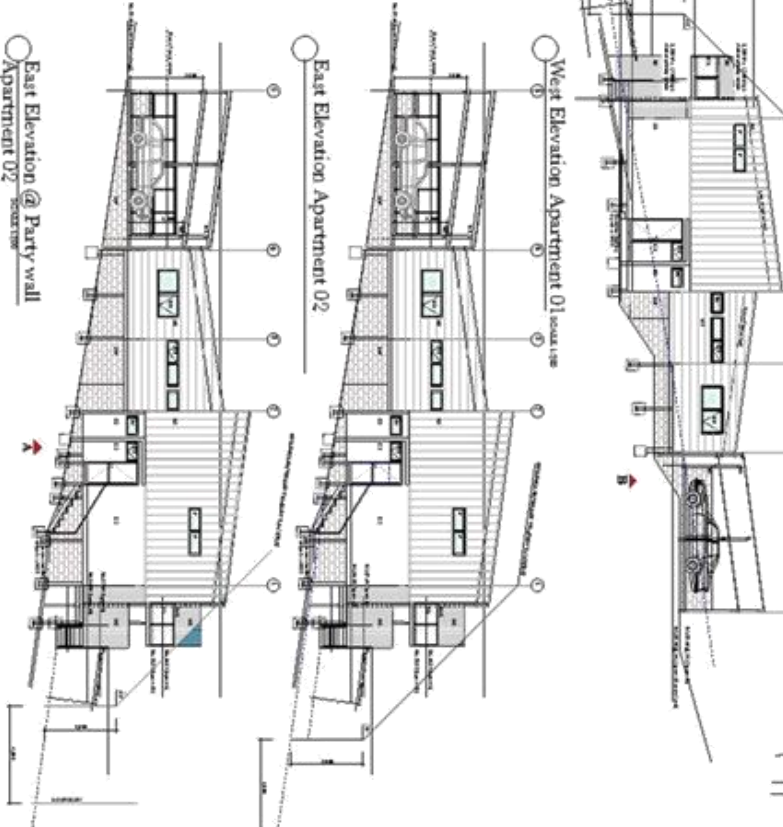
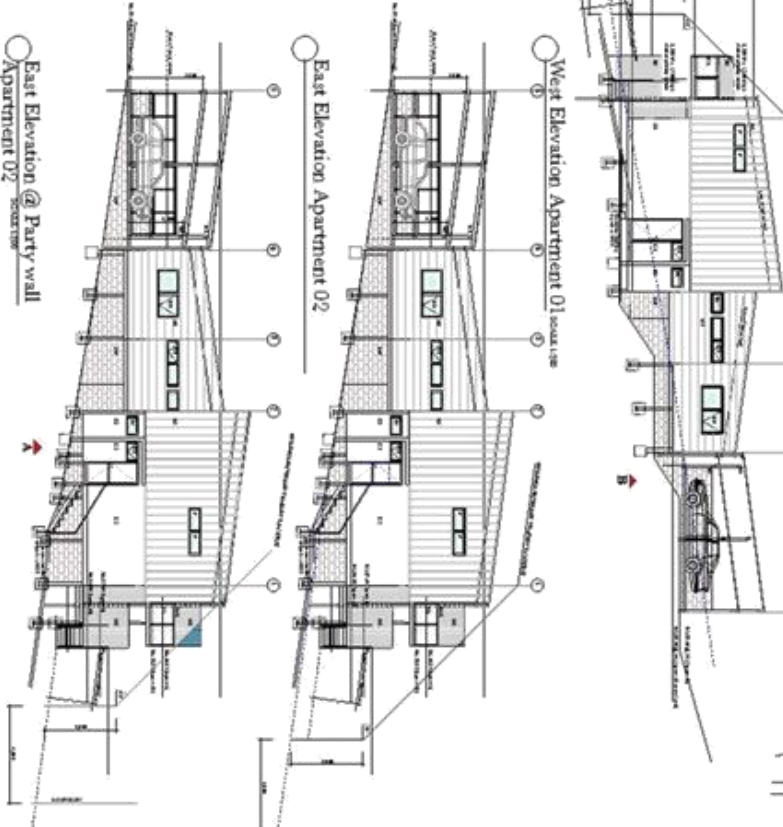
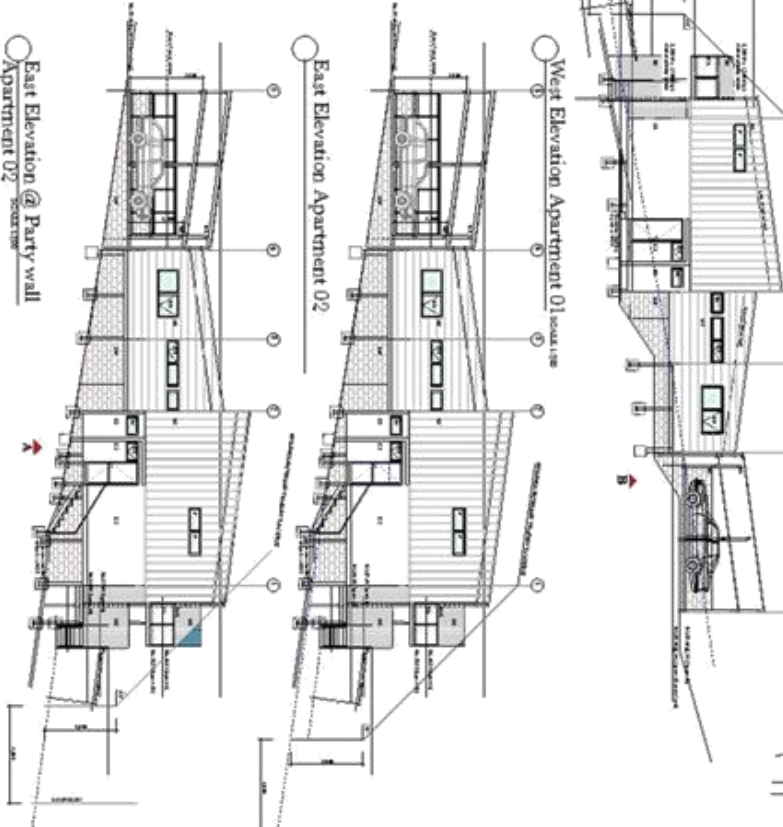
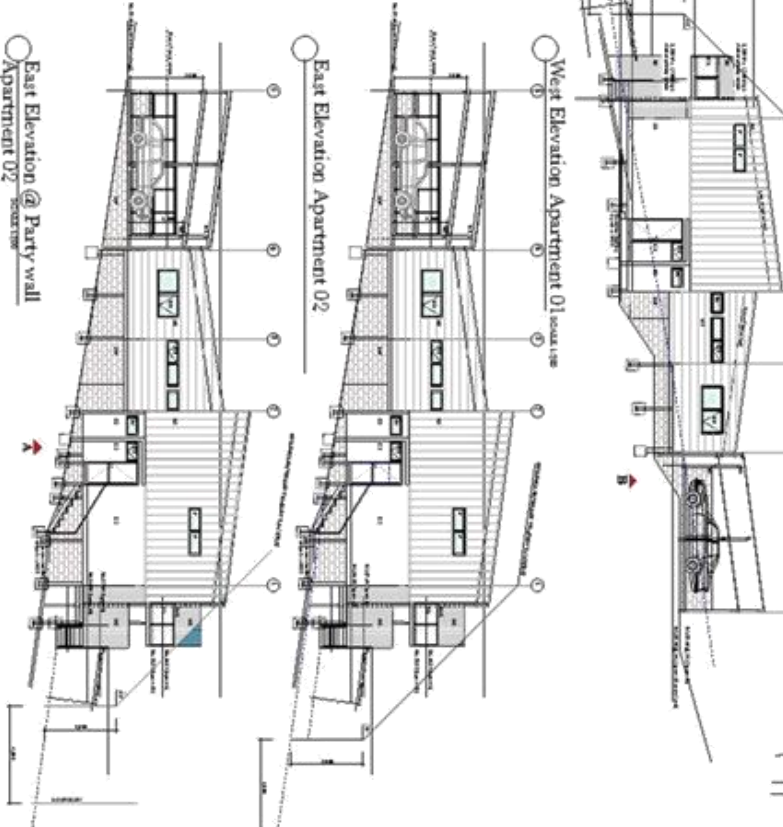
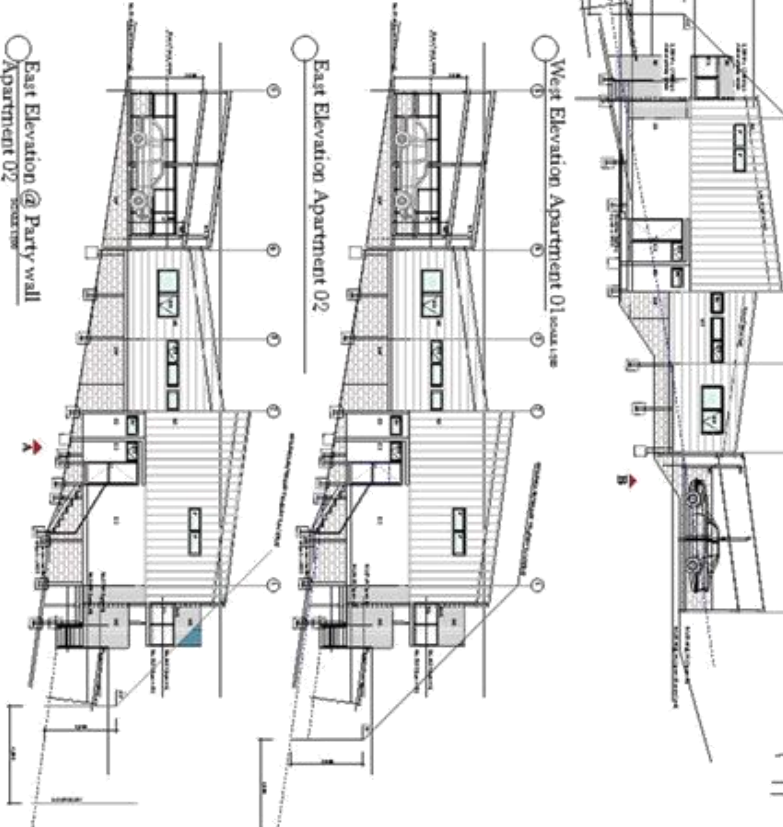
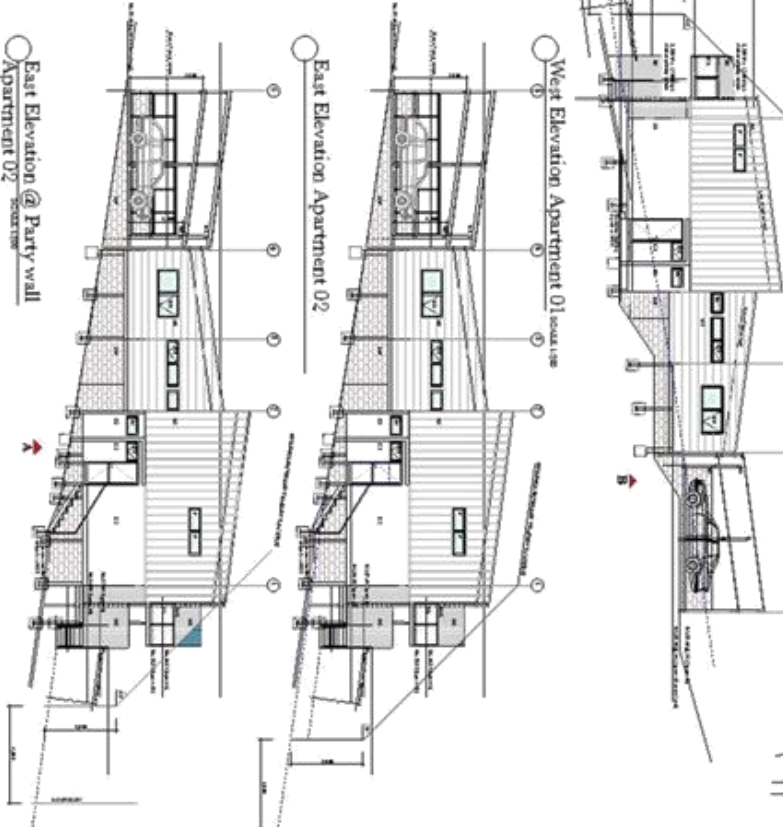
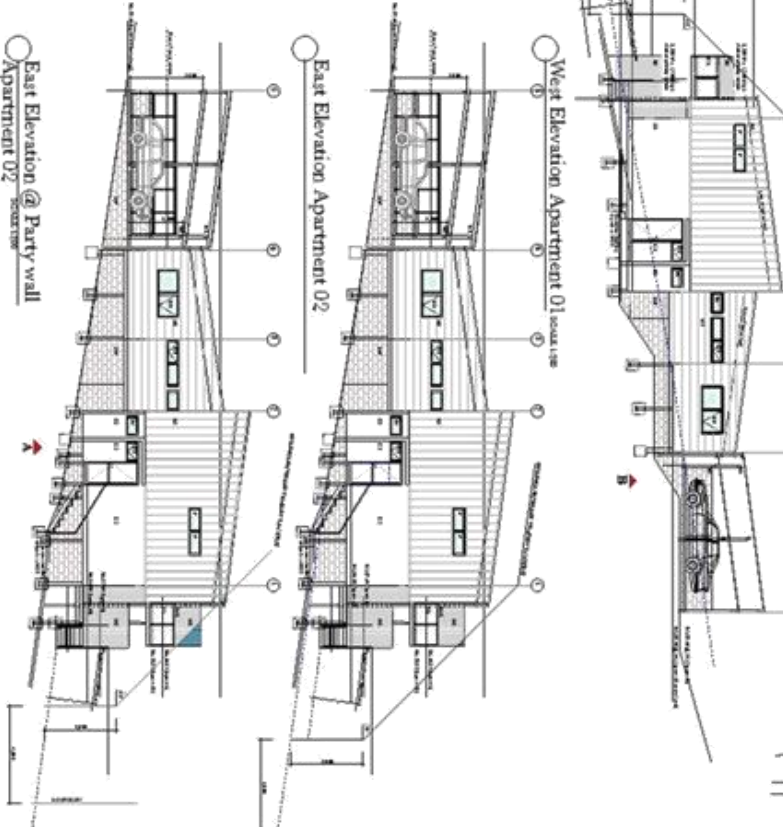
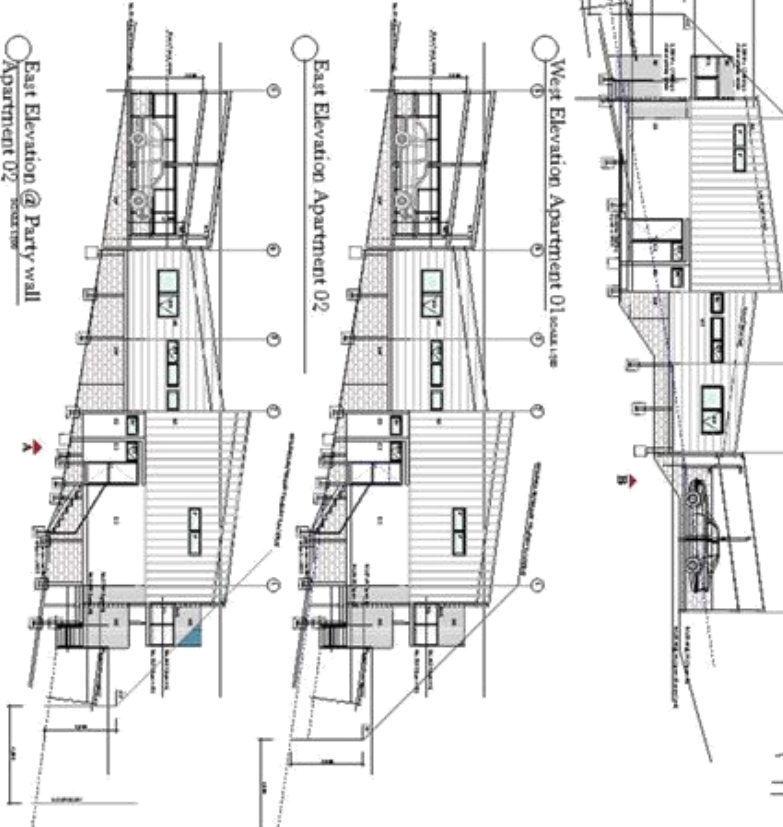
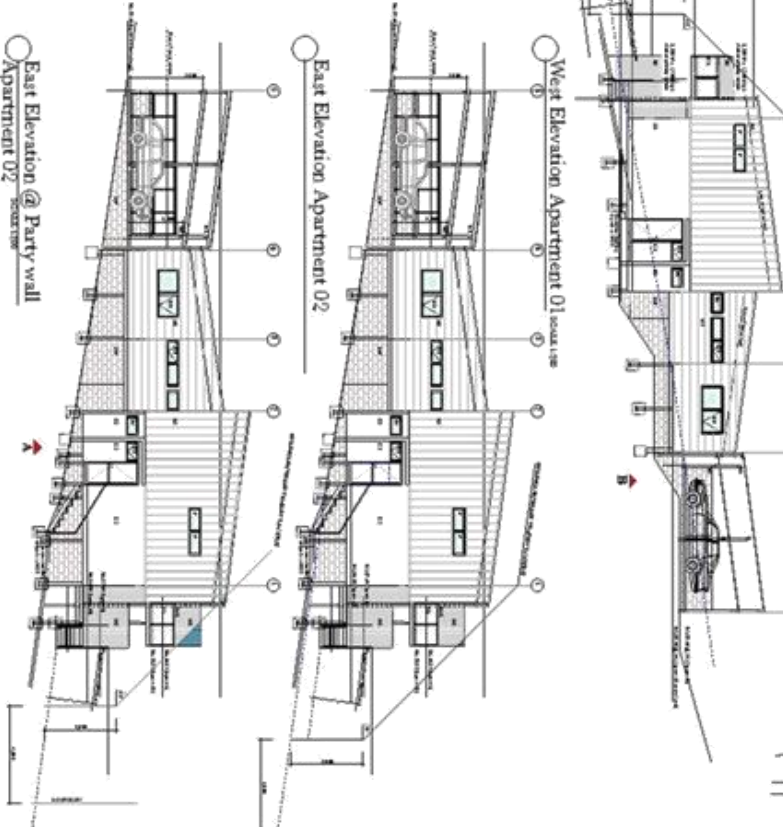
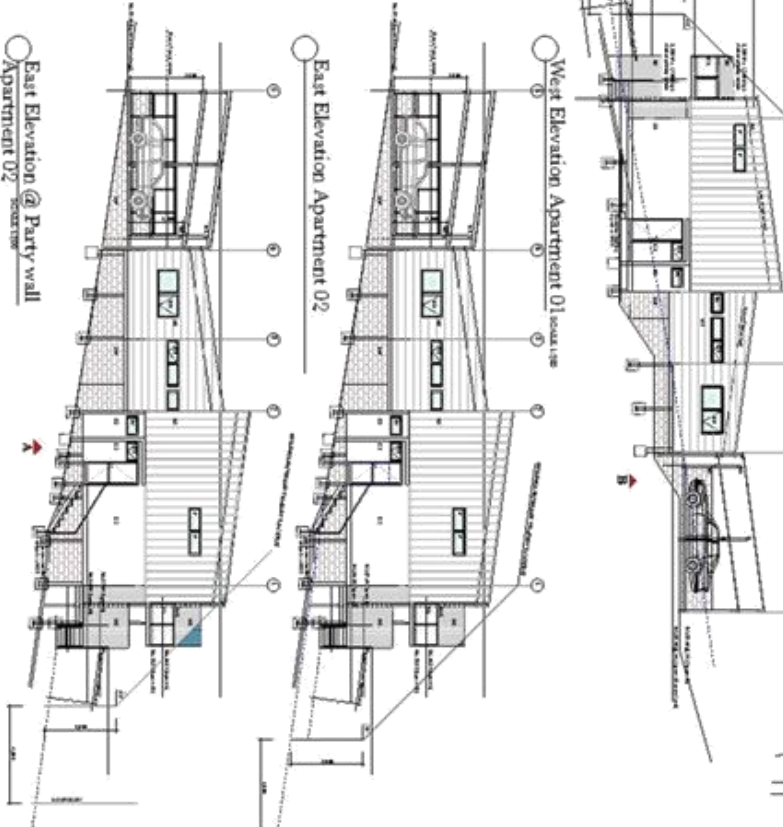
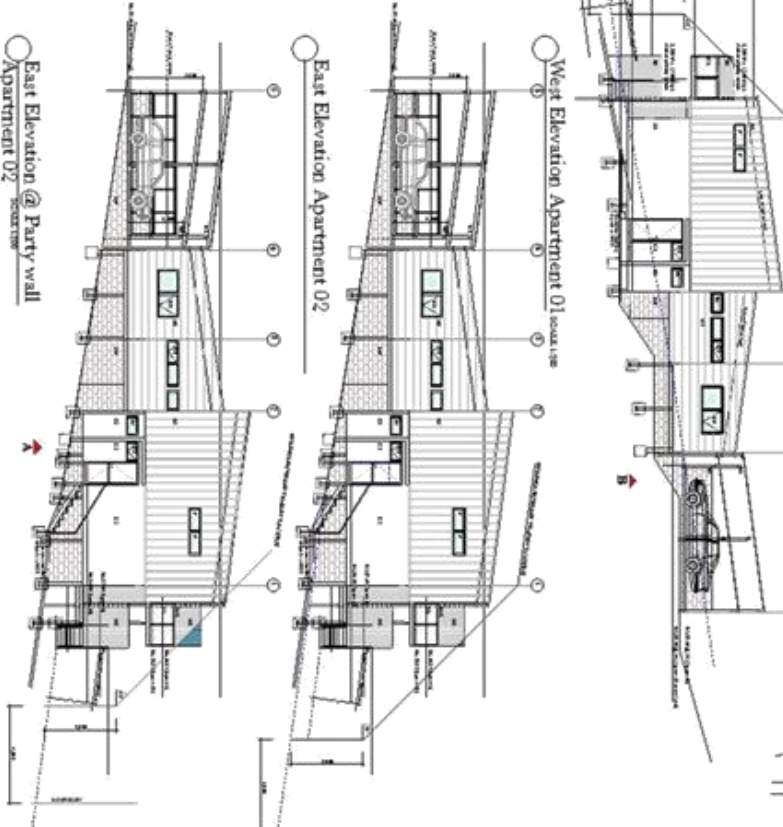
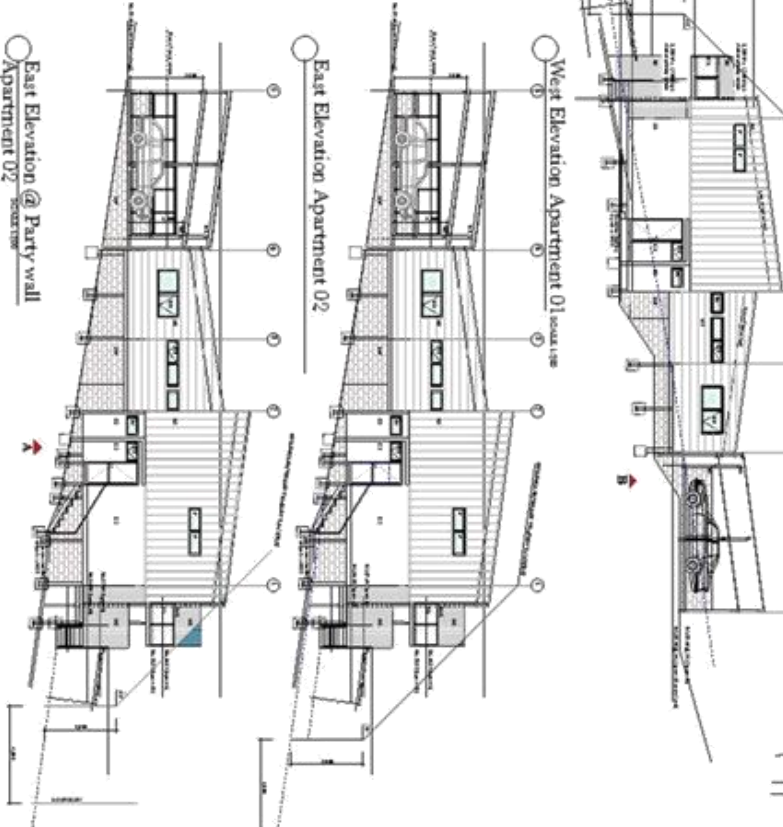
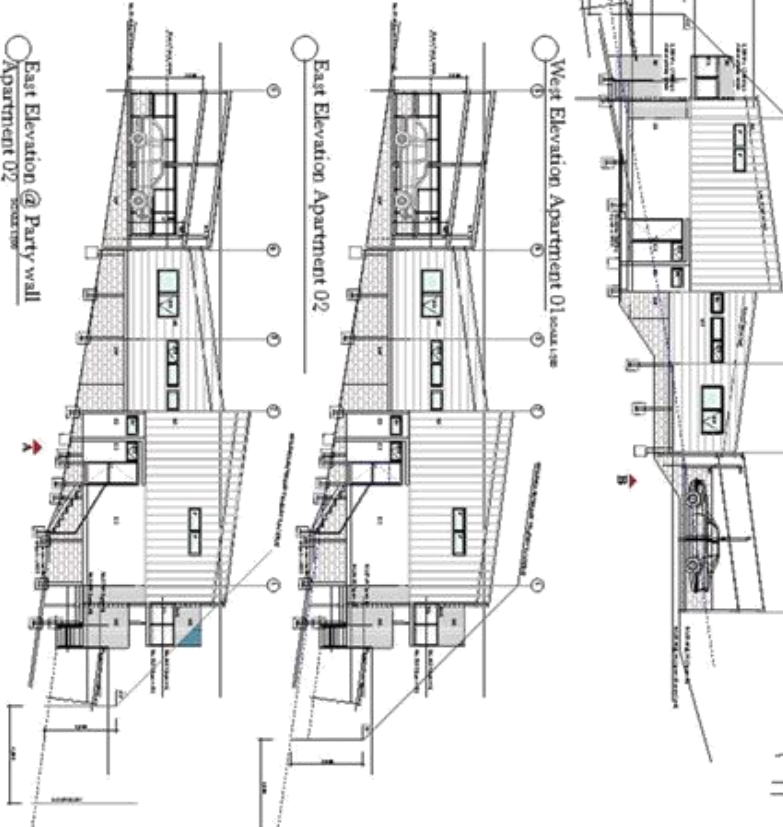
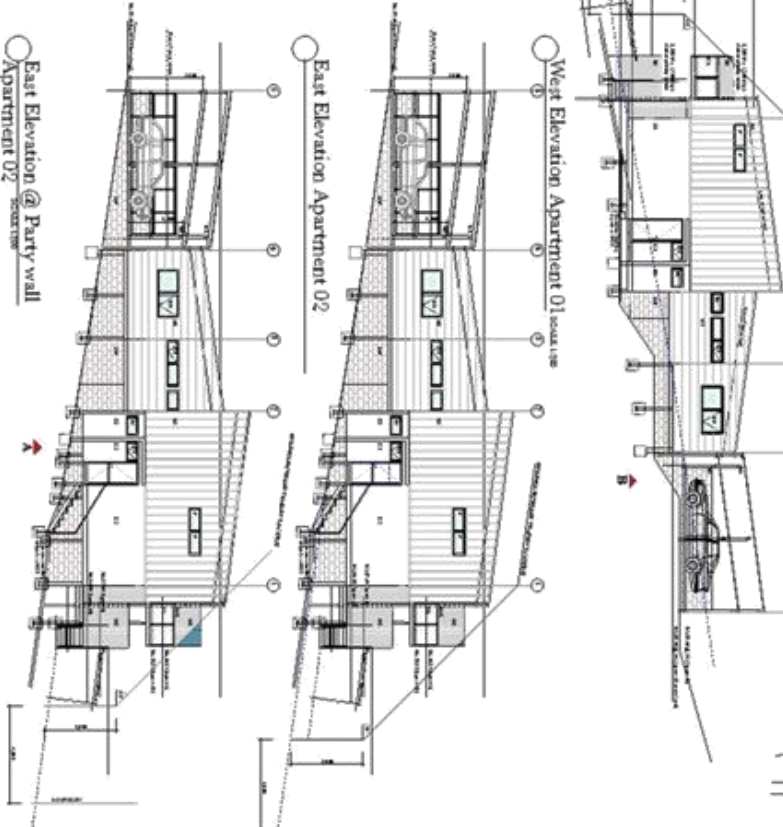
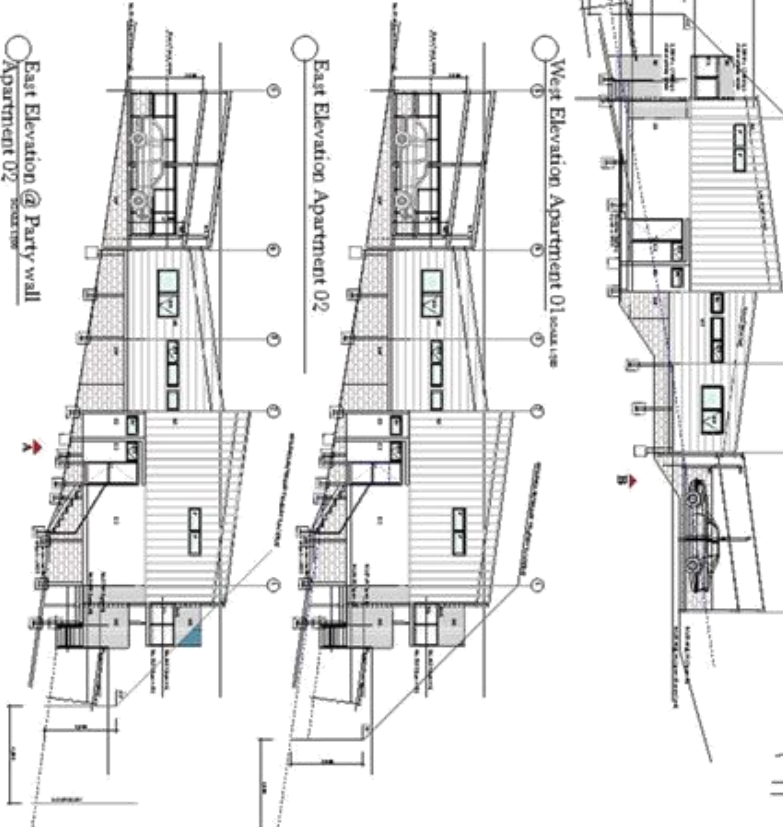
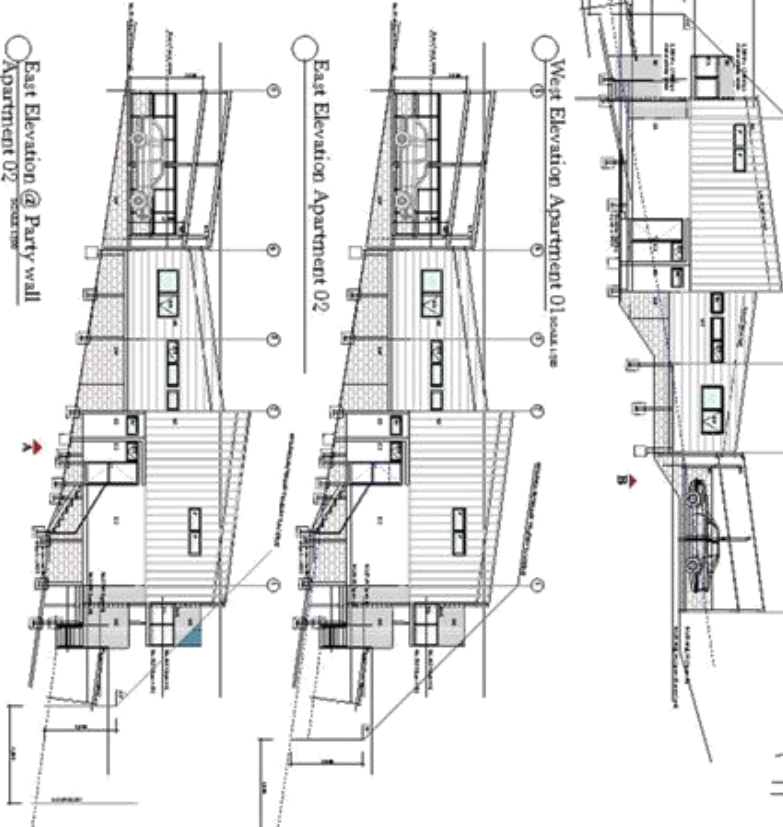
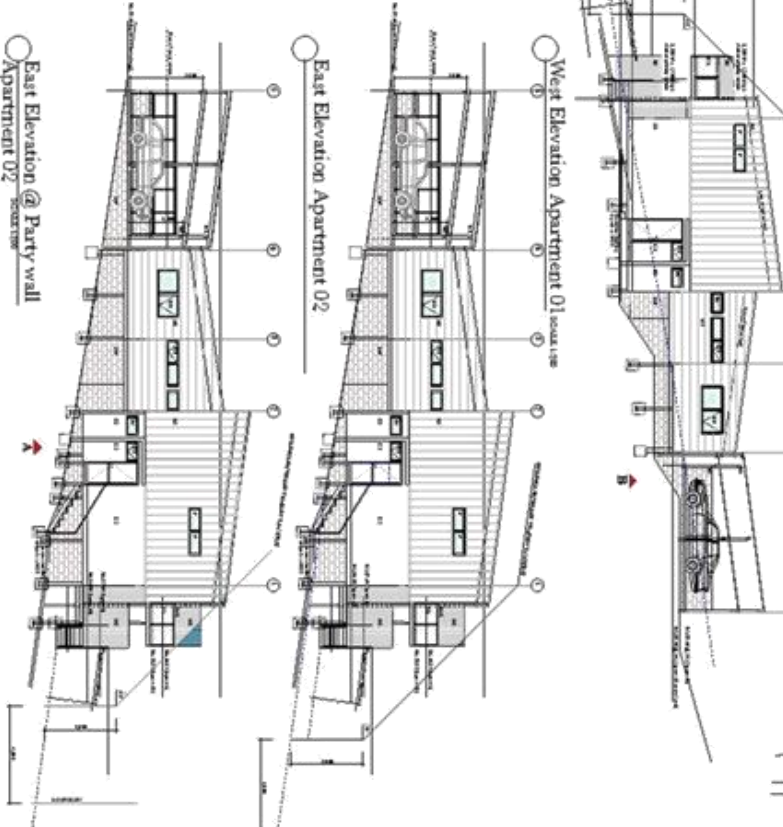
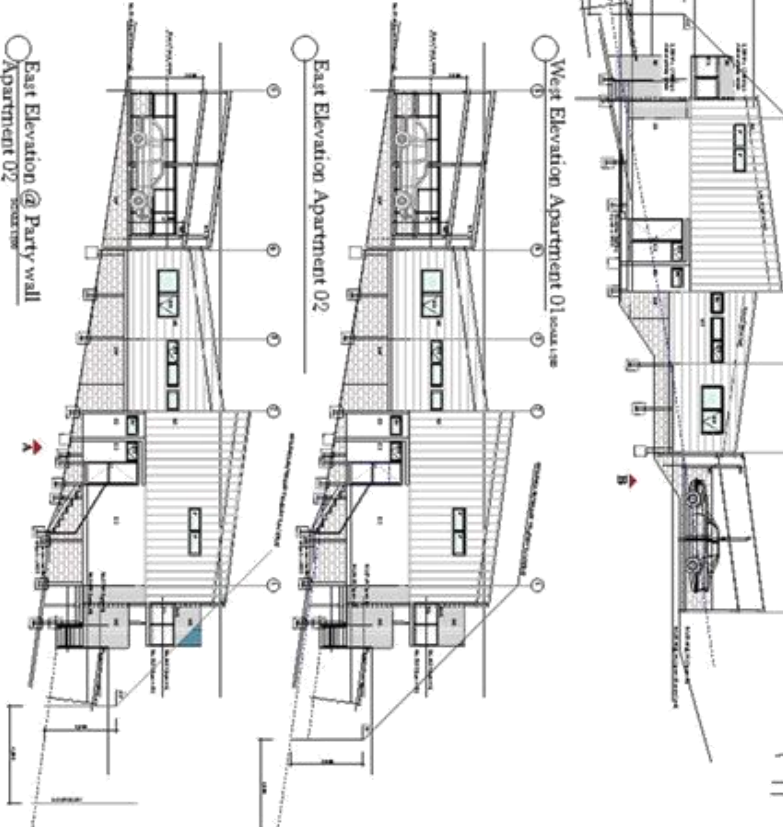
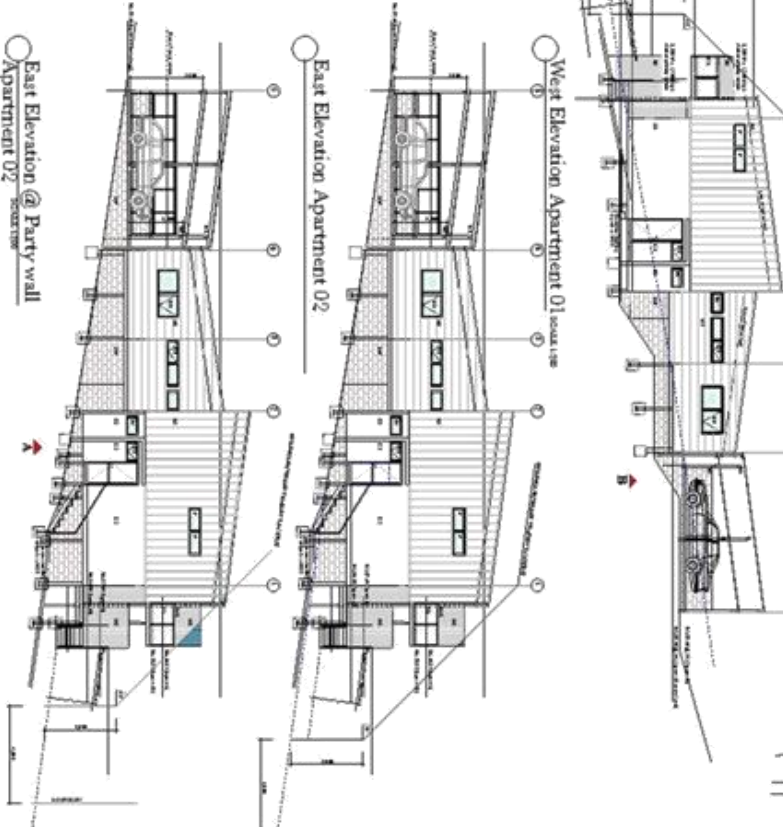
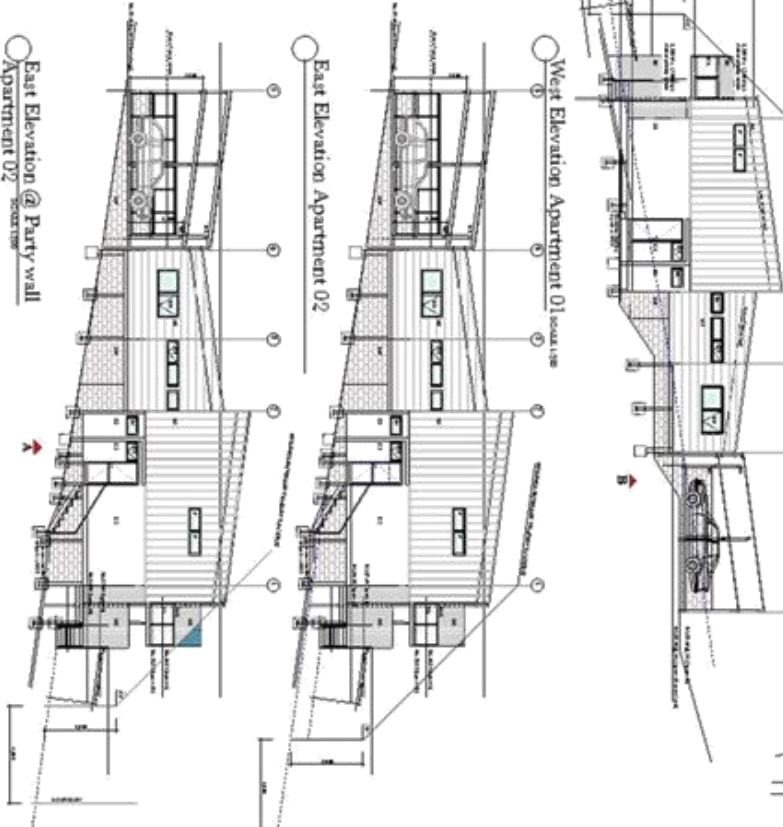
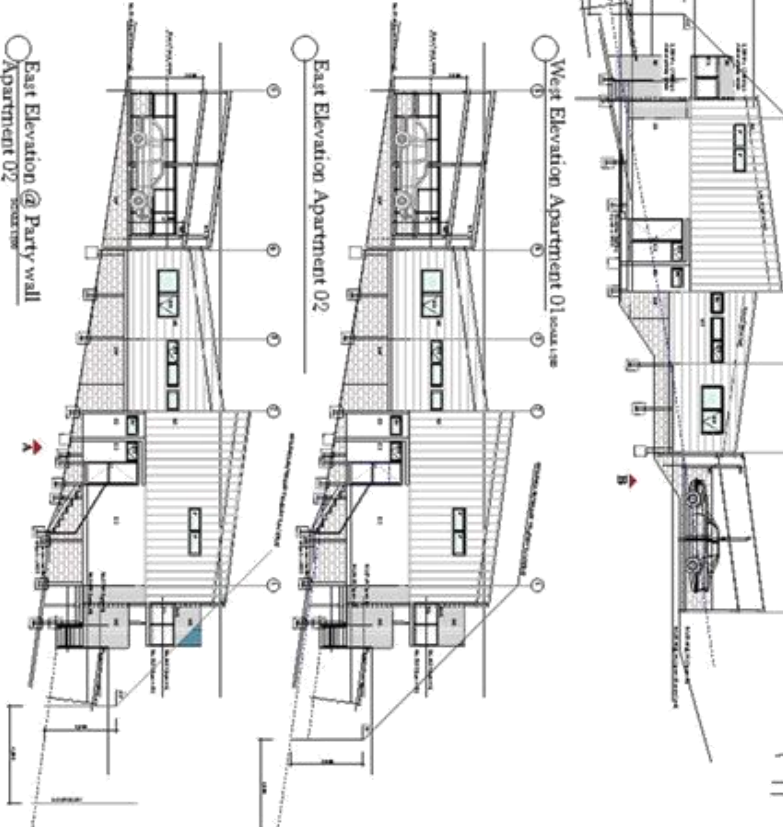
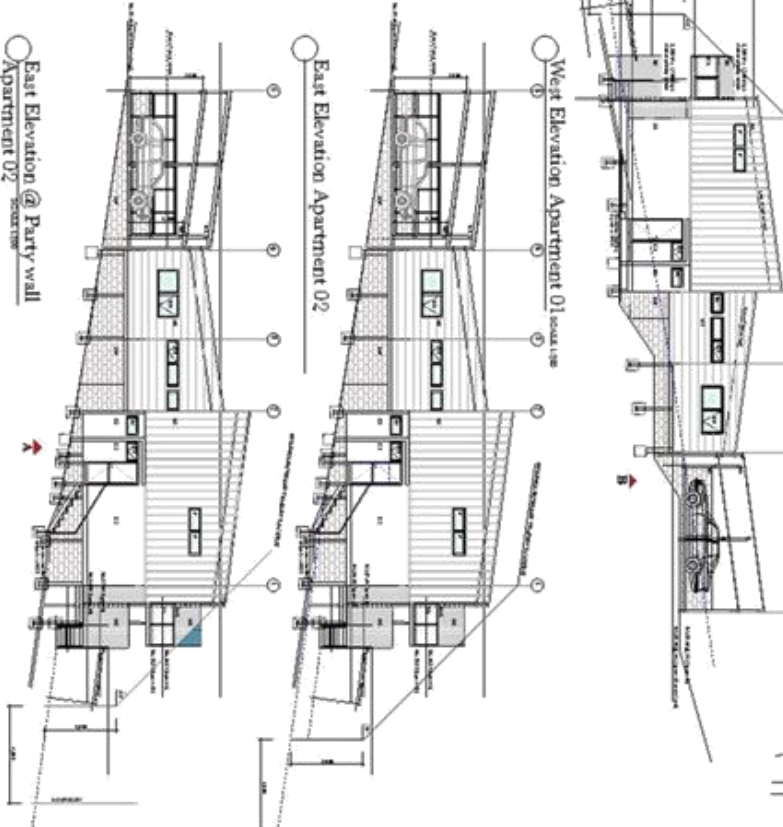
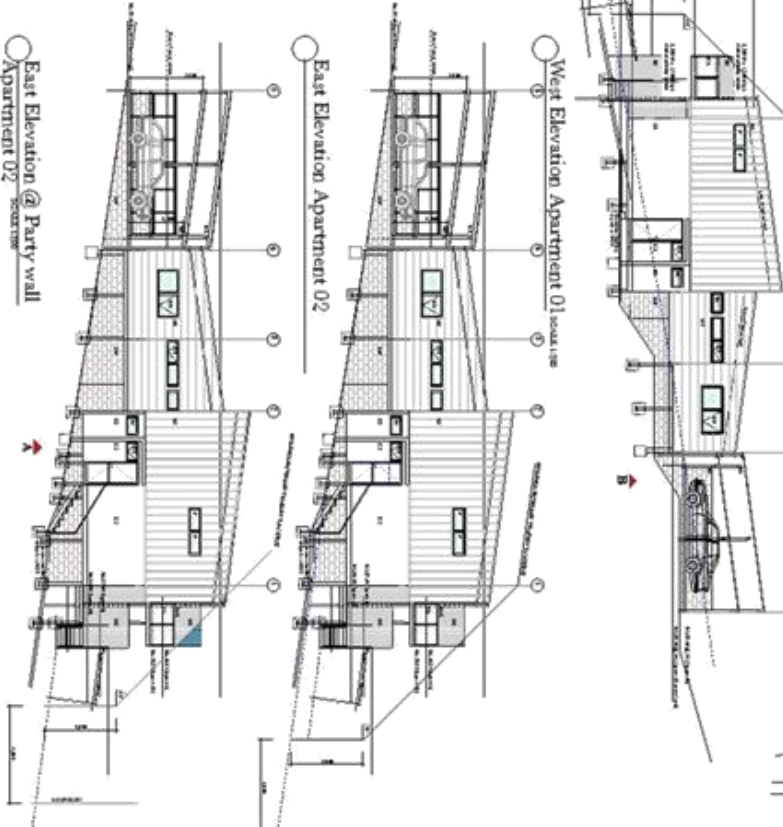
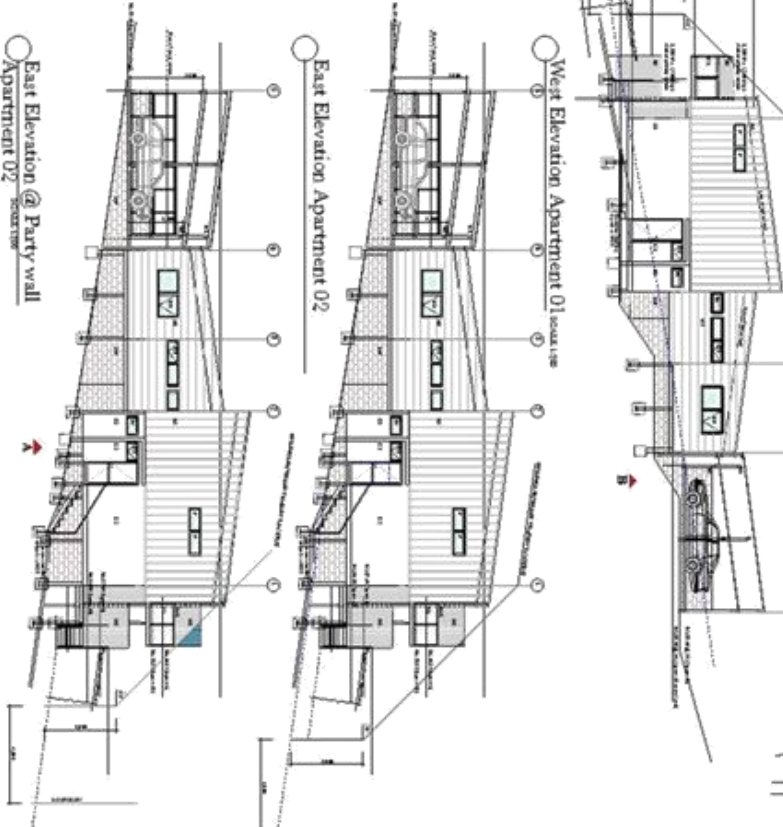
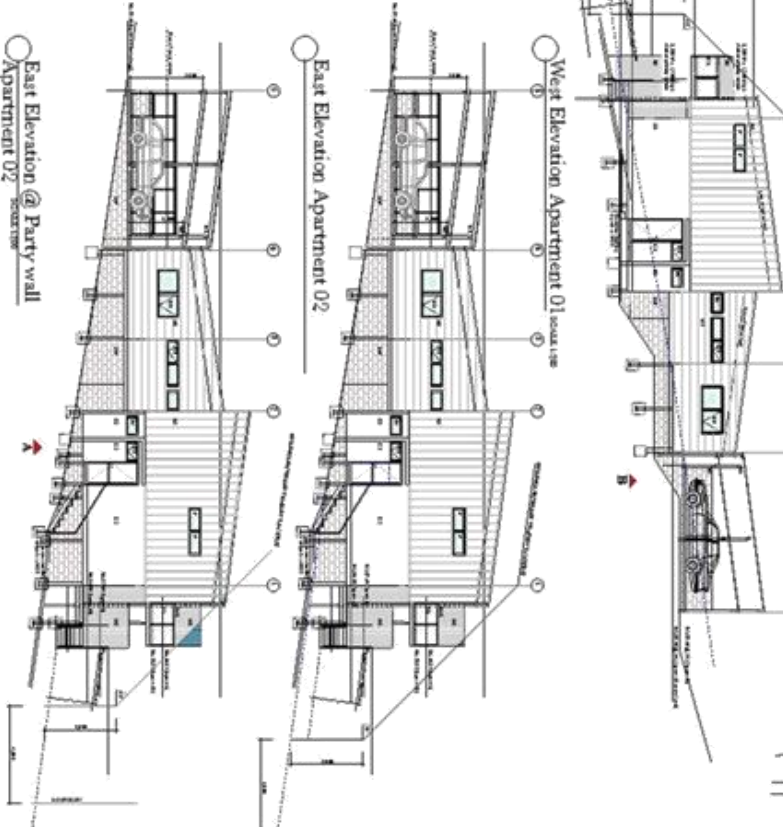
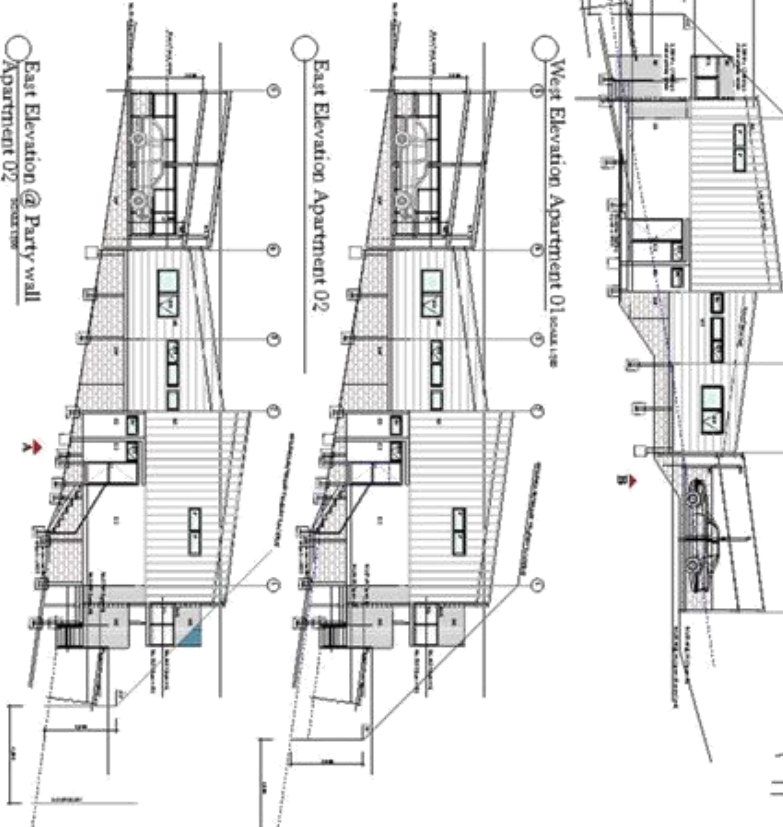
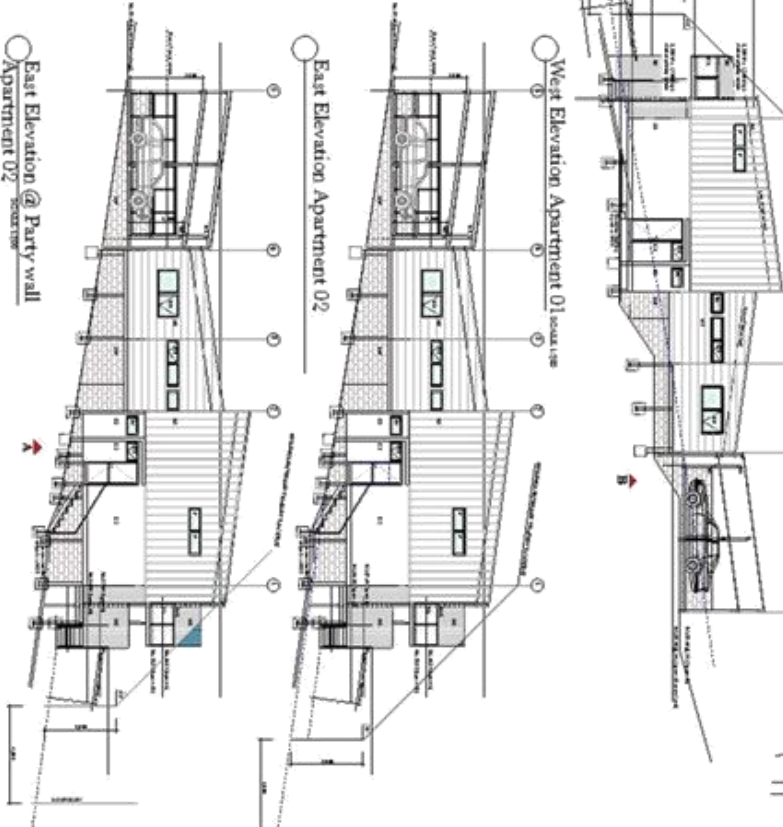
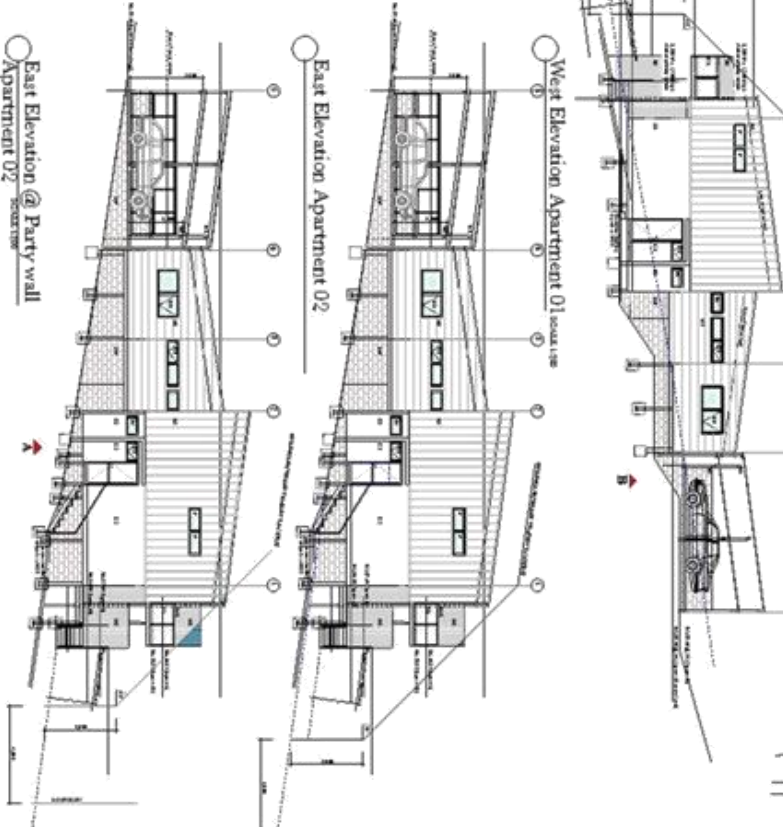
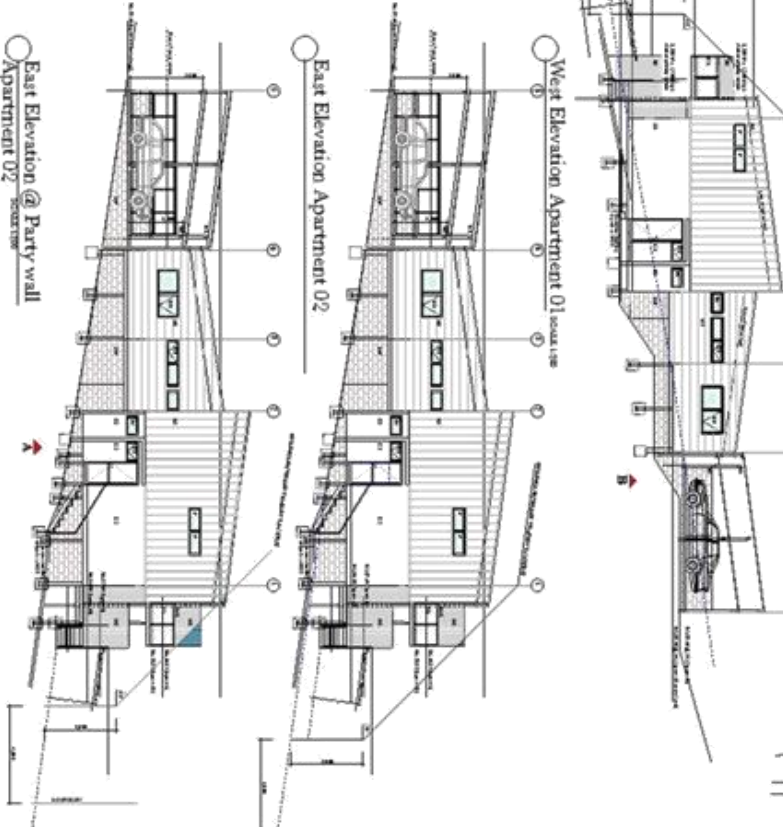
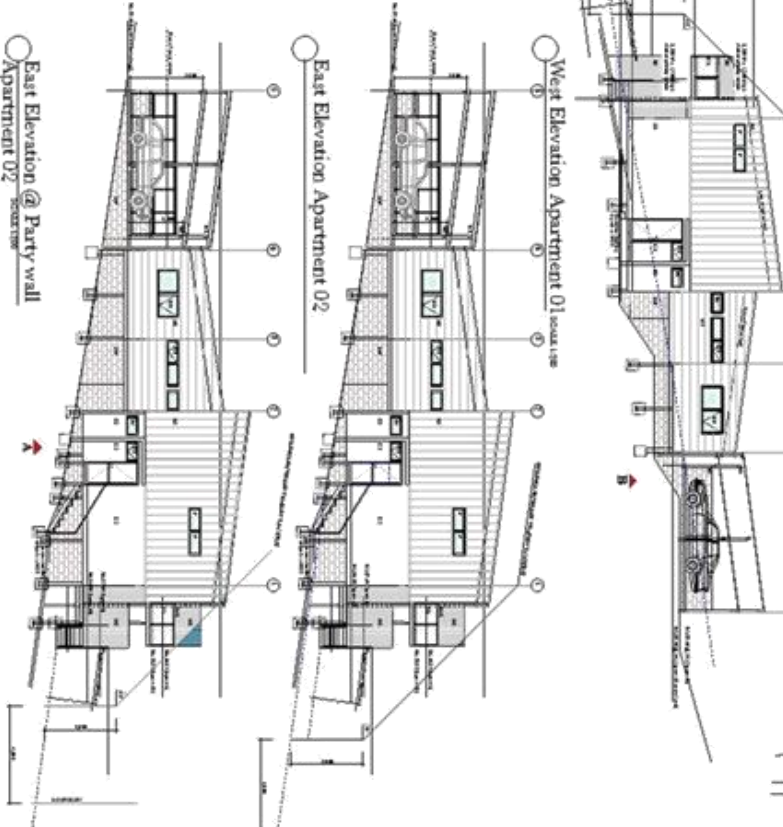
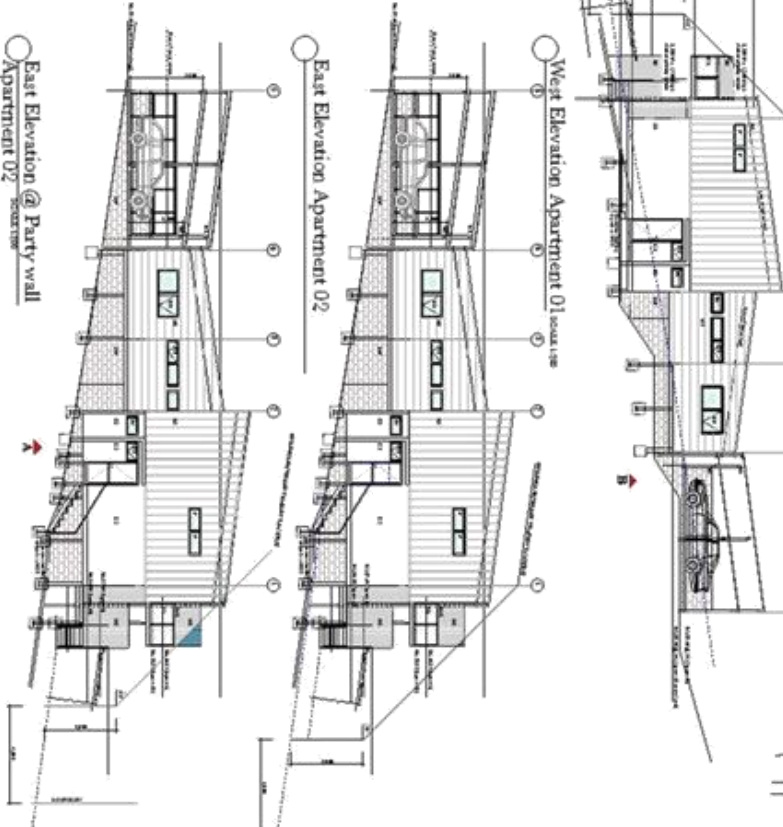
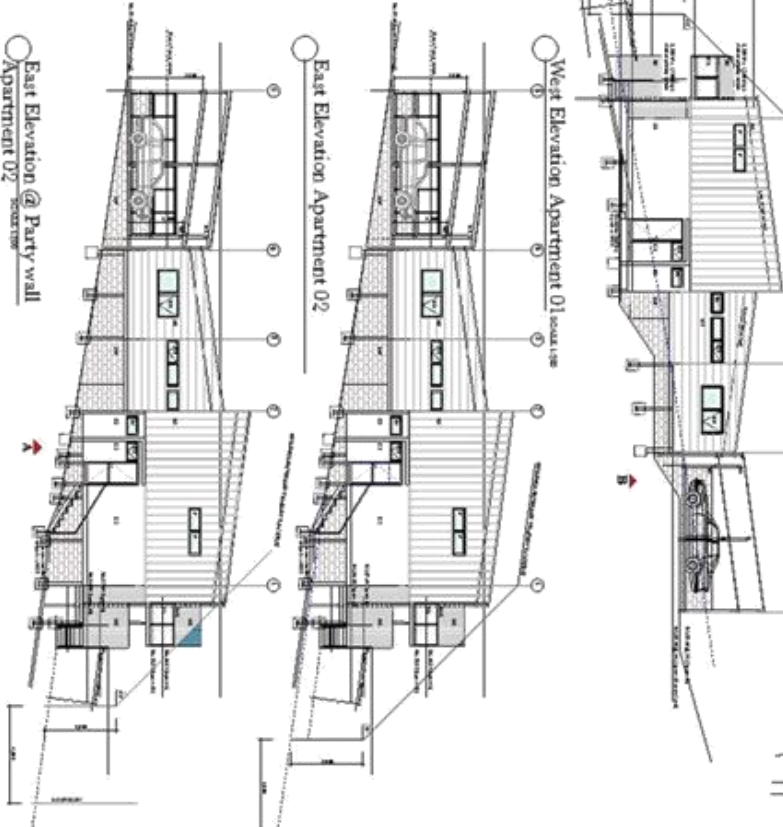
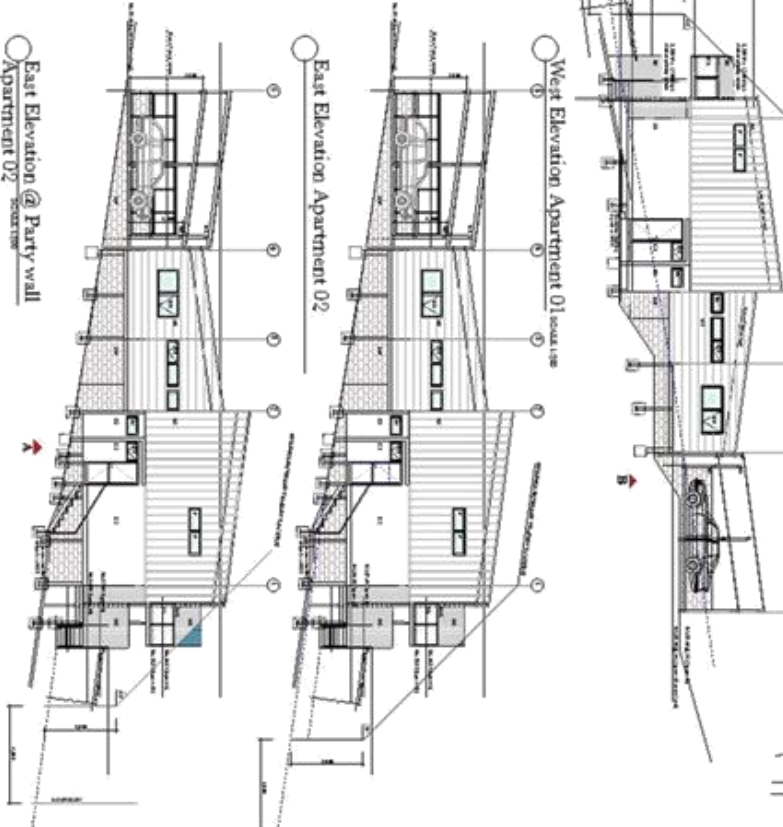
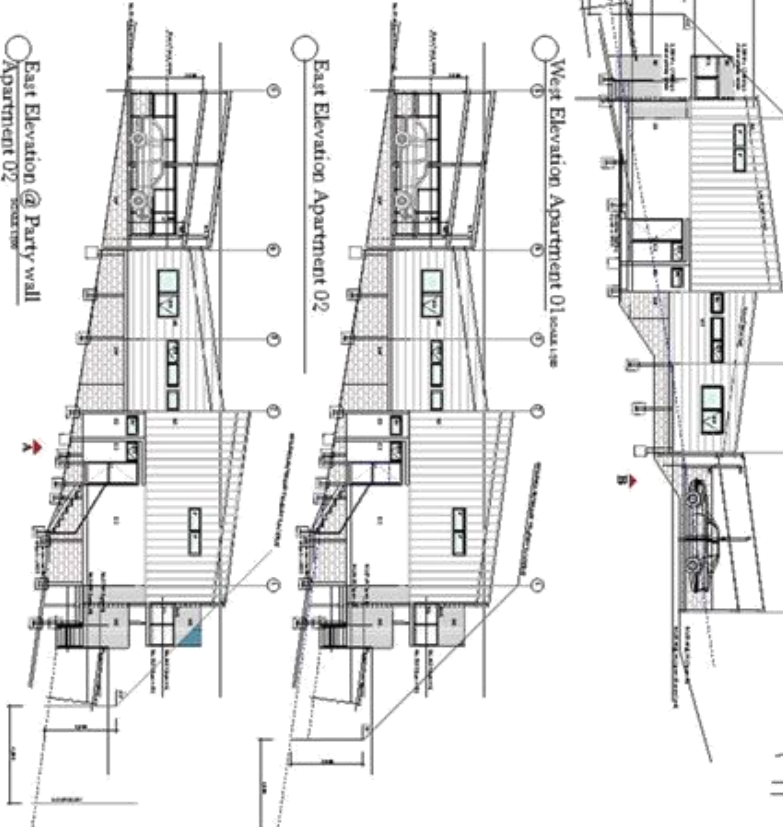
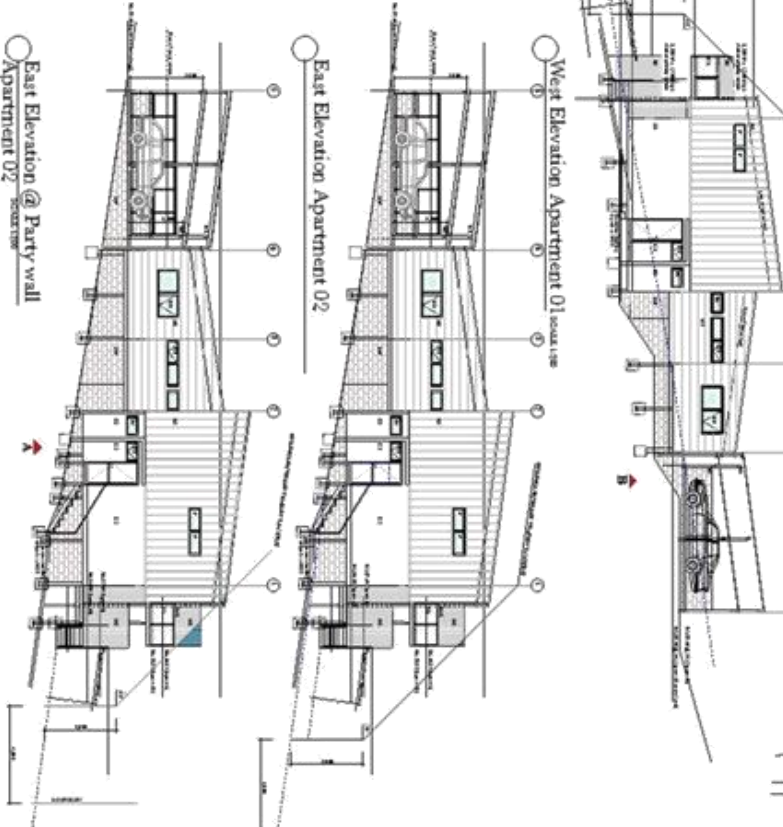
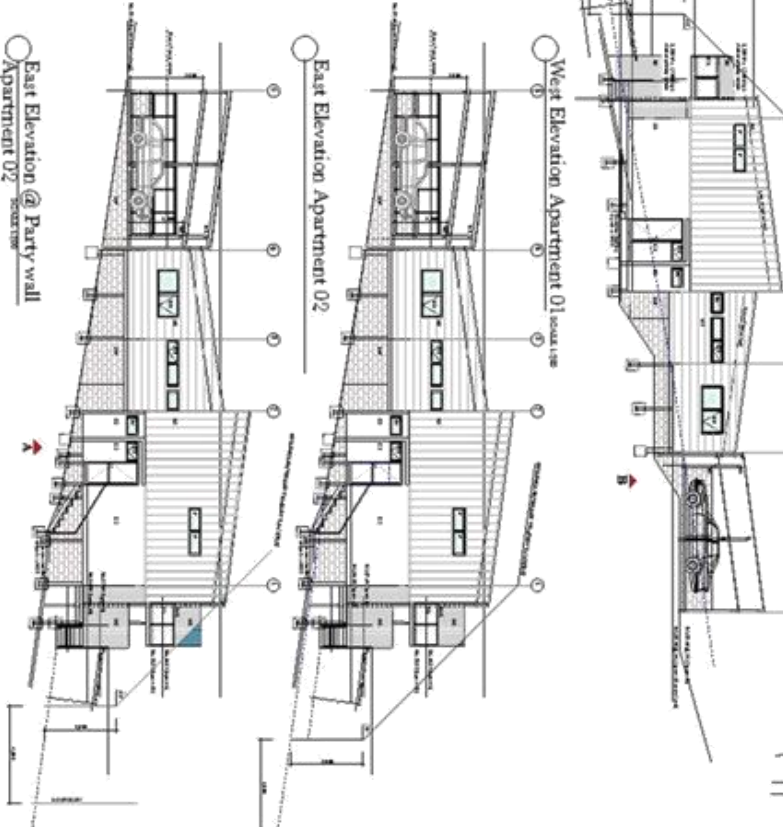
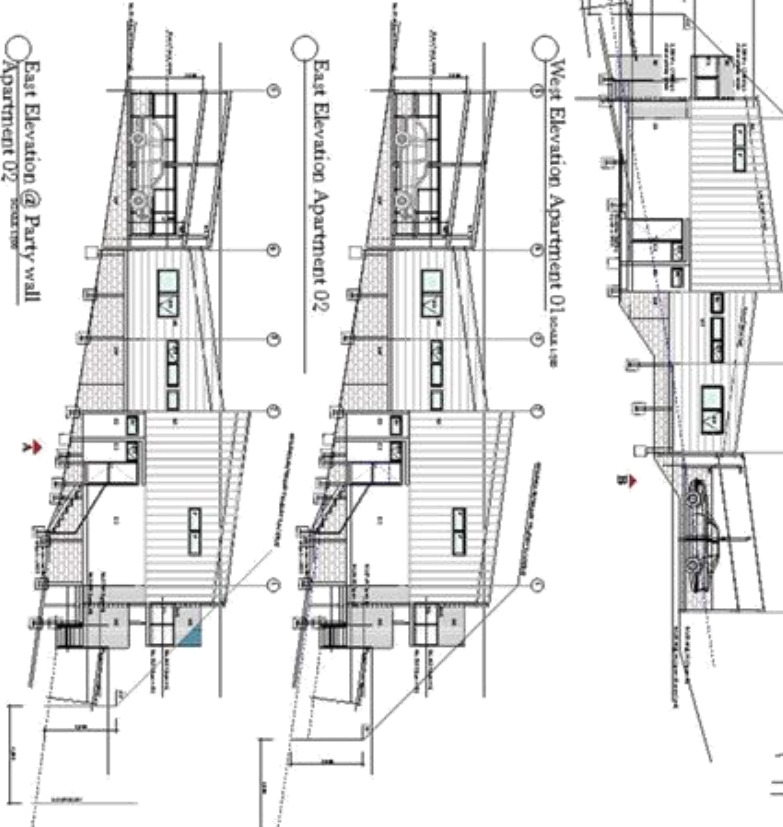
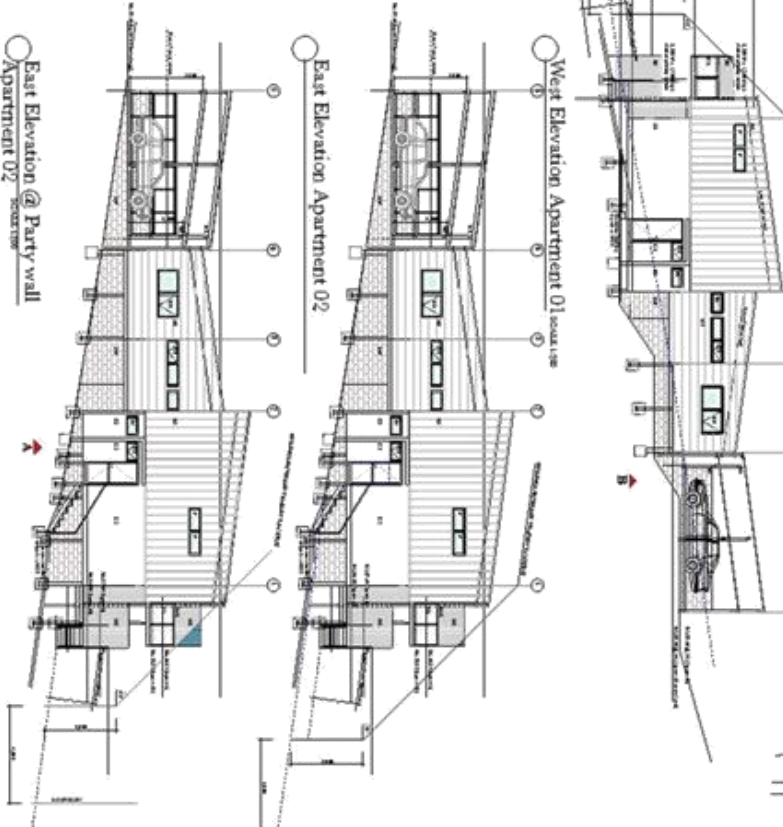
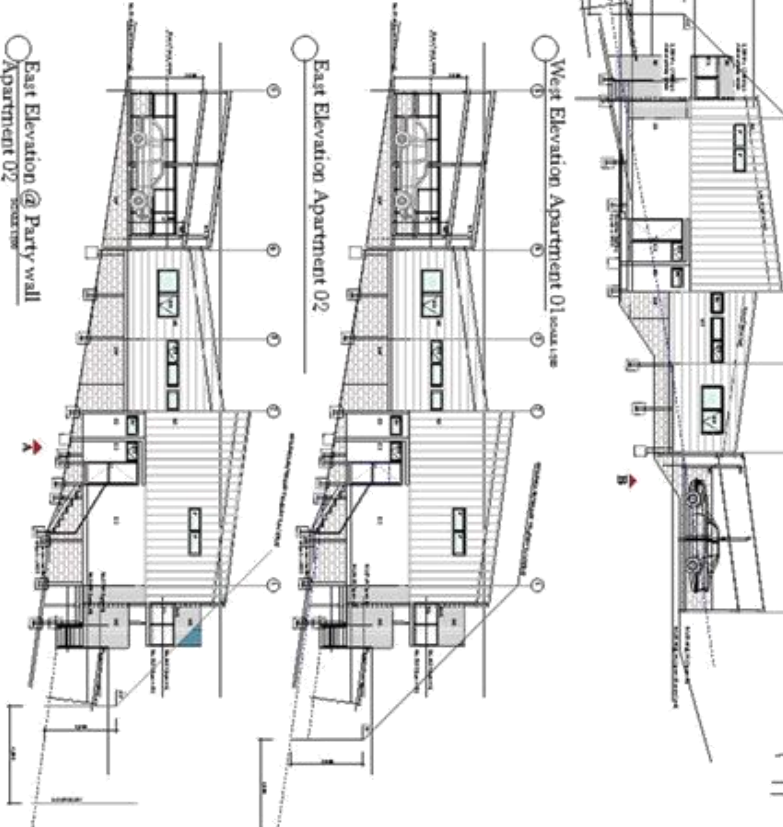
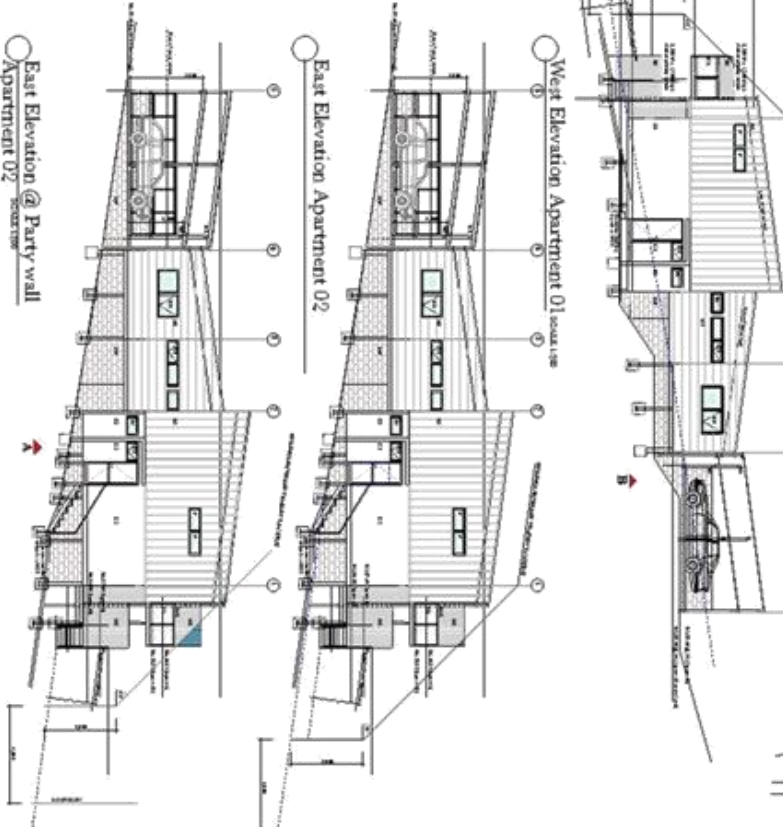
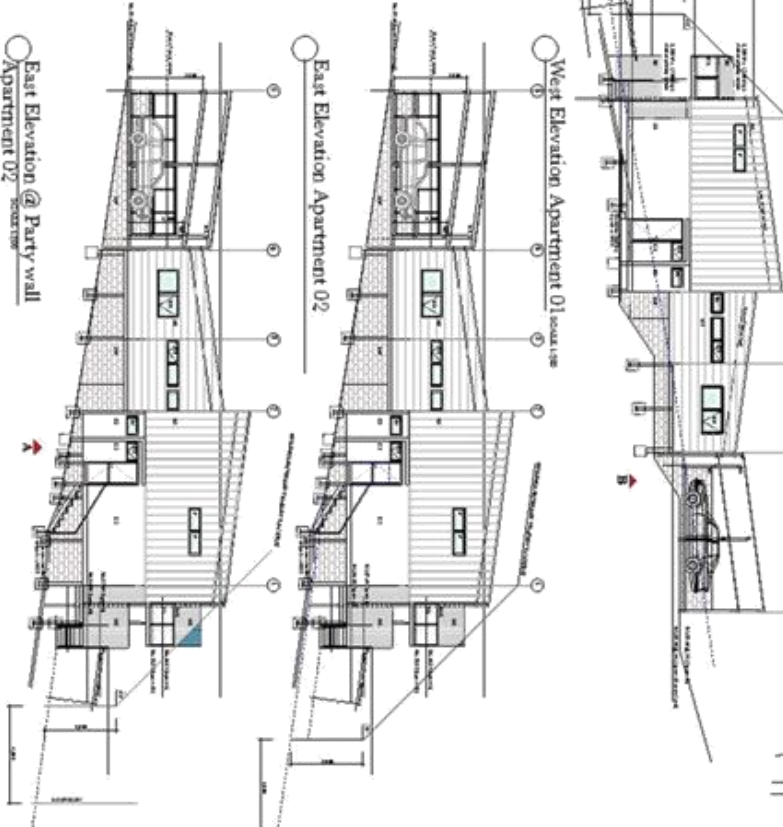
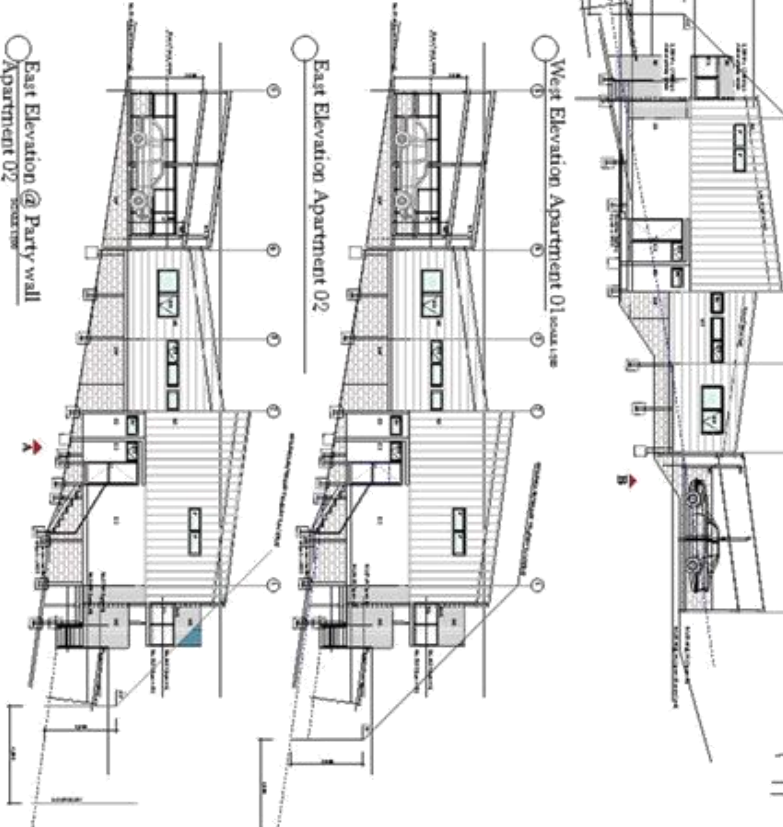
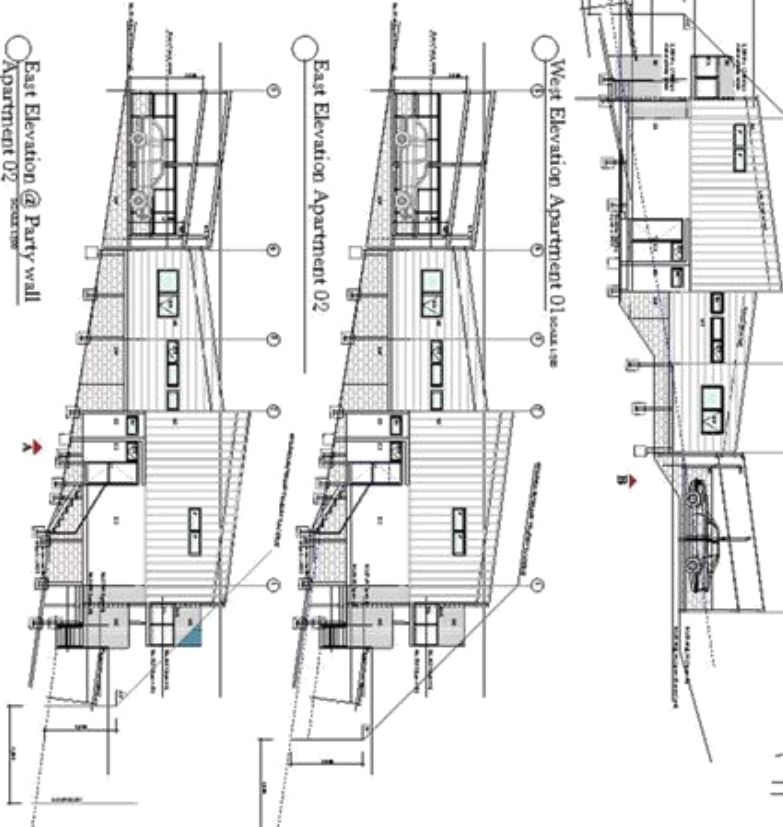
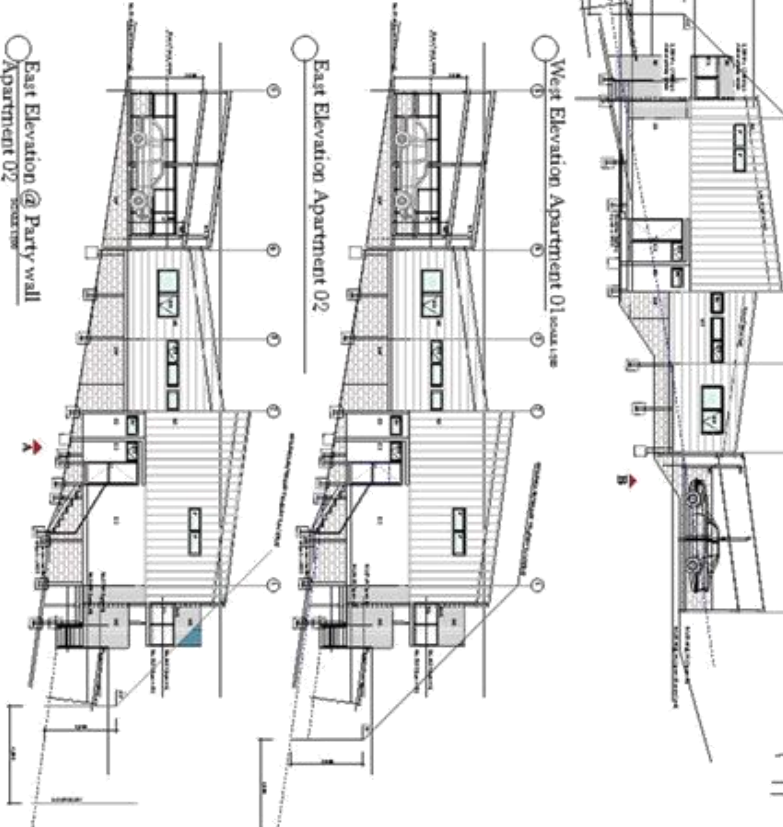
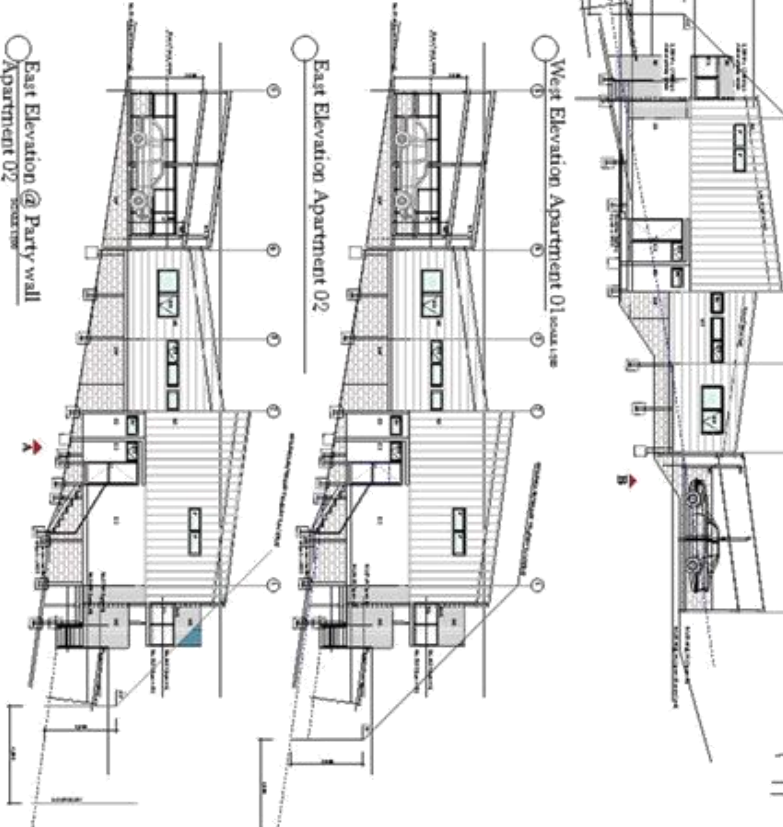
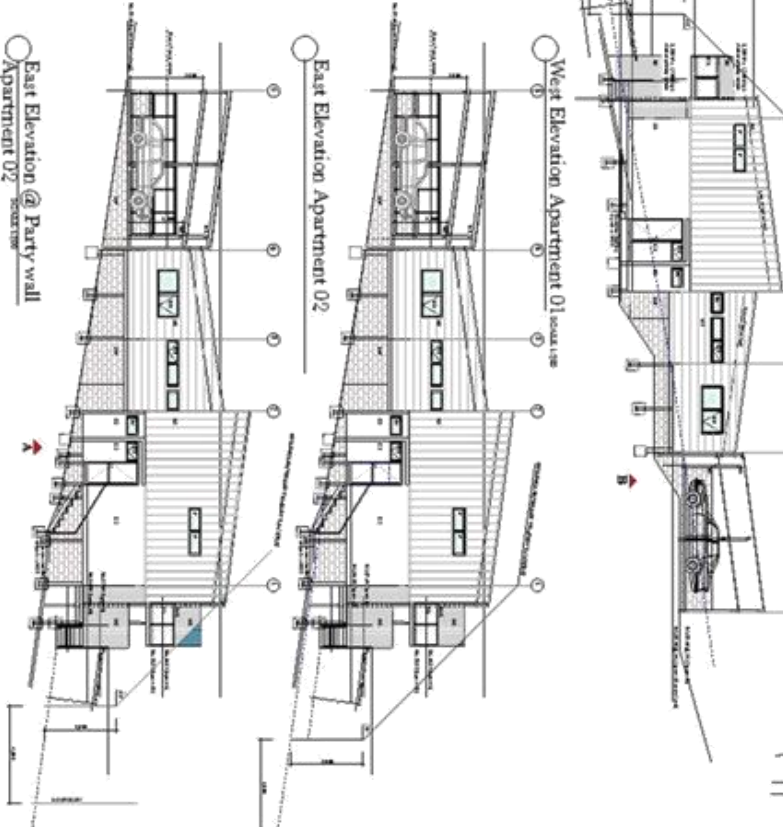
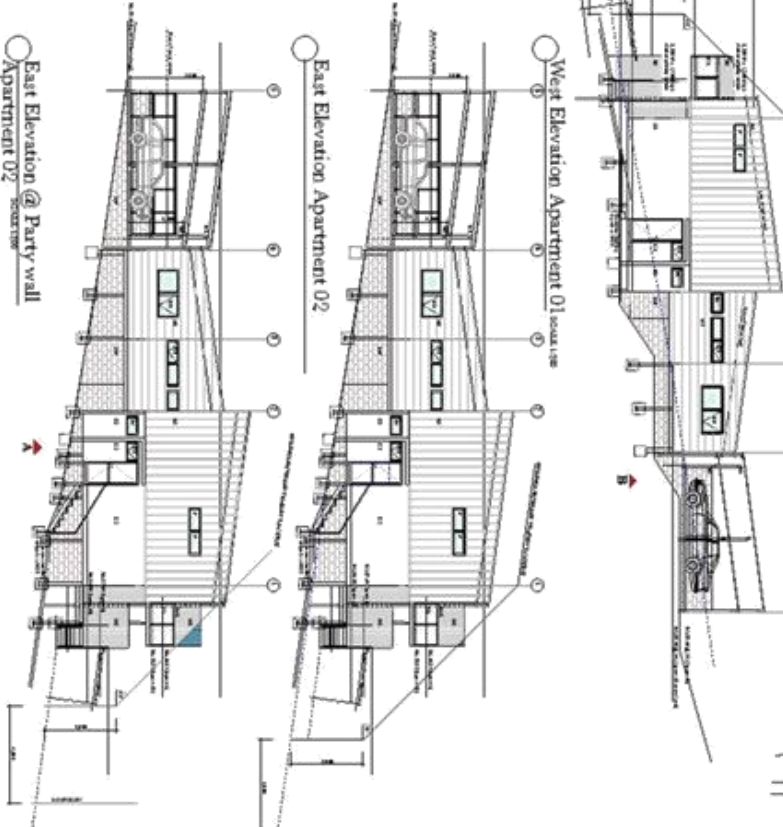
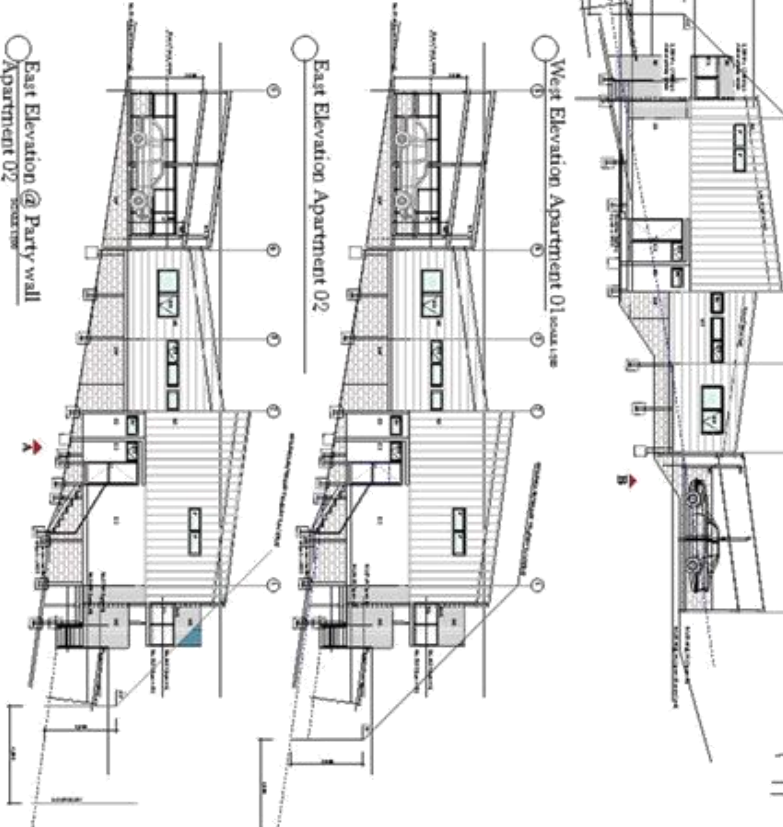
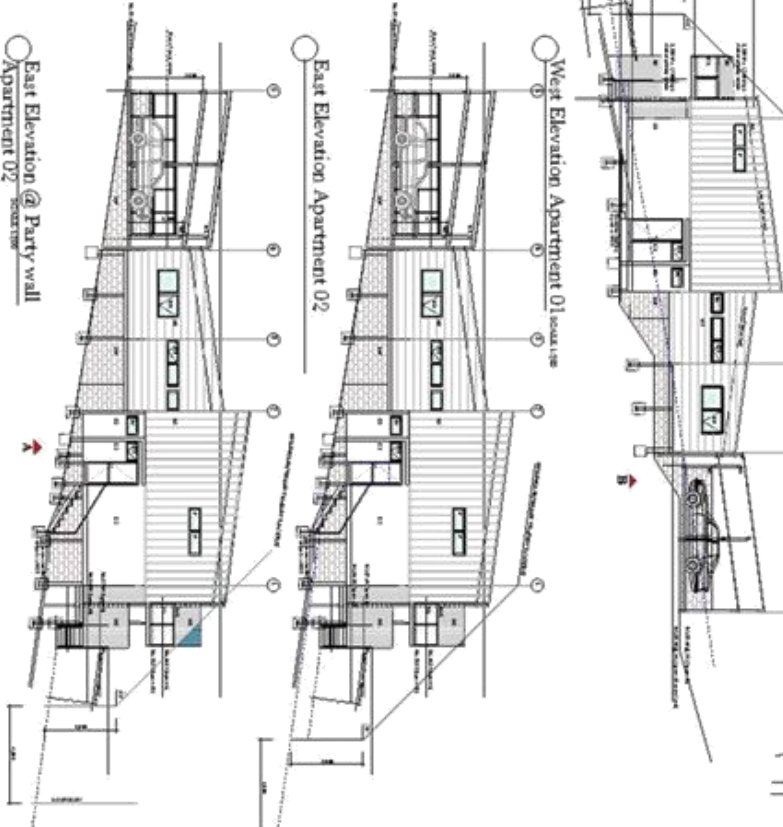
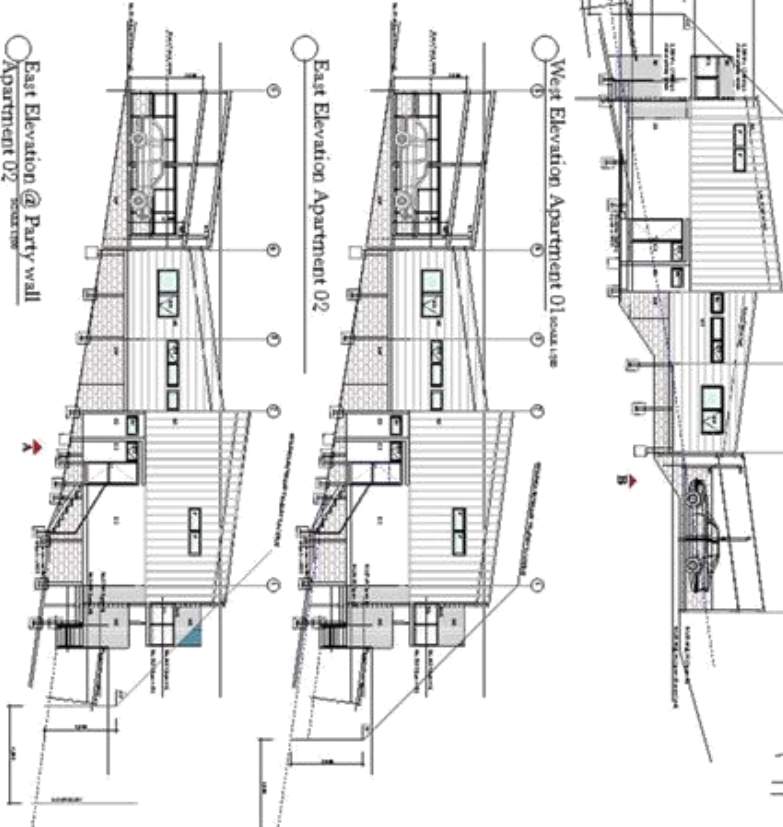
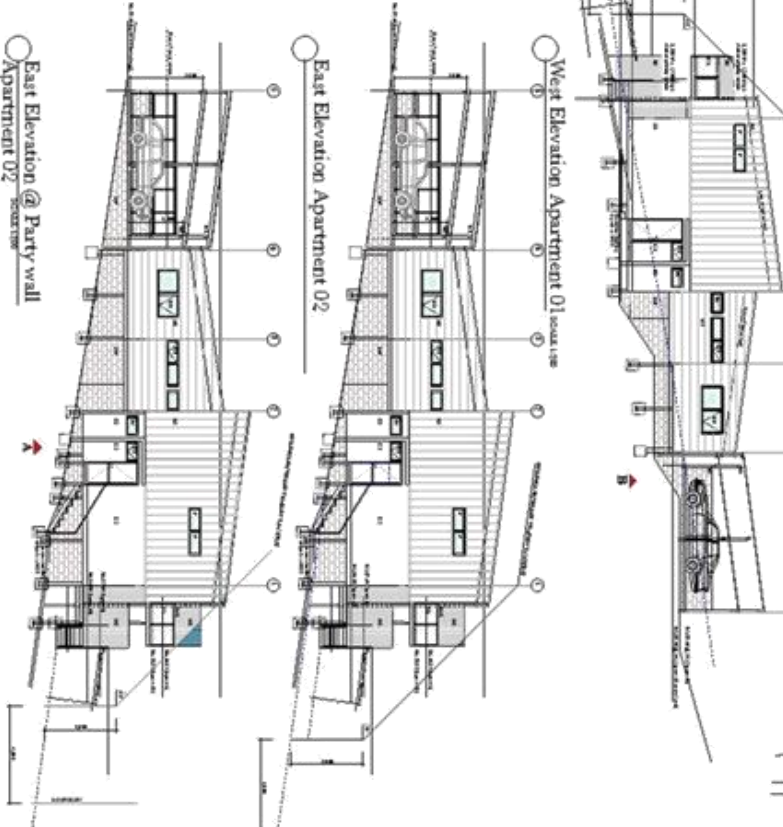
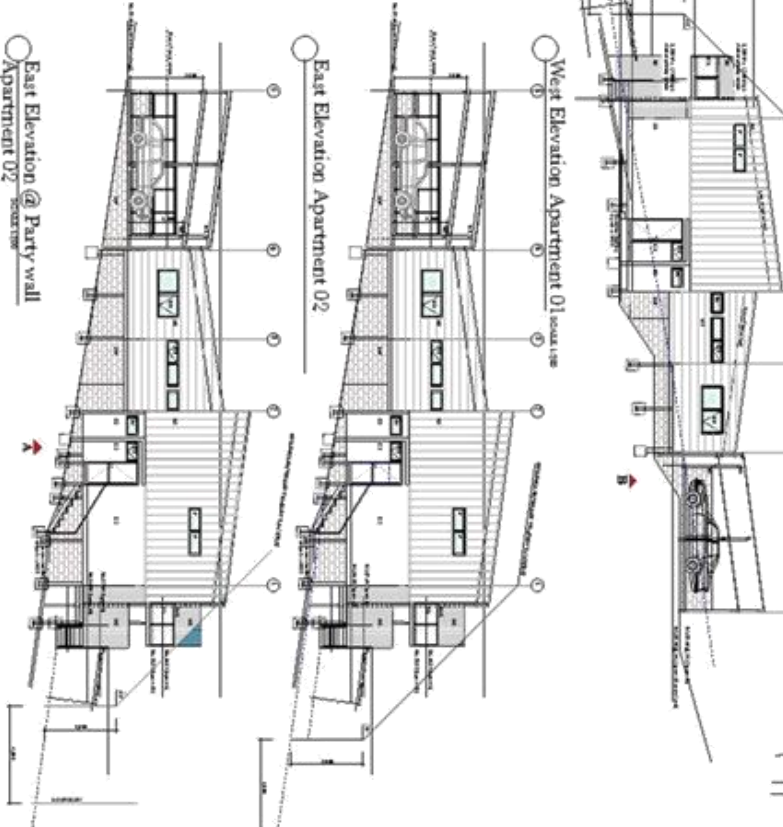
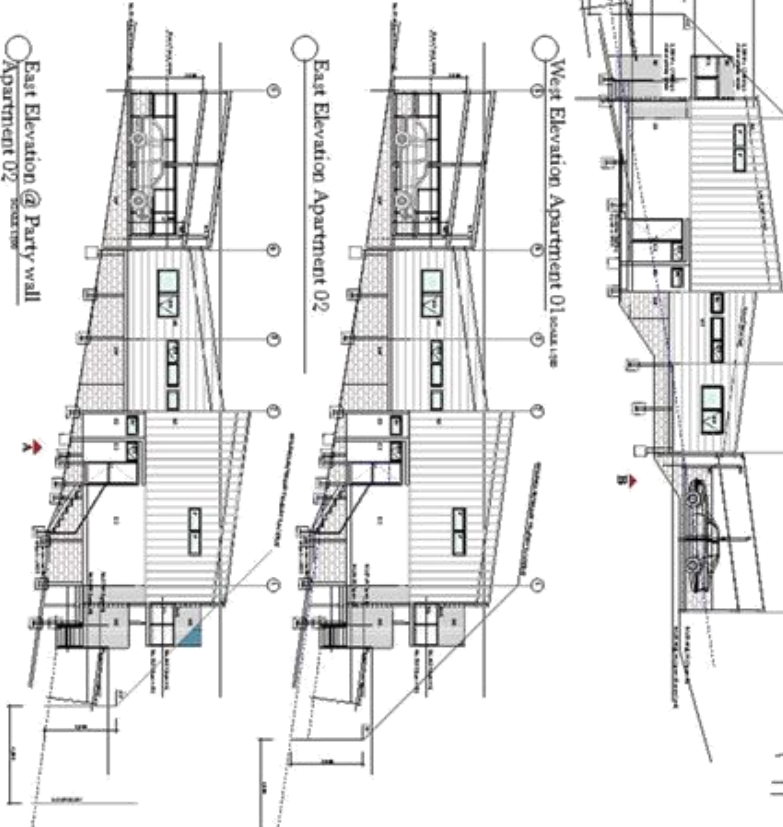
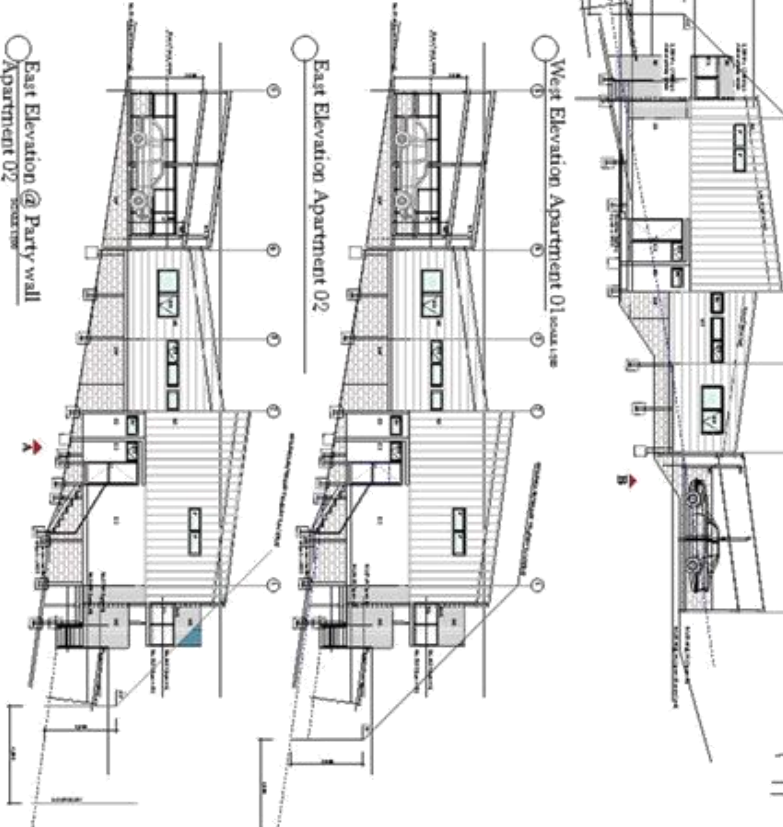
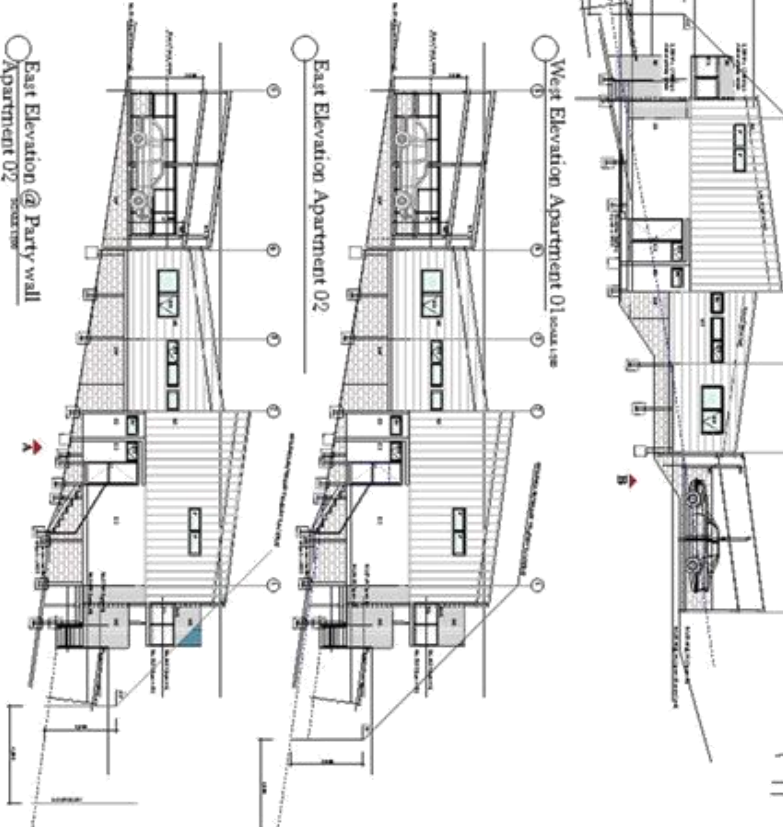
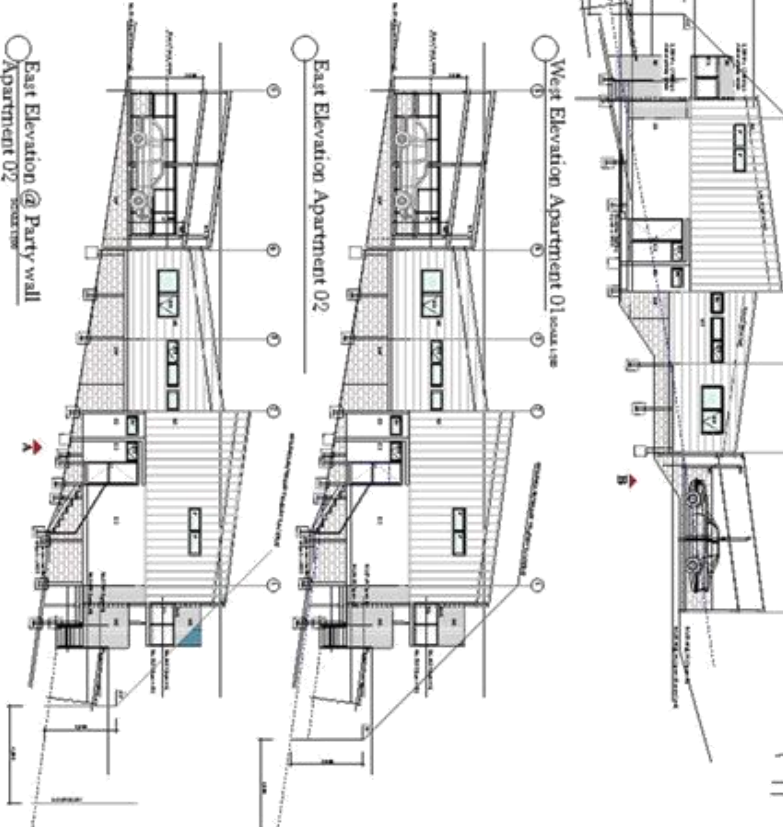
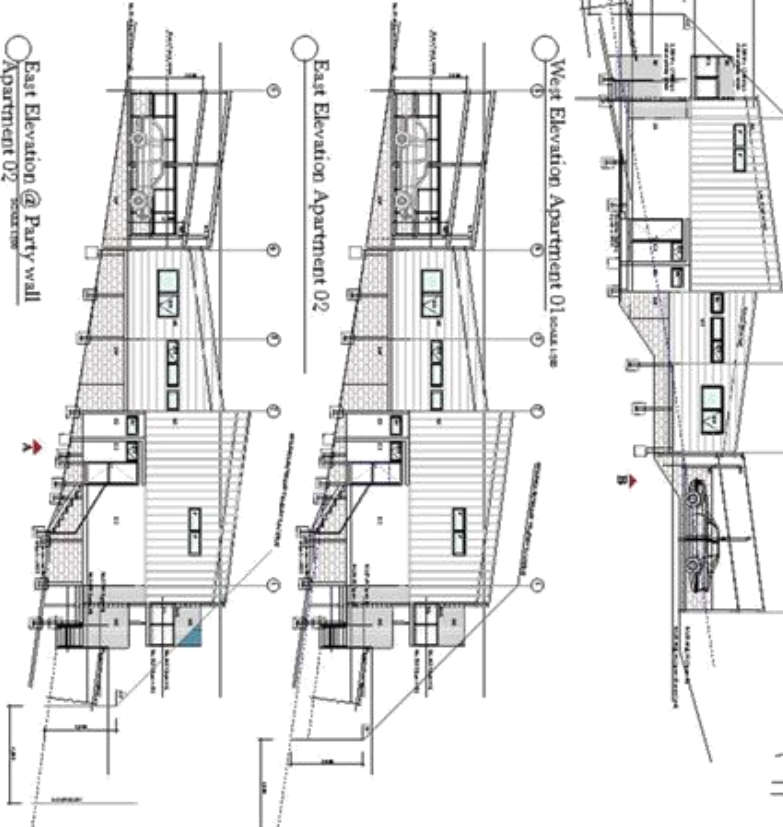
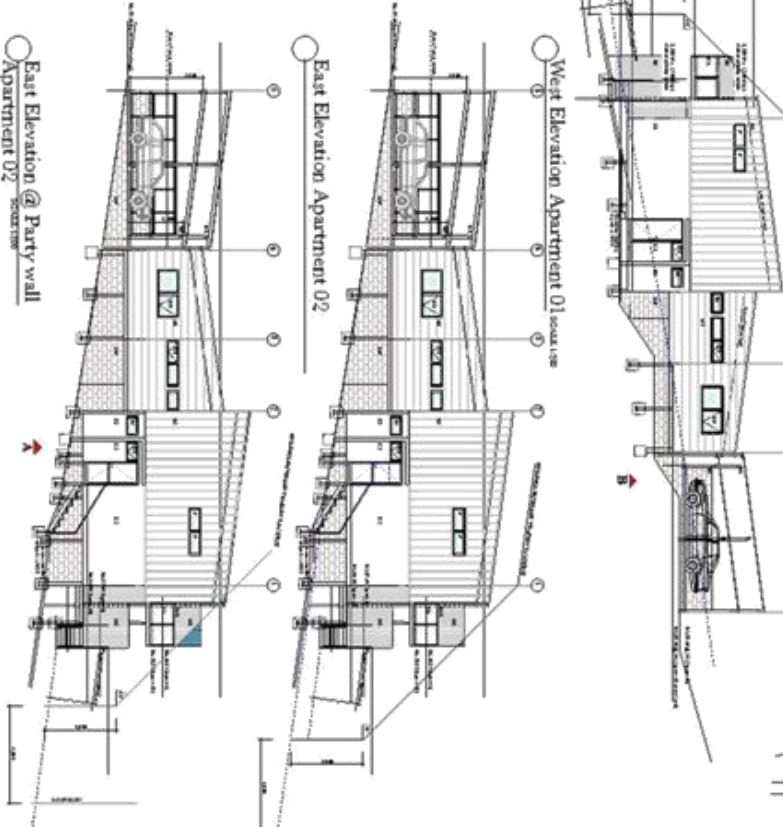
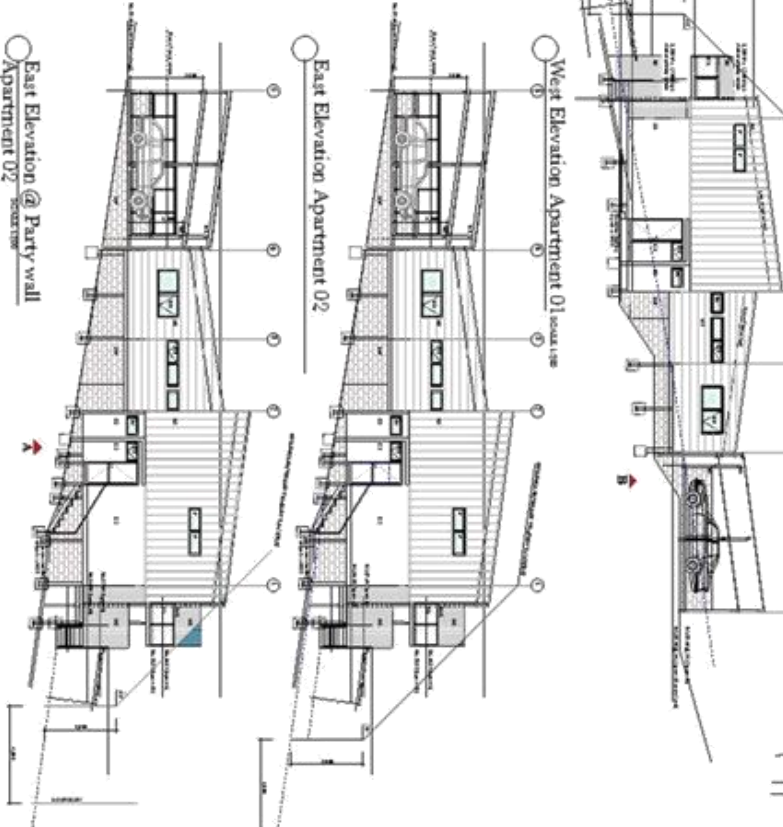
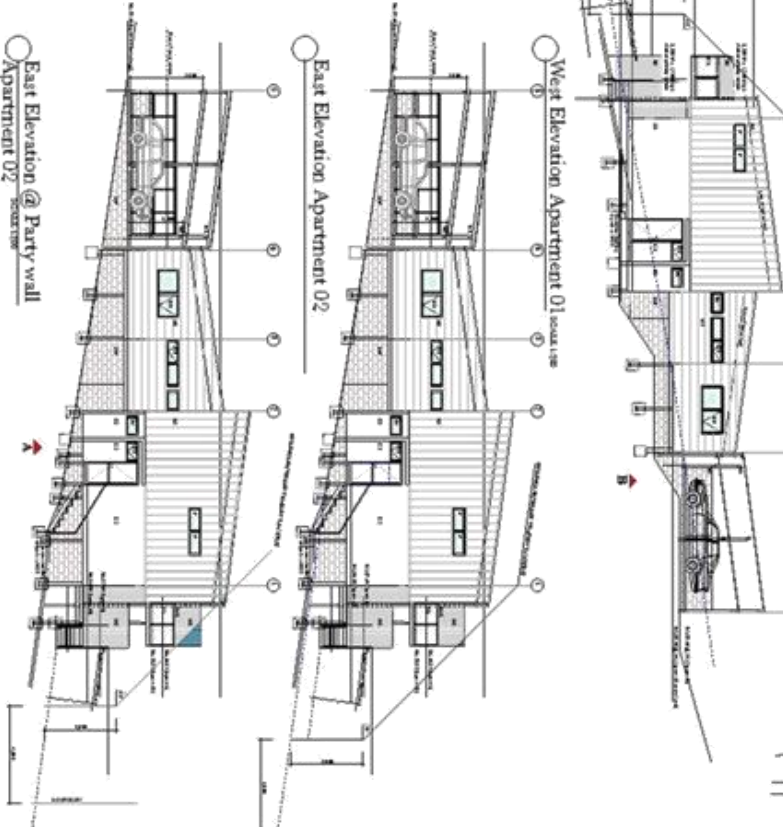
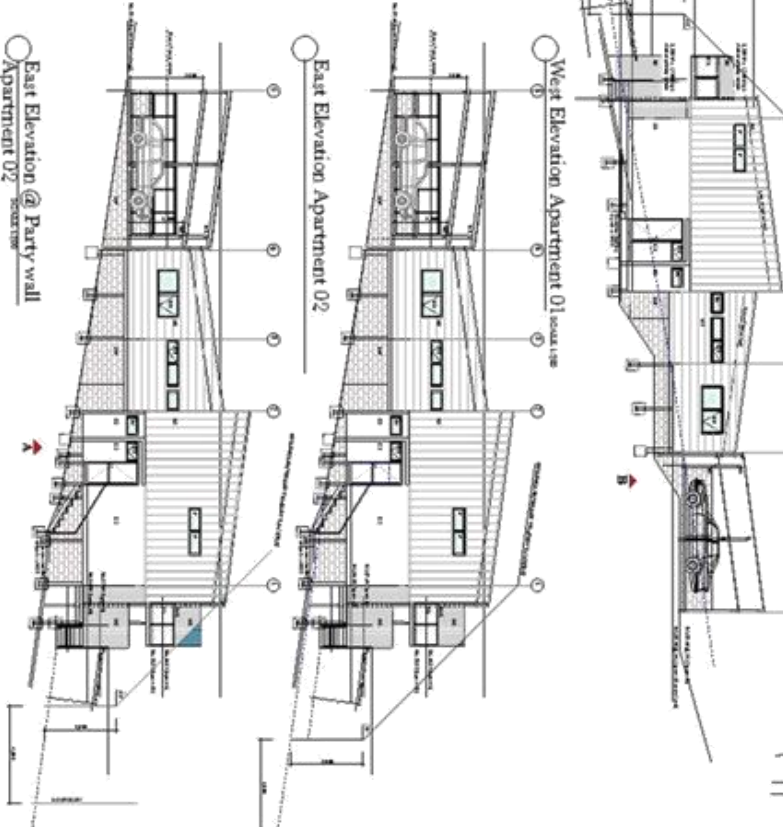
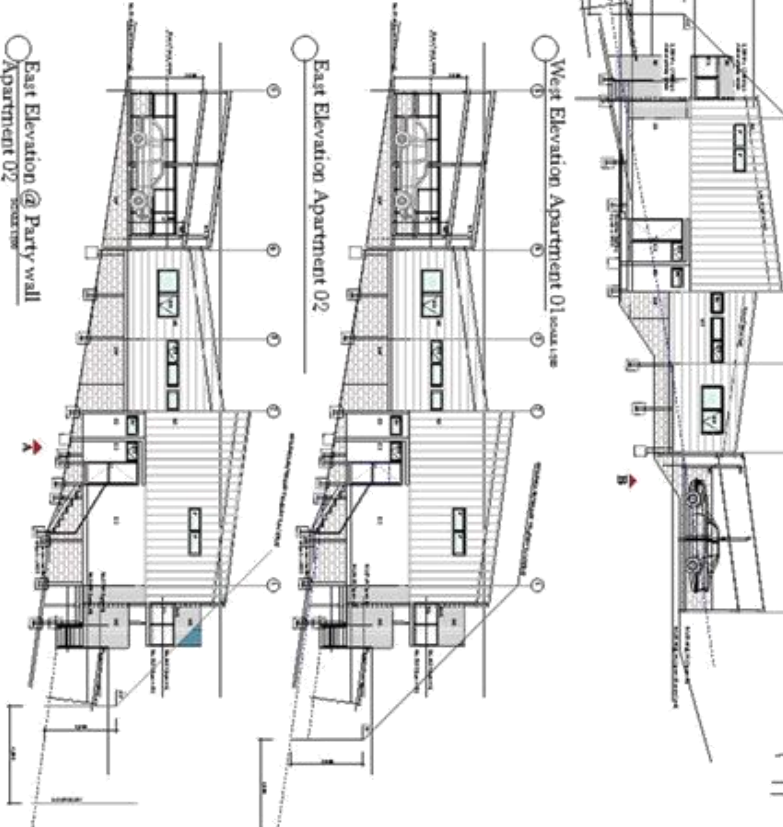
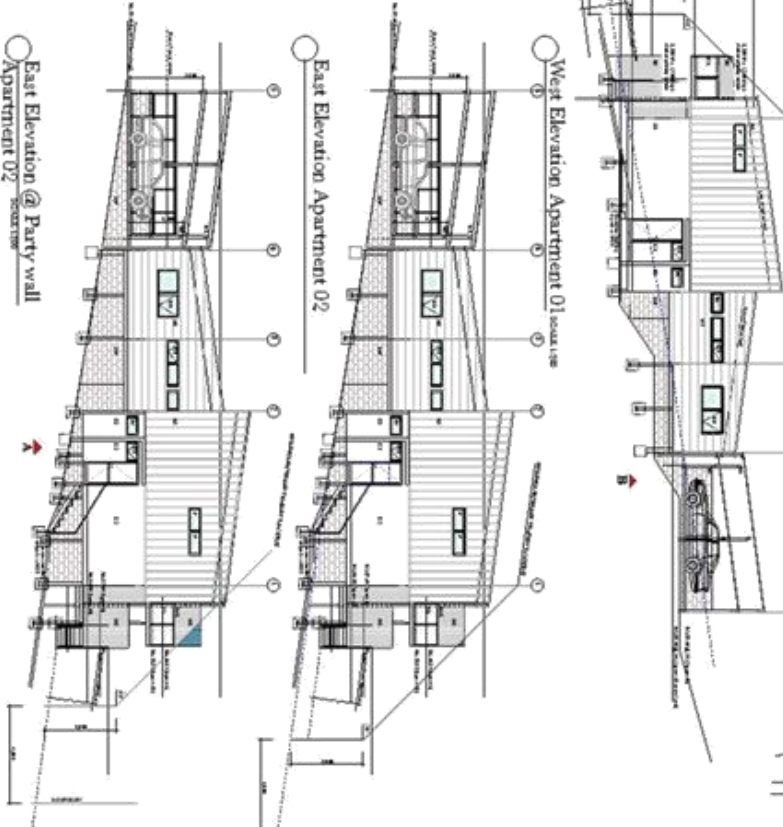
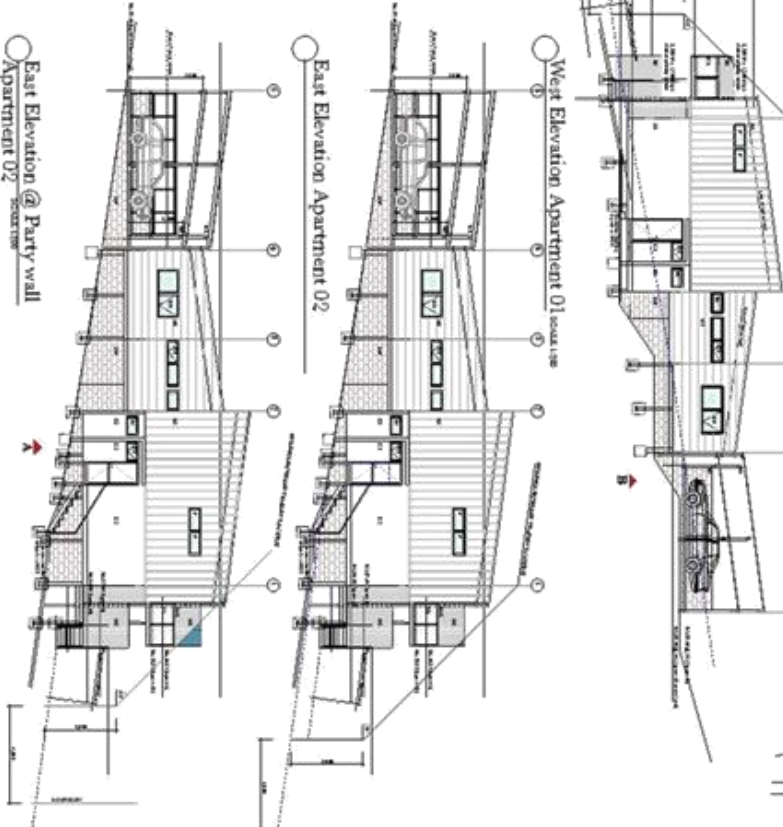
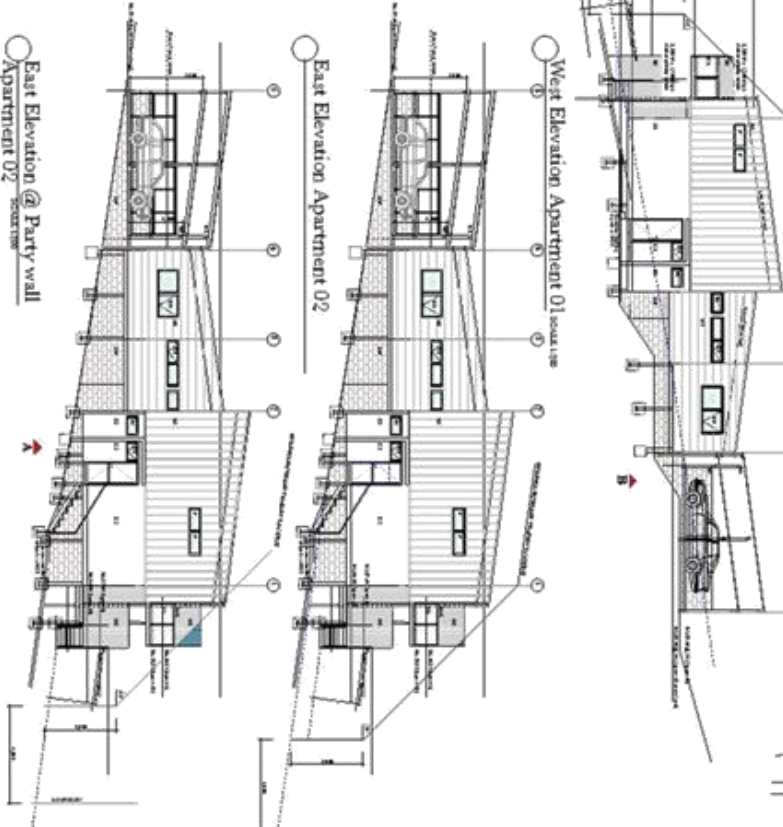
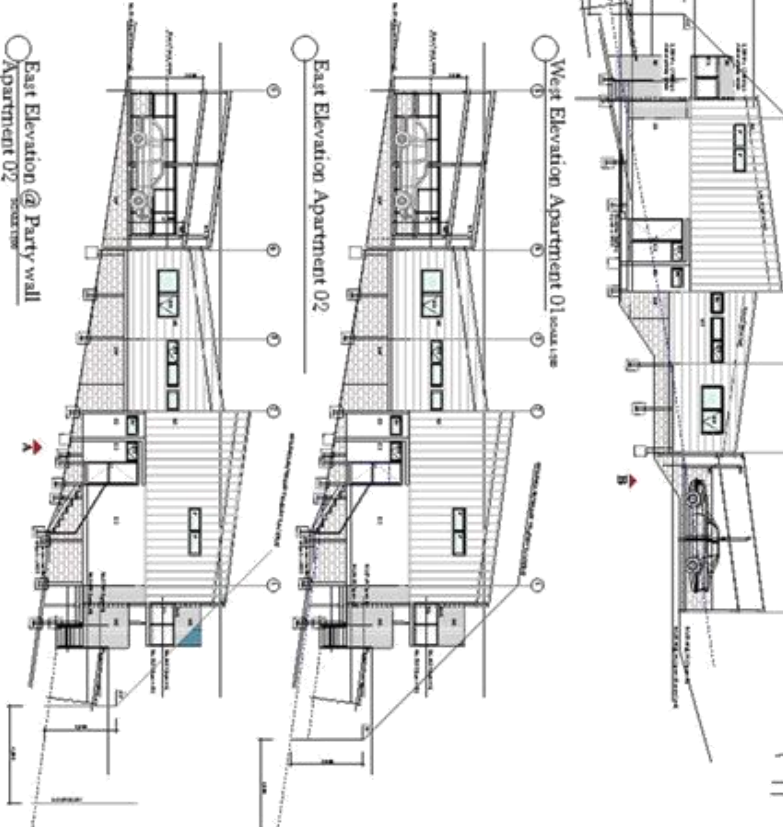
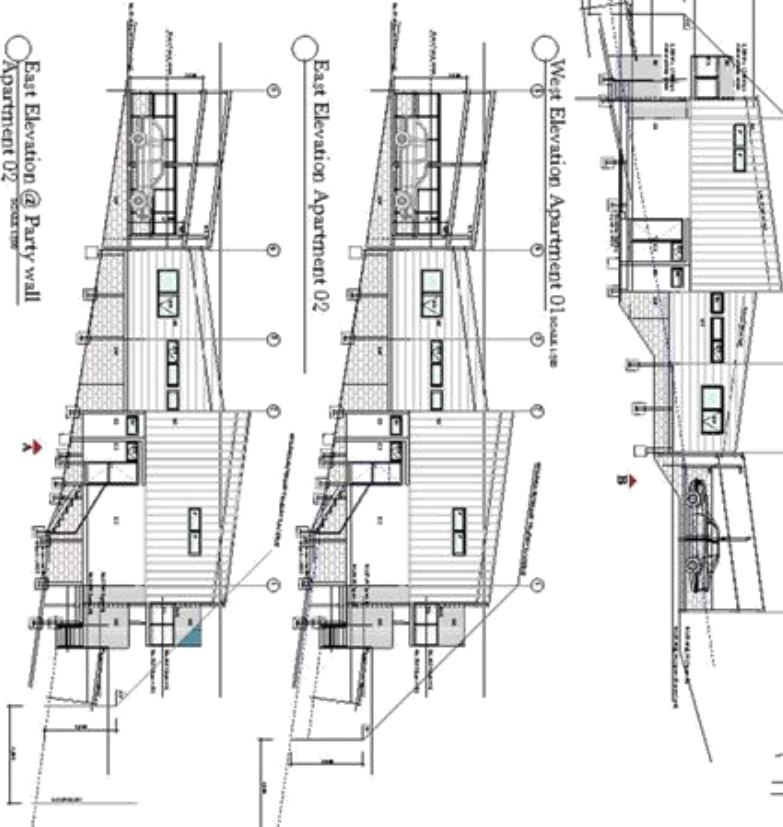
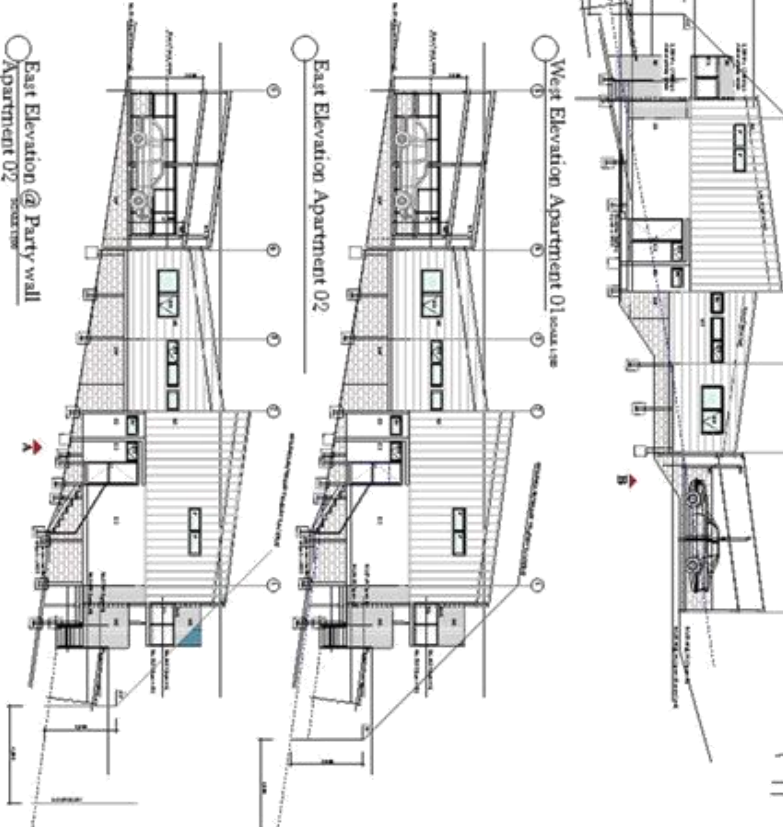
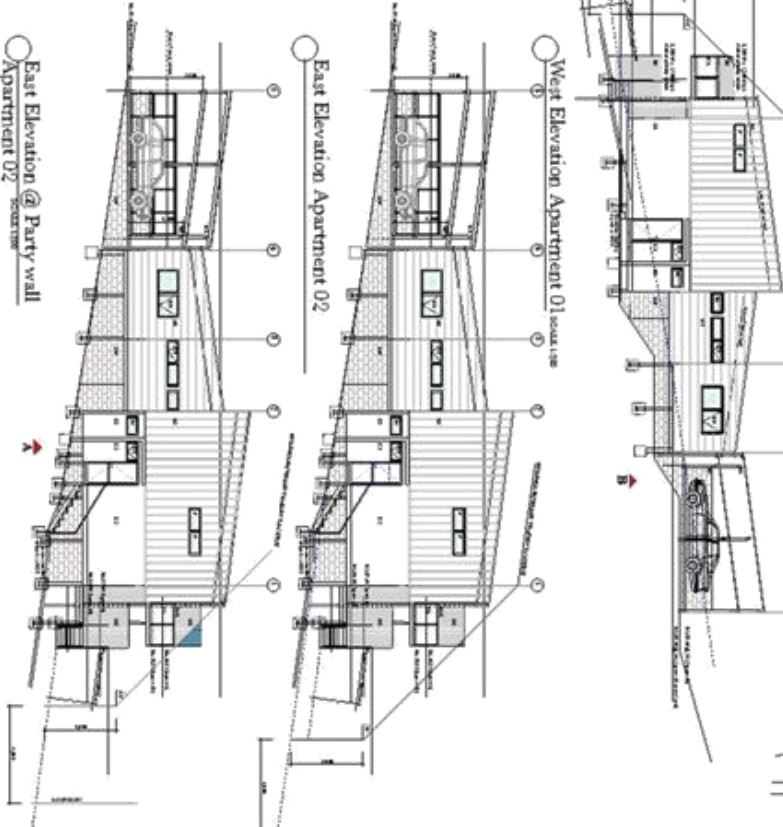
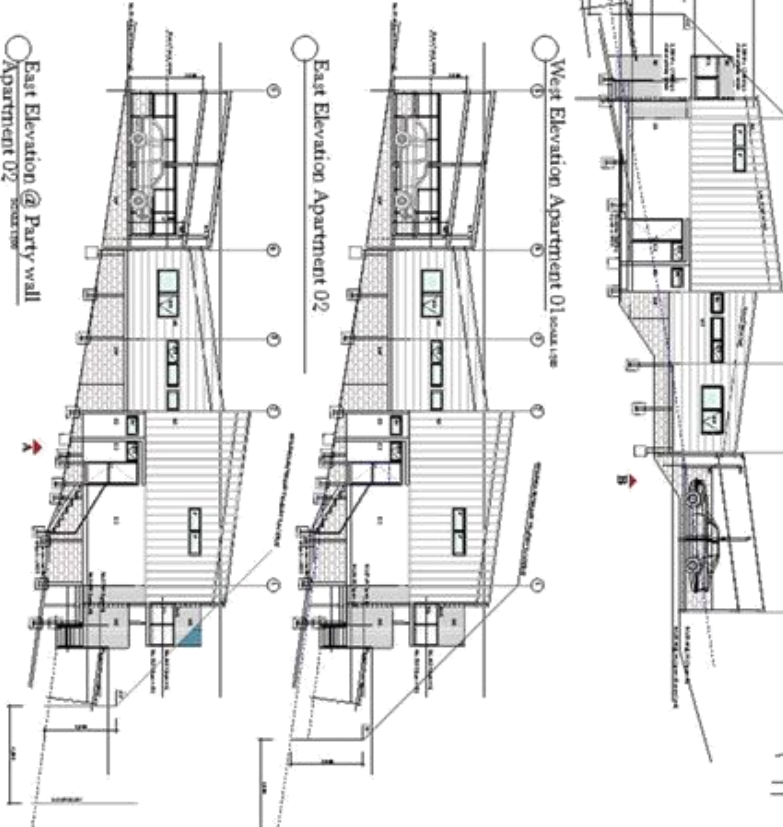
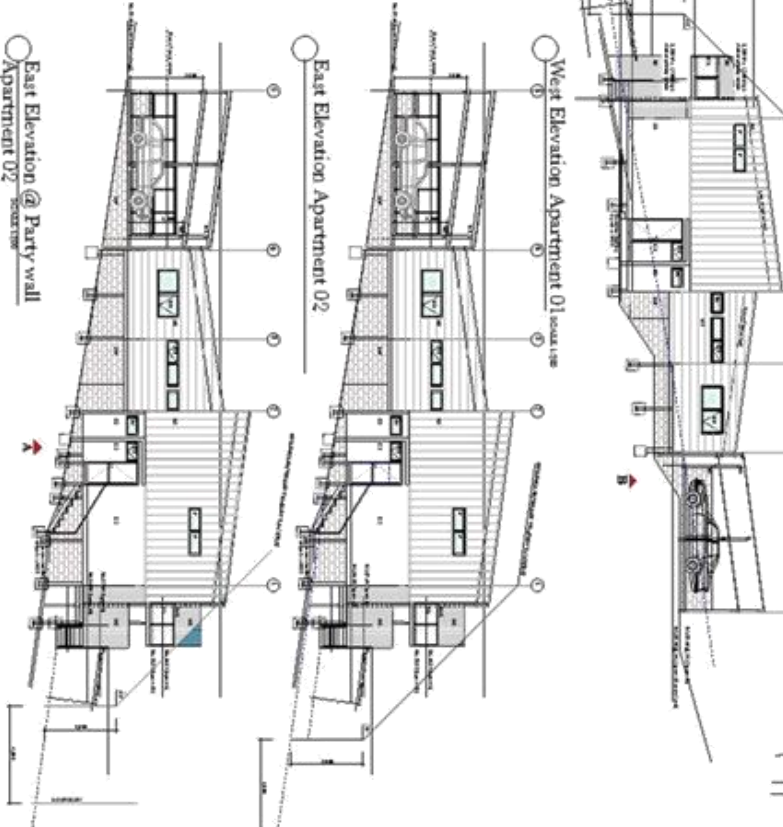
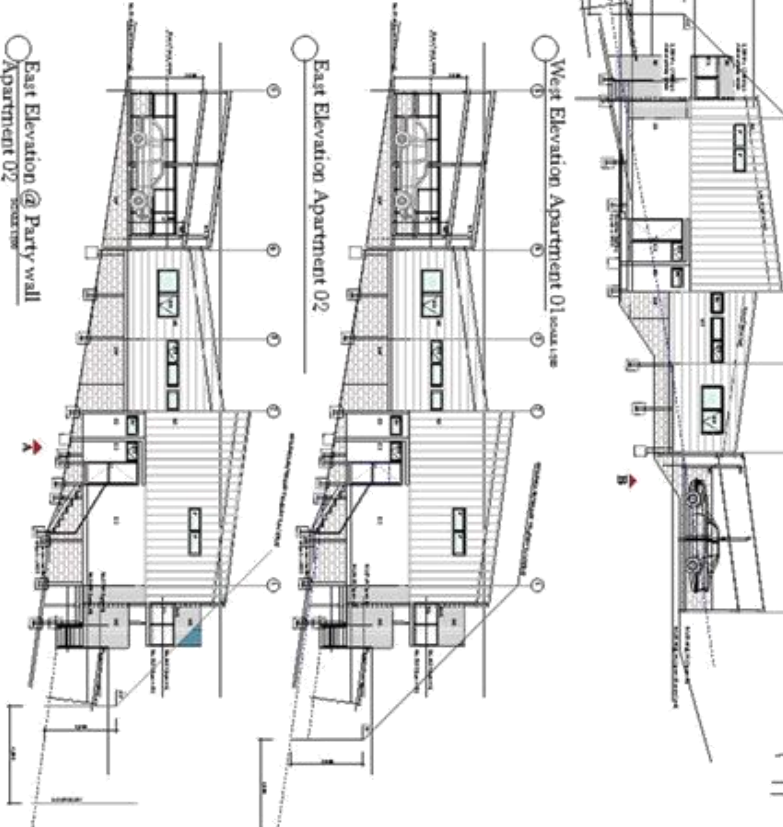
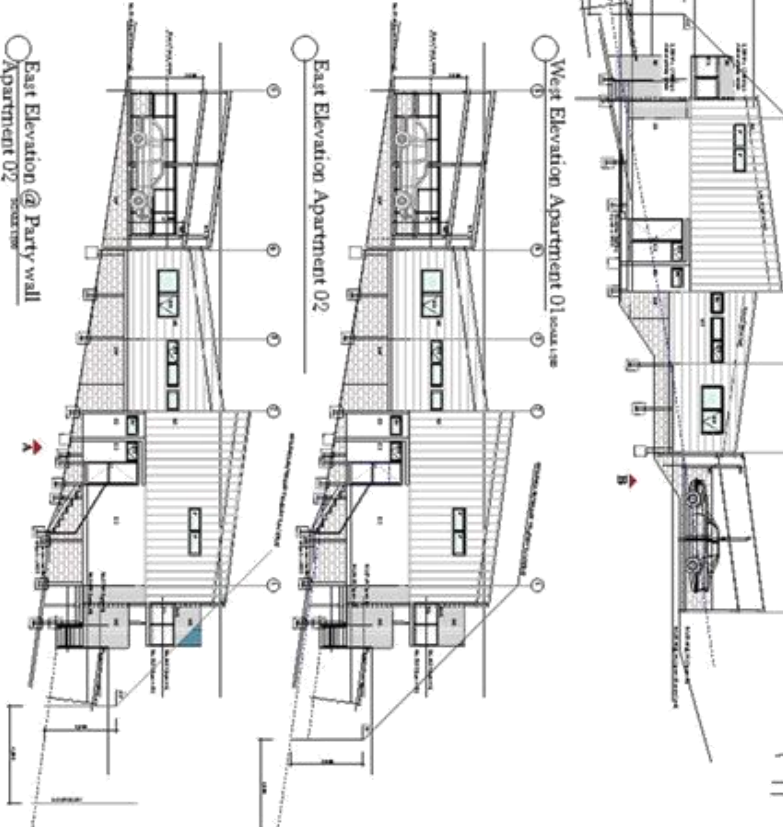
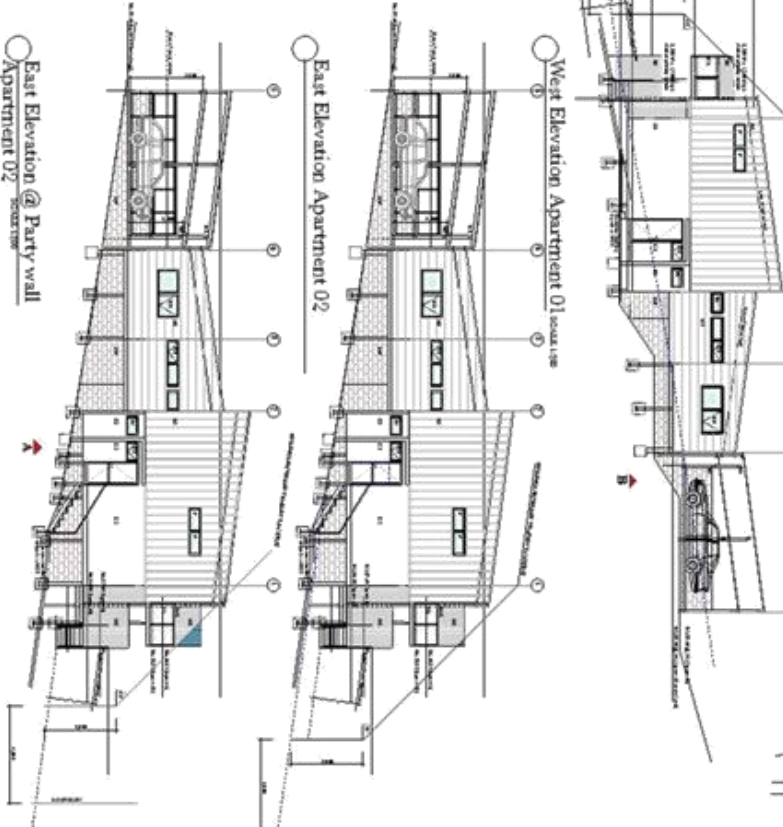
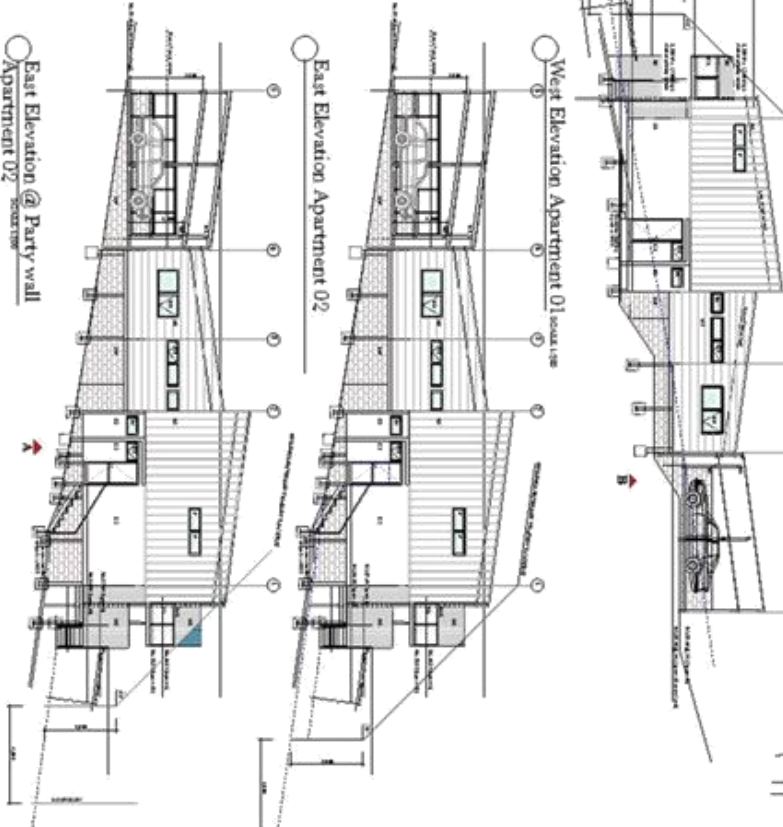
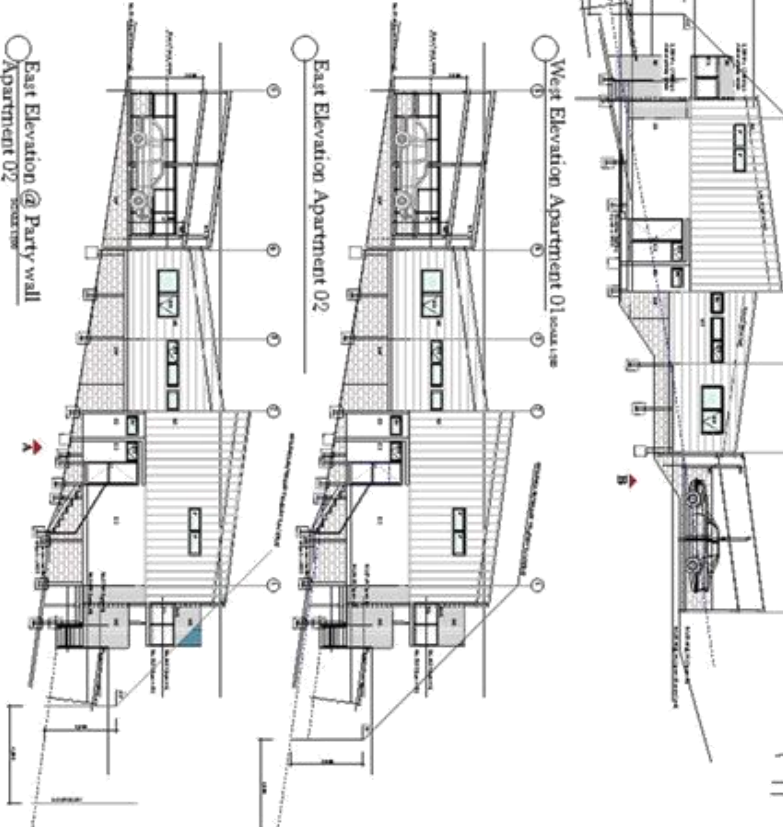
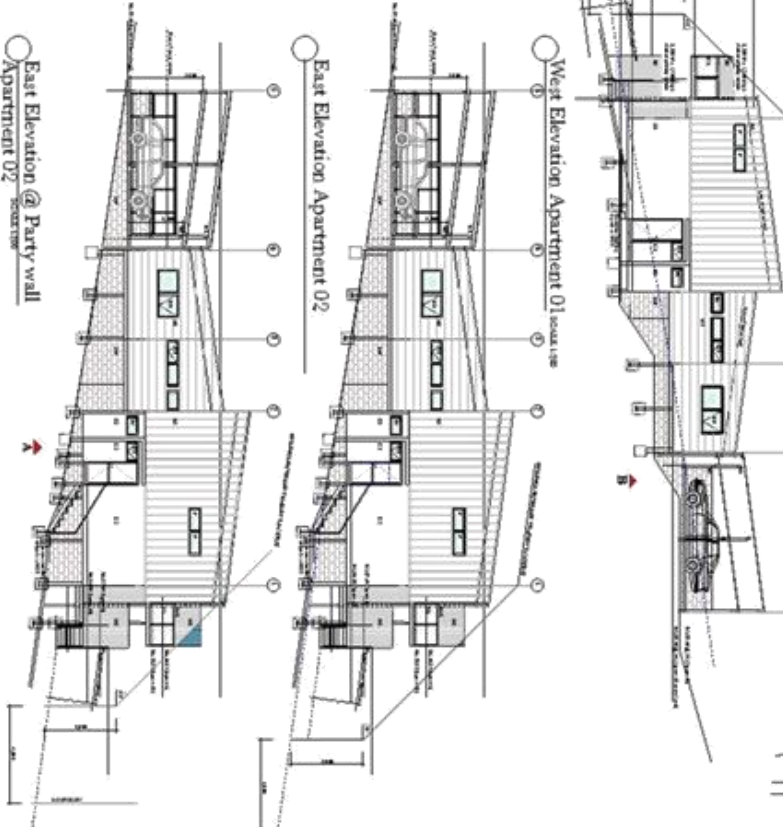
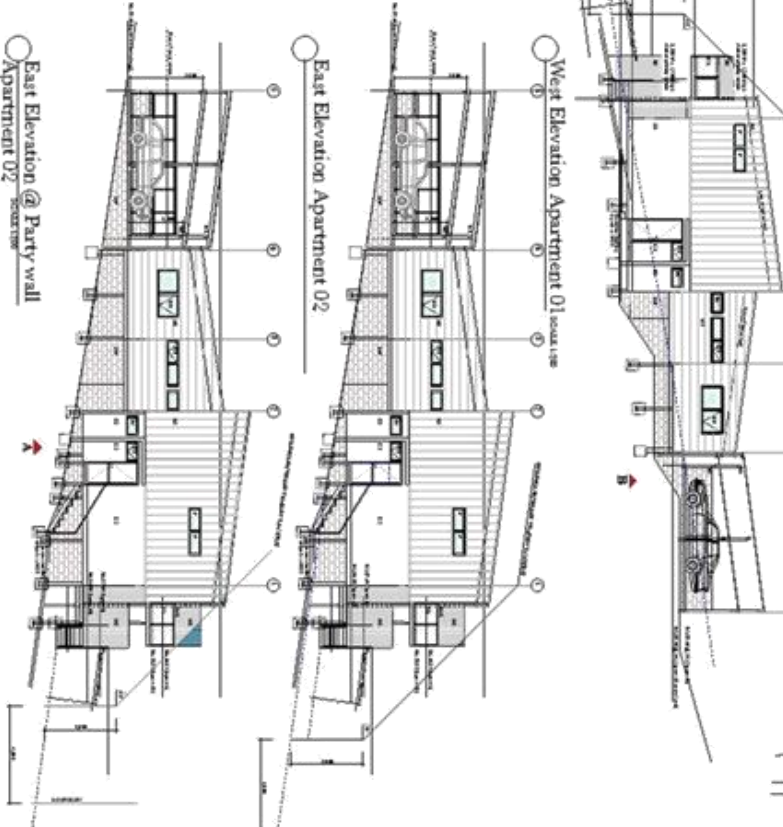
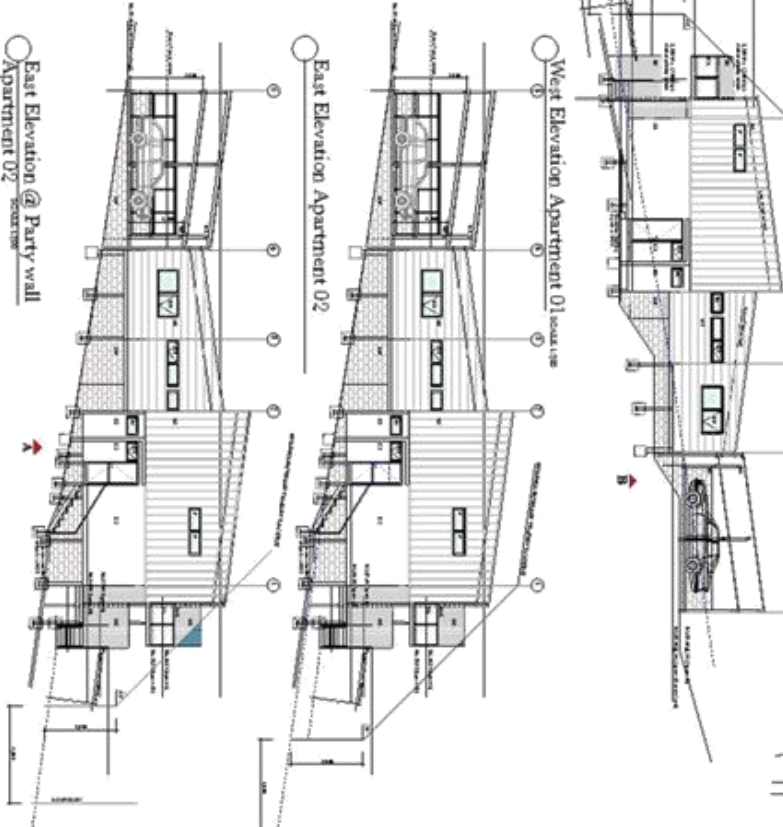
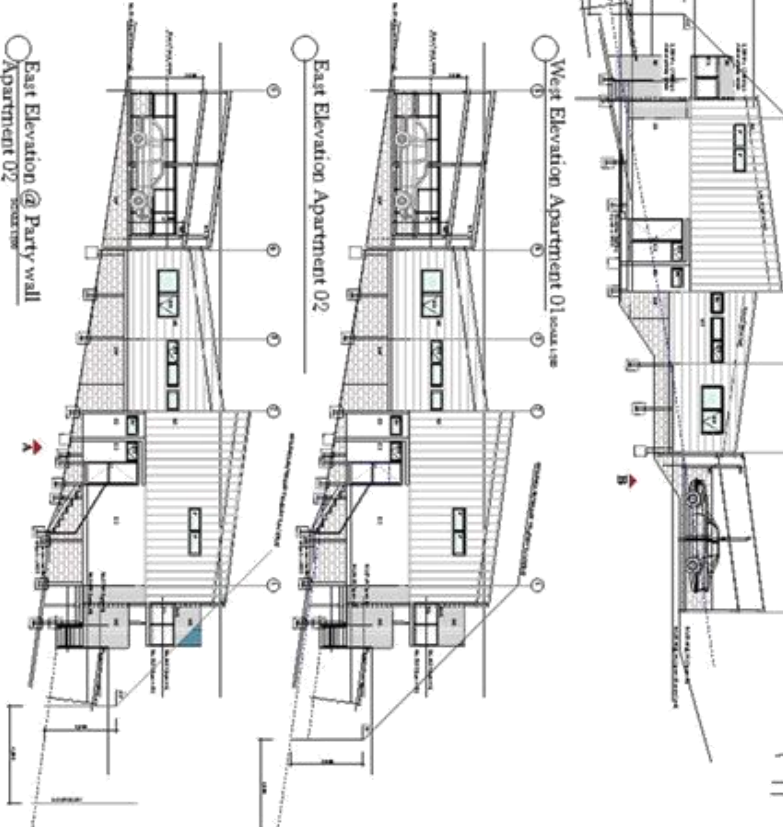
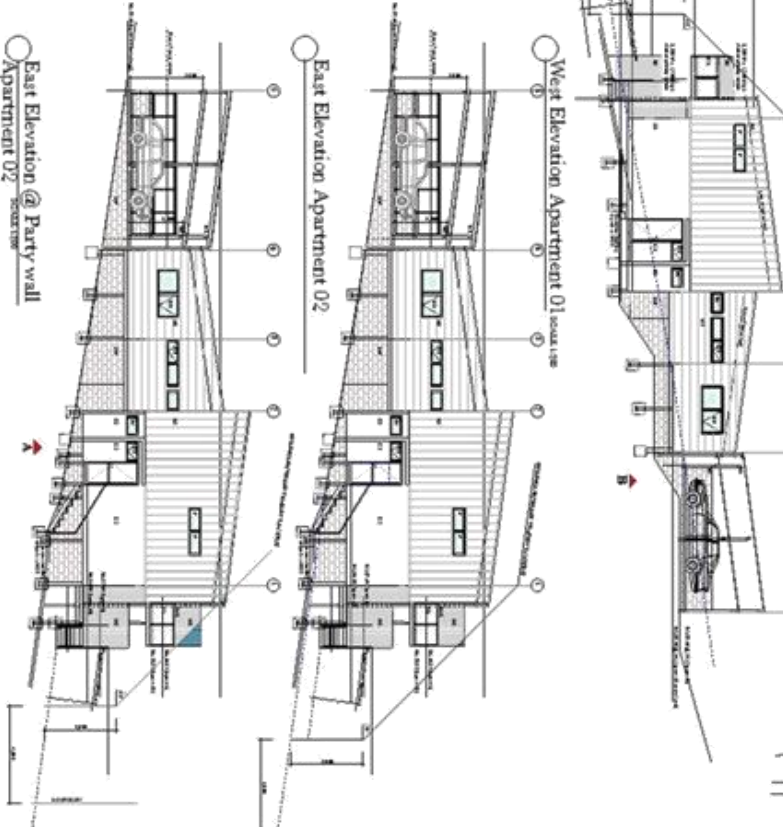
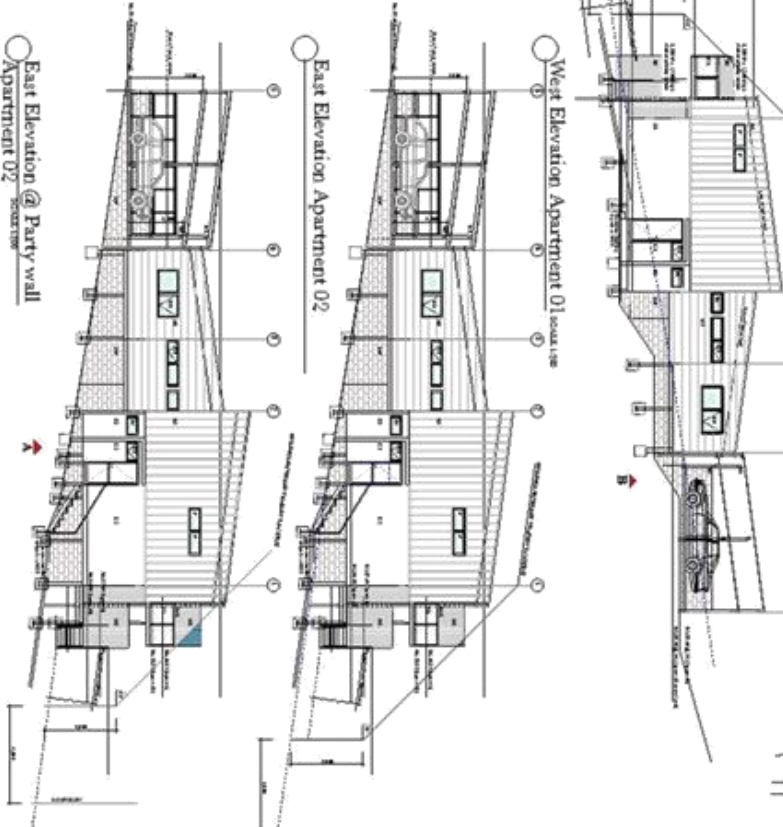
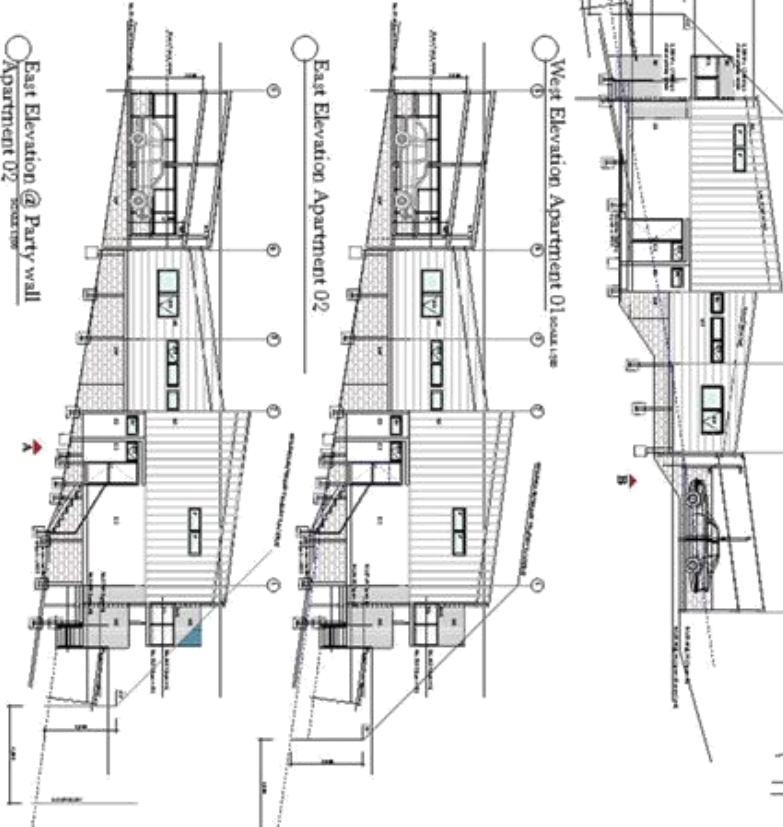
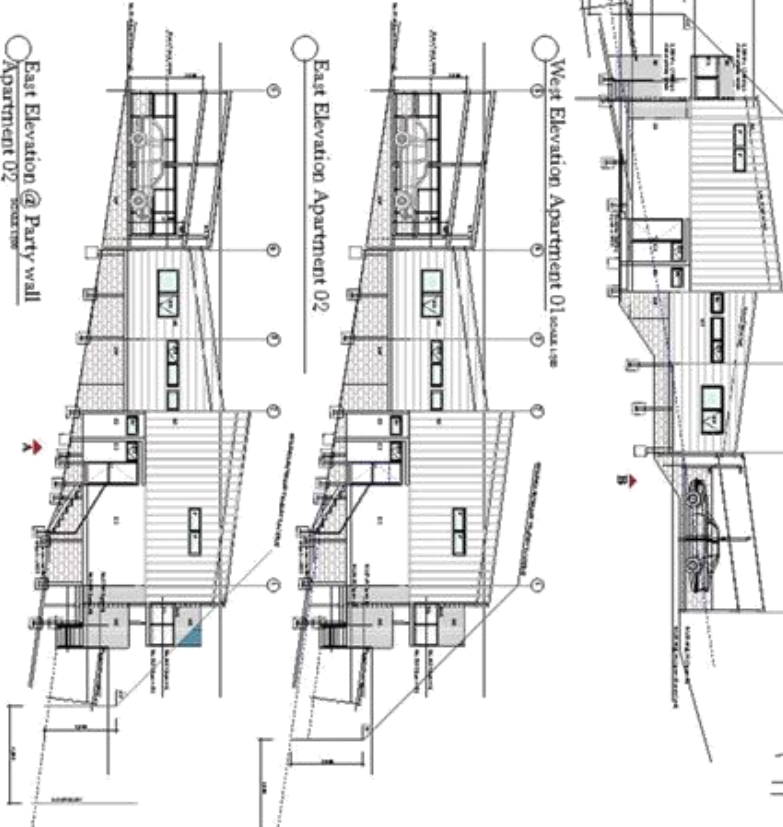
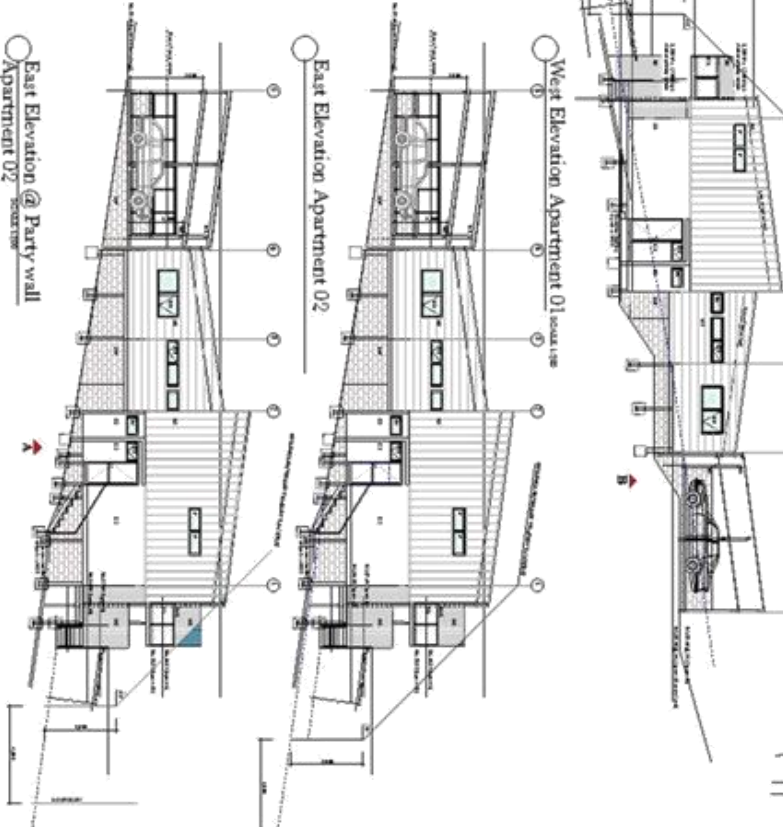
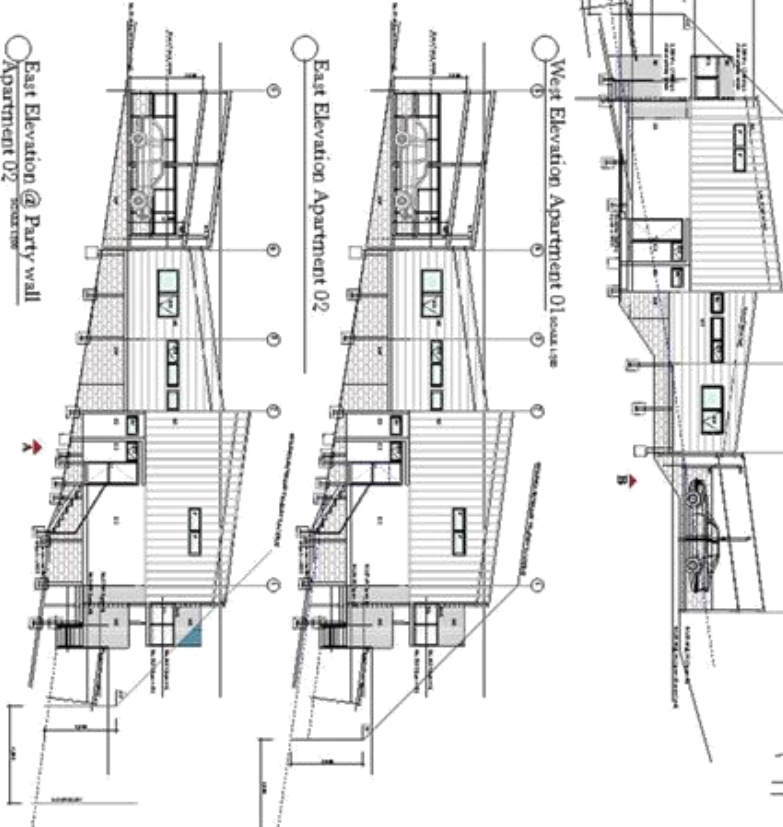
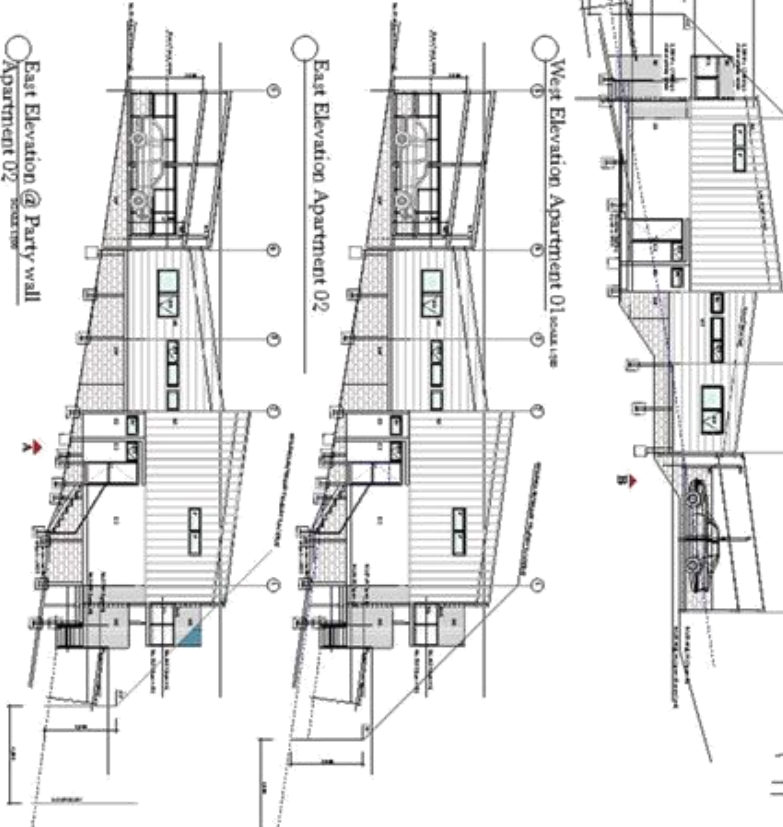
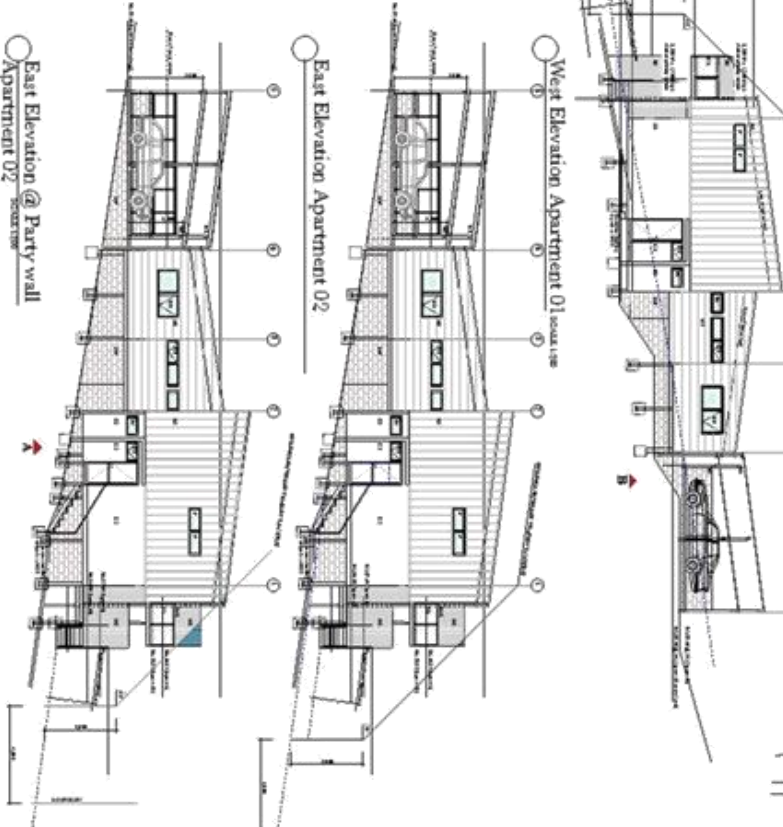
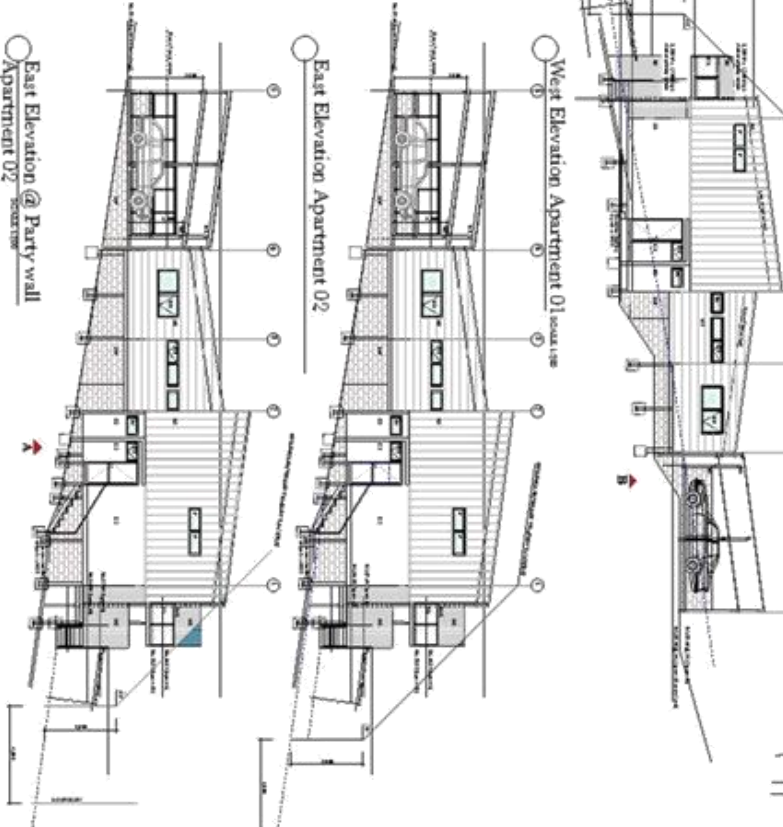
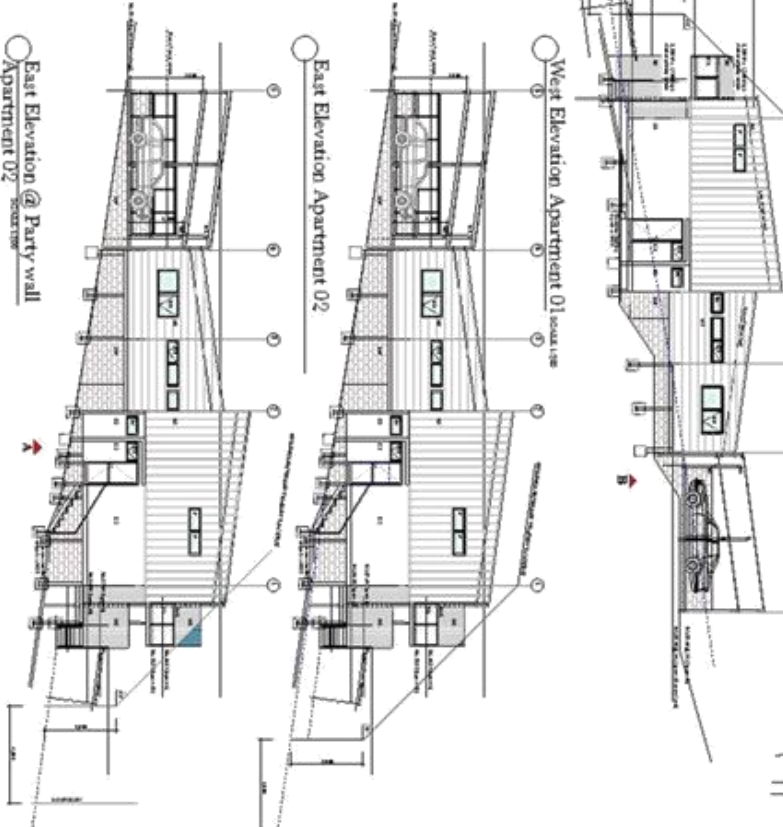
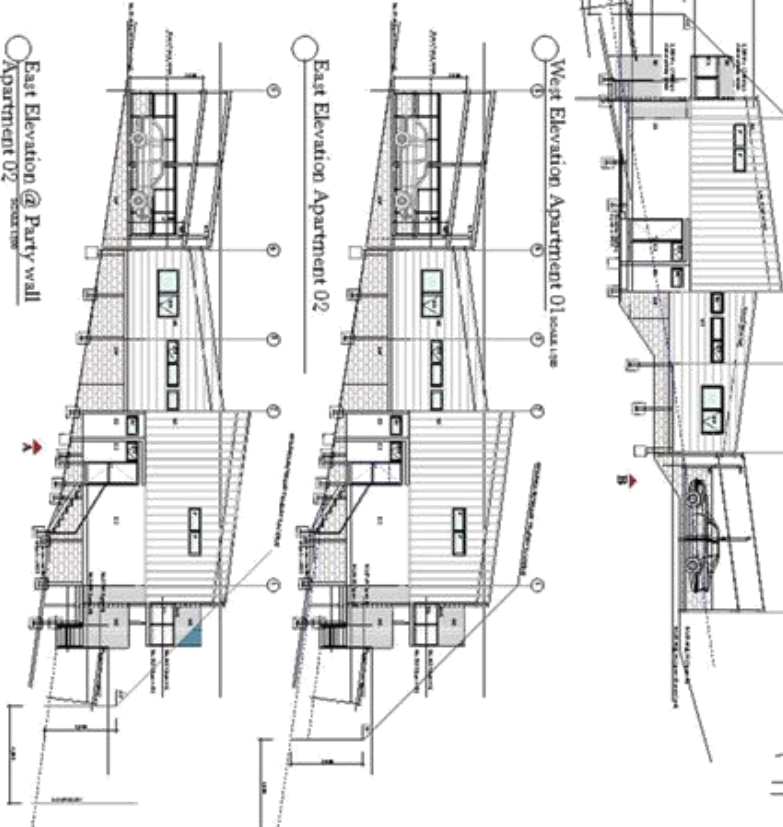
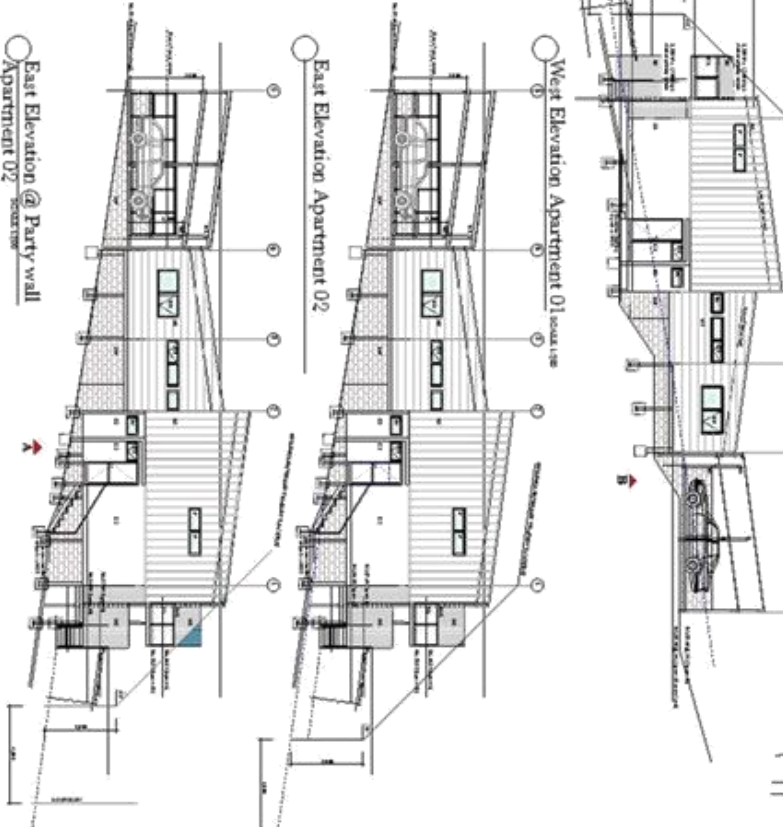
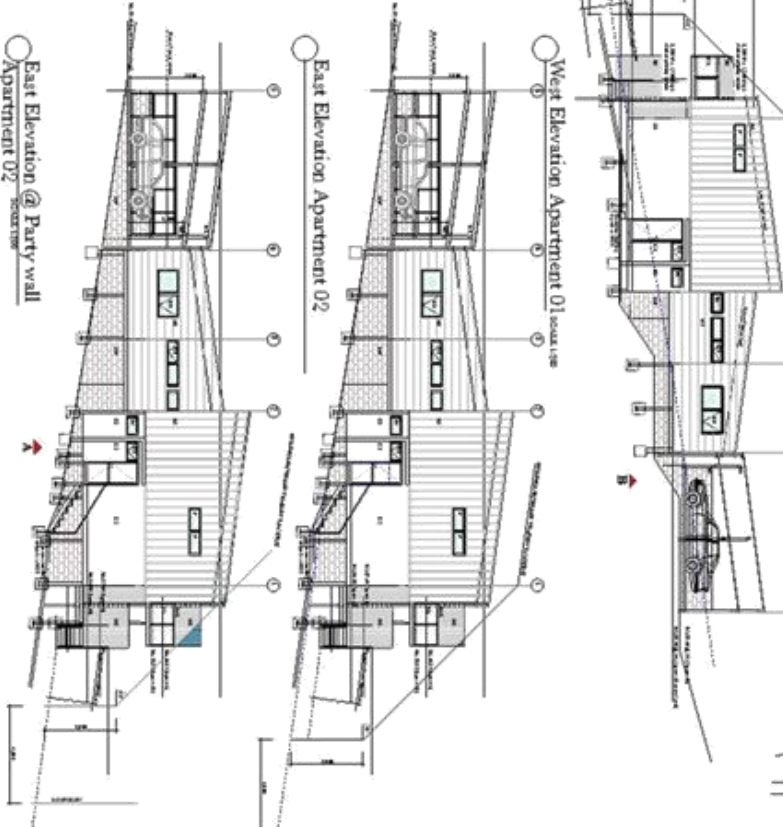
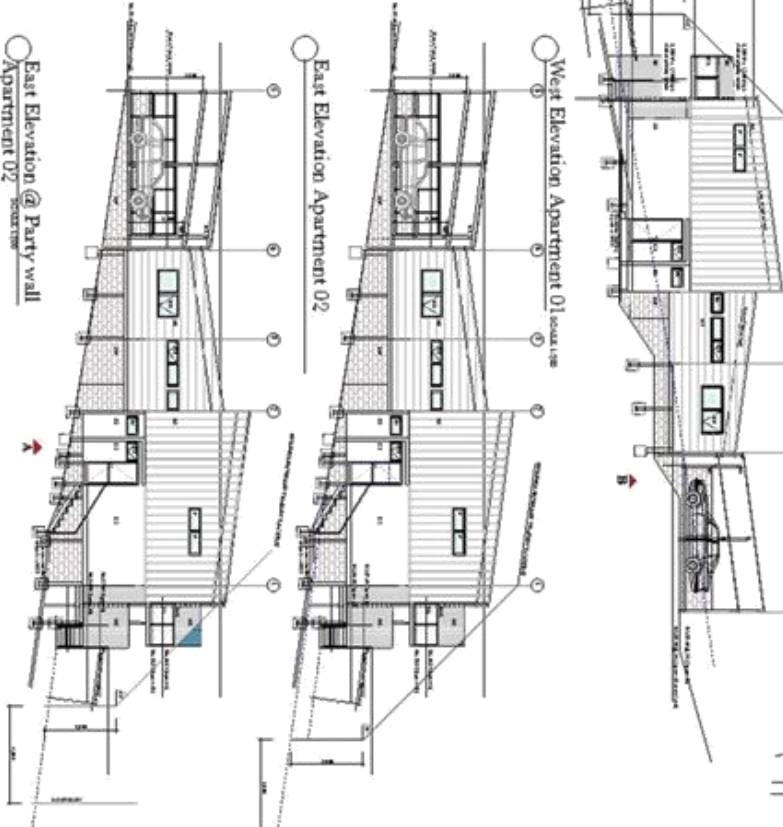
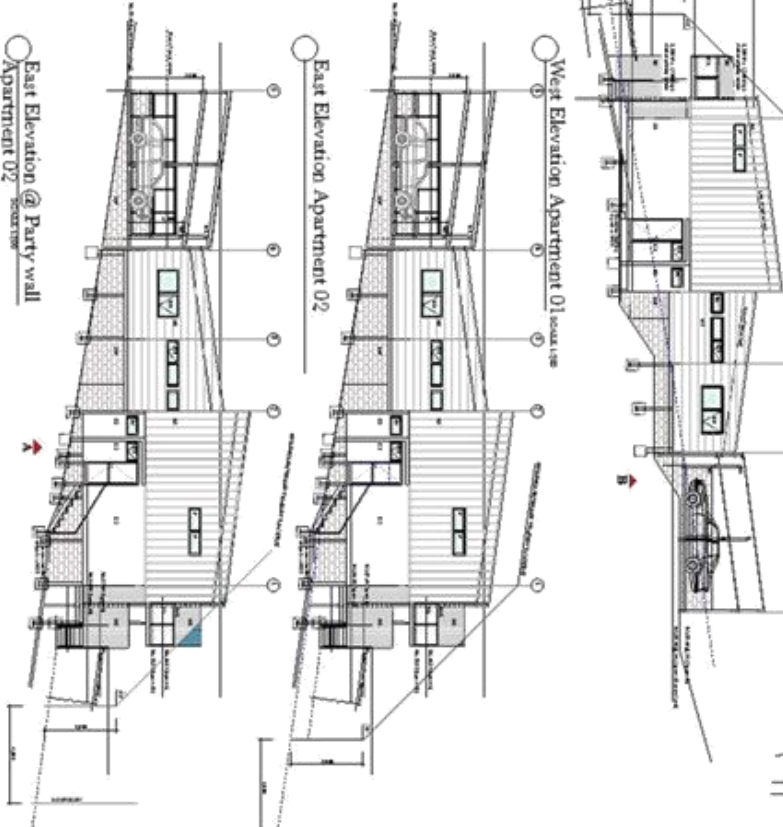
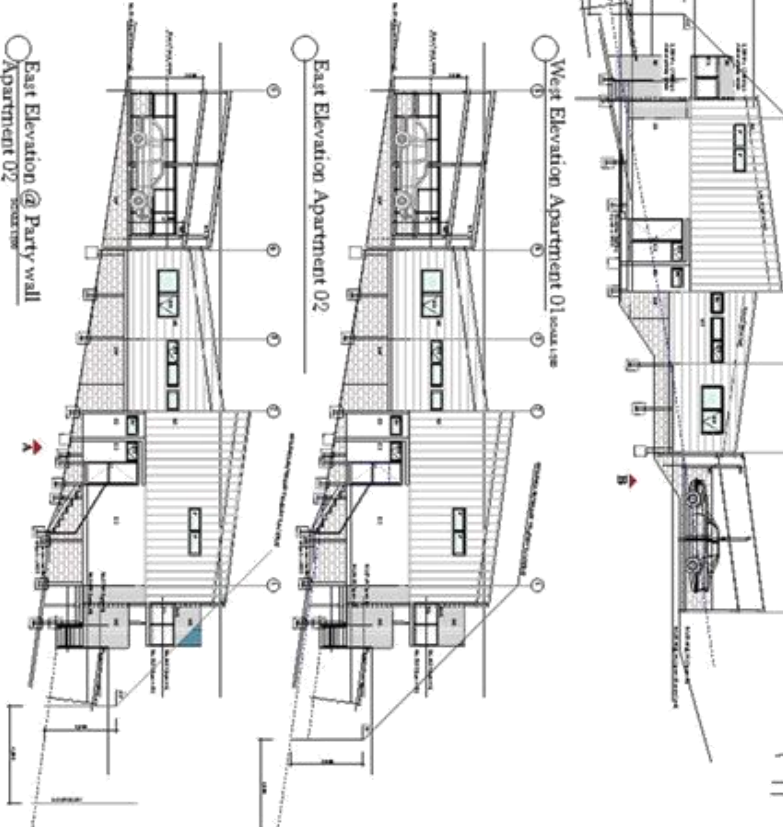
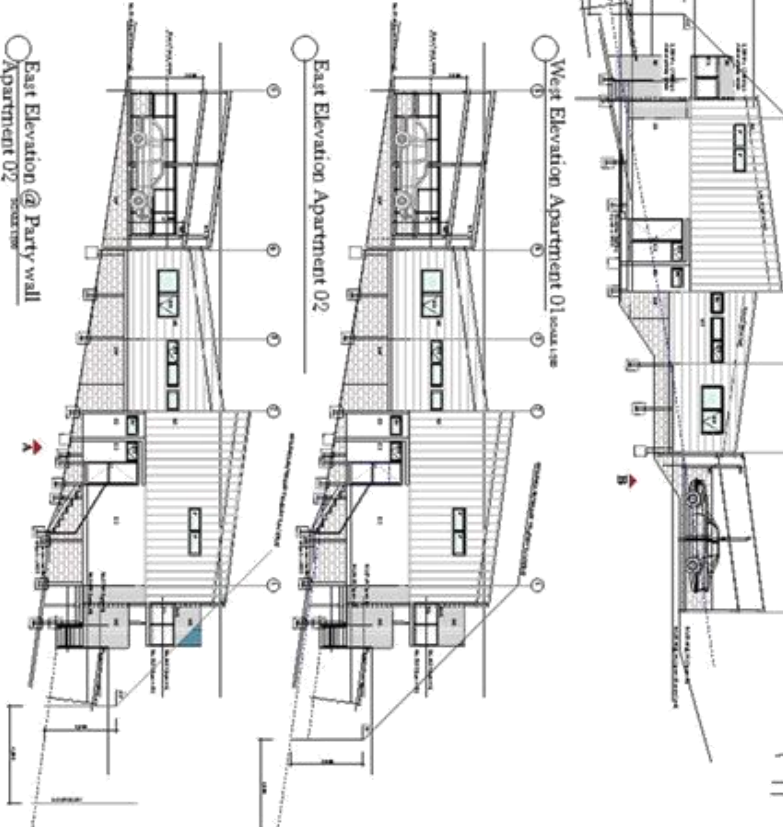
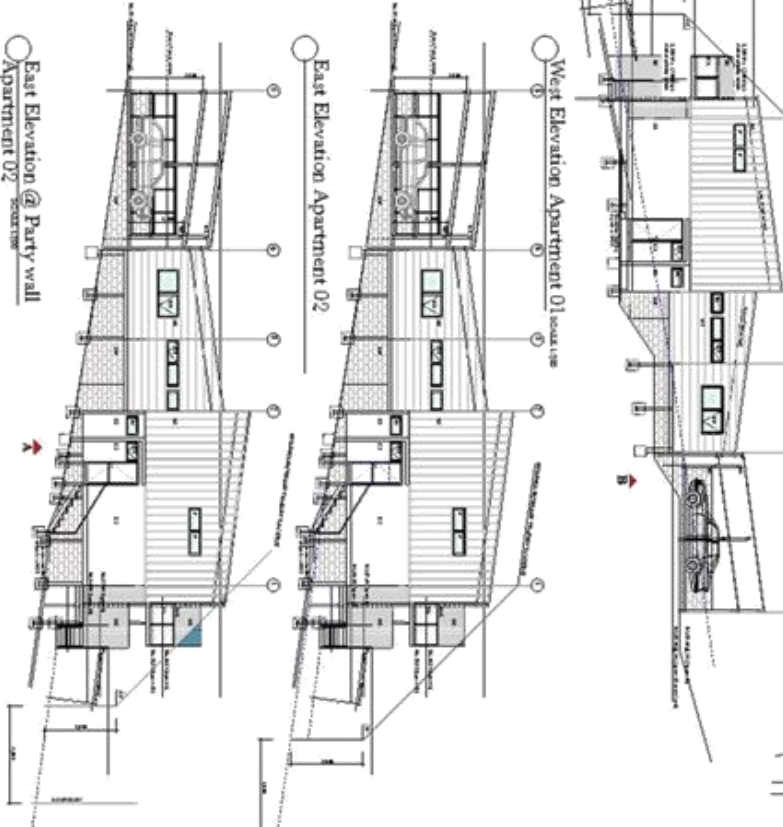
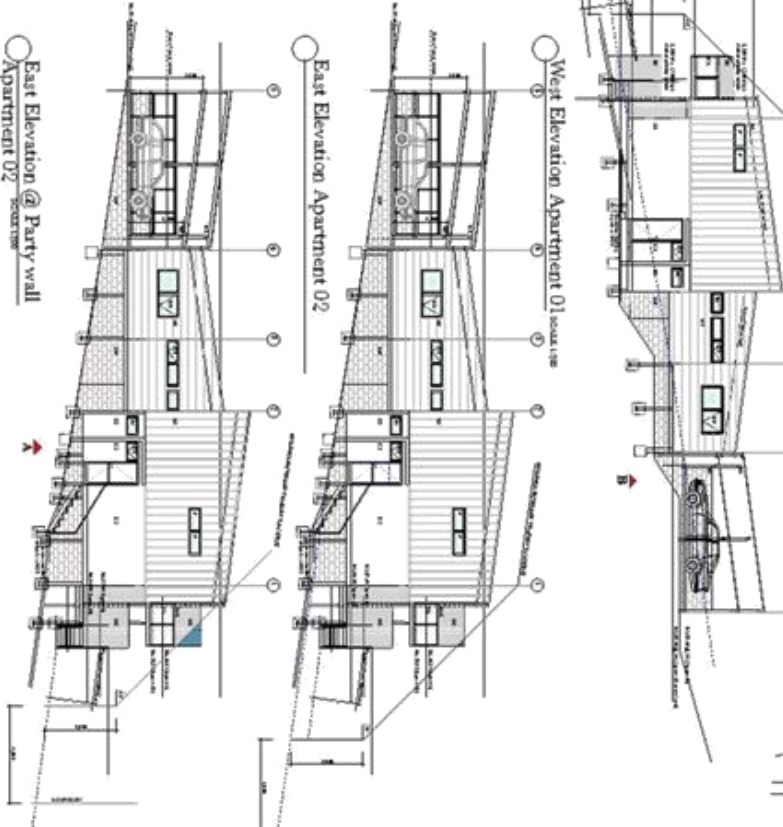
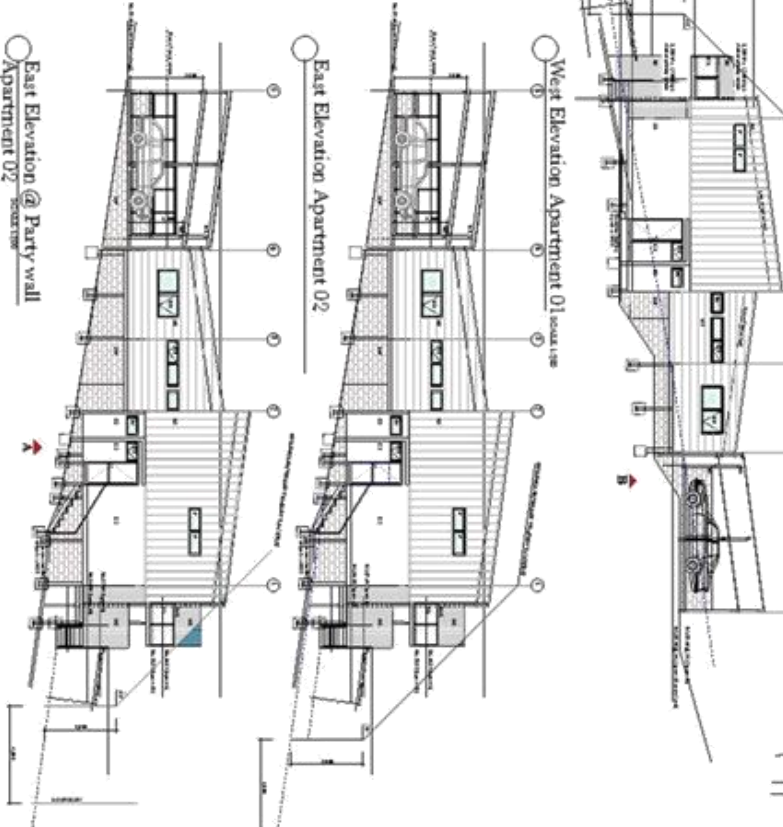
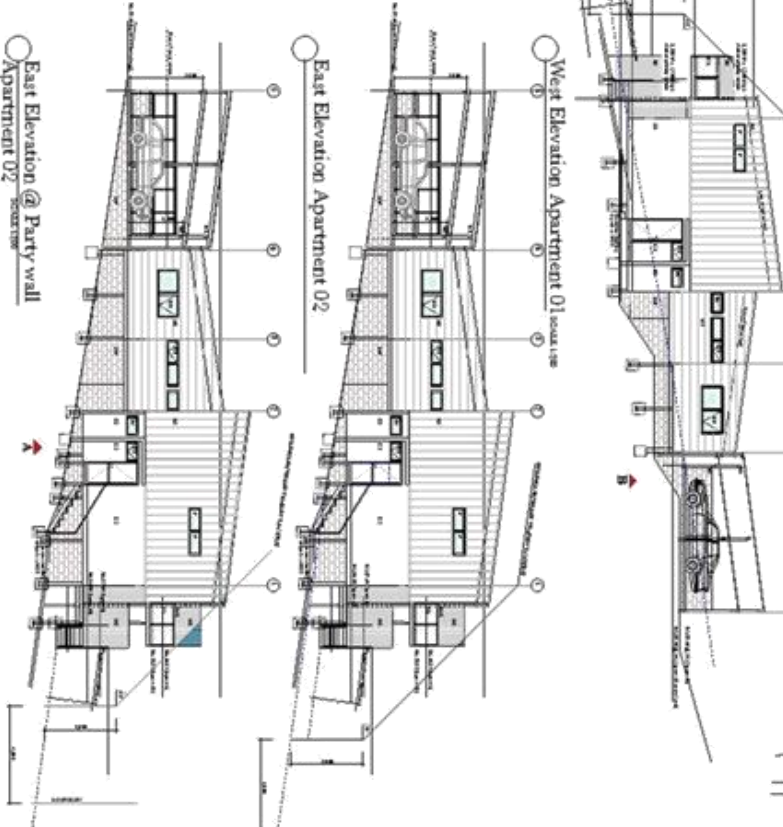
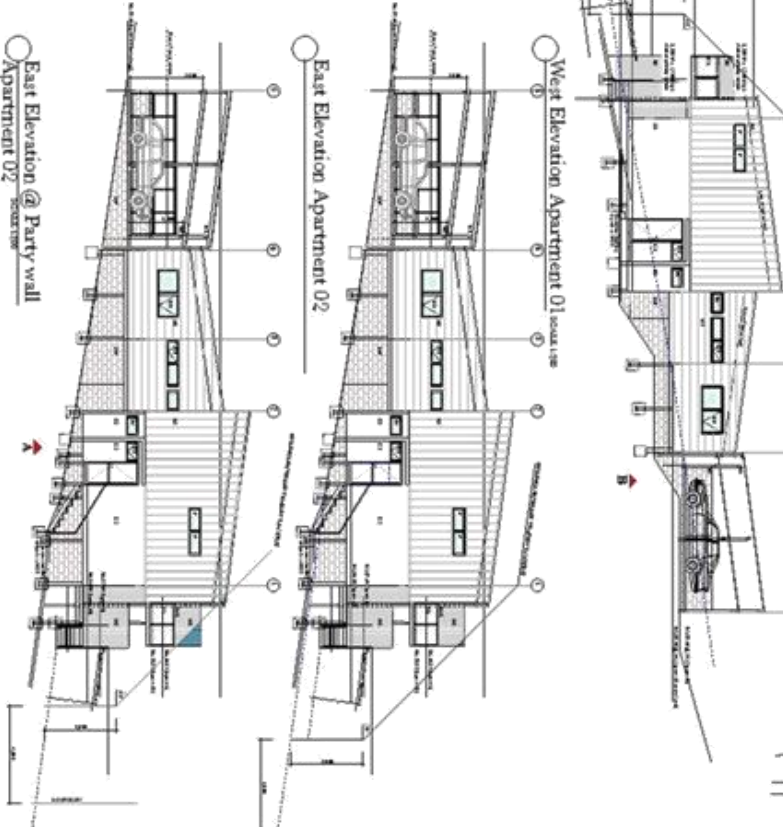
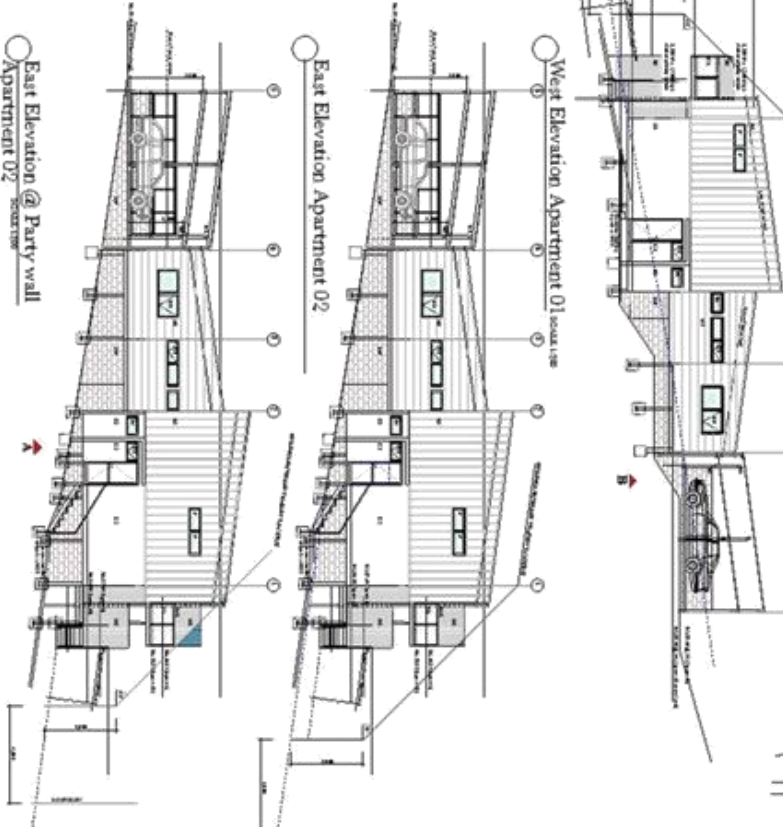
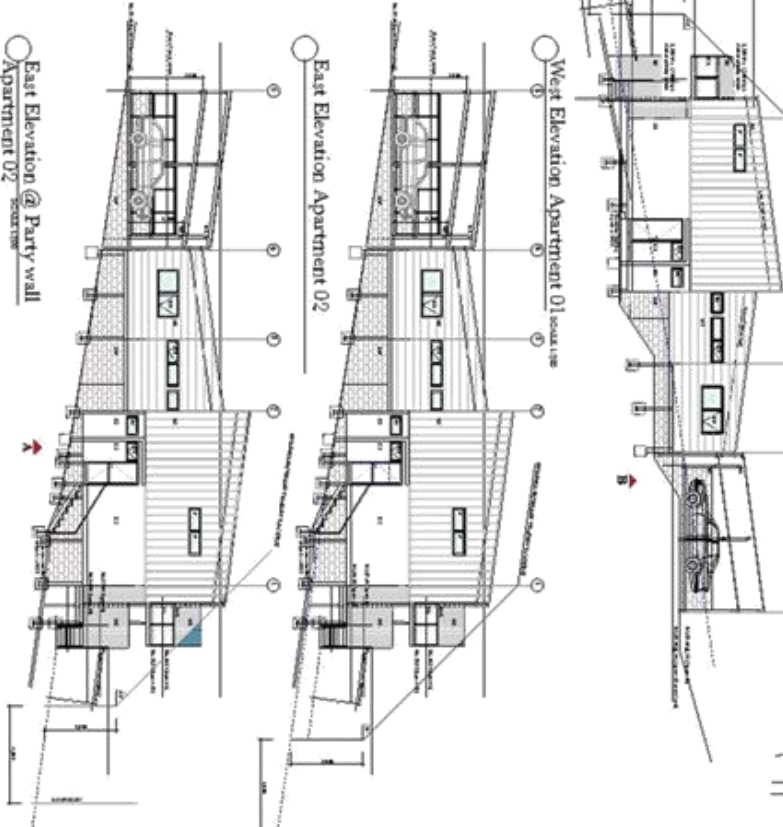
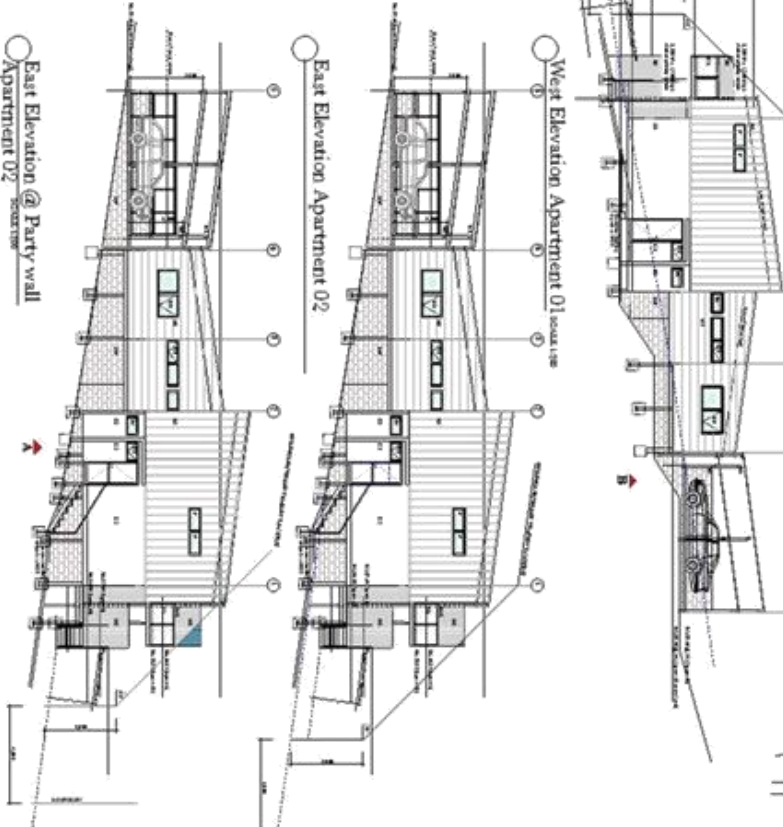
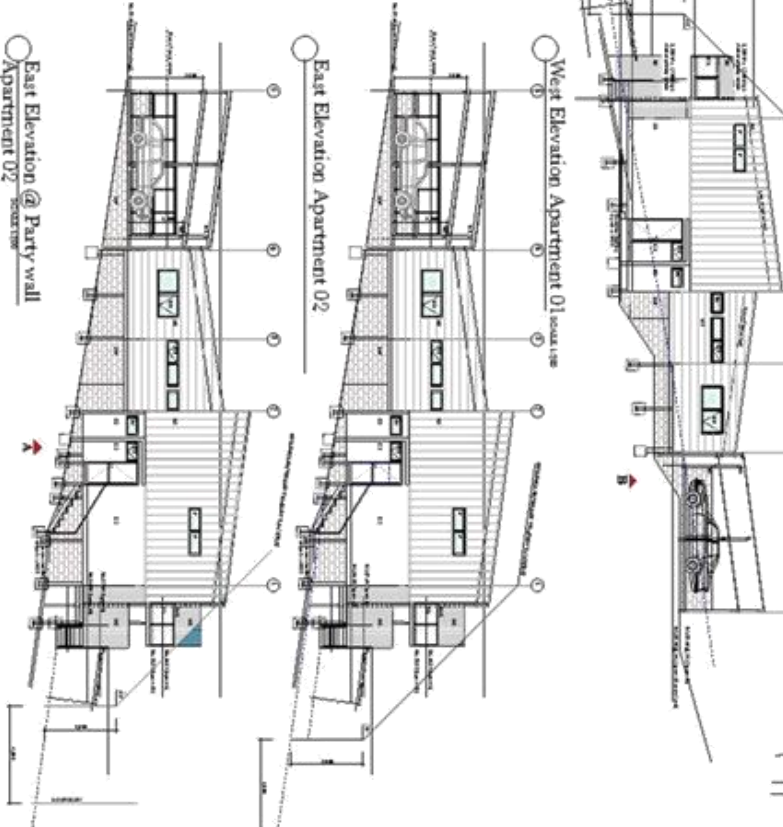
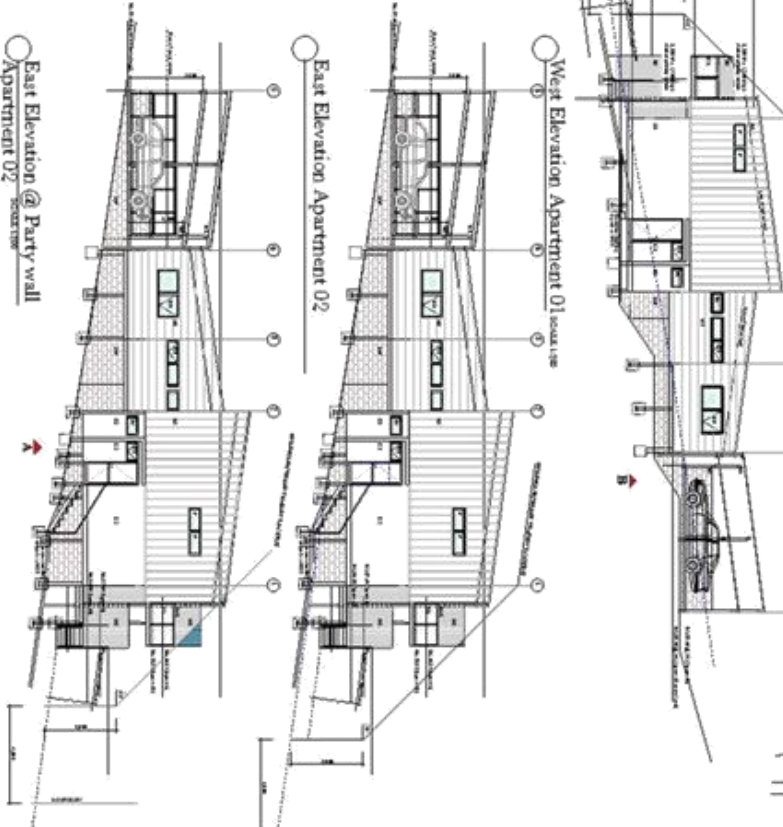
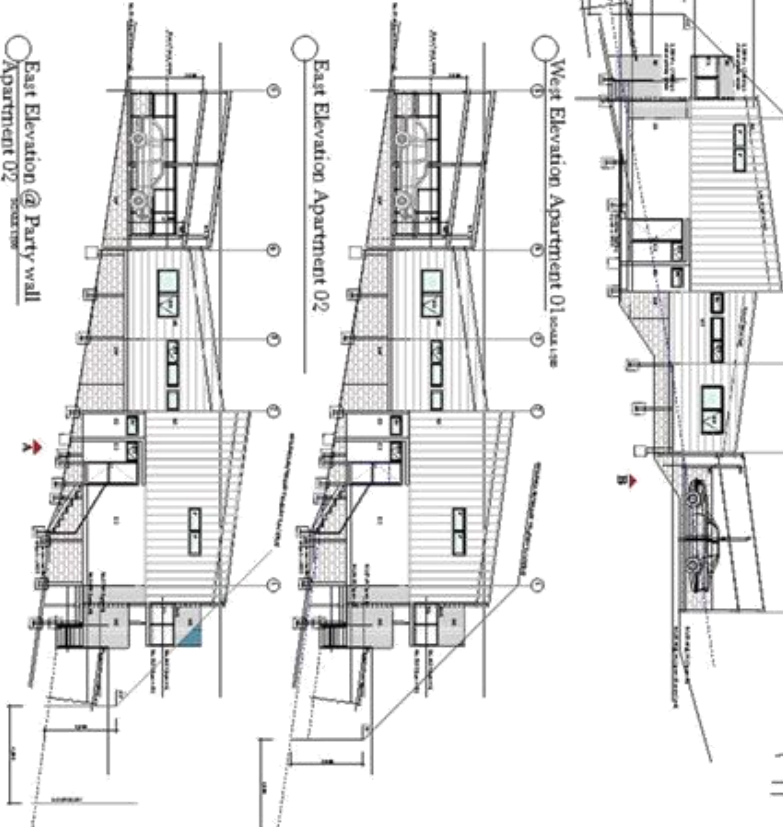
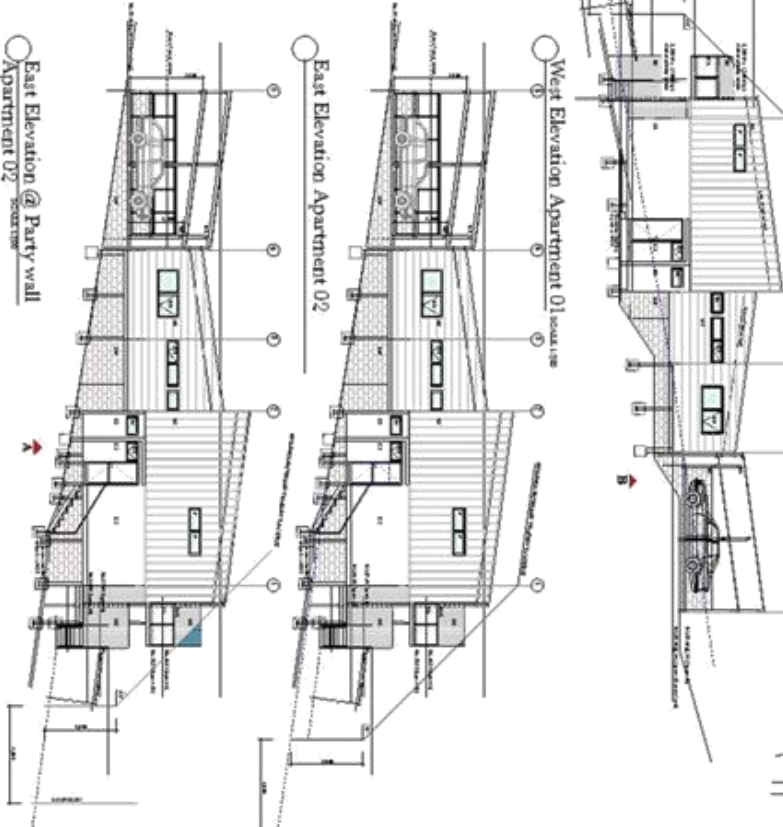
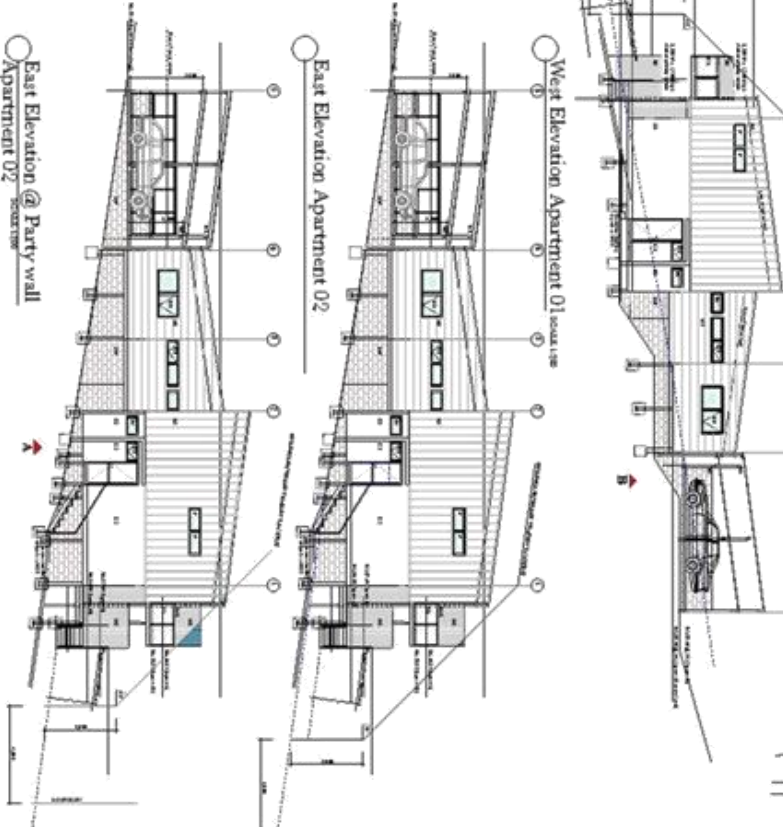
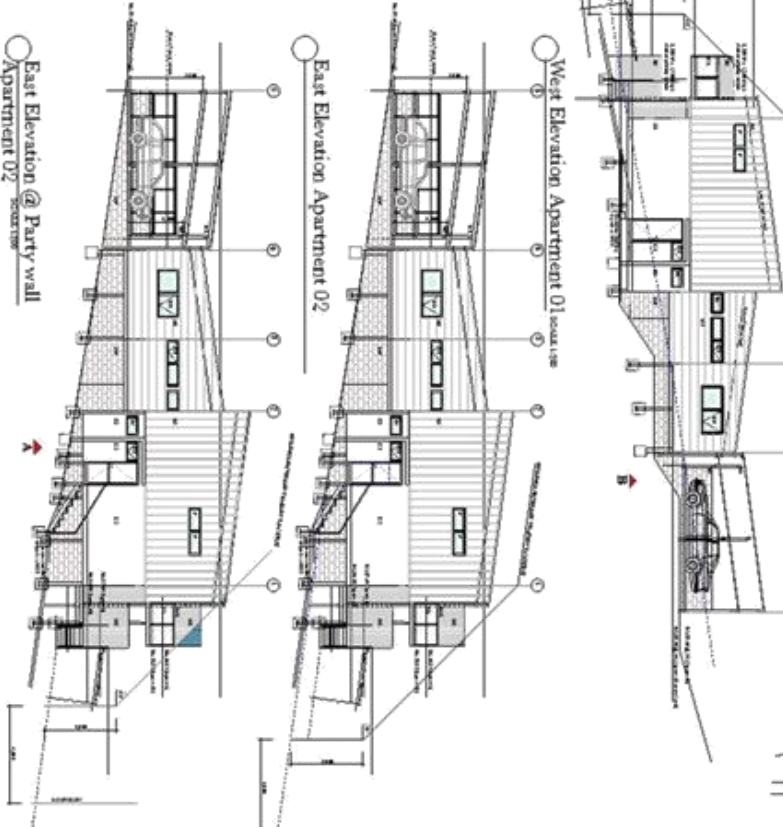
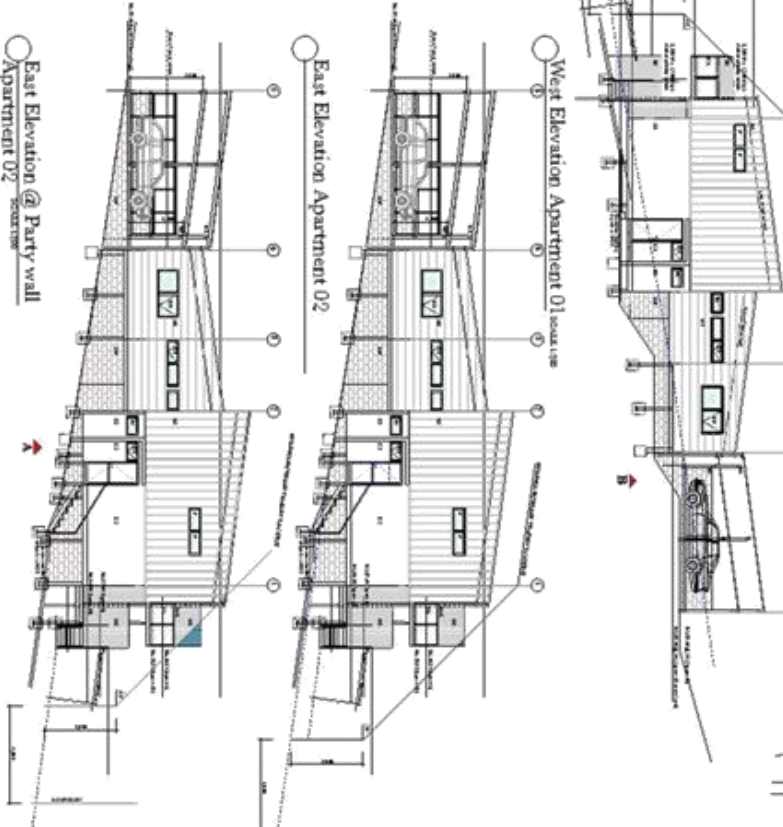
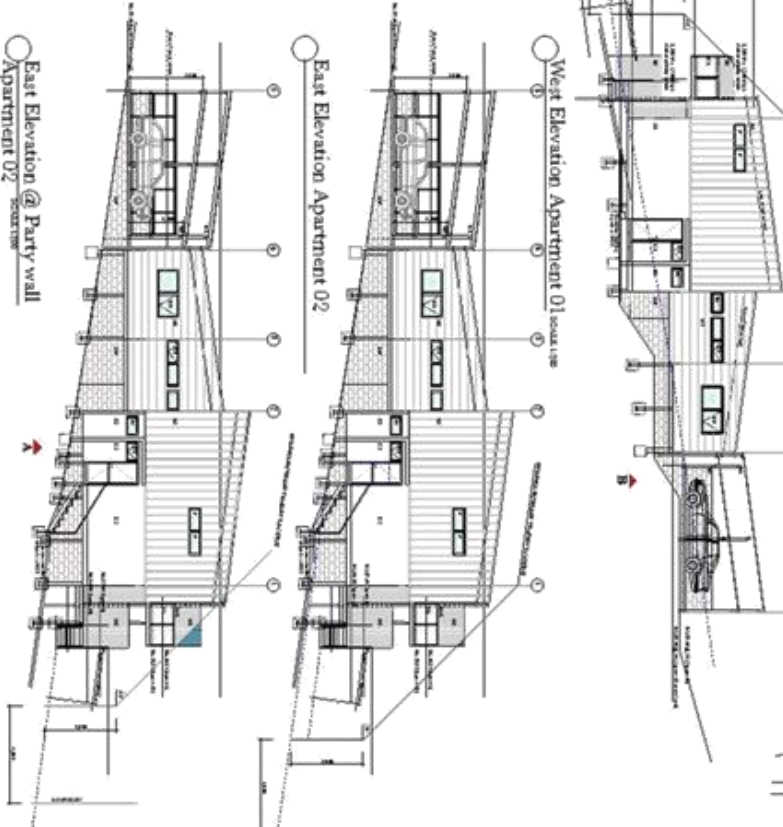
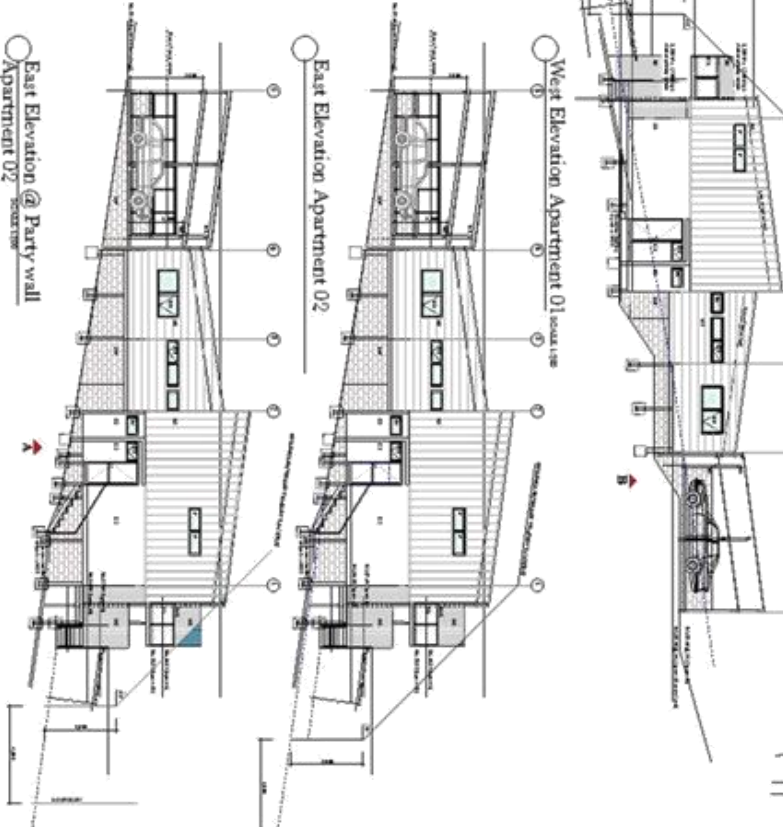
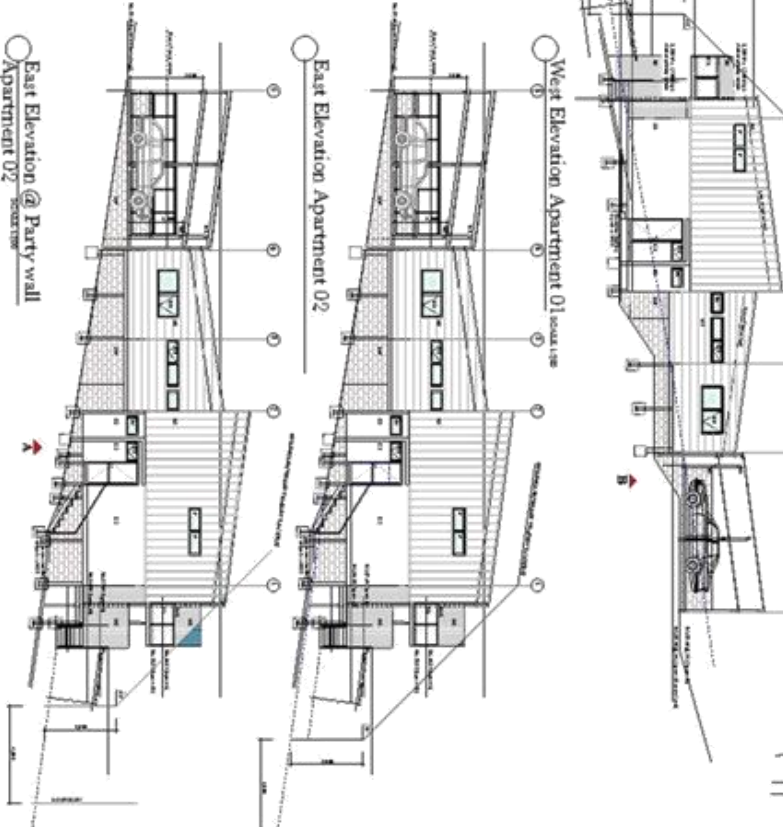
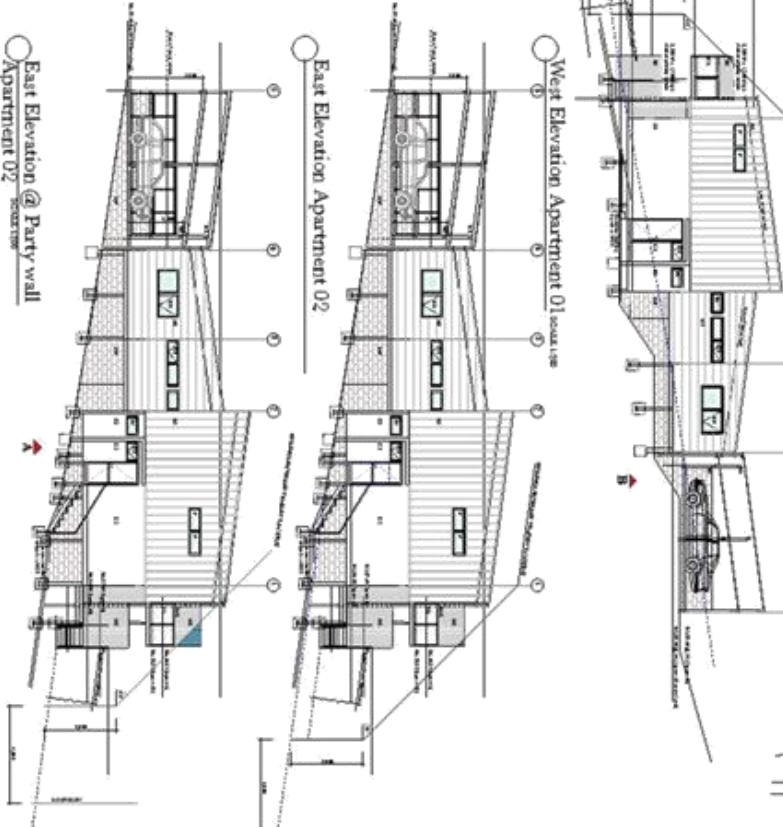
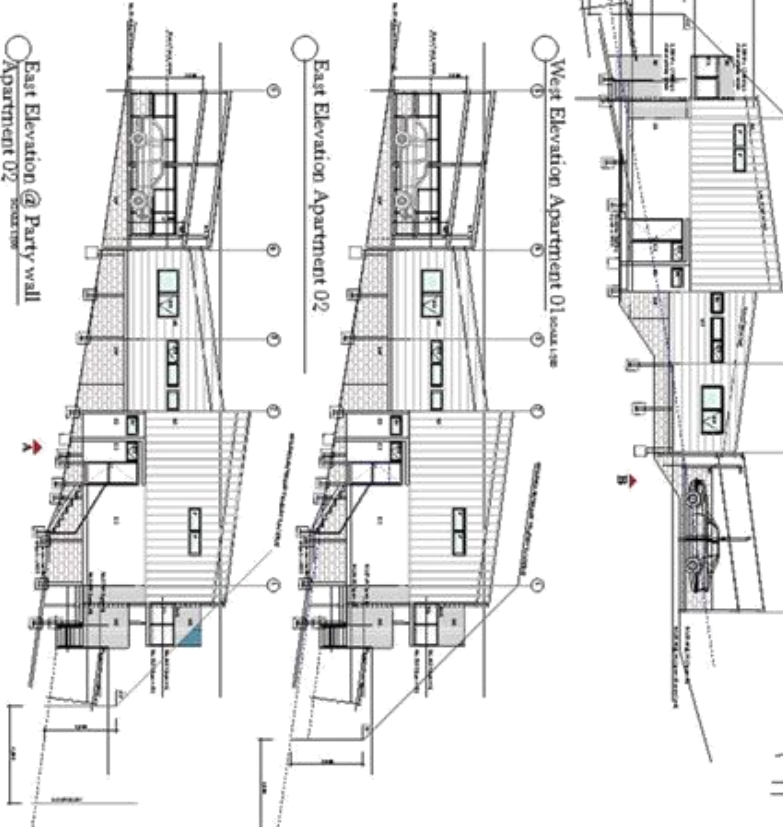
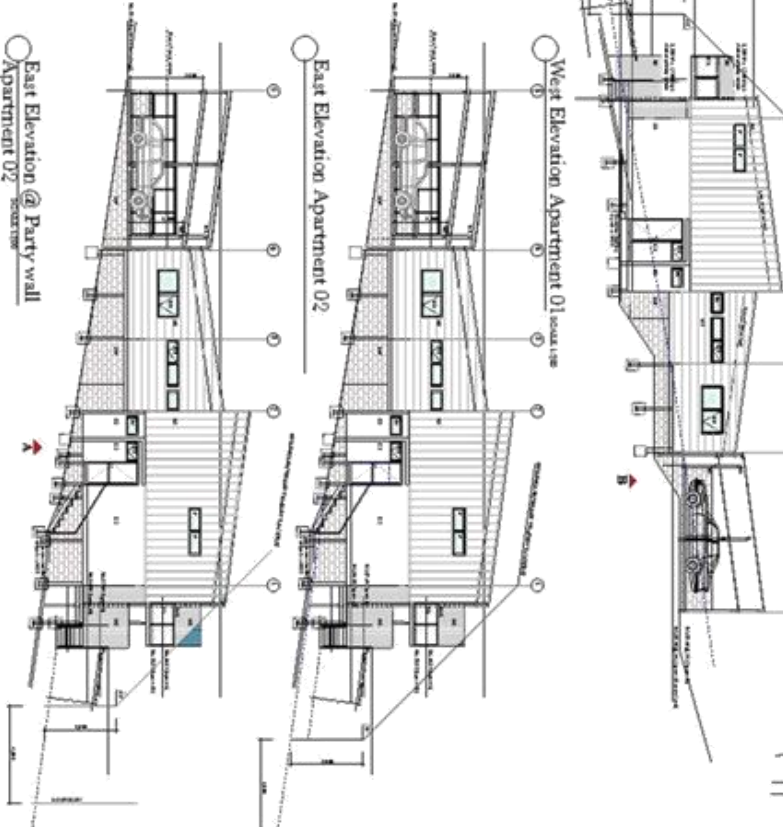
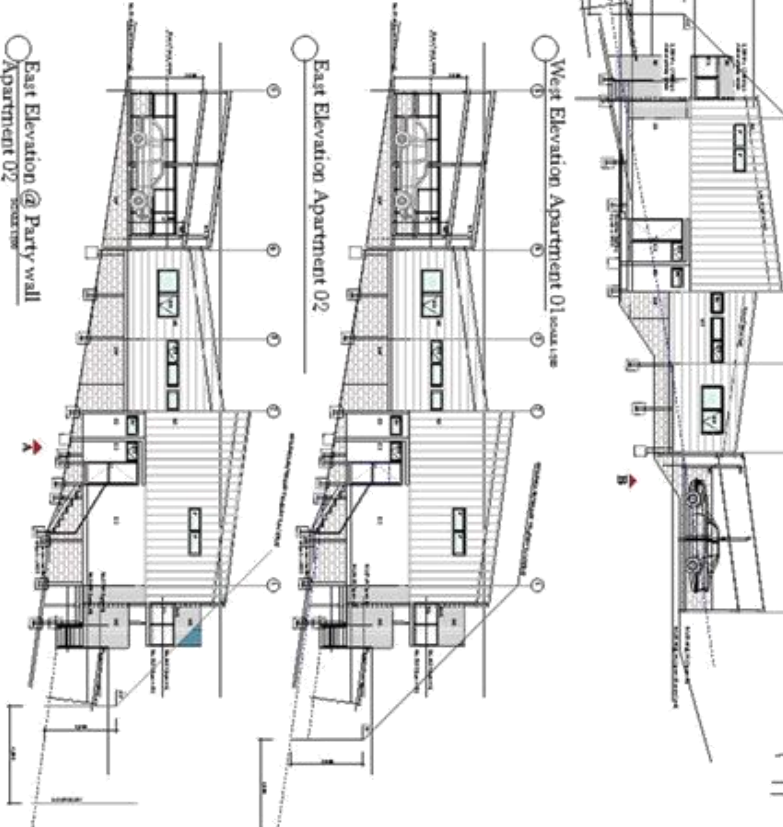
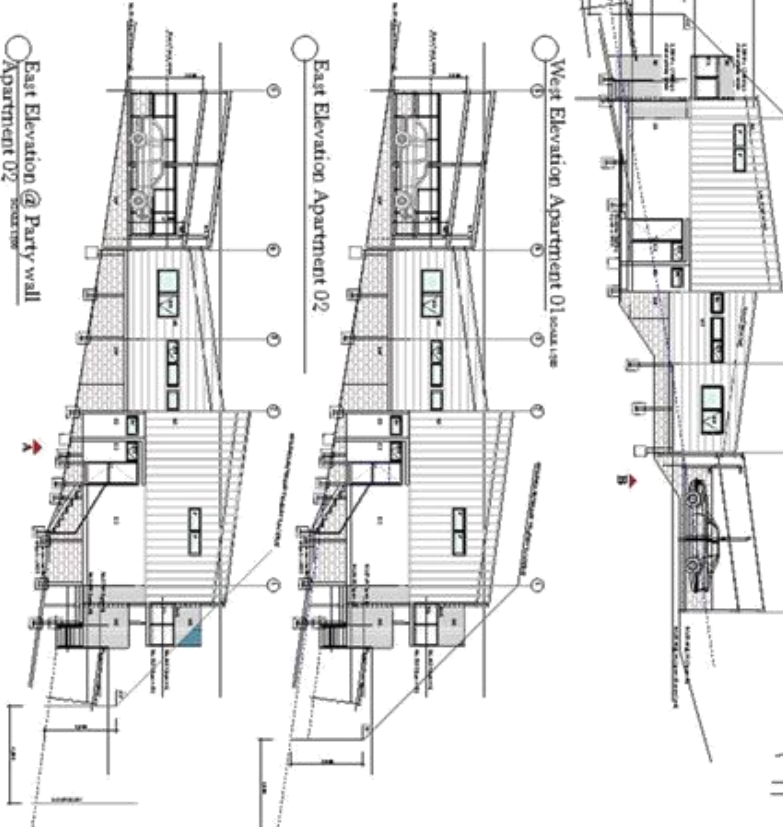
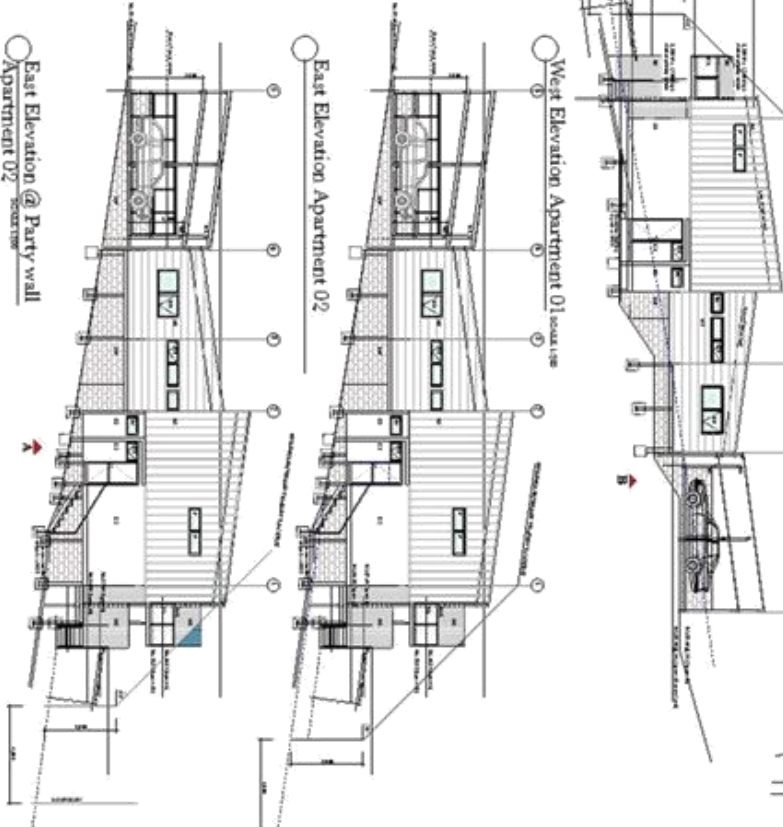
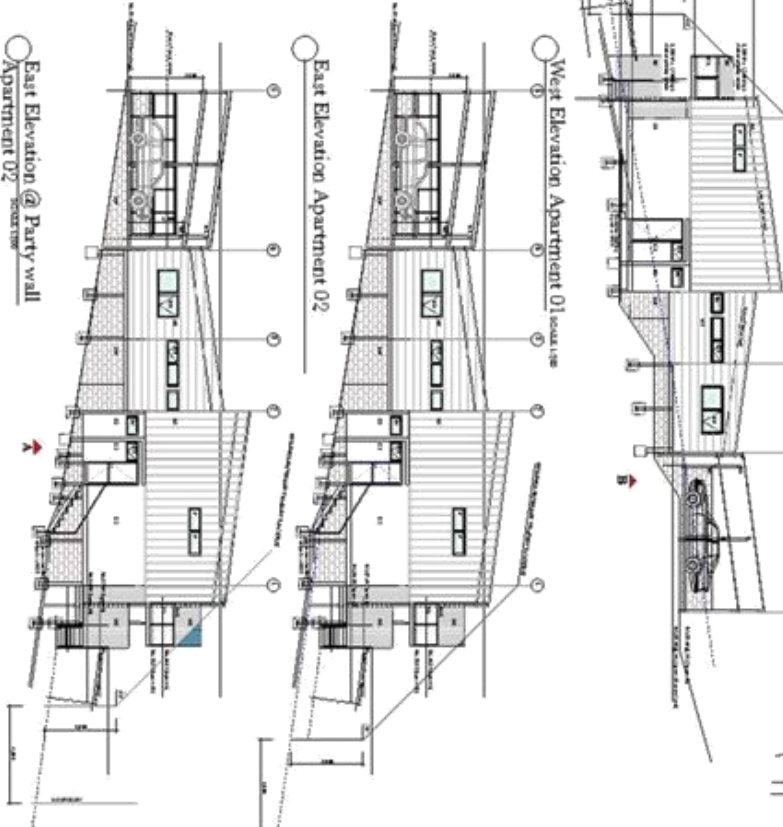
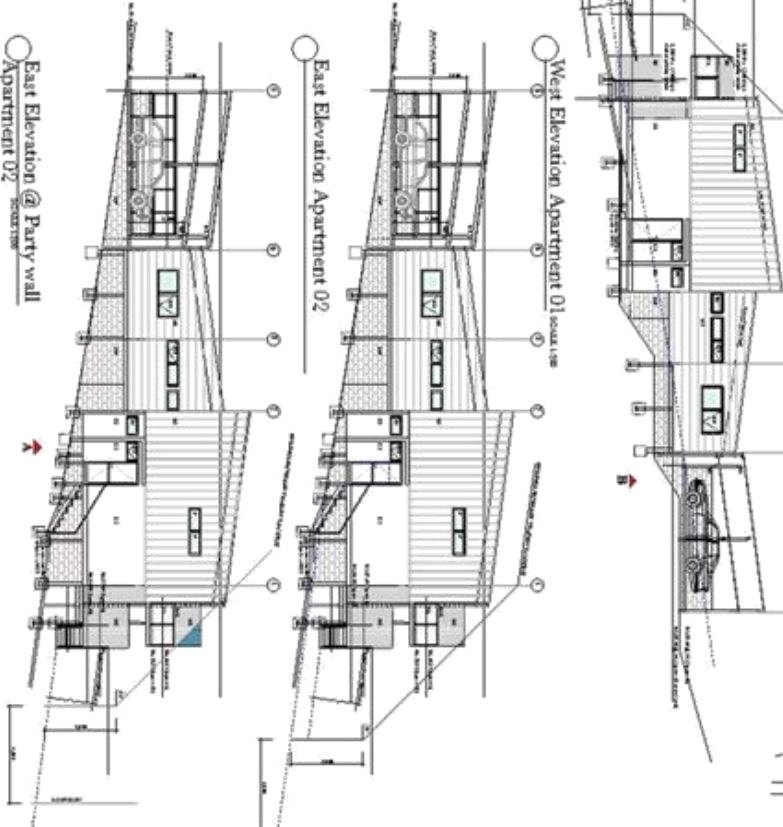
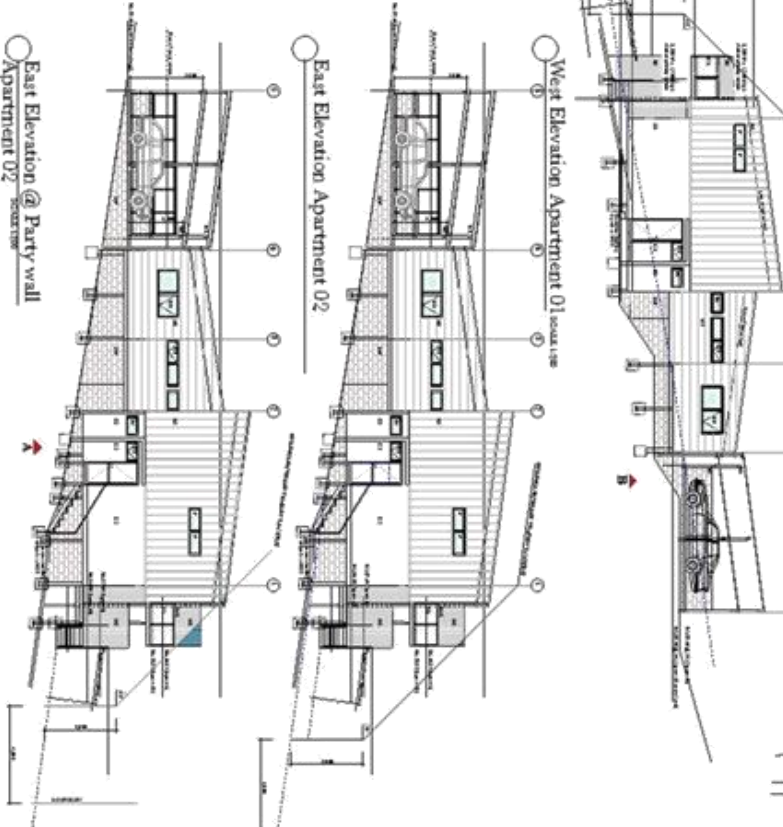
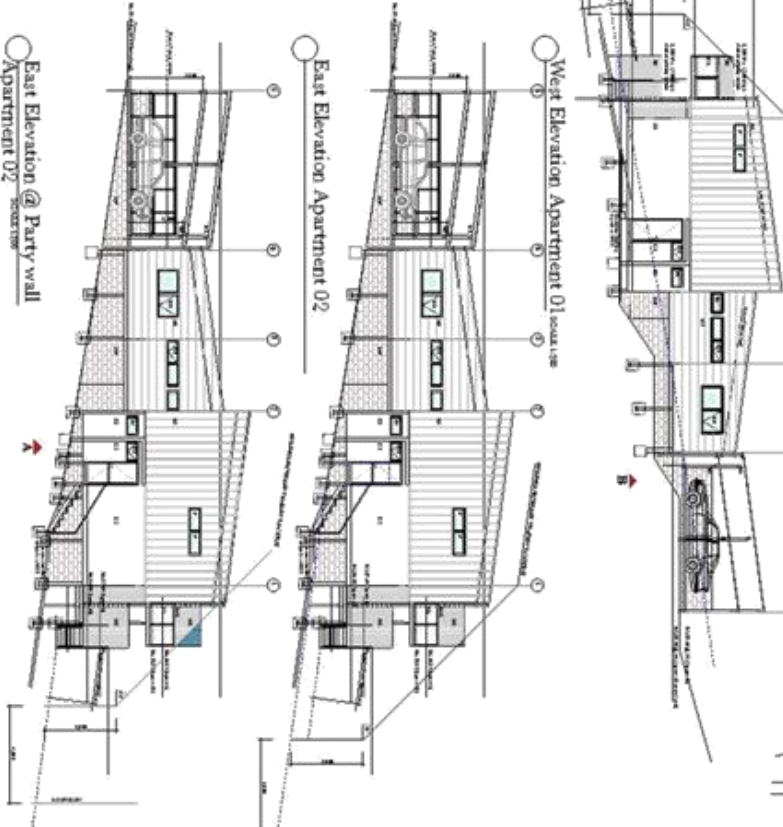
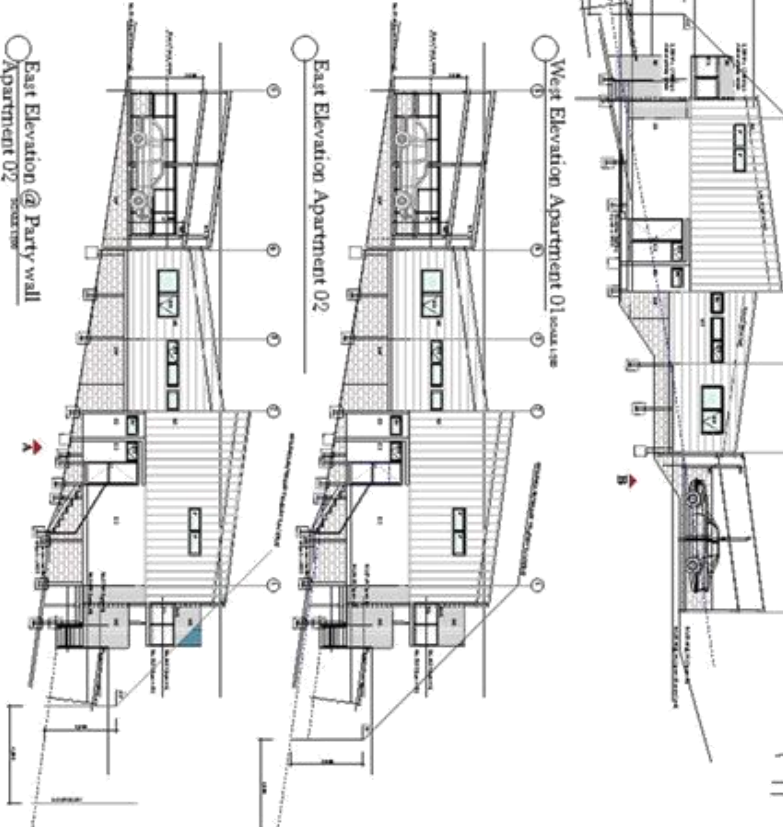
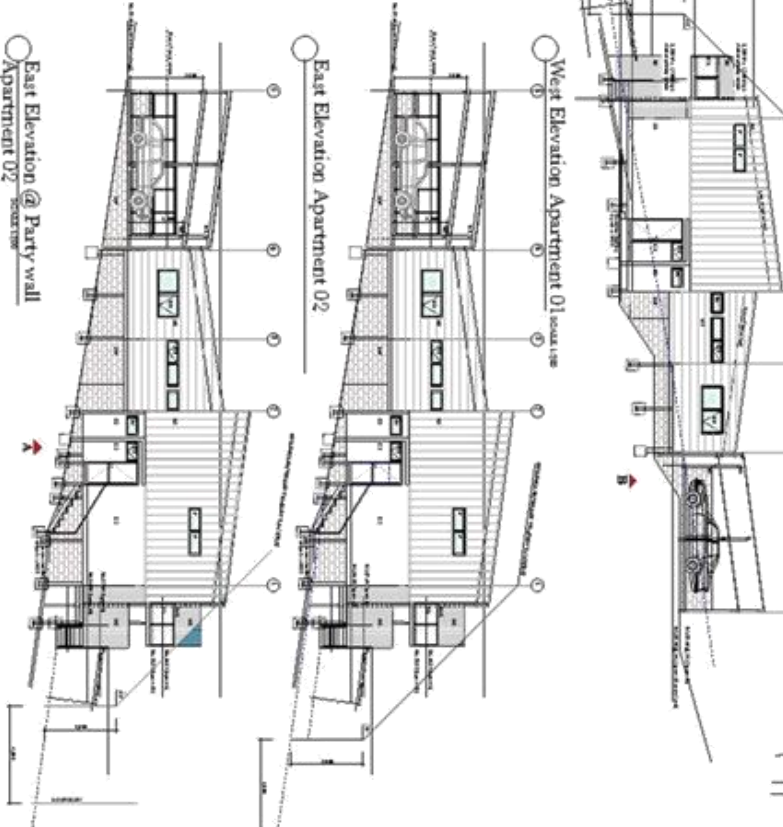
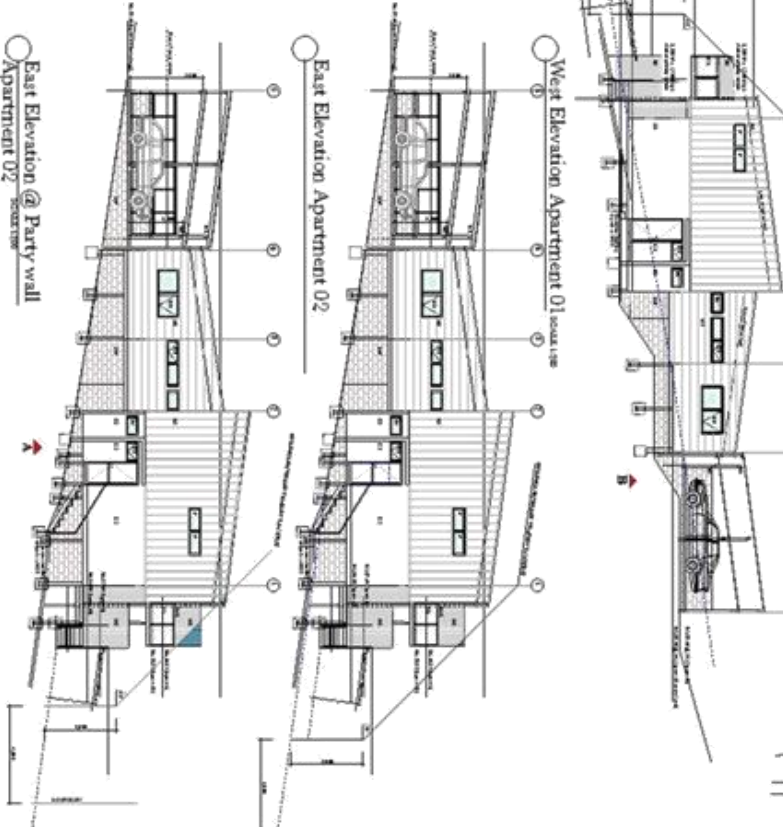


NOTE:
THE PROPOSED APARTMENTS INCLUDING DECKS AND FOOTINGS MUST BE LOCATED OUTSIDE OF THE TASMANTIAN EASEMENT

NOTE:
THE PROPOSED APARTMENTS INCLUDING DECKS AND FOOTINGS MUST BE LOCATED OUTSIDE OF THE TASMANTIAN EASEMENT

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-18-256
DATE RECEIVED 22/07/2021

NEW REINFORCED CONCRETE FOOTPATH AT DEVELOPER'S EXPENSE, LINED TO THE EXISTING PATH TO THE NORTH WEST AND CONTINUED THE FULL LENGTH OF PROPERTY BOUNDARY AT THE SAME WIDTH.
CONSTRUCTED IN STREET ACCORDANCE WITH TASMANTIAN STANDARD DRAWINGS IN PARTICULAR, TSD-809-6 AND TSD-811



Document Set ID: 3002818
Revision: 1, Approval Date: 28/09/2021



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-18-256
DATE RECEIVED 14/07/2021

GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No

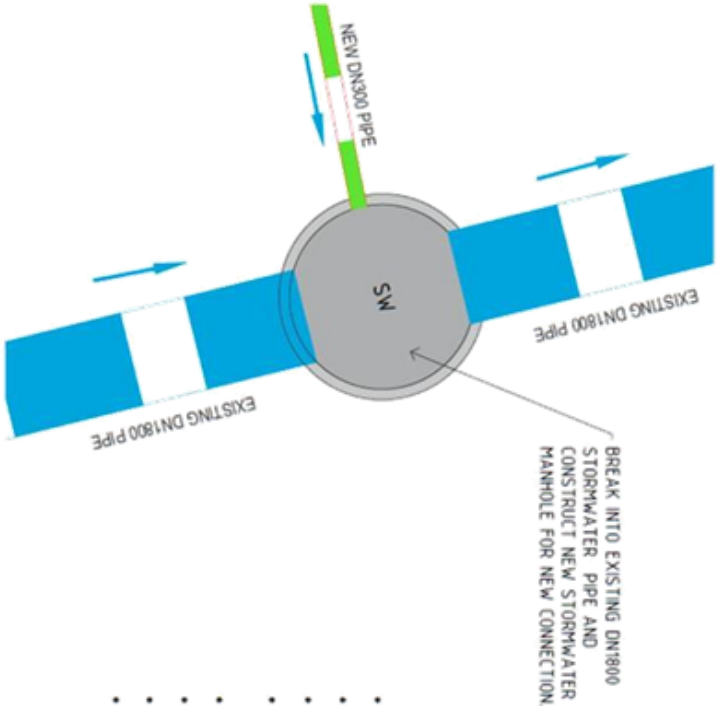
PLN-18-256

DATE RECEIVED

14/07/2021



TYPICAL DETAIL OVERLAND FLOW PATH
SMALL DRAIN
SCALE 1:20



NEW STORMWATER MANHOLE CONNECTION
TO EXISTING DN1800 PIPE DETAILS
SCALE 1:10

NOTES:

- EXISTING STORMWATER DN1800 PIPE TO BE LOCATED.
- DRAINAGE STRUCTURE MANHOLE SHALL BE CONSTRUCTED ON EXISTING DRAINAGE LINES WHERE SHOWN ON THE DRAWINGS.
- CONSTRUCT NEW DN300 STORMWATER MANHOLE IN ACCORDANCE WITH TSD-SW02-V3.
- THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF SPECIFICATION 203 OCCUPATIONAL SAFETY AND HEALTH RELATING TO ASBESTOS CONTAINING MATERIAL FOR ALL BREAKING INTO EXISTING DRAINAGE LINES.
- WHEN BREAKING INTO EXISTING DRAINAGE LINES, CUTTING OF THE EXISTING PIPES SHALL BE MADE SQUARE TO THE PIPE.
- THE REINFORCEMENT EXPOSED AT THE ENDS OF THE CUT PIPES SHALL BE TREATED WITH AN APPROVED EPOXY MORTAR.
- CONNECT NEW DN300 PIPE FROM NEW DEVELOPMENT.
- ALL LEVELS AND DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

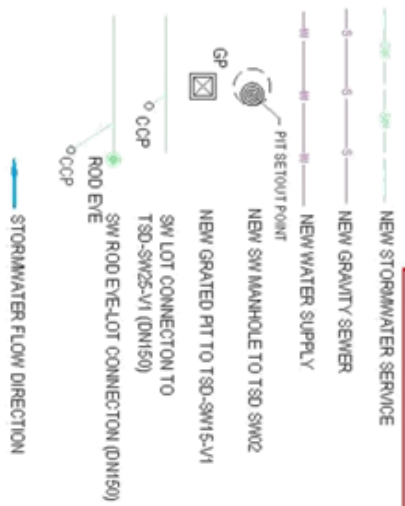
NOTES:		fiusig		LEON JENKINS		NAGLE PLACE, GLENORCHY	
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRAINAGE STRUCTURE MANHOLE. IT MAY NOT BE REPOSED IN WHOLE OR PART OR USED FOR THE MAINTENANCE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE CONTRACTOR. HOLDERS.		fiusig		MODERN ARCHITECTURE		STORMWATER DETAILS	
2. WORK TO EXISTING DRAINAGE LINES SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATION 203 OCCUPATIONAL SAFETY AND HEALTH RELATING TO ASBESTOS CONTAINING MATERIAL FOR ALL BREAKING INTO EXISTING DRAINAGE LINES.		fiusig		NAGLE PLACE, GLENORCHY -		AS SHOWN	
3. ALL LEVELS AND DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.		fiusig		SUBDIVISION PLANNING		P2480-040	
		PLANNING				H-101	

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-18-256

DATE RECEIVED 14/07/2021

NEW SERVICE LEGEND



LEGEND:

- RWT 1000L RAIN WATER TANK
- SWMH STORMWATER MANHOLE
- SWGP

EXISTING SERVICES

- SW STORMWATER DRAIN
- WATER SUPPLY LINE
- TELSTRA/FIBRE CABLES
- SEWERAGE DRAIN
- GAS LINE
- OVERHEAD ELECTRICAL CABLES

STORMWATER DETENTION WORKS

THE STORMWATER REPORT RECOMMENDS INSTALLING THE FOLLOWING FACILITIES:
A STORMWATER DETENTION FACILITY WITH A CAPACITY OF 15000 THOUSAND LITRES.
A GROSS POLLUTANT TREATMENT FACILITY WITH A CAPACITY OF 25 LITRES / SECOND.

STORMWATER SERVICES NOTES:

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS.
2. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
3. ALL STORMWATER PIPES LESS THAN DN225 TO BE PVC-U/SW CLASS "SN8" TO AS 1254 UNO.
4. ALL STORMWATER PIPES DN225 & LARGER TO BE POLYPROPYLENE TO ASS005
5. PROVIDE ANCHOR BLOCKS IN ACCORDANCE WITH TSD-SW01 WHERE PIPE GRADES EXCEED 10 %.
6. CONNECTIONS TO LIVE COUNCIL MAINS TO BE CARRIED OUT BY COUNCIL OR APPROVED CONTRACTOR AT DEVELOPERS COST.
7. ALL SW LOT CONNECTIONS SHALL BE 150 DIAMETER EX DN150 PVC PIPE WITH DN150 RISER AND SREW CAP TO SURFACE AND COVERED WITH INSPECTION BOXES IN ACCORDANCE WITH IPWE STD DRG TSD-SW25-V1.
8. SW LOT CONNECTIONS DIRECTLY TO MAINS SHALL BE FORMED JUNCTIONS.
9. ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
10. ALL MANHOLE LIDS IN TRAFFICABLE AREAS SHALL COMPLY WITH CLASS "B" LOAD RATING TO AUSTRALIAN STANDARD AS 3906 AND TSD-SW02.
11. ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.
12. SUBSOIL DRAINS UNDER INFILTRATION SWALES SHALL BE SLOTTED UPVC CLASS "SN4" TO AS 1254 & INSTALLED IN ACCORDANCE WITH ASS3500.
13. SUBSOIL DRAINS ARE TO BE CONNECT TO STORMWATER PITS.



NOTE:

ALL EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE BASED ON DATA BEFORE YOU DO INFORMATION. THE CONTRACTOR SHALL UNDERTAKE A COMPLETE SERVICES DETECTION SURVEY AND GAIN APPROVAL FROM EACH SERVICE AUTHORITY FOR ANY MODIFICATIONS REQUIRED. THE CONTRACTOR SHALL ALLOW FOR ADJUSTING ALL VALVES & FIT COVERS TO MATCH THE NEW SURFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DRAINAGE TIE IN LEVELS AND MARKING ALL EXISTING UNDERGROUND SERVICES BEFORE WORK COMMENCES.

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fiussig Spatial

116 Belmont St Level 4
Hobart, 7000, TAS 7000

fiussig

PROJECT

LEON JENKINS
MODERN ARCHITECTURE
PRACTICE

PROJECT

NAGLE PLACE, GLENORCHY -
SUBDIVISION PLANNING

DATE: 27.03.20

DATE: 04/11/2020

DATE: 04/11/2020

SCALE: 1:500

PROJECT NO: FS-HBO-2018

PROJECT NO: H-100

PROJECT

PROJECT NO: FS-HBO-2018

PROJECT NO: H-100

PROJECT

PROJECT NO: FS-HBO-2018

PROJECT NO: H-100

Document Set ID: 3002828
Version: 1
Version Date: 28/09/2021



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-18-256
DATE RECEIVED 14/07/2021

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01	CONCEPT	01	28/09/2021
CONCEPT			
FÜSSIG SPATIAL			
116 Belmont St, Level 4			
Melbourne, 3000, AUSTRALIA			
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p: +61 3 900 277			
w: www.fussig.com.au			
PROJECT			
LEON JENKINS			
MODERN ARCHITECTURE PRACTICE			
PROJECT			
4 NAGLE PLACE			
Stormwater Concept Plan			
DATE			
4 NAGLE PL			
GLENORCHY			
TITLE			
B85 VEHICLE TURNING PATH			
SCALE			
1:500			
PROJECT NO			
F8480-19101			
DATE			
28/09/2021			
DRAWN BY			
DM			
CHECKED BY			
MMH			
REVISION			
03			

HORIZONTAL CURVE DATA			
VERTICAL CURVE LENGTH (m)		5.5%	5.5%
VERTICAL CURVE RADIUS (m)		0.7%	0.7%
VERTICAL GEOMETRY GRADE (%)		-1.7%	-1.7%
VERTICAL GEOMETRY LENGTH (m)		4.2%	4.2%
DATUM RL = 82.800		-0.8%	-0.8%
FINISHED SURFACE LEVEL	88.286	88.072	88.002
EXISTING SURFACE LEVEL	88.374	87.951	87.079
CUT / FILL DEPTH	-0.088	0.061	0.922
CONTROL LINE CHAINAGE	0	2.704	9.704

CENTRE LINE DRIVEWAY UNIT 02

HORIZONTAL CURVE DATA			
VERTICAL CURVE LENGTH (m)		5.5%	5.5%
VERTICAL CURVE RADIUS (m)		0.7%	0.7%
VERTICAL GEOMETRY GRADE (%)		-1.7%	-1.7%
VERTICAL GEOMETRY LENGTH (m)		4.2%	4.2%
DATUM RL = 83.800		-0.8%	-0.8%
FINISHED SURFACE LEVEL	89.210	89.100	88.886
EXISTING SURFACE LEVEL	89.328	89.228	89.060
CUT / FILL DEPTH	-0.117	0.156	0.944
CONTROL LINE CHAINAGE	0	2.704	9.704

CENTRE LINE DRIVEWAY UNIT 01

HORIZONTAL CURVE DATA			
VERTICAL CURVE LENGTH (m)		5.5%	5.5%
VERTICAL CURVE RADIUS (m)		0.7%	0.7%
VERTICAL GEOMETRY GRADE (%)		-1.7%	-1.7%
VERTICAL GEOMETRY LENGTH (m)		4.2%	4.2%
DATUM RL = 80.800		-0.8%	-0.8%
FINISHED SURFACE LEVEL	86.493	86.424	86.021
EXISTING SURFACE LEVEL	86.531	86.244	85.506
CUT / FILL DEPTH	-0.038	0.058	0.393
CONTROL LINE CHAINAGE	0	1.369	7.369

CENTRE LINE DRIVEWAY UNIT 04

HORIZONTAL CURVE DATA			
VERTICAL CURVE LENGTH (m)		5.5%	5.5%
VERTICAL CURVE RADIUS (m)		0.7%	0.7%
VERTICAL GEOMETRY GRADE (%)		-1.7%	-1.7%
VERTICAL GEOMETRY LENGTH (m)		4.2%	4.2%
DATUM RL = 81.700		-0.8%	-0.8%
FINISHED SURFACE LEVEL	87.494	87.425	86.960
EXISTING SURFACE LEVEL	87.584	87.299	86.820
CUT / FILL DEPTH	-0.090	0.038	0.140
CONTROL LINE CHAINAGE	0	1.382	7.382

CENTRE LINE DRIVEWAY UNIT 03

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-18-256
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REV	DESCRIPTION	BY	DATE
1	CONCEPT		

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www.fiußig.com.au



CLIENT
LEON JENKINS
MODERN ARCHITECTURE PRACTICE
PROJECT
4 NAGLE PLACE
Stormwater Concept Plan

SCALE	DATE	BY	DATE	BY	DATE
1 : 200V 1:100H	25/03/2020	CH	14/07/2021	CH	14/07/2021
PROJECT No	FS-HBO-19101	C-101			

CENTRE LINE DRIVEWAY UNIT 06

CENTRE LINE DRIVEWAY UNIT 05

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-18-256**
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DATE RECEIVED **14/07/2021**
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Hobart, TAS 7000, TAS 7000

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PROJECT

4 NAGLE PLACE
Stormwater Concept Plan

SCALE

1:200

DATE

25/03/2020

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PROJECT

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SCALE

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Stormwater Concept Plan

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25/03/2020

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GLENORCHY CITY COUNCIL

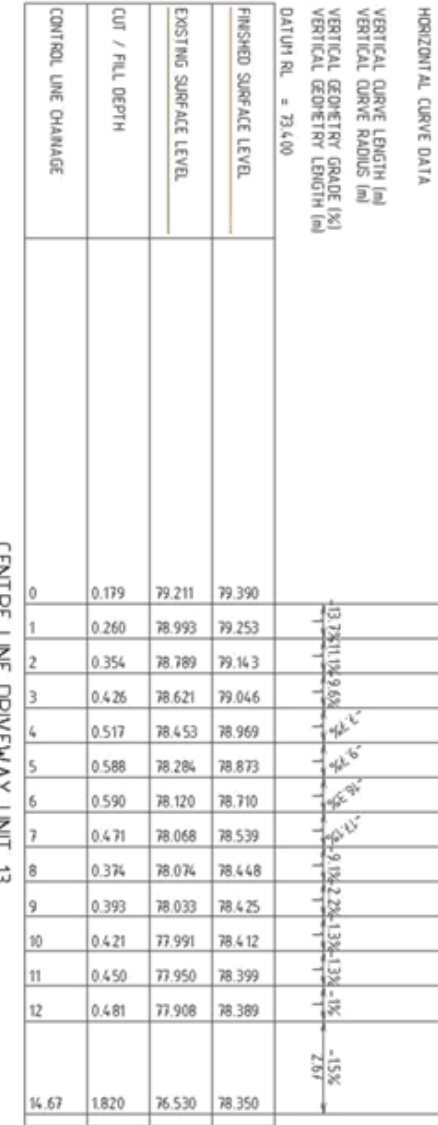
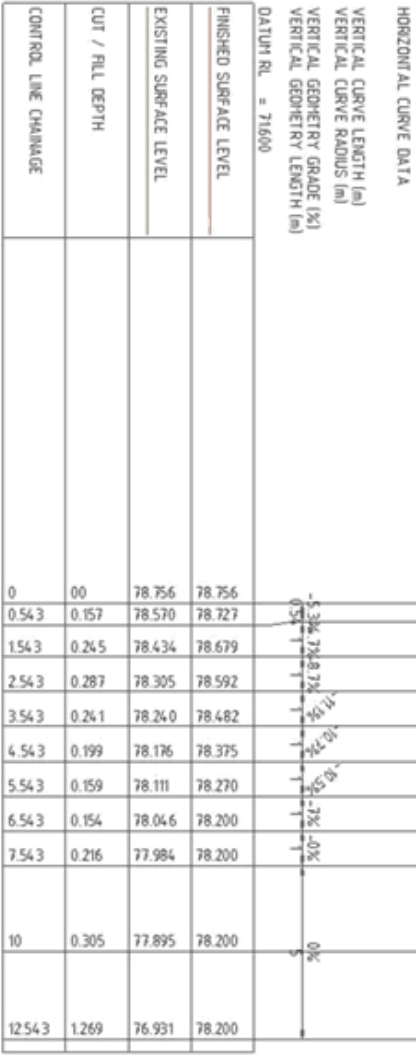
PLANNING SERVICES

APPLICATION No

PLN-18-256

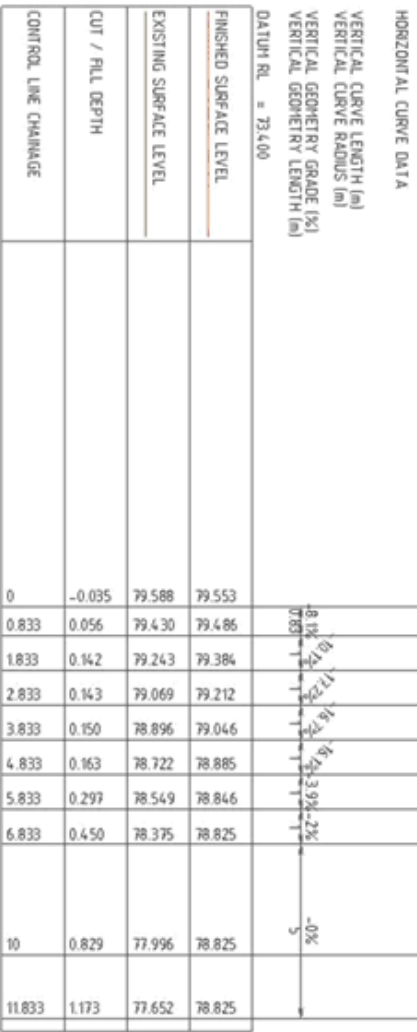
DATE RECEIVED

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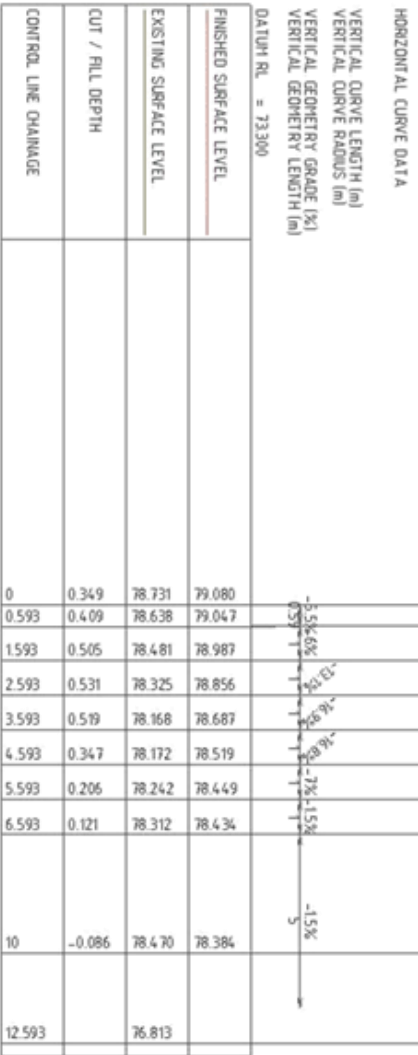


CENTRE LINE DRIVEWAY UNIT 10

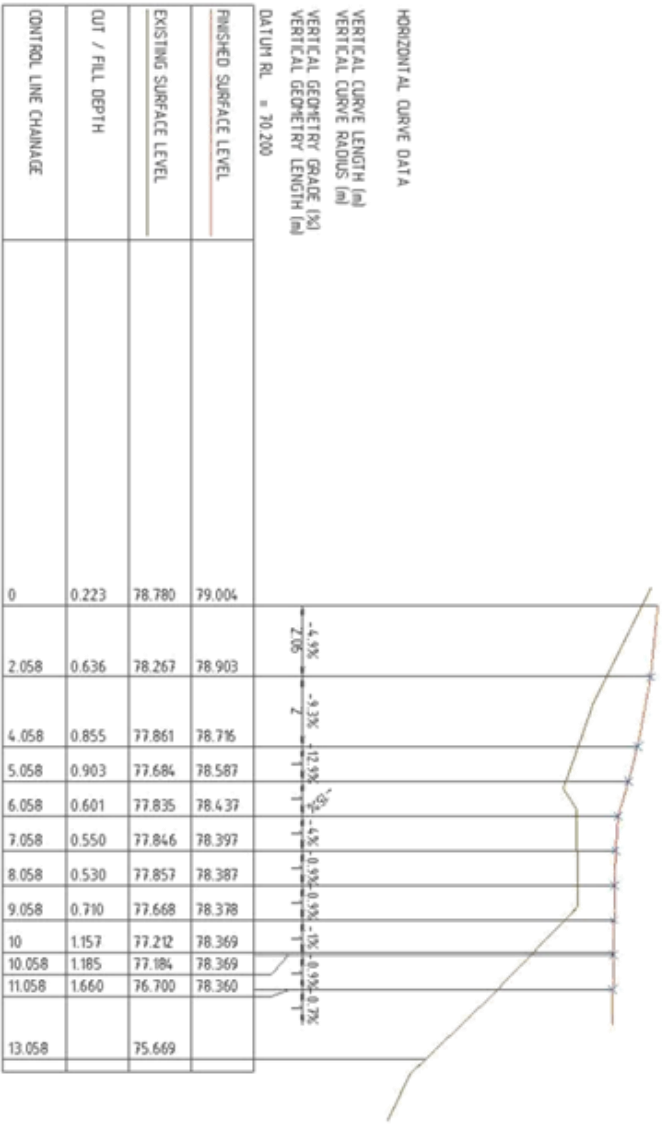
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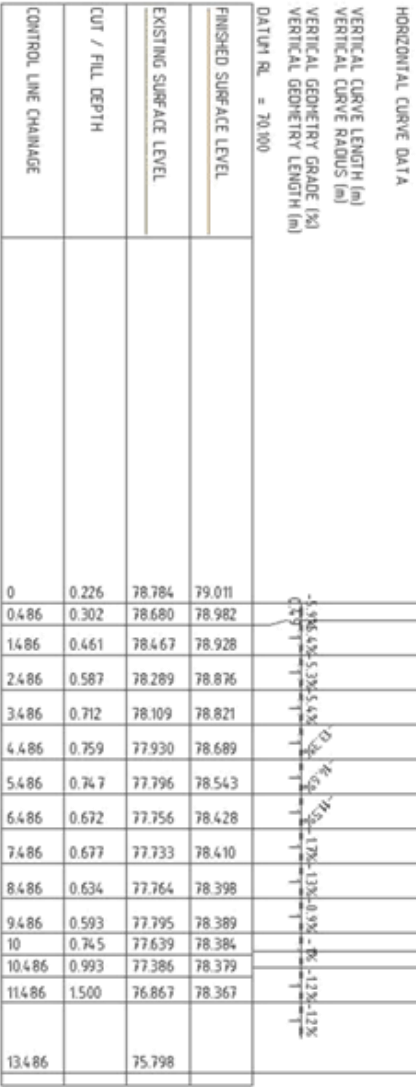
CENTRE LINE DRIVEWAY UNIT 09



CENTRE LINE DRIVEWAY UNIT 11

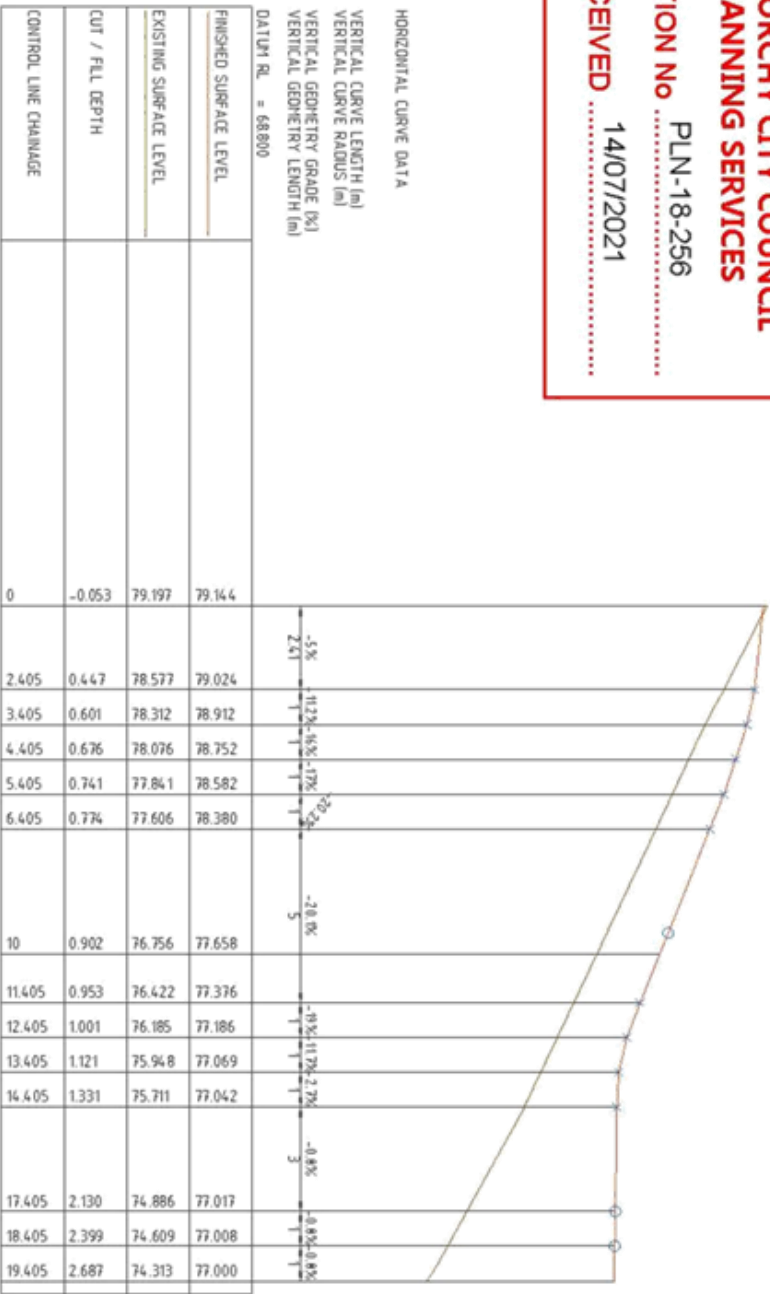


CENTRE LINE DRIVEWAY UNIT 15-B

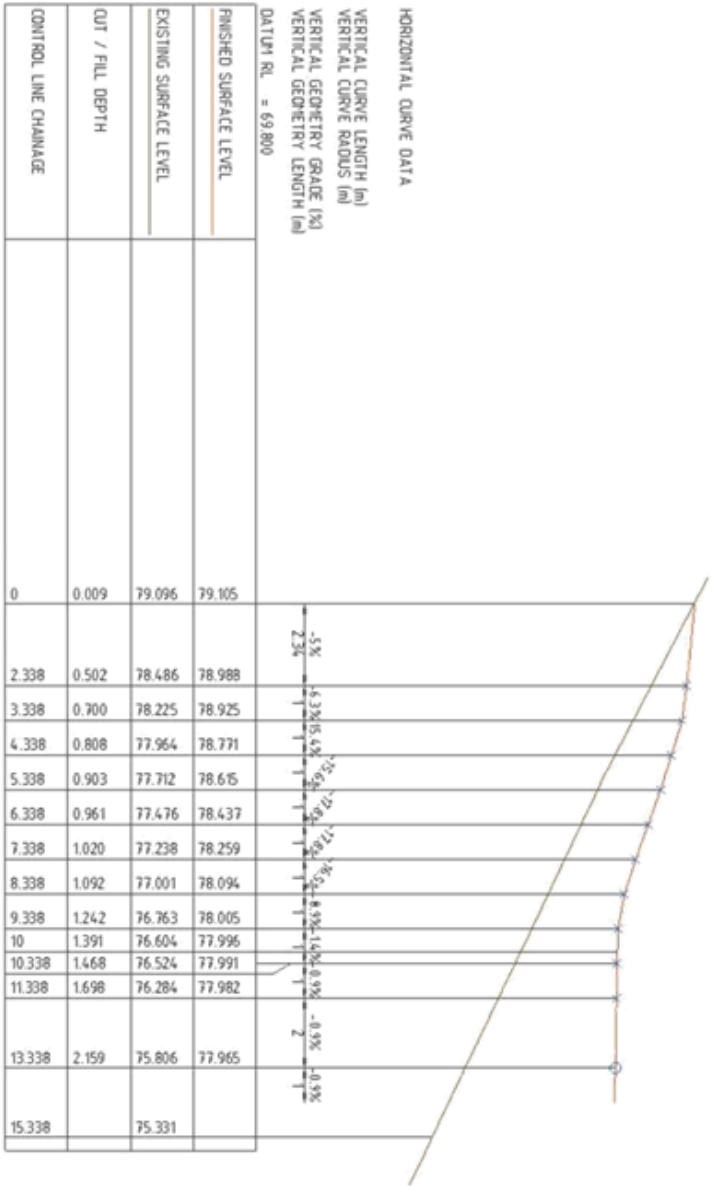


CENTRE LINE DRIVEWAY UNIT 15-A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-18-256
DATE RECEIVED 14/07/2021



CENTRE LINE DRIVEWAY UNIT 19



CENTRE LINE DRIVEWAY UNIT 17

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CONCEPT		PROJECT: 4 NAGLE PLACE Stormwater Concept Plan		SHEET: 4 GLENORCHY		C-104	

SUBDIVISION PLANNING

NAGLE PLACE, GLENORCHY



GENERAL NOTES

1. ALL THE WORKS AND THE DESIGN SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT PERMIT.
2. THE PERMIT CONDITIONS SHALL TAKE PRECEDENCE OVER ANYTHING CONTAINED IN THE DESIGN.
3. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD).
4. PRIOR TO THE COMMENCEMENT OF WORKS THE CONTRACTOR IS TO ENSURE THAT ALL REQUIRED PERMITS ARE ISSUED BY THE RELEVANT AUTHORITIES.
5. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, AND IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA, COUNCIL STANDARDS AND LOCAL LAWS.
6. ANY ROADPART ROAD CLOSURES ARE TO BE APPROVED BY COUNCIL PRIOR TO WORKS COMMENCING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY COUNCIL WITH ANY DOCUMENTATION, SUCH AS TRAFFIC MANAGEMENT PLANS, AS REQUIRED.
7. PROVIDE CLAY PLUG TO ALL SERVICE TRENCHES WHERE ANY PPE, DUCT OR CABLE ENTERS THE BUILDING TO PREVENT INGRESS OF WATER UNDER BUILDING.
8. UNLESS NOTED OTHERWISE THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORKS INCLUDING ANY WORKS IN THE ROAD RESERVATION AND ADJACENT PRIVATE PROPERTIES.
9. THE CONTRACTOR SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL DANGEROUS SERVICES UNDERGROUND & OVERHEAD.
10. ALL DRAIN INVERT LEVELS TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION WORK.
11. UNLESS NOTED OTHERWISE ALL SERVICE CONNECTIONS TO COUNCIL OR WATER AUTHORITY SERVICE SHALL BE UNDERTAKEN BY THE DEVELOPER OR WATER AUTHORITY AT THE DEVELOPER'S COST.
12. ALL REDUNDANT SERVICE LINES SHALL BE CUT AND PLUGGED AT EXTERNAL BOUNDARIES. WITHIN THE SITE BOUNDARY ALL REDUNDANT SERVICES SHALL BE REMOVED AND DISPOSED OF.
13. REDUNDANT SERVICE TRENCHES SHALL BE BACKFILLED WITH FULLY COMPACTED MATERIAL APPROPRIATE FOR THE AREA OF THE DEVELOPMENT SITE.
14. THE CONTRACTOR SHALL COORDINATE ALL WORKS IN RELATION TO POWER AND COMMUNICATION SERVICES AND PROVIDE ALL NECESSARY TRENCHING FOR THESE SERVICES UNDER A PROVISIONAL SIGN MOUNTED IN THE CONTRACT. THE SERVICE DESIGN AND TRENCHING DETAILS SHALL BE PROVIDED BY THE SERVICE PROVIDERS AT A TIME TO BE AGREED WITH THE CONTRACTOR.
15. ALL UNDERGROUND STORMWATER WORKS MUST BE TESTED AND INSPECTED BY COUNCIL PRIOR TO BACKFILL.
16. ALL UNDERGROUND WATER AND SEWER WORKS MUST BE TESTED AND INSPECTED BY TOWN WATER PRIOR TO BACKFILL.

SITE HEALTH AND SAFETY

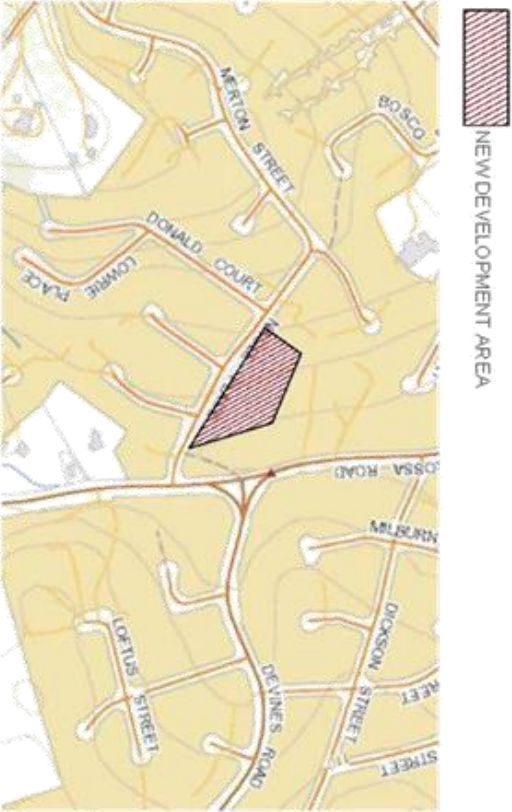
1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS:
SECTION 169 OCCUPATIONAL HEALTH AND SAFETY
AND SECTION 176 ENVIRONMENTAL MANAGEMENT.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL WORKS ARE CARRIED OUT IN A SAFE MANNER. THE WORKS SHALL COMPLY WITH APPLICABLE HEALTH AND SAFETY LEGISLATION INCLUDING CODES OF PRACTICE, AUSTRALIAN STANDARDS, GUIDANCE NOTES AND WORKSAFE REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING SAFE PRACTICE PROCEDURES:
Safe Design of Structures
Work Health and Safety Consultation, Cooperation and Coordination
Managing the Work Environment and Facilities
Managing the Risks of Plant in the Workplace
Managing the Risk of Falls at Workplaces
Managing Noise and Preventing Hearing Loss at Work
Managing Electrical Risks in the Workplace
How to Manage Work Health and Safety Risks Hazards
Manual Tasks
Confined spaces
2. THE CONTRACTOR SHALL ENSURE A RISK ASSESSMENT HAS BEEN CARRIED OUT AND DOCUMENTED FOR ALL ACTIVITIES PERFORMED ON THE SITE. SAFE WORK PROCEDURES MUST BE DOCUMENTED AS REQUIRED BY LEGISLATION AND RELEVANT AUTHORITIES. THE CONTRACTOR MAY NEED TO ENGAGE SUITABLY EXPERIENCED CONSULTANTS TO PREPARE A SAFE WORK PROCEDURE IF THE CONTRACTOR IS INEXPERIENCED IN THIS FIELD OR IF THEY ARE NOT SATISFIED WITH THE METHOD PROPOSED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY UNACCOMPANIED PERSON ENTERING THE SITE HAS UNDERGONE A SITE SAFETY INDUCTION AND IS AWARE OF ALL KNOWN POTENTIAL RISKS, IN PARTICULAR ON THIS SITE.
- 3.1. DEEP TRENCHES - TO BE BENCHED WHERE OVER 1.5M DEEP & FENCED WHEN NOT ATTENDED
- 3.2. SNAKES AND SPODERS

SEDIMENT AND EROSION CONTROL

1. GENERAL:
 - a. SOIL CONTROL MEASURES MUST BE ADOPTED AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER DURING THE DURATION OF THE CONTRACT. SITE CONTROLS AND EROSION MINIMISATION TECHNIQUES ARE TO BE IN ACCORDANCE WITH THE BEST PRACTICE OF ENGINEERS AUSTRALIA PUBLICATION 'SOIL EROSION AND SEDIMENT CONTROL', EPA GUIDELINES AND OTHER CONTRACT DOCUMENTATION INCLUDING THIS PLAN.
 - b. THE CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES TO SUCH THAT THE PROJECT IS COMPLETED AND OFFICIALLY HANDOVER TO THE CLIENT. THIS MAY INCLUDE THE PROVISION OF TEMPORARY DRAINAGE AND WATER QUALITY MANAGEMENT DEVICES.
 - c. OBTAIN ALL NECESSARY PERMITS, LICENSES AND APPROVALS, REFER TO APPROVED DRAWINGS AND DOCUMENTATION.

2. SITE ESTABLISHMENT AND STRIPPING TOP SOIL:
 - a. STOCKPILE SOIL IN A LOCATED LOCATION AND PROVIDE SILT CONTROL BARRIERS IF STOCKPILE IS LEFT OVERNIGHT.
 - b. WASH DOWN ANY VEHICLES LEAVING SITE AFTER TREADING ON SOIL.
 - c. PLACE CRUSHED ROCK TO A DEPTH OF 150mm MINIMUM TO ALL VEHICLE ACCESS AREAS OVER APPROVED WOVEN GEOTEXTILE FABRIC (DUX WISS OR EQUIVALENT).
 - d. GRADE ALL SOIL AREAS AWAY FROM MAIN CONSTRUCTION AREA AND TOWARDS DRAINAGE POINTS.
 - e. SEDIMENT FENCES, SEDIMENT FENCES ARE TO BE PLACED AS REQUIRED. THEY CONSIST OF GEOTEXTILE FILTER FABRIC STAPLED ONTO 400mm SQUARE HARDWOOD STAKES OR WIRE TIED TO STEEL POSTS. THE FILTER FABRIC MUST BE BURIED 100mm MIN INTO THE GROUND AND STAND UP TO A HEIGHT OF 700mm. POSTS ARE TO BE SPACED AT 20m CENTRES AND DRIVEN 600mm INTO THE GROUND. WHEN STOCKPILING GRANULAR MATERIALS INCLUDING TOP SOILS, A SEDIMENT FENCE SHOULD BE ERRECTED AT THE PERIMETER OF THE STOCKPILE IF LEFT OVERNIGHT.

3. GENERAL CONSTRUCTION OPERATIONS:
 - a. OPERATIONS SUCH AS WASHING OF TOOLS AND PAINTING EQUIPMENT, CUTTING MASONRY OR THE USE OF ANY OTHER WATER COOLED CUTTING EQUIPMENT SHOULD BE CARRIED OUT IN A CONTROLLED AREA, WHERE POSSIBLE ONLY A NATURAL FILTERED AREA SUCH AS A GRASSED TRENCH OR IN THE VICINITY OF A SEDIMENT SETTLING TANK.
 4. CONSTRUCTION OF DRAINAGE SYSTEM:
 - a. CARRY OUT WORKS IN DRY WEATHER.
 - b. DO NOT LEAVE TRENCHES OPEN FOR A LONG PERIOD OF TIME.
 - c. BUILD DRAINAGE SYSTEM COMMENCING FROM DOWNSTREAM.
 - d. PLACE FILTER MATERIAL IN EXISTING PIT DOWNSTREAM UNTIL ALL DRAINAGE IS IN PLACE AND THEN INSTALL SILT CONTROL DEVICES AT EACH NEW PIT.
 4. CONSTRUCTION OF MAIN WORKS:
 - a. ENSURE THAT SOIL IS KEPT MOIST TO MINIMISE AIR POLLUTION.
 - b. DO NOT LEAVE SOIL EXPOSED FOR LONG PERIODS OF TIME.
 - c. ENSURE FALLS OF CUT OR FILL ARE AWAY FROM MAIN WORKING AREA.



DRAWING LIST

DWG No	REV	TITLE
FS-H08-2049-C000	01	COVER SHEET AND DRAWING LIST
FS-H08-2049-C000	-	SITE PLAN
FS-H08-2049-C001	-	CUT & FILL PLAN
FS-H08-2049-C002	-	ROAD, FOOTPATH AND DRIVEWAY PLANS
FS-H08-2049-C004	-	ROAD, FOOTPATH AND DRIVEWAY PLANS
FS-H08-2049-C000	-	LONG SECTION ROAD 1
FS-H08-2049-C001	-	LONG SECTION ROAD 2
FS-H08-2049-C002	-	LONG SECTION ROAD 3 & 4
FS-H08-2049-C003	-	LONG SECTION ROAD 5
FS-H08-2049-C004	-	LONG SECTION DRIVEWAY 1,5
FS-H08-2049-C005	-	LONG SECTION DRIVEWAY 1,9
FS-H08-2049-C006	-	LONG SECTION DRIVEWAYS
FS-H08-2049-C007	-	LONG SECTION DRIVEWAYS
FS-H08-2049-C008	-	LONG SECTION DRIVEWAYS
FS-H08-2049-C009	-	GR055 SECTIONS ROAD 1
FS-H08-2049-C010	-	GR055 SECTIONS ROAD 1
FS-H08-2049-C012	-	GR055 SECTIONS ROAD 2
FS-H08-2049-C013	-	GR055 SECTIONS ROAD 3
FS-H08-2049-C014	-	GR055 SECTIONS ROAD 4
FS-H08-2049-C015	-	GR055 SECTIONS ROAD 5
FS-H08-2049-C016	-	GR055 SECTIONS ROAD 6
FS-H08-2049-C018	-	TYPICAL ROAD DETAILS
FS-H08-2049-H000	-	STORM WATER PLAN
FS-H08-2049-H001	-	STORM WATER DETAILS
FS-H08-2049-H000	-	SEWER PLAN
FS-H08-2049-H000	-	WATER PLAN

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-18-256
DATE RECEIVED 14/07/2021

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 - 3.

316 Northwest St., Level 4
 Hobart, 7000, TASMANIA

CLASIFICACIÓN:
LEON JENKINS
MODERN ARCHITECTURE
PRACTICE

DATE: _____
NAGLE PLACE, GLENORCHY
HALL

1

1. UNLESS NOTED ON THE DESIGN DRAWINGS ALL CONSTRUCTION WORK SHALL COMPLY WITH THE IGA STANDARD DRAWINGS AND IPWE SPECIFICATIONS EXCEPT FOR THE SPECIFICATION AS LISTED BELOW. ROADWORKS - THE DEPARTMENT OF STATE GROWTH STANDARD SPECIFICATIONS FOR ROADWORKS.
2. PAVEMENT DESIGN ASSUMES A CBR OF 5. SHOULD AREAS LESS THAN CBR 5 BE FOUND DURING CONSTRUCTION, PROVIDE SUBGRADE REPLACEMENT IN ACCORDANCE WITH THE ENGINEERS INSTRUCTION.
3. THE CONTRACTOR SHALL PREPARE AND PROVIDE THE COUNCIL WITH A SEDIMENT AND EROSION CONTROL PLAN FOR THE WORKS. NO WORK SHALL COMMENCE UNTIL THIS PLAN HAS BEEN APPROVED BY THE COUNCIL.
4. ALL STRIPPED TOP SOIL IS TO BE STORED IN AN APPROVED MANNER FOR RESEEDING.
5. ALL DISTURBED AND BARE GROUND INCLUDING ALL CUT & FILL SURFACES SHALL BE REHABILITATED BY INSTALLING "JUTE MATS", BIOGRADABLE VEGETATION ENHANCEMENT MATTING TO ALL EMBANKMENT BATTERS STEEPER THAN 1V:1H UNLESS ROCK LININGS IS SPECIFIED.
6. ALL GRASSED AREAS SHALL BE TOP DRESSED WITH A MINIMUM DEPTH OF 75mm OF APPROVED TOPSOIL, RAKED AND SEEDED.
7. ALL KERB ACCESS RAMPAS TO COMPLY WITH IPWEA STD DRG TDS-R13-V1.
8. ALL LOT ACCESS DRIVEWAYS SHALL COMPLY WITH IGA STANDARDS.
9. ALL MANHOLE LIDS IN TRAFFICABLE AREAS SHALL COMPLY WITH CLASS 'B' LOAD RATING TO AUSTRALIAN STANDARD AS 3996.
10. ALL EARTHWORKS, FILLING AND TESTING SHALL BE DONE IN ACCORDANCE WITH THE DIER EARTHWORKS SPECIFICATION R22 DATED JUNE 2012.
11. "COMPACTED LAYER METHOD" OR "MECHANICAL INTERLOCK LAYER METHOD" IS TO BE USED USED AS A LAYER PLACEMENT METHODOLOGY AND COMPACTION ROLLING REEF TABLES R22.4 OR R22.5 IS TO BE USED TO ENSURE SUITABLE COMPACTION IS ACHIEVED.
12. ● PROOF ROLL WITNESSING OF LAYERS OF THE COMPLETED RILL SHALL BE THE METHOD OF CONFIRMING THAT COMPACTION HAS BEEN ACHIEVED.
13. ● SURVEYING OF THE FILLED AREAS FOR COUNCIL / BUILDERS RECORDS WILL ALSO BE REQUIRED.
14. CUT OR BACKFILL AREA BEHIND KERBING TO TOP OF KERB AND GRADE TO 1 IN 5 MAX SLOPE TO MATCH EXISTING SURFACE LEVELS BETWEEN DRIVEWAYS.
15. ALL DISTURBED AREAS ARE TO BE REINSTATED AND SHAPED AS DIRECTED.

STANDARDS

FILL FOR ROAD AND DRIVEWAY EMBANKMENTS SHALL BE PLACED IN MAX 200MM LAYERS AFTER COMPACTION, FILL TO BE CLAYEY SAND, OR AN IMPORTED AND APPROVED QUARRIED MATERIAL.

SAND WITH MINIMAL CLAY CONTENT MAY NOT BE USED AS FILL. CUTTINGS ON SITE MAY BE BLENDED WITH IMPORTED QUARRIED MATERIAL, AND CLAYEY SAND MATERIAL, SUBJECT TO APPROVAL FROM THE SUPERINTENDENT.

BATTERED SLOPES MAY BE REDUCED TO 1 IN 2 WHERE QUARRIED MATERIAL HAS BEEN USED AS FILL, SUBJECT TO APPROVAL FROM THE SUPERINTENDENT.

WHERE THE NATURAL SUBGRADE IS UNABLE TO BE SUCCESSFULLY COMPACTED AND PROOF ROLLED, THEN SUBGRADE MAY BE IMPROVED BY THE PLACEMENT OF ROCK SPALLS 100 - 150MM, TESTING

PROOF ROLLING REQUIRED AT THE FOLLOWING STAGES:

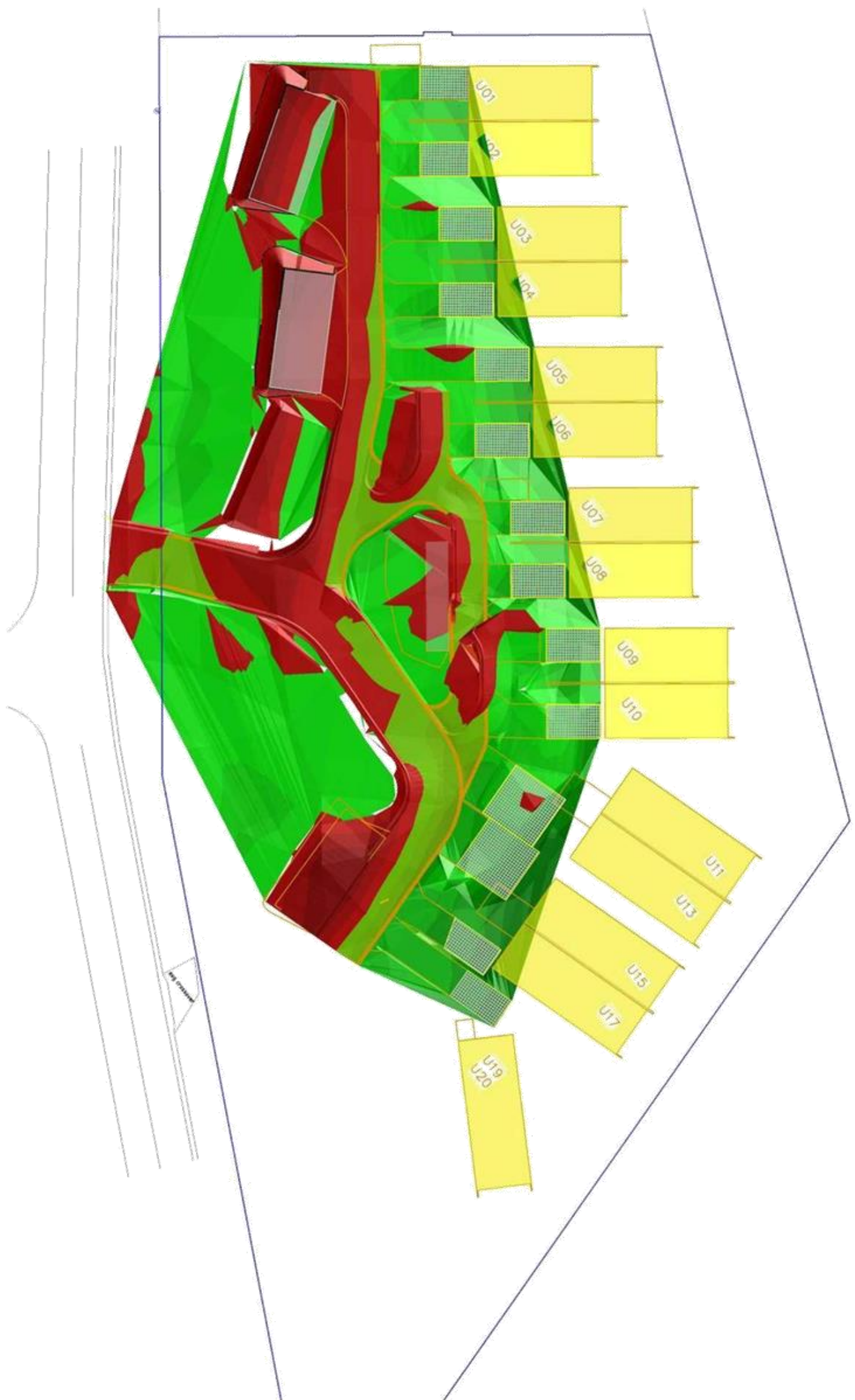
SUBGRADE:

FILL AT MAX EVERY 1M DEPTH OF FILL

SUB-BASE & BASE

PROOF ROLL TO BE WITH A TRUCK LOADED WITH MIN 10T NET.

A PROOF ROLL I.S.A HOLD POINT. ACCEPTANCE OF A PROOF ROLL AND APPROVAL TO PROCEED IS TO BE DETERMINED BY THE COUNCIL AND THE SUPERINTENDENT.



LOT FILLING NOTES:

- ALL EARTHWORKS, FILLING AND TESTING SHALL BE DONE IN ACCORDANCE WITH THE DEER EARTHWORKS SPECIFICATION R22 DATED JUNE 2012.
- "COMPACTED LAYER METHOD" OR "MECHANICAL INTERLOCK LAYER METHOD" IS TO BE USED AS A LAYER PLACEMENT METHODOLOGY AND COMPACTING ROLLING (PER TABLES R22.4 OR R22.5) IS TO BE USED TO ENSURE SUITABLE COMPACTIONS IS ACHIEVED.
- PROOF ROLL WITNESSING OF LAYERS OF THE COMPLETED FILL SHALL BE THE METHOD OF CONFIRMING THAT COMPACTION HAS BEEN ACHIEVED.
- SURVEYING OF THE FILLED AREAS FOR COUNCIL & BUILDERS RECORDS WILL BE REQUIRED.

NEW OUT AREA: 262m² APPROX

NEW FILL AREA: 1326m² APPROX

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-18-256**

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PLANNING						
fussig Spatial 116 Belford St, Level 4 Hobart, 7000, Tasmania  	DATE LEON JENKINS MODERN ARCHITECTURE PRACTICE	TITLE CUT AND FILL PLAN	SCALE 1:500	DATE 17/11/2020	BY CH	CHECKED MM
PROJECT NAGLE PLACE, GLENORCHY - SUBDIVISION PLANNING	PROJECT NO. FS-HO-2048	DATE C-101	REVISION -			

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Version: 1 Variation Date: 28/09/2021

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APPLICATION NO PLN-18-256
DATE RECEIVED 14/07/2021

FOR CONTINUATION REFER TO DRAWING C-104



FOR CONTINUATION REFER TO DRAWING C-103

NEW SERVICE LEGEND

- NEW STORMWATER SERVICE
- NEW GRAVITY SEWER
- NEW WATER SUPPLY

EXISTING SERVICES

- STORMWATER DRAIN
- WATER SUPPLY LINE
- TELSTRA/BNB CABLES
- SEWERAGE DRAIN
- GAS LINE
- OVERHEAD ELECTRICAL CABLES

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SUBDIVISION PLANNING

DATE	BY	CHECKED
17/11/2020	DM	MM
17/11/2020	DM	MM

PLANNING

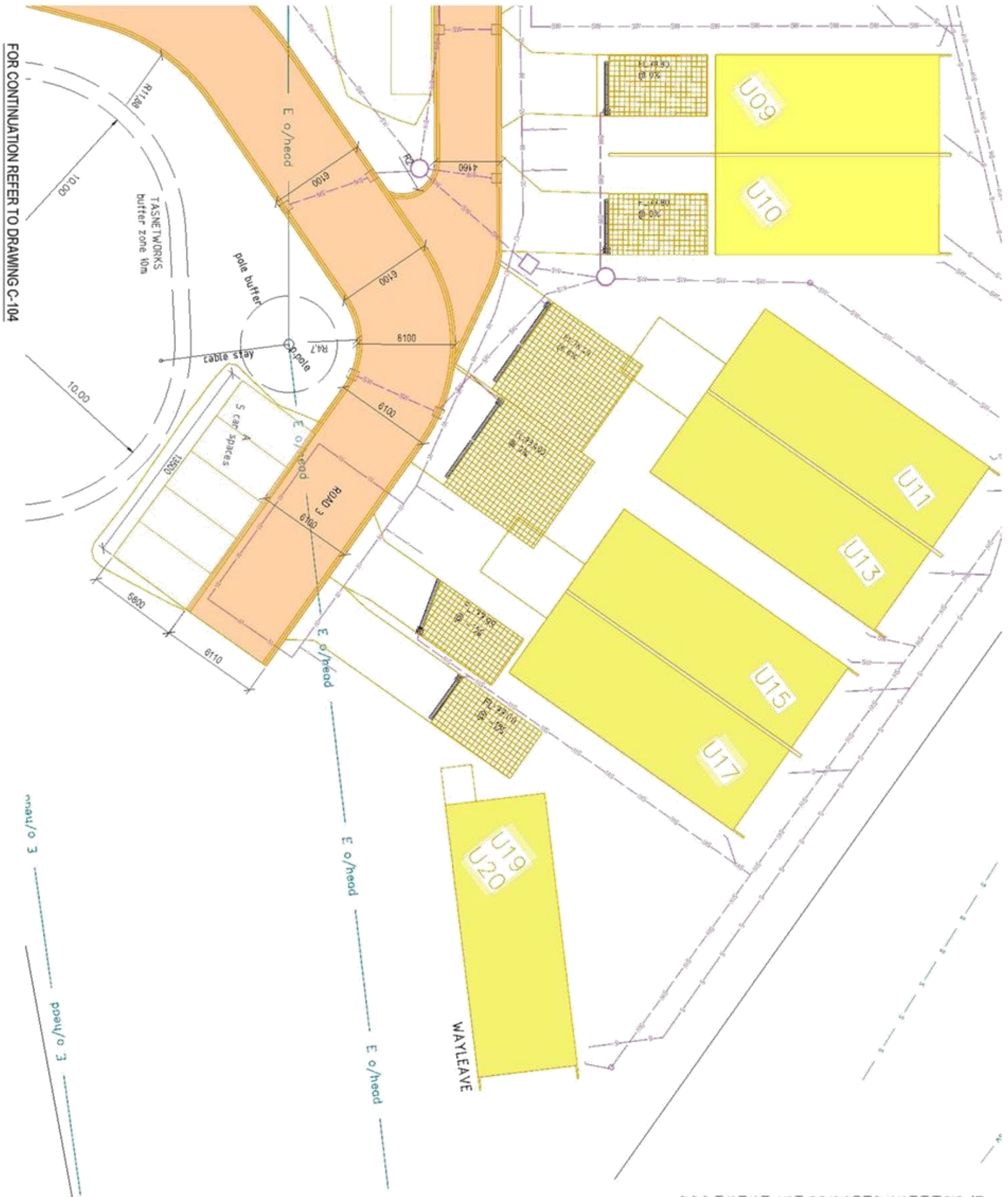
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SUBDIVISION PLANNING

DATE	BY	CHECKED
17/11/2020	DM	MM
17/11/2020	DM	MM



FOR CONTINUATION REFER TO DRAWING C-104

PAVEMENT NOTES:
GENERALLY COMPACTION OF ROAD PAVEMENTS SHALL BE IN ACCORDANCE WITH LGAT STANDARDS
COMPACTED FILL
FILL FOR ROAD AND DRIVEWAY EMBANKMENTS
FILL TO BE PLACED IN MAX 200MM LAYERS AFTER COMPACTION,
FILL TO BE CLAYEY SAND, OR AN IMPORTED AND APPROVED QUARRIED MATERIAL,
SAND WITH MINIMAL CLAY CONTENT MAY NOT BE USED AS FILL.
SAND FROM CUTTINGS ON SITE MAY BE BLENDED WITH IMPORTED QUARRIED MATERIAL,
AND CLAYEY SAND MATERIAL, SUBJECT TO APPROVAL FROM THE SUPERINTENDENT.
BATTERED SLOPES MAY BE REDUCED TO 1 IN 2 WHERE QUARRIED MATERIAL HAS BEEN
USED AS FILL, SUBJECT TO APPROVAL FROM THE SUPERINTENDENT.
SUBGRADE
SAND USED FOR SUBGRADE TO HAVE SUFFICIENT CLAY CONTENT SO THAT IT CAN BE
COMPACTED WITHOUT SAND MOVING DURING A PROOF ROLL.
WHERE THE NATURAL SUBGRADE IS UNABLE TO BE SUCCESSFULLY COMPACTED AND
PROOF ROLLED, THEN SUBGRADE MAY BE IMPROVED BY THE PLACEMENT OF ROCK
SPALLS 100 - 150MM.
TESTING
PROOF ROLLING REQUIRED AT THE FOLLOWING STAGES:
SUBGRADE.
FILL AT MAX EVERY 1M DEPTH OF FILL.
SUB-BASE AND BASE
PROOF ROLL TO BE WITH A TRUCK LOADED WITH MIN 10T NET.
A PROOF ROLL IS A HOLD POINT, ACCEPTANCE OF A PROOF ROLL
AND APPROVAL TO PROCEED IS TO BE DETERMINED BY THE COUNCIL
AND THE SUPERINTENDENT.

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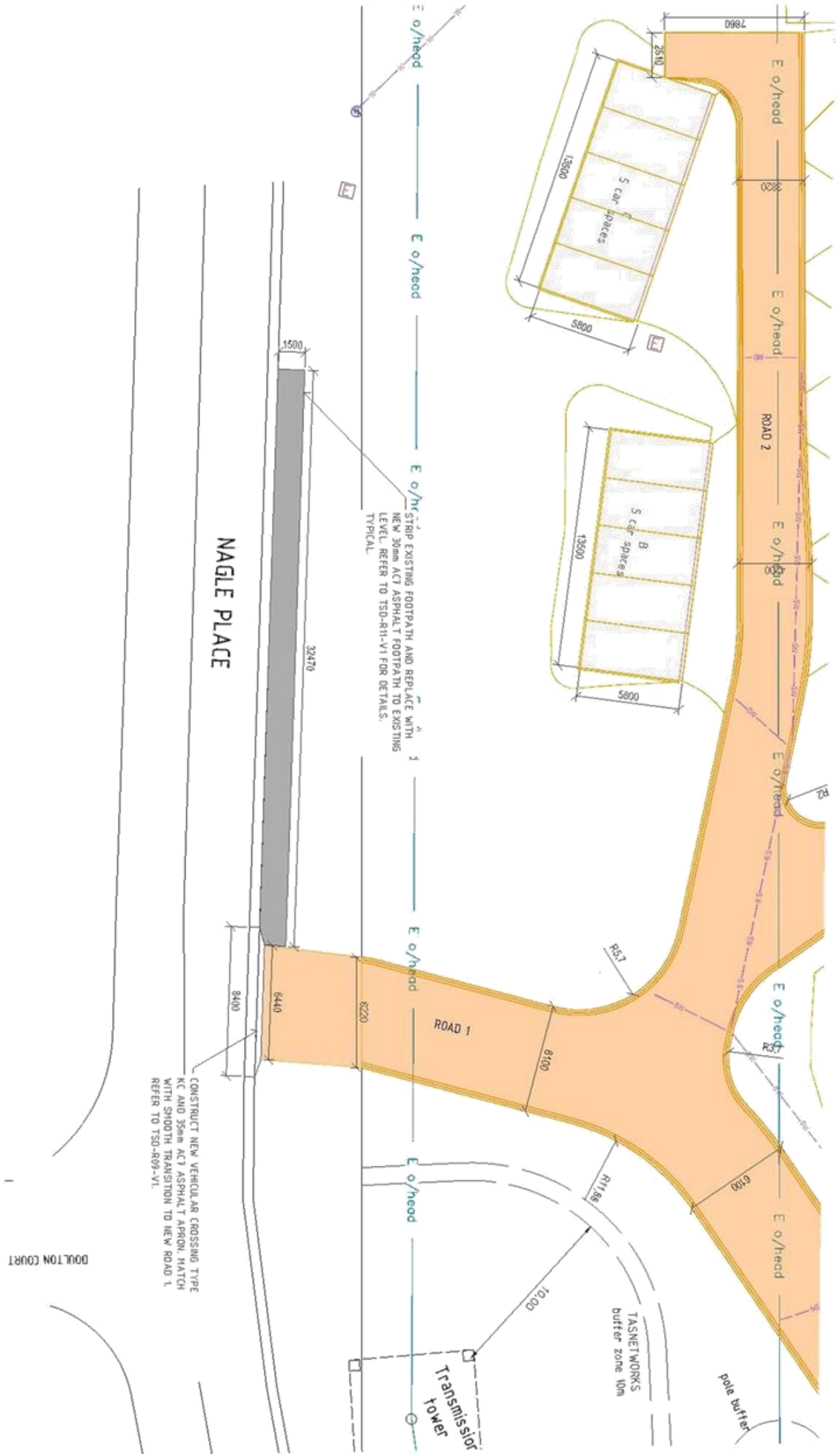
- NEW SERVICE LEGEND**
- NEW STORMWATER SERVICE
 - NEW GRAVITY SEWER
 - NEW WATER SUPPLY

- EXISTING SERVICES**
- STORMWATER DRAIN
 - WATER SUPPLY LINE
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LEON JENKINS MODERN ARCHITECTURE PRACTICE	
NAGLE PLACE, GLENORCHY - SUBDIVISION PLANNING	
DATE: 17/11/2020	DATE: 17/11/2020
PROJECT NO: PS-HBC-2018	PROJECT NO: PS-HBC-2018
CHECKED: MM	CHECKED: MM
DATE: 17/11/2020	DATE: 17/11/2020
PROJECT NO: PS-HBC-2018	PROJECT NO: PS-HBC-2018
C-103	C-103

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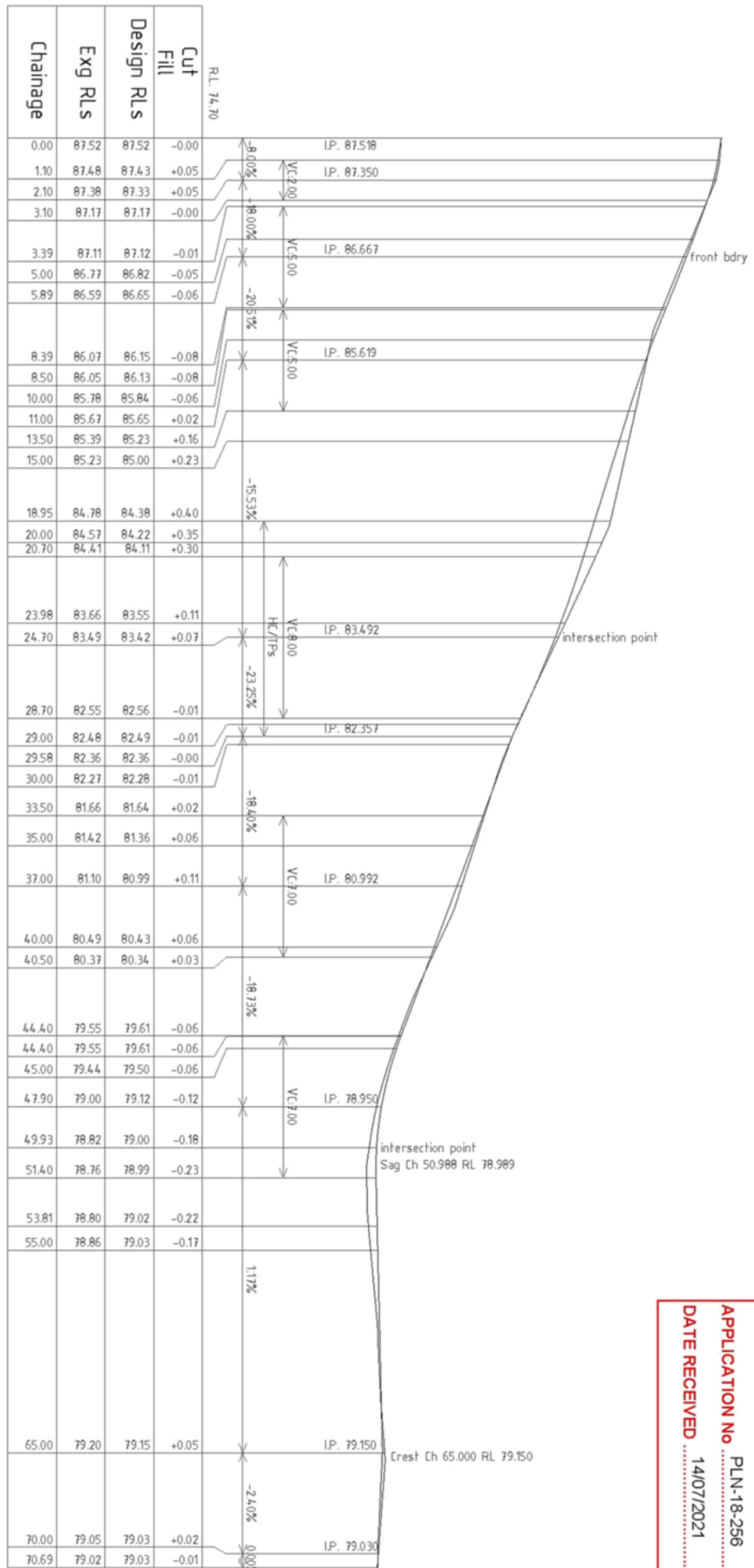
NAGLE PLACE, GLENORCHY
ROAD, FOOTPATH AND DRIVEWAYS
PLAN
PROJECT NO: FS-H90-2018
DATE: 17/11/2020
DRAWING NO: C-104
CHECKED: MM
REVISION:

- NEW SERVICE LEGEND**
- NEW STORMWATER SERVICE
 - NEW GRAVITY SEWER
 - NEW WATER SUPPLY

- EXISTING SERVICES**
- STORMWATER DRAIN
 - WATER SUPPLY LINE
 - TELSTRA/BNB CABLES
 - SEWERAGE DRAIN
 - GAS LINE
 - OVERHEAD ELECTRICAL CABLES

Document Set ID: 3002828
Version: 1 Version Date: 28/09/2021

LONG SECTION
Road R01 From 0.000 to 70.000
Horz Scale 200 Vert Scale 100
R01

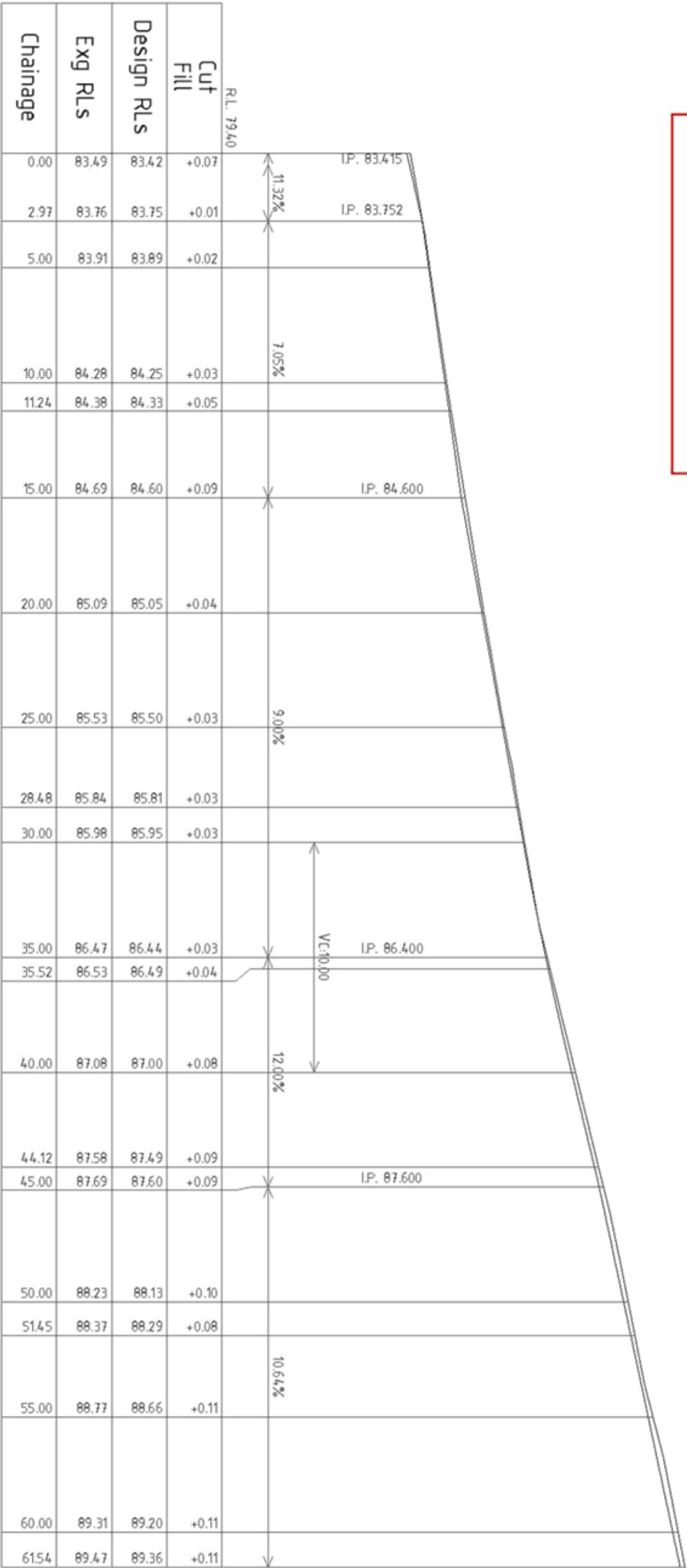


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		PLANNING		1:200		17/11/2020	
				PROJECT NO		C-200	
				PROJECT NO		FS-HO-2048	
				SCALE		DATE	
				1:200		17/11/2020	
				PROJECT NO		C-200	
				PROJECT NO		FS-HO-2048	
				SCALE		DATE	
				1:200		17/11/2020	
				PROJECT NO		C-200	
				PROJECT NO		FS-HO-2048	

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PROJECT
NAGLE PLACE, GLENORCHY -
SUBDIVISION PLANNING

DATE
NAGLE PLACE, GLENORCHY

TITLE
LONG SECTION ROAD 2

SCALE OF ALL
1:200
PROJECT NO
FS-HO-2018

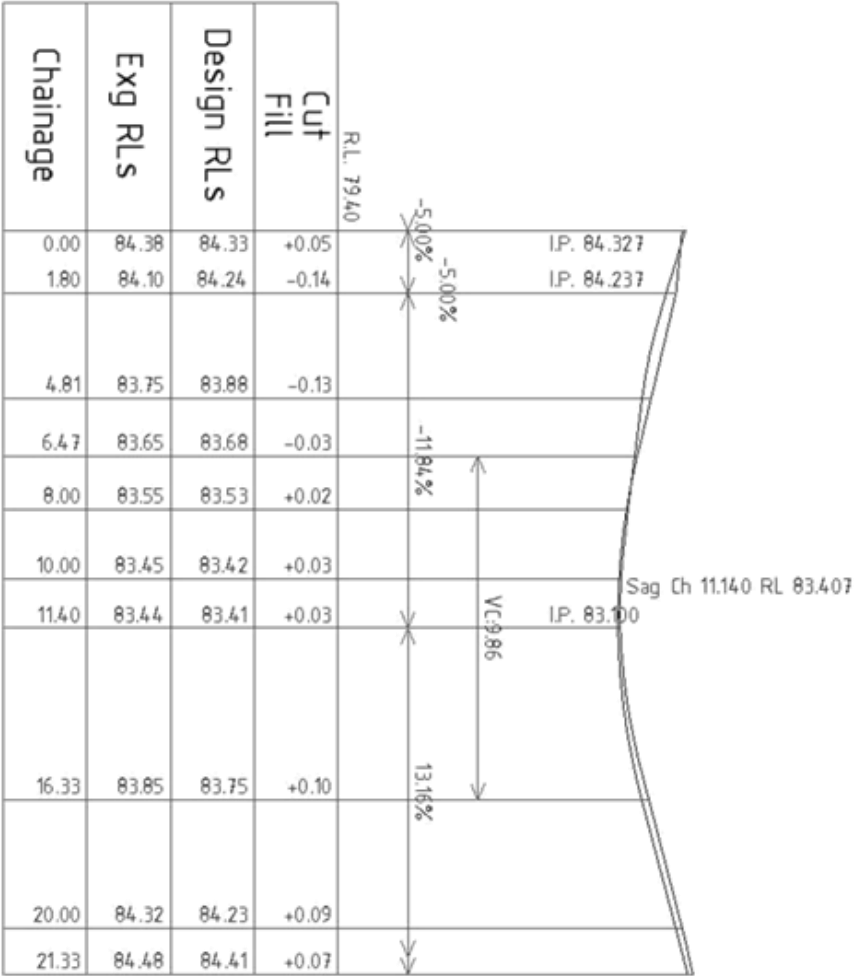
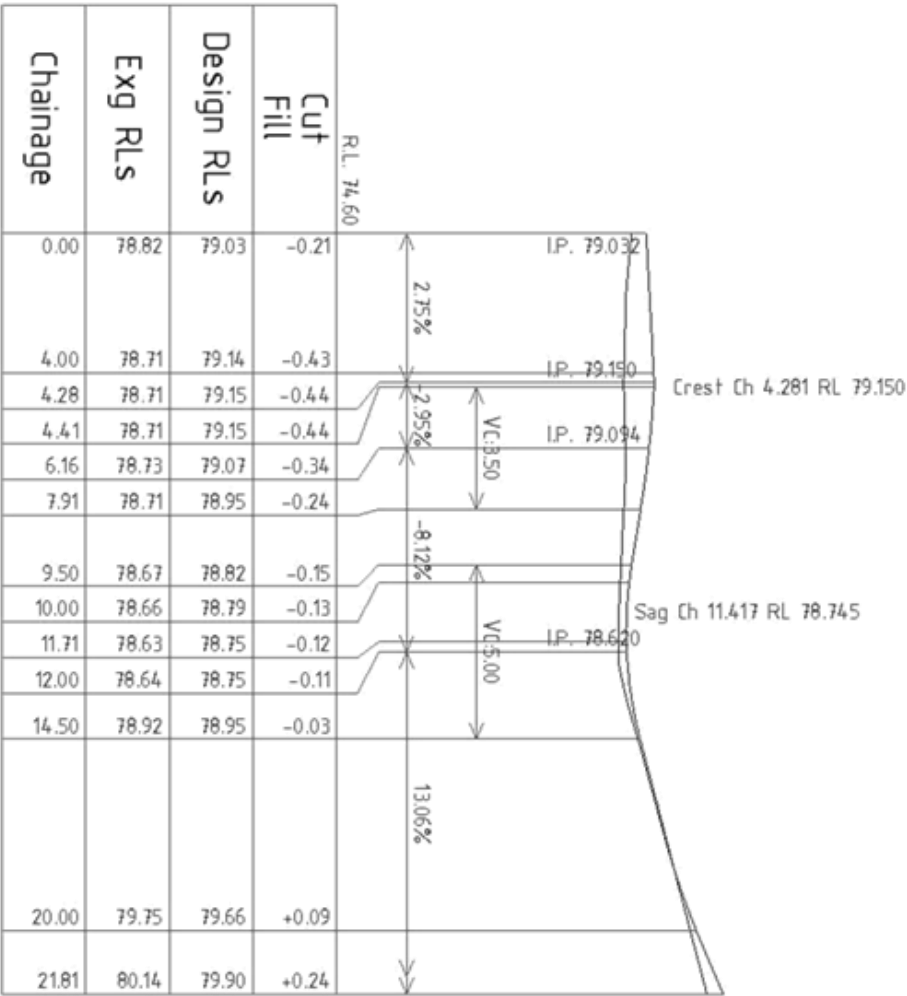
DATE
17/11/2020
DRAWING NO
C-201

DESIGNED
MM
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Document Set ID: 3002828
Version: 1 Version Date: 28/09/2021

Attachments - Glenorchy Planning Authority - 6 September 2021

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PLANNING SERVICES
APPLICATION No PLN-18-256
DATE RECEIVED 14/07/2021



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		fiussig		SCALE OF ALL PROJECT NO FS-HO-2018	
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				DATE C-202	
				REVISION -	

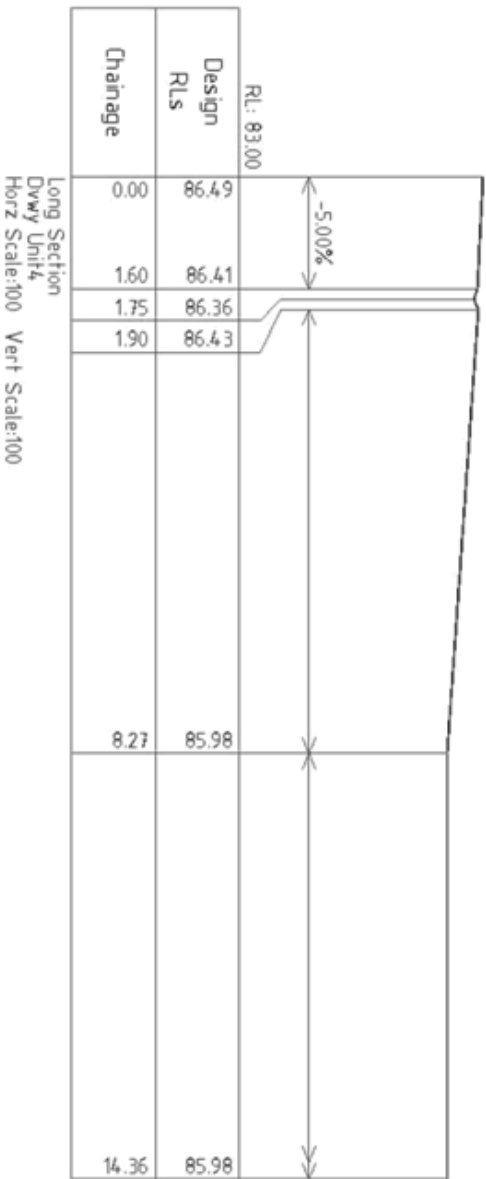
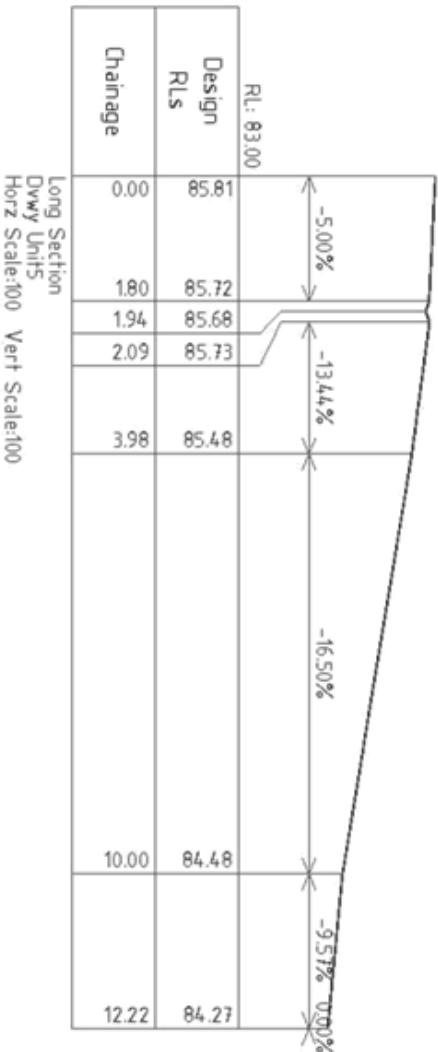
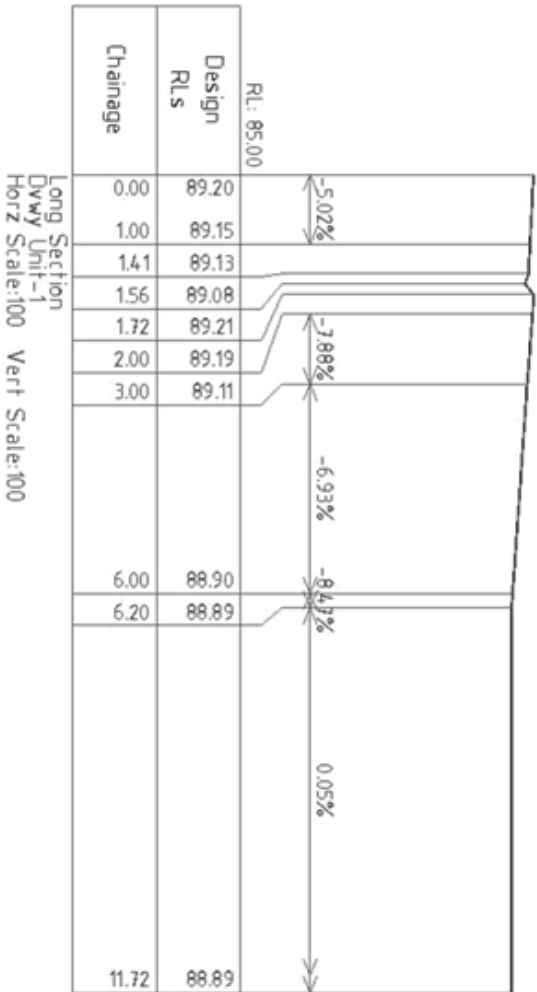
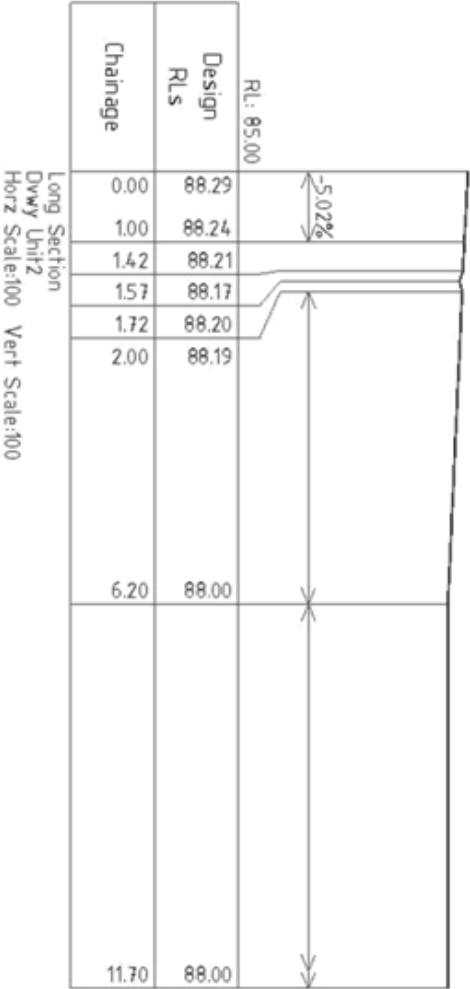
LONG SECTION
Road Rds From 0.000 to 17.867
Horz Scale 200 Vert Scale 100

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PLANNING SERVICES

APPLICATION No. PLN-18-256

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PROJECT
NAGLE PLACE, GLENORCHY -
SUBDIVISION PLANNING

SITE
NAGLE PLACE, GLENORCHY

SCALE
1:100

DATE
17/11/2020

DESIGNER
CH

CHECKED
MM

DATE
15/10/2018

PROJECT NO
C-204

Document Set ID: 3002828

Version: 1 Version Date: 28/07/2021

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PRACTICE

PROJECT

NAGLE PLACE, GLENORCHY -

SUBDIVISION PLANNING

SITE

NAGLE PLACE, GLENORCHY

TITLE

LONG SECTION

DRIVEWAY 6-9

SCALE OF A1

1:100

PROJECT NO

FS-HO-2048

DATE

17/11/2020

DESIGNER

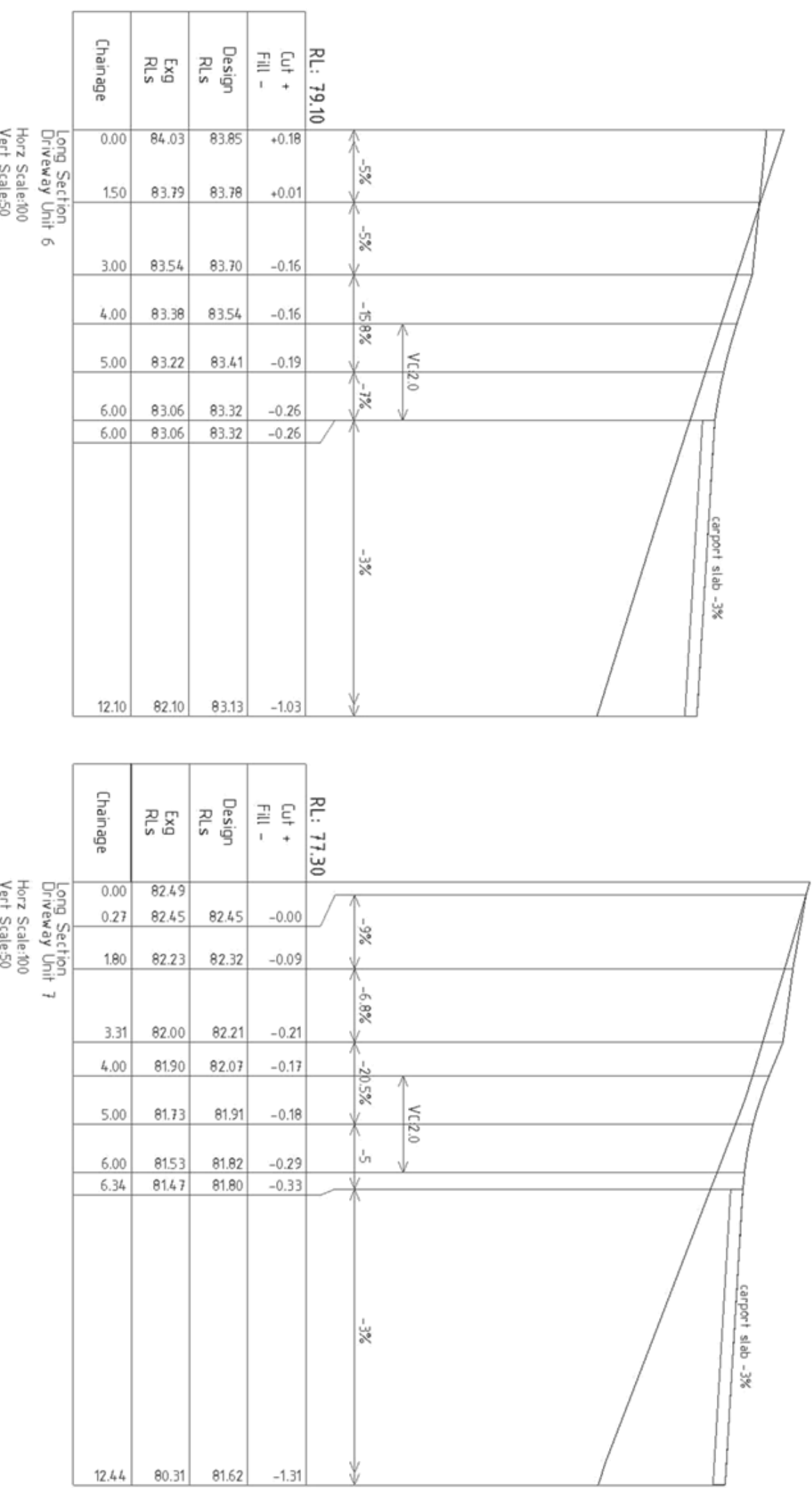
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SUBDIVISION PLANNING

SCALE

1:100

DATE

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PROJECT

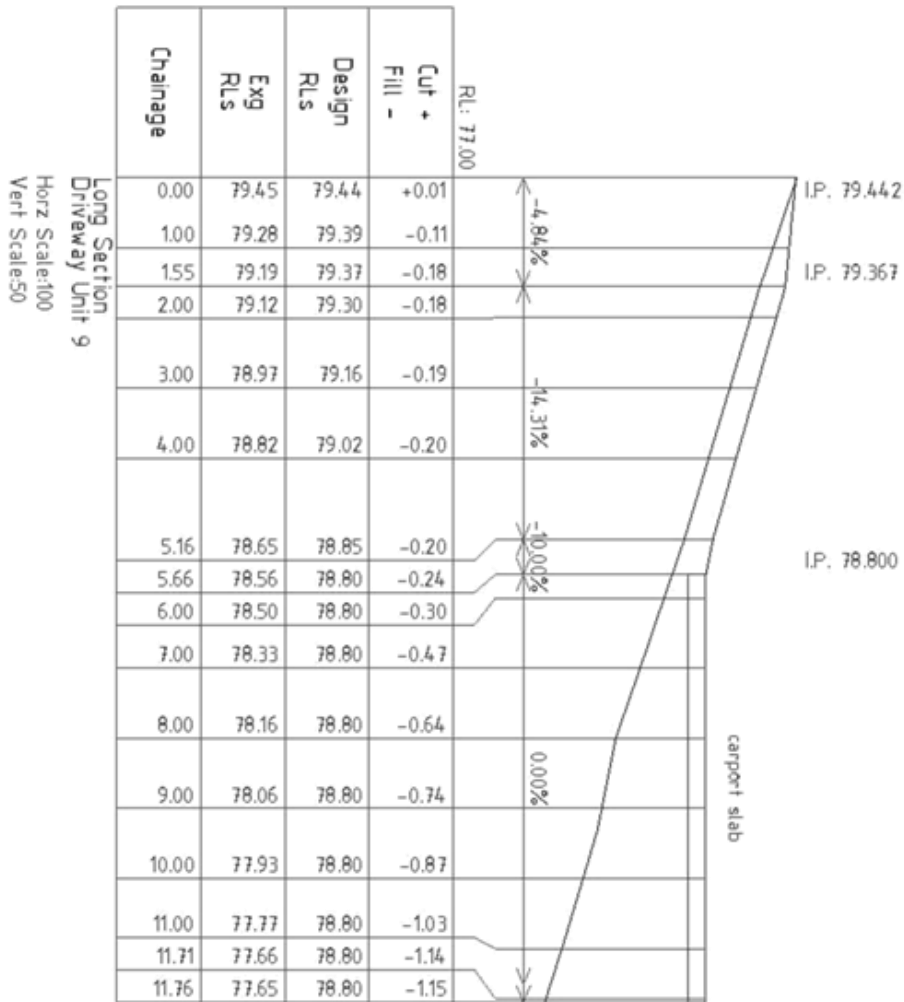
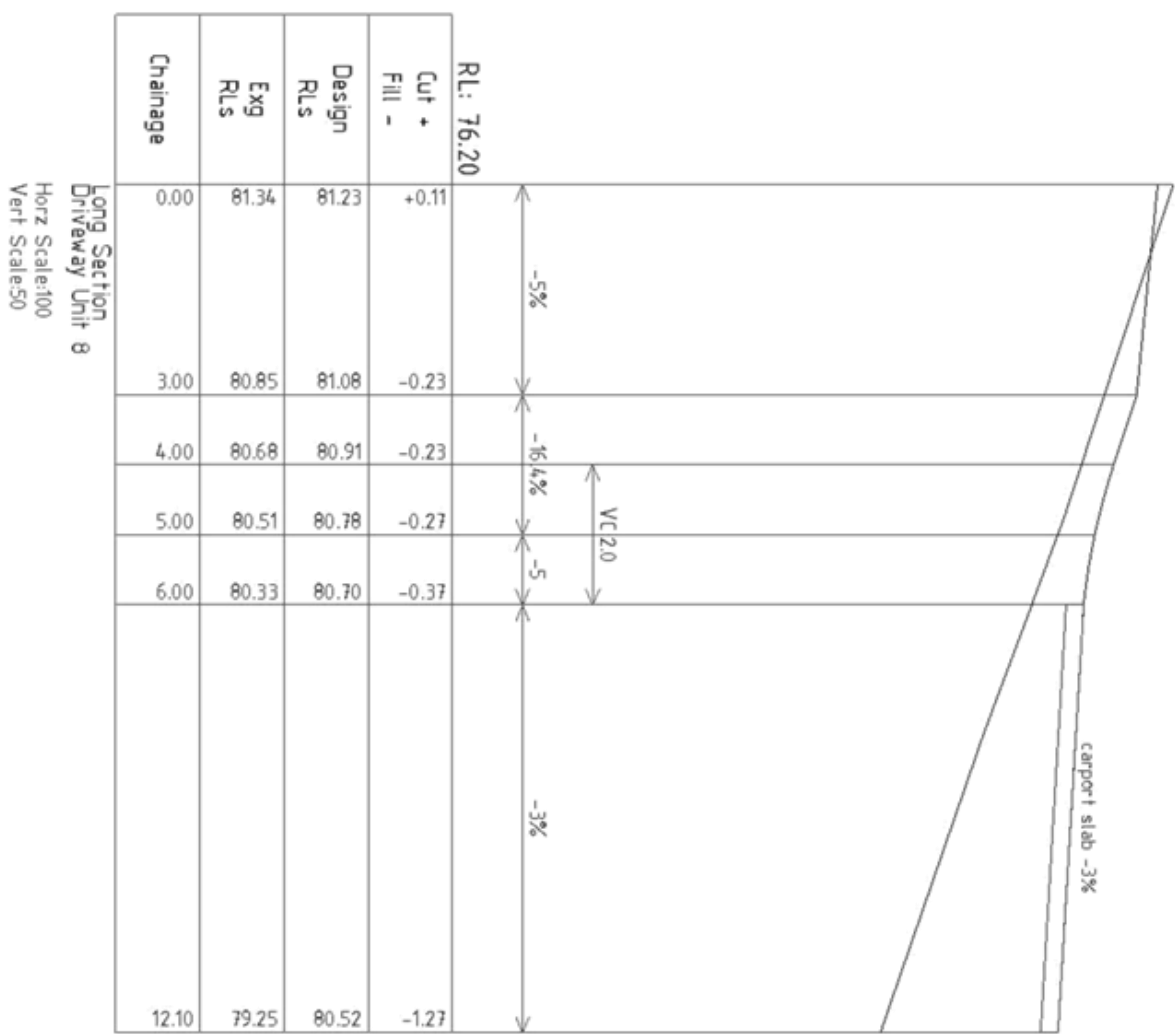
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DATE

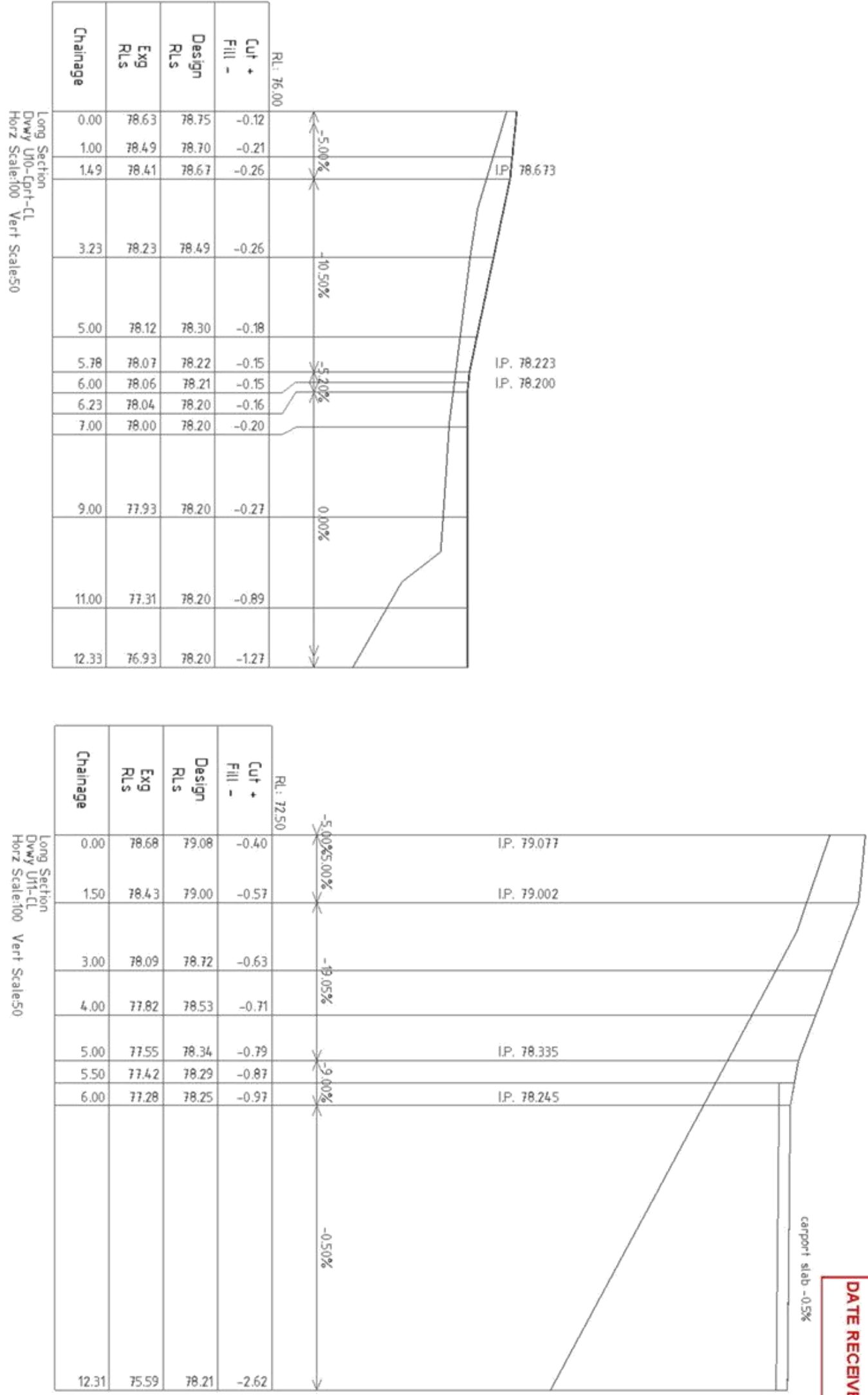
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APPLICATION No **PLN-18-256**
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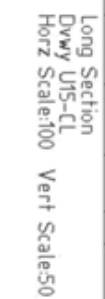
CLIENT
LEON JENKINS
MODERN ARCHITECTURE
PRACTICE

PROJECT
NAGLE PLACE, GLENORCHY -
SUBDIVISION PLANNING

SCALE
LONG SECTION
DRIVEWAYS

DATE: 21 JUL 2020
PROJECT NO: 1100
DRAWING NO: C-207

CHECKED: MM
REVISION: -



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PLANNING SERVICES
PLN-18-256
APPLICATION NO
14/07/2021
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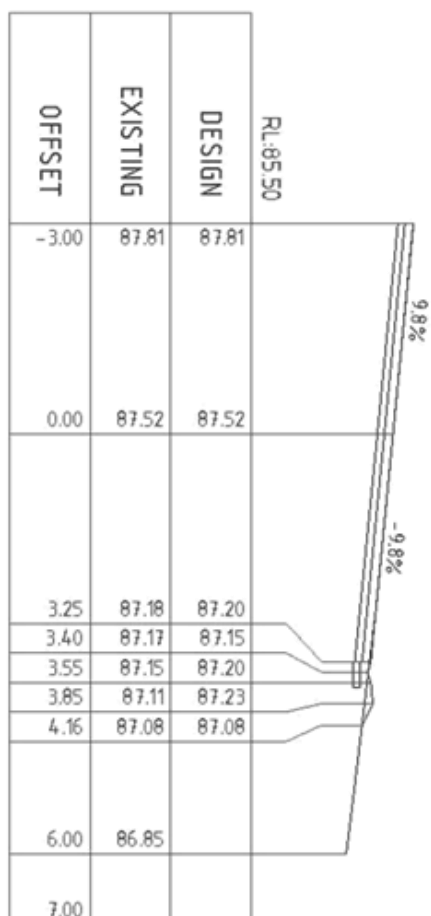
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APPLICATION No

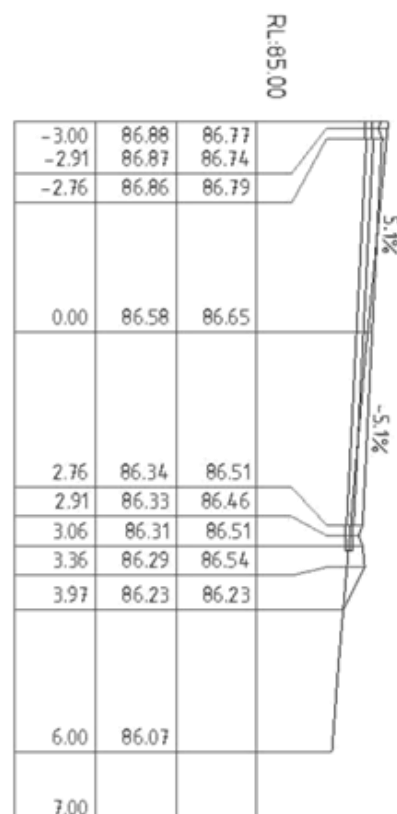
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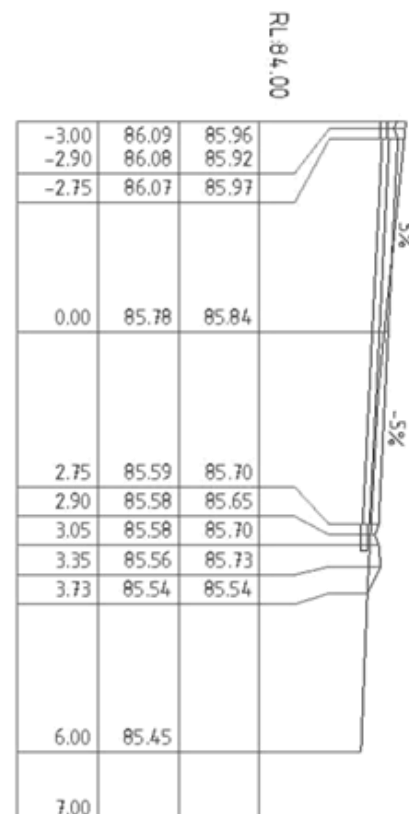
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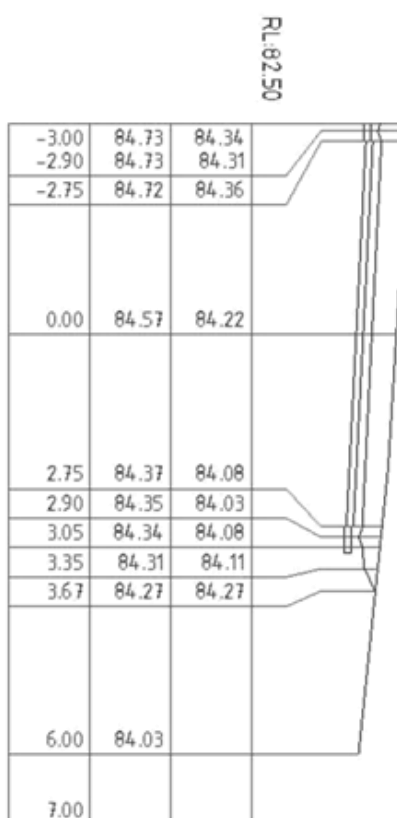
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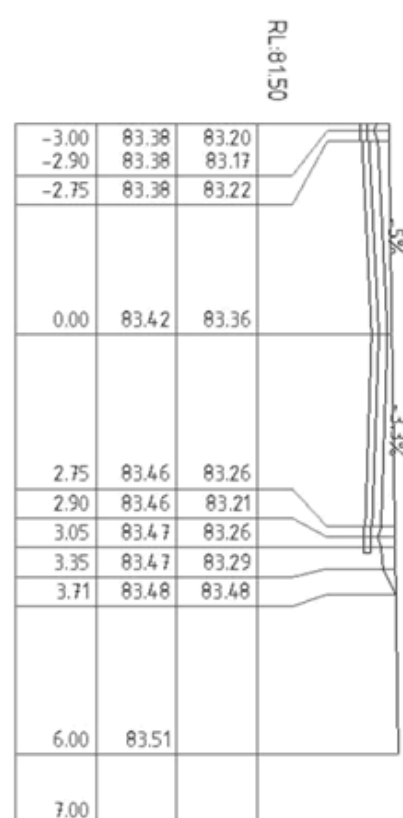
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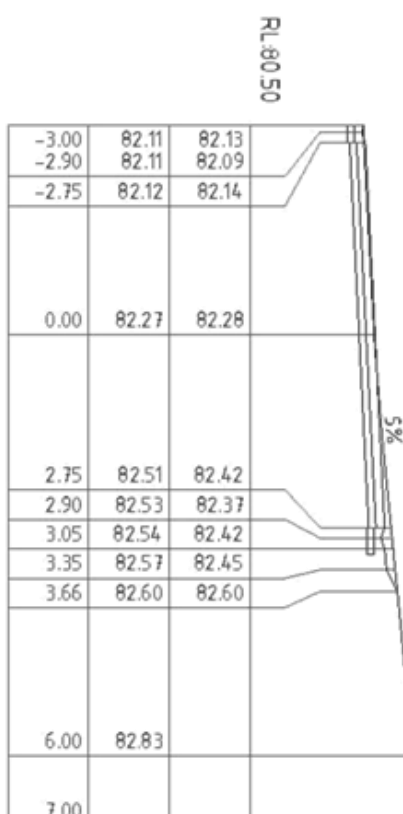
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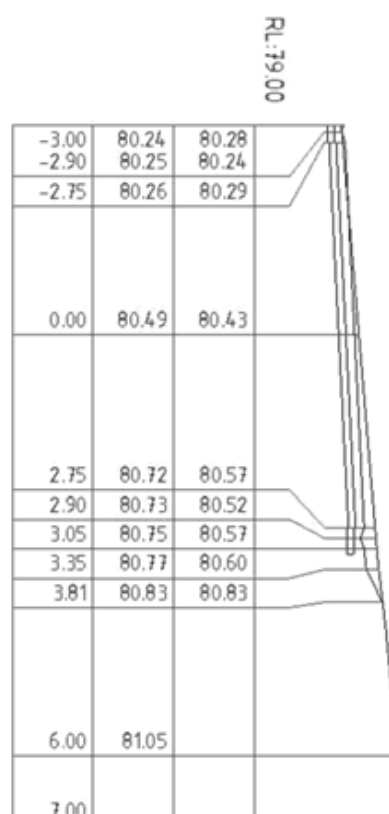
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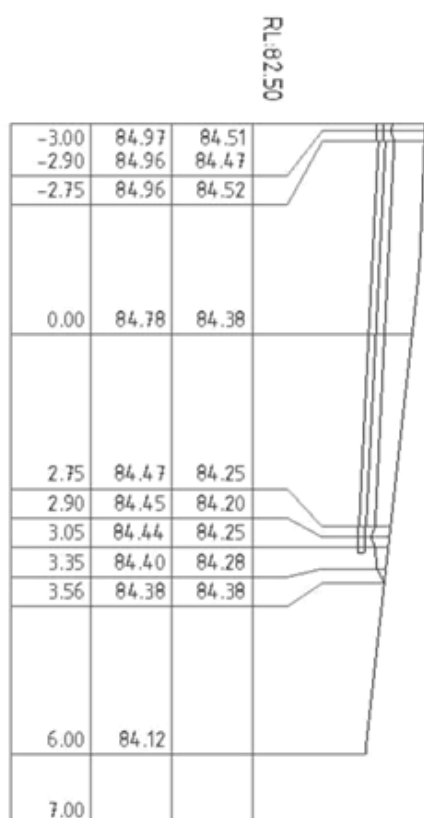
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CH: 40.00



CH: 18.95



CH: 29.58



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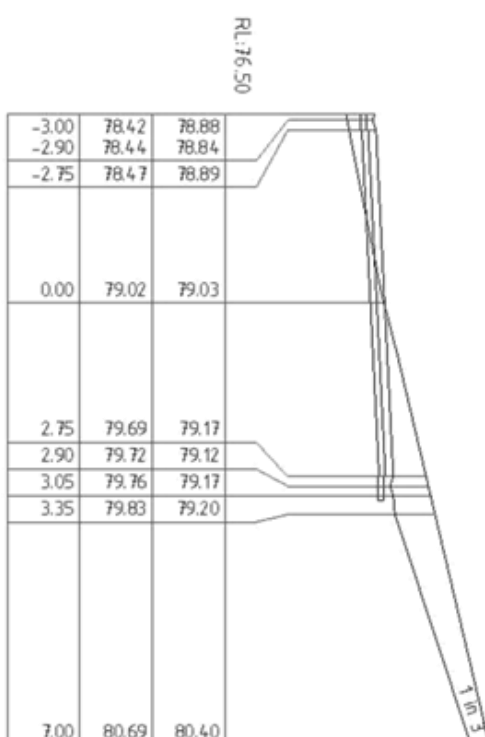
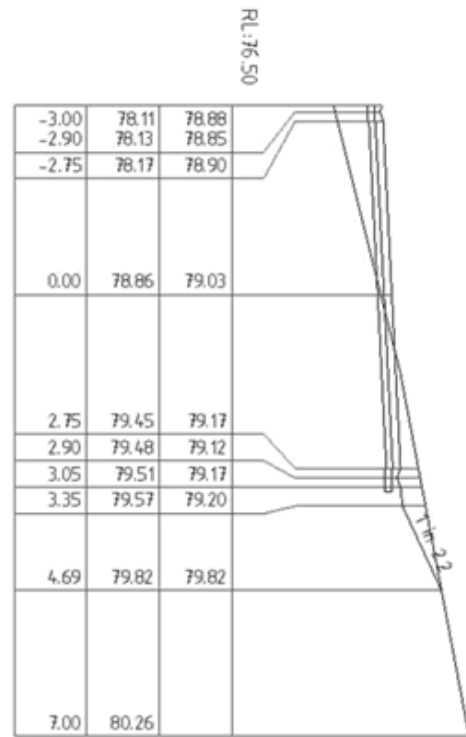
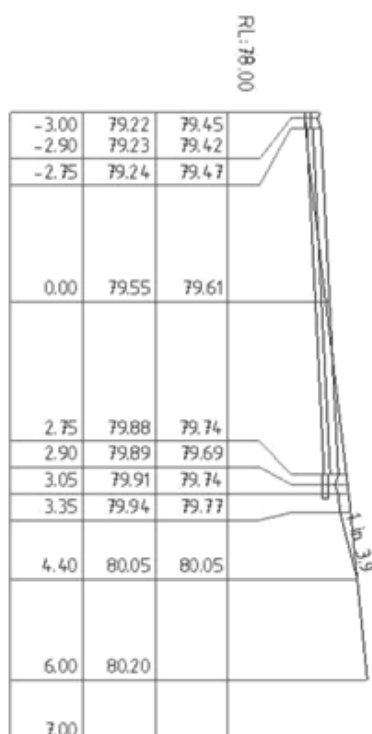
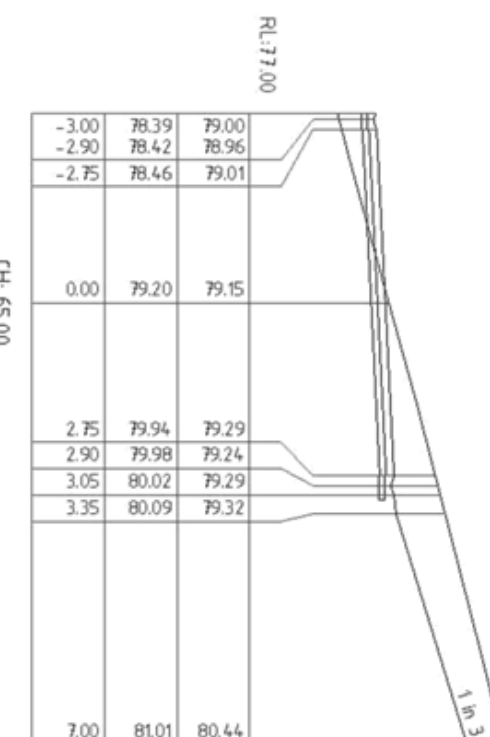
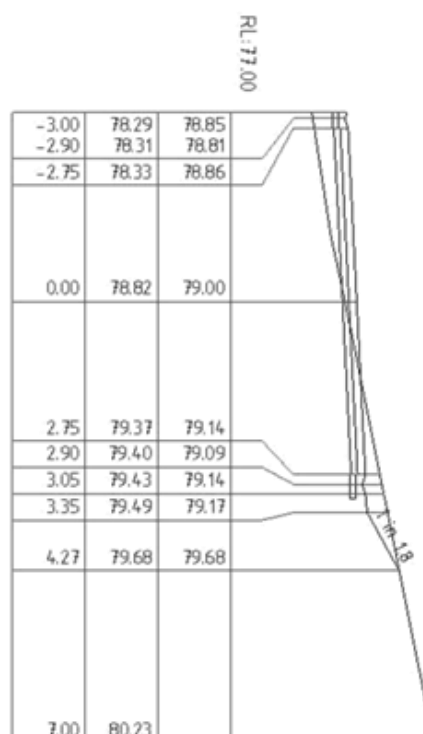
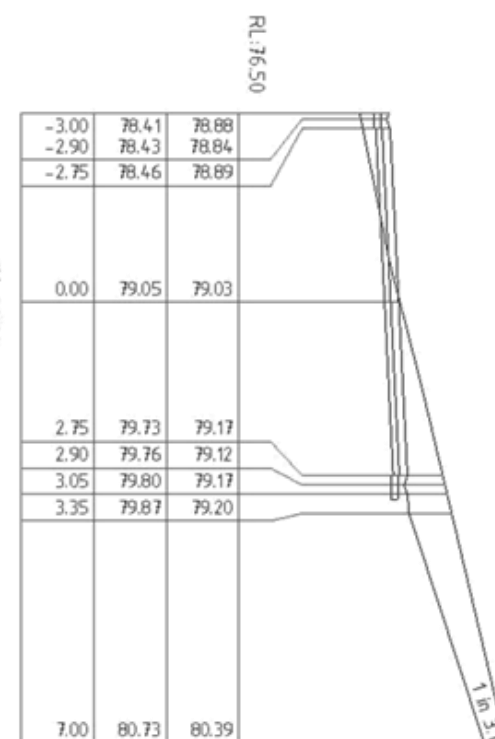
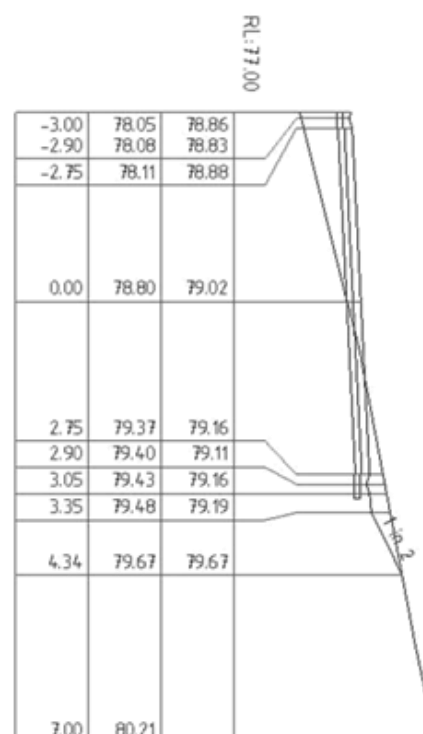
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PRACTICE

PROJECT
NAGLE PLACE, GLENORCHY -
SUBDIVISION PLANNING

DATE OF PL
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C-300

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 SUBDIVISION PLANNING

SCALE CROSS SECTIONS
ROAD 1
DATE 17/11/2020
DRAWING NO. C-301
PROJECT NO. FSH-HBO-2019
REVISION MM

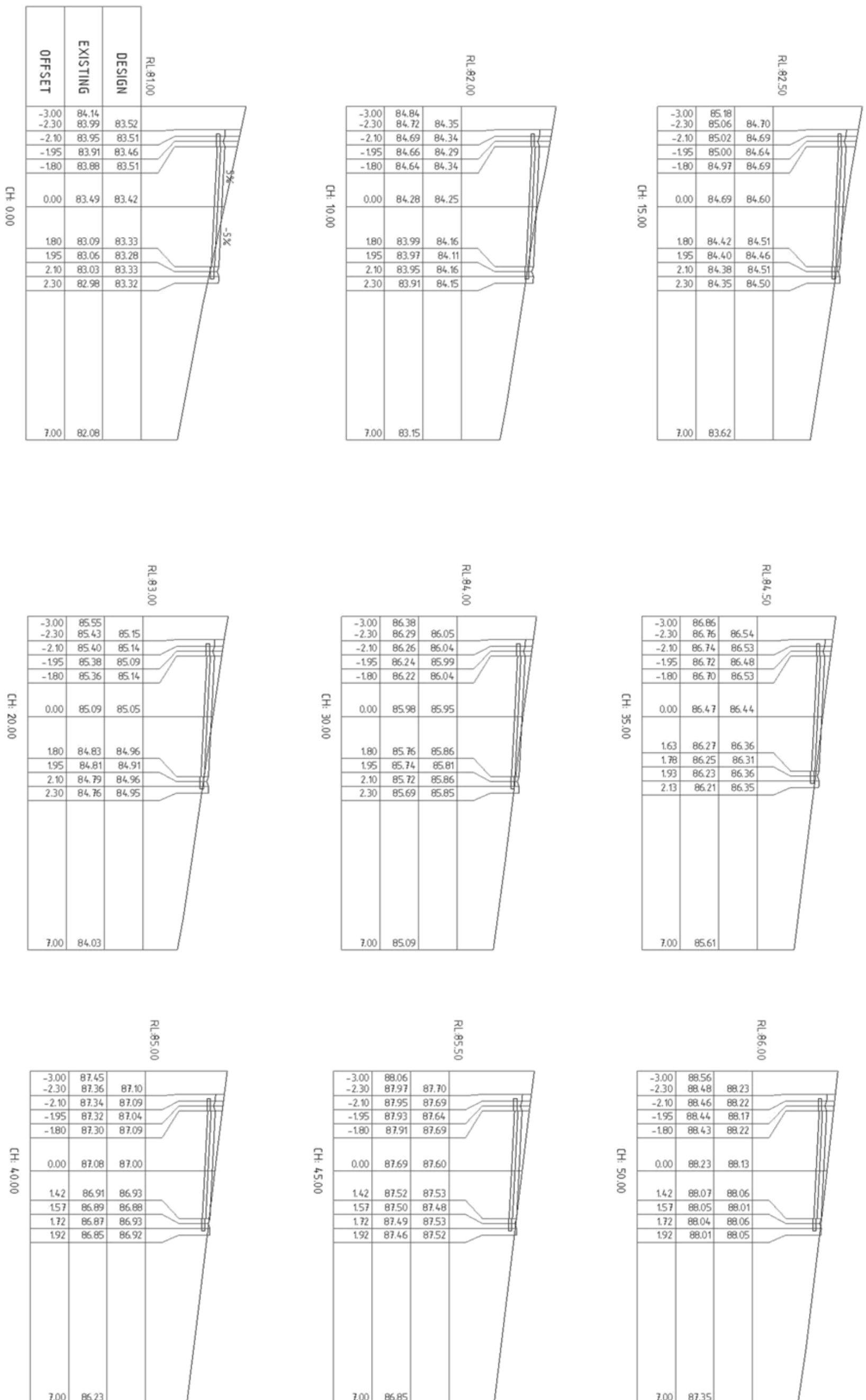
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NAGLE PLACE, GLENORCHY
ROAD 2
CROSS SECTIONS

SCALE
1:100
PROJECT NO.
FSH-00-2019

DATE
17/11/2020
DRAWING NO.
C-302

DESIGNED BY
MM
CHECKED BY
MM

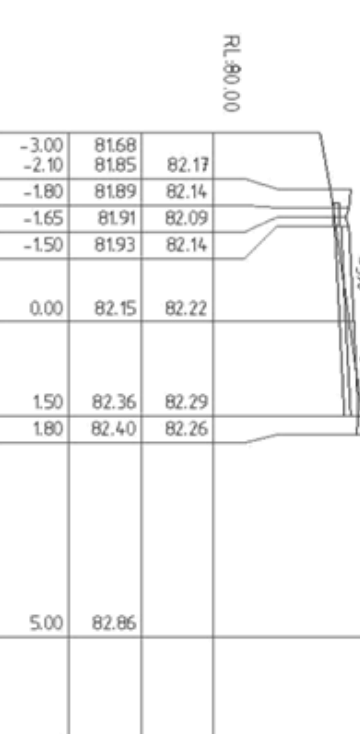
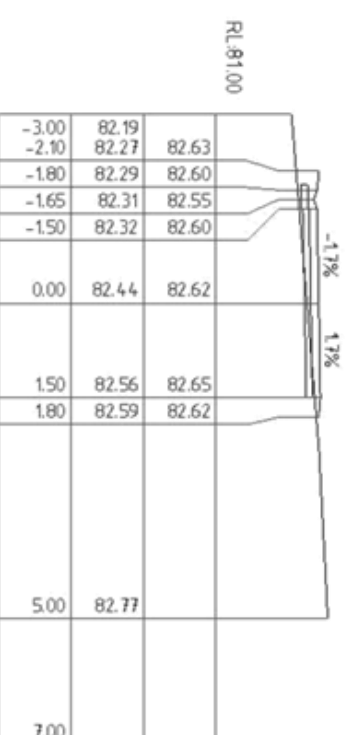
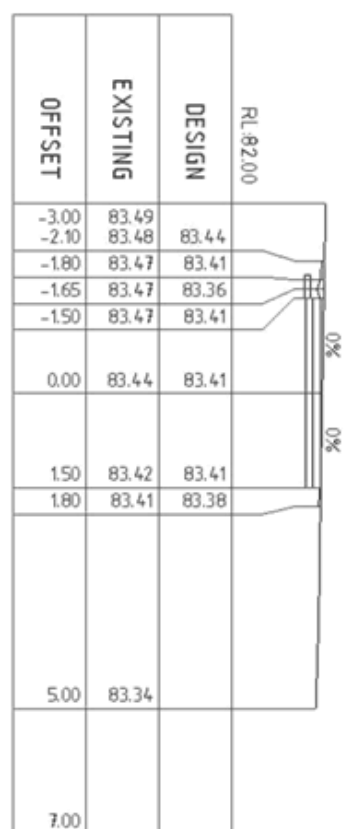
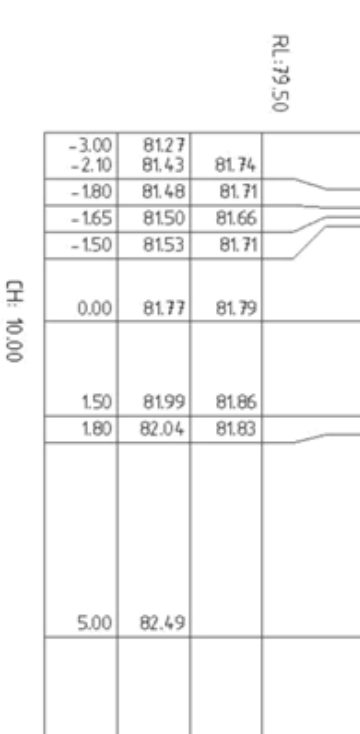
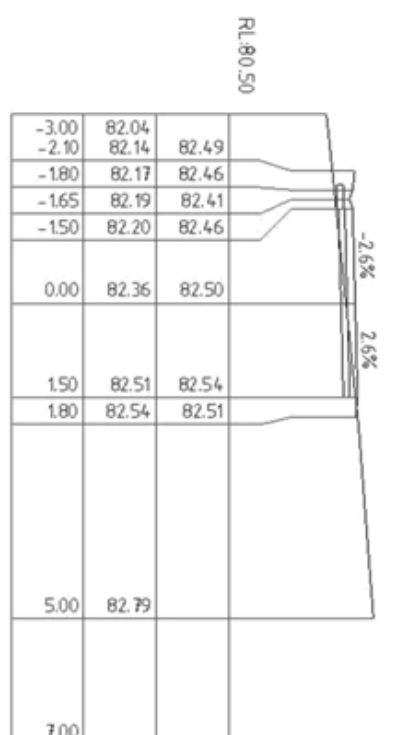
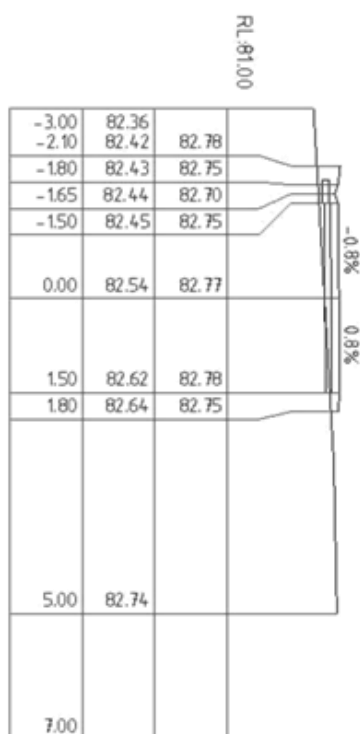
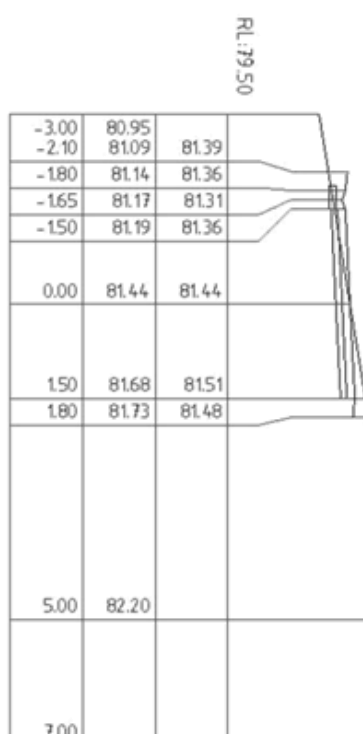
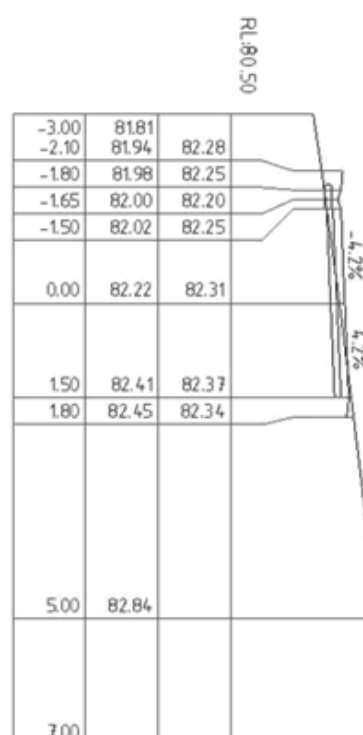
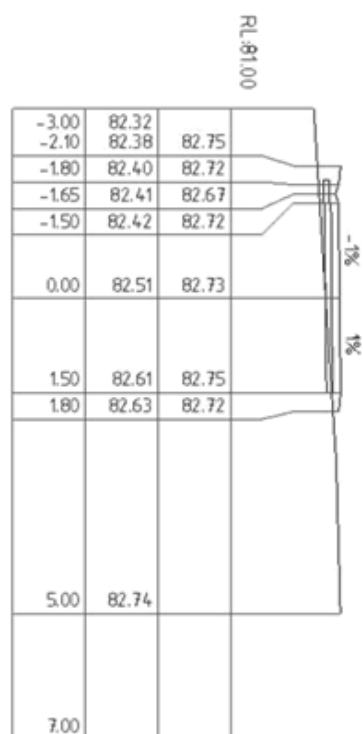




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PLANNING SERVICES**
APPLICATION NO PLN-18-256
DATE RECEIVED 14/07/2021



GLENORCHY CITY COUNCIL

PLANNING SERVICES

PLN-18-256

APPLICATION NO

14/07/2021

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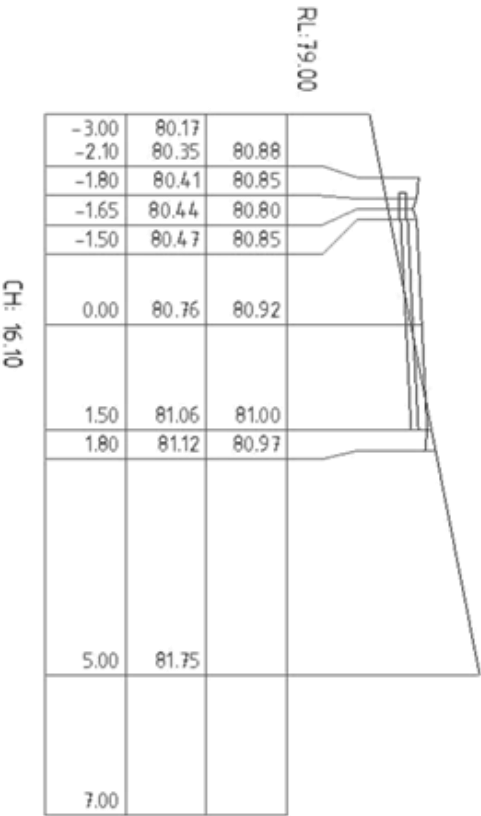
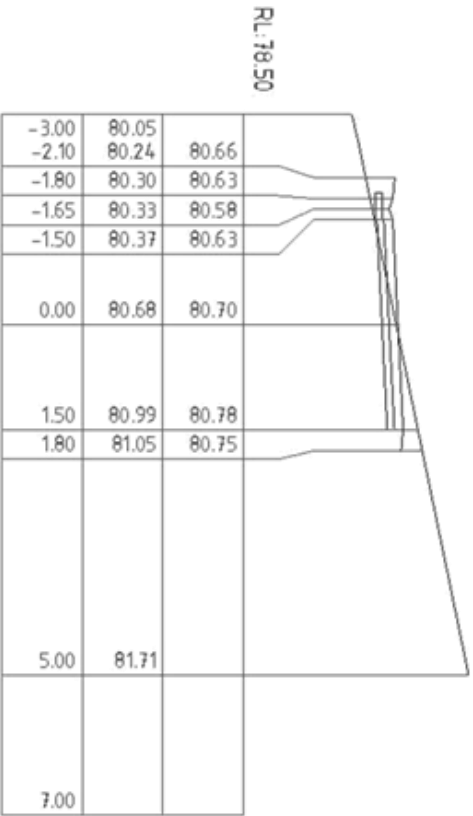
LEON JENKINS
MODERN ARCHITECTURE
PRACTICE

NAGLE PLACE, GLENORCHY
CROSS SECTIONS
ROAD 5

SCALE: 1:100
PROJECT NO: FSH-00-2018
DATE: 17/11/2020
DRAWING NO: C-305

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PLANNING SERVICES
APPLICATION No **PLN-18-256**
DATE RECEIVED **14/07/2021**



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PROJECT	
NAGLE PLACE, GLENORCHY - SUBDIVISION PLANNING	

TITLE	
NAGLE PLACE, GLENORCHY - CROSS SECTIONS ROAD 5	

SCALE	
1:100	

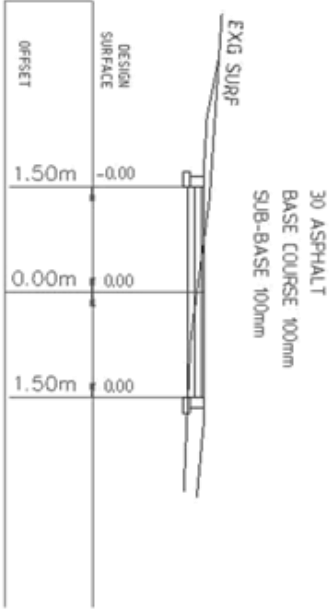
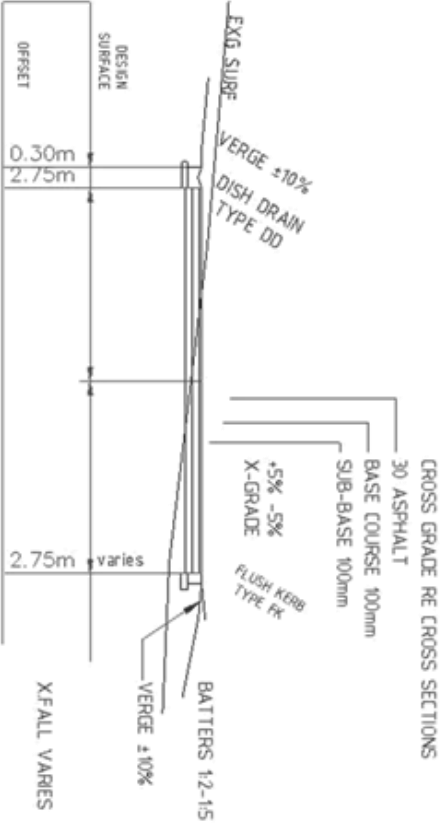
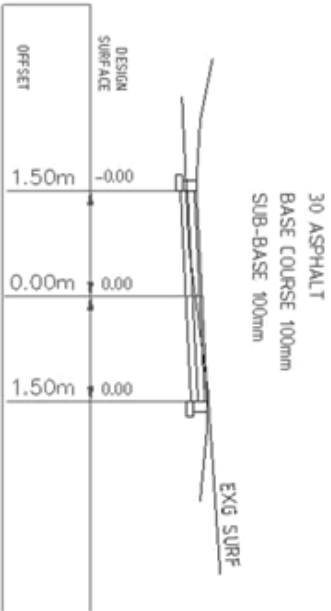
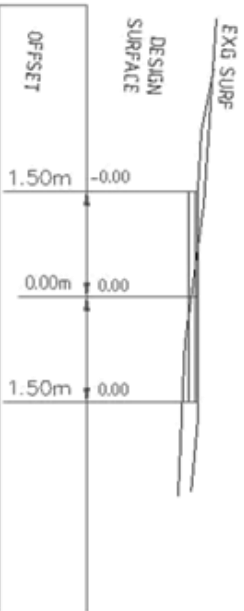
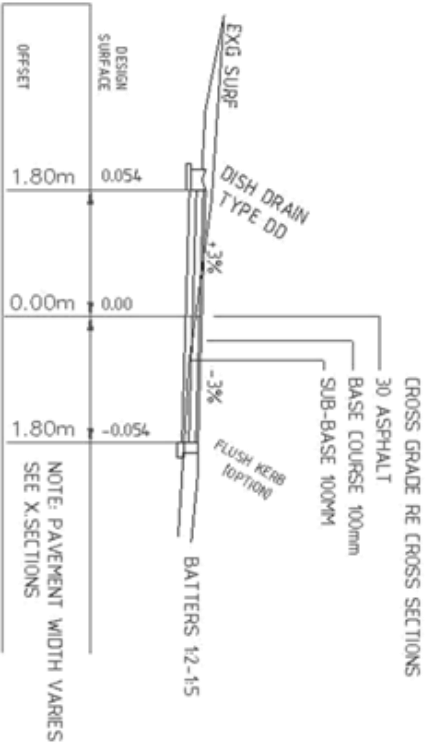
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DRAWING NO.	
C-306	

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APPLICATION No PLN-18-256
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CLIENT
LEON JENKINS
MODERN ARCHITECTURE
PRACTICE

PROJECT
NAGLE PLACE, GLENORCHY -
SUBDIVISION PLANNING

TITLE			
NAGLE PLACE, GLENORCHY			
SCALE			
TYPICAL ROAD DETAILS			
SCALE AT A3	DATE	DESIGNED	CHECKED
1:100	04/11/2020	DM	MM
FSH-HB0-2019	C-400		

GLENORCHY CITY COUNCIL

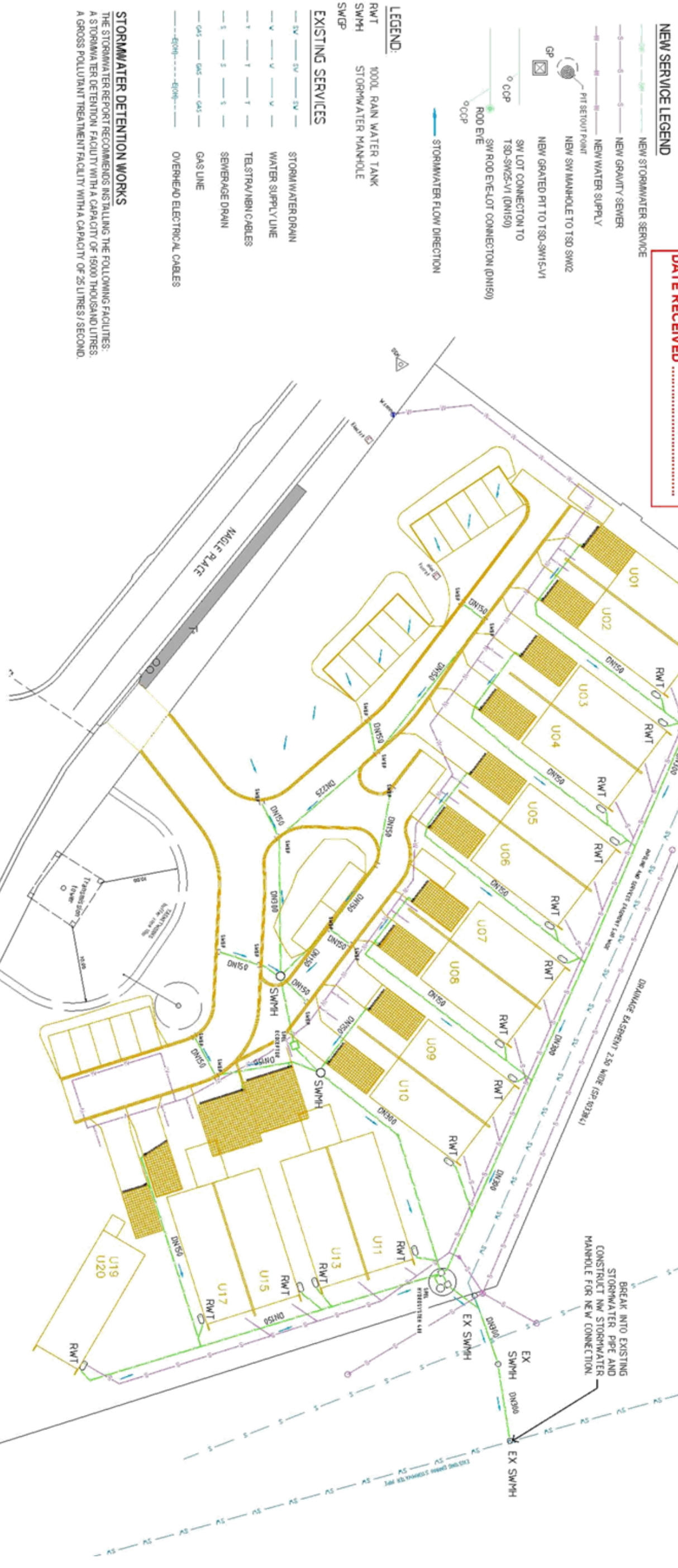
PLANNING SERVICES

APPLICATION NO

PLN-18-256

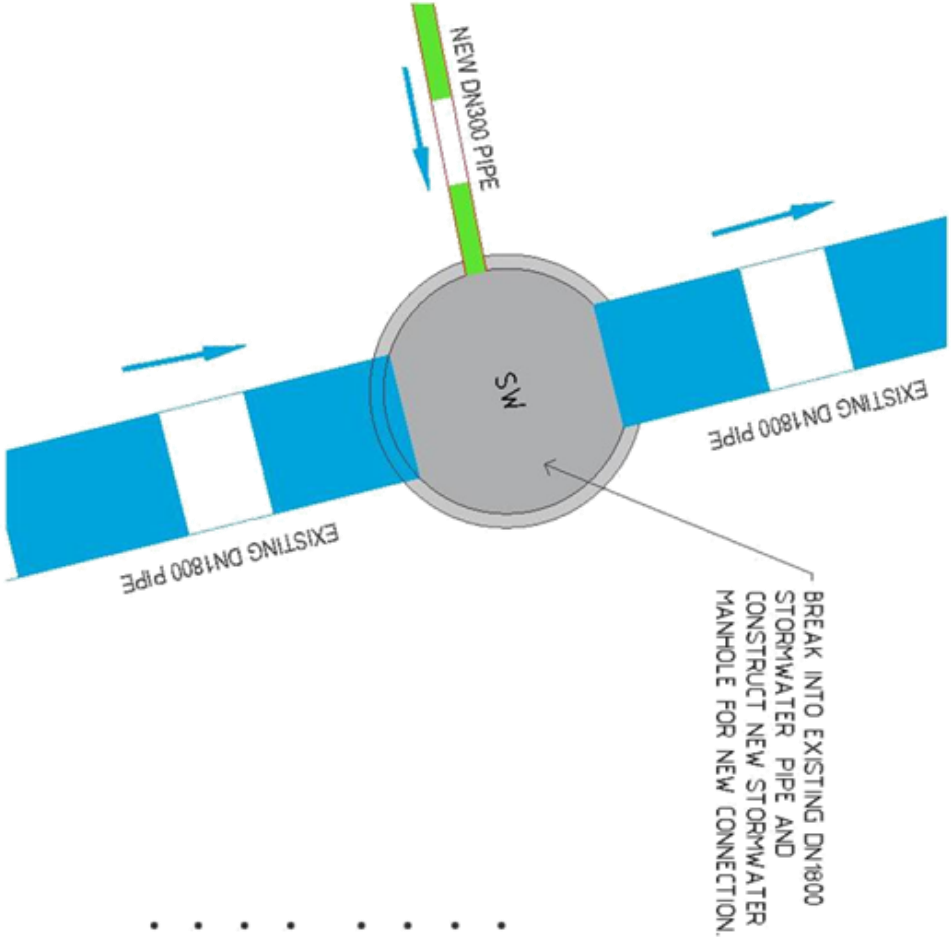
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14/07/2021





TYPICAL DETAIL OVERLAND FLOW PATH
SWALE DRAIN
SCALE 1:20



NEW STORMWATER MANHOLE CONNECTION
TO EXISTING DN1800 PIPE DETAILS
SCALE 1:10

BREAK INTO EXISTING DN1800
STORMWATER PIPE AND
CONSTRUCT NEW STORMWATER
MANHOLE FOR NEW CONNECTION.

NOTES:

- EXISTING STORMWATER DN1800 PIPE TO BE LOCATED.
- DRAINAGE STRUCTURE MANHOLE SHALL BE CONSTRUCTED ON EXISTING DRAINAGE LINES WHERE SHOWN ON THE DRAWINGS.
- CONSTRUCT NEW DN300 STORMWATER MANHOLE IN ACCORDANCE WITH TSD-SW02-V3.
- THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF SPECIFICATION 203 OCCUPATIONAL SAFETY AND HEALTH RELATING TO ASBESTOS CONTAINING MATERIAL FOR ALL BREAKING INTO EXISTING DRAINAGE LINES.
- WHEN BREAKING INTO EXISTING DRAINAGE LINES, CUTTING OF THE EXISTING PIPES SHALL BE MADE SQUARE TO THE PIPE.
- THE REINFORCEMENT EXPOSED AT THE ENDS OF THE CUT PIPES SHALL BE TREATED WITH AN APPROVED EPOXY MORTAR.
- CONNECT NEW DN300 PIPE FROM NEW DEVELOPMENT.
- ALL LEVELS AND DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

NOTES :

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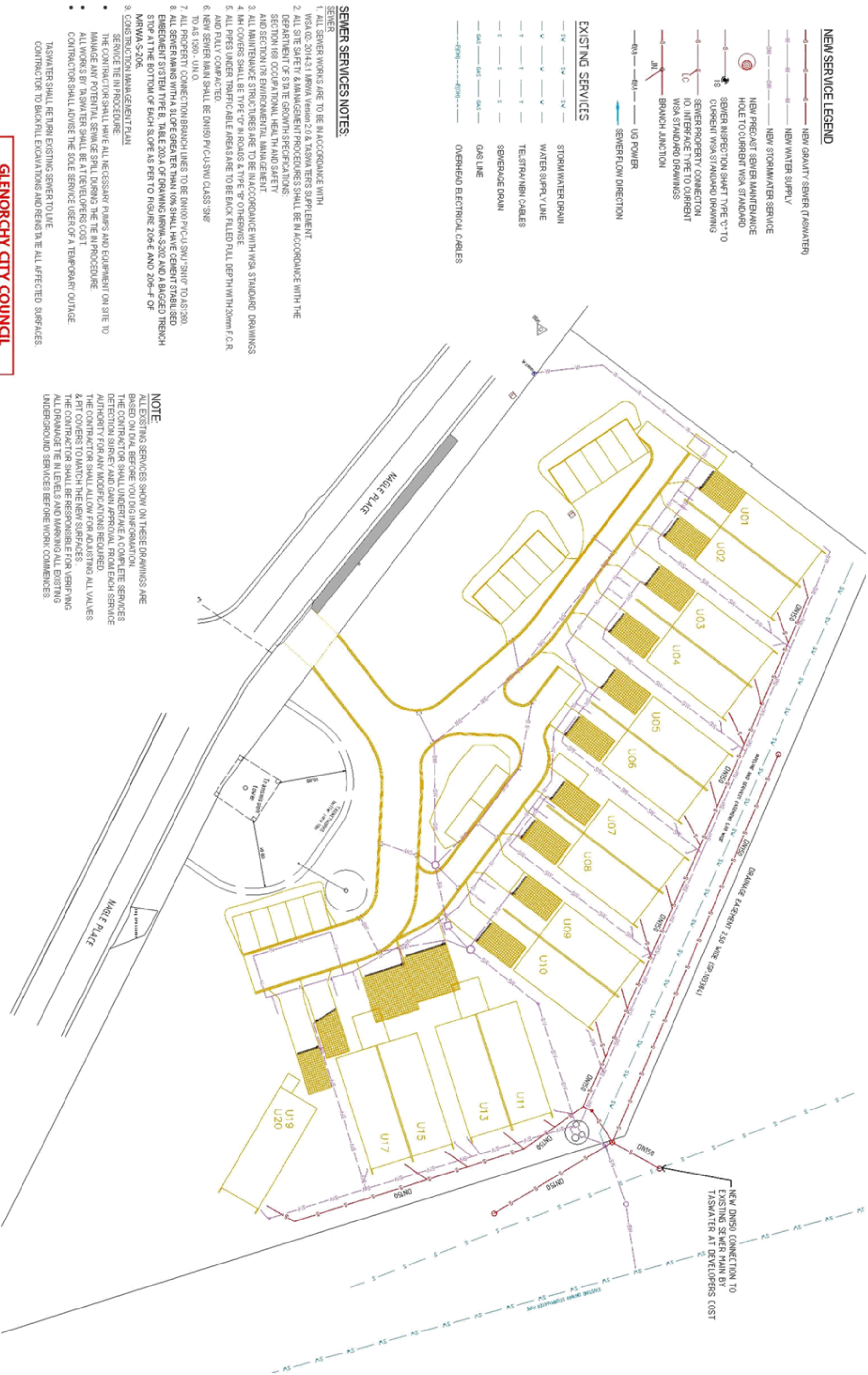
NAGLE PLACE, GLENORCHY -
SUBDIVISION PLANNING

NAGLE PLACE, GLENORCHY

STORMWATER DETAILS

SCALE 1:10
AS SHOWN
PROJECT NO. FS-H80-2049
DATE: 02/02/2021
DRAWN BY: DH
CHECKED BY: MM
REVISION: -

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-18-256
DATE RECEIVED 14/07/2021



SEWER SERVICES NOTES:

SEWER

1. ALL SEWER WORKS ARE TO BE IN ACCORDANCE WITH WSA 02: 2014/3.1 MRWA Version 2.0 & TASWATER'S SUPPLEMENT
2. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS.
3. SECTION 168 OCCUPATIONAL HEALTH AND SAFETY AND SECTION 176 ENVIRONMENTAL MANAGEMENT.
4. ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH WSA STANDARD DRAWINGS.
5. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20mm F.C.R. AND FULLY COMPACTED.
6. NEW SEWER MAIN SHALL BE DN150 PVC-U-SWU CLASS SN8 TO AS 1280 - UN O
7. ALL PROPERTY CONNECTION BRANCH LINES TO BE DN100 PVC-U-SWU SH107 TO AS 1280.
8. ALL SEWER MAINS WITH A SLOPE GREATER THAN 10% SHALL HAVE CEMENT STABILISED EMBEDED SYSTEM TYPE B, TABLE 200.4 OF DRAWING MRWA-S-202 AND A BAGGED TRENCH STOP AT THE BOTTOM OF EACH SLOPE AS PER TO FIGURE 206-E AND 206-F OF MRWA-S-206.
9. CONSTRUCTION MANAGEMENT PLAN

SERVICE TIE IN PROCEDURE:

- THE CONTRACTOR SHALL HAVE ALL NECESSARY PUMPS AND EQUIPMENT ON SITE TO MANAGE ANY POTENTIAL SEWAGE SPILL DURING THE TIE IN PROCEDURE.
- ALL WORKS BY TASWATER SHALL BE AT DEVELOPERS COST.
- CONTRACTOR SHALL ADVISE THE SOLE SERVICE USER OF A TEMPORARY OUTAGE.

TASWATER SHALL RE-TURN EXISTING SEWER TO LIVE CONTRACTOR TO BACKFILL EXCAVATIONS AND REINSTATE ALL AFFECTED SURFACES.

NEW SERVICE LEGEND

- NEW GRAVITY SEWER (TASWATER)
- NEW WATER SUPPLY
- NEW STORMWATER SERVICE
- NEW PRECAST SEWER MAINTENANCE HOLE TO CURRENT WSA STANDARD
- SEWER INSPECTION SHAFT TYPE 'C' TO CURRENT WSA STANDARD DRAWING
- SEWER PROPERTY CONNECTION
- IO, INTERFACE TYPE TO CURRENT WSA STANDARD DRAWINGS
- BRANCH JUNCTION
- UG POWER
- SEWER FLOW DIRECTION

EXISTING SERVICES

- STORMWATER DRAIN
- WATER SUPPLY LINE
- TELSTRA/BNB CABLES
- SEWERAGE DRAIN
- GAS LINE
- OVERHEAD ELECTRICAL CABLES

SEWER SERVICES NOTES:

SEWER

1. ALL SEWER WORKS ARE TO BE IN ACCORDANCE WITH WSA 02: 2014/3.1 MRWA Version 2.0 & TASWATER'S SUPPLEMENT
2. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS.
3. SECTION 168 OCCUPATIONAL HEALTH AND SAFETY AND SECTION 176 ENVIRONMENTAL MANAGEMENT.
4. ALL MAINTENANCE STRUCTURES ARE TO BE IN ACCORDANCE WITH WSA STANDARD DRAWINGS.
5. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20mm F.C.R. AND FULLY COMPACTED.
6. NEW SEWER MAIN SHALL BE DN150 PVC-U-SWU CLASS SN8 TO AS 1280 - UN O
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8. ALL SEWER MAINS WITH A SLOPE GREATER THAN 10% SHALL HAVE CEMENT STABILISED EMBEDED SYSTEM TYPE B, TABLE 200.4 OF DRAWING MRWA-S-202 AND A BAGGED TRENCH STOP AT THE BOTTOM OF EACH SLOPE AS PER TO FIGURE 206-E AND 206-F OF MRWA-S-206.
9. CONSTRUCTION MANAGEMENT PLAN

SERVICE TIE IN PROCEDURE:

- THE CONTRACTOR SHALL HAVE ALL NECESSARY PUMPS AND EQUIPMENT ON SITE TO MANAGE ANY POTENTIAL SEWAGE SPILL DURING THE TIE IN PROCEDURE.
- ALL WORKS BY TASWATER SHALL BE AT DEVELOPERS COST.
- CONTRACTOR SHALL ADVISE THE SOLE SERVICE USER OF A TEMPORARY OUTAGE.

TASWATER SHALL RE-TURN EXISTING SEWER TO LIVE CONTRACTOR TO BACKFILL EXCAVATIONS AND REINSTATE ALL AFFECTED SURFACES.

NOTE:

ALL EXISTING SERVICES SHOW ON THESE DRAWINGS ARE BASED ON DIAL BEFORE YOU DIG INFORMATION. THE CONTRACTOR SHALL UNDERTAKE A COMPLETE SERVICES DETECTION SURVEY AND GAIN APPROVAL FROM EACH SERVICE AUTHORITY FOR ANY MODIFICATIONS REQUIRED. THE CONTRACTOR SHALL ALLOW FOR ADJUSTING ALL VALVES & FIT COVERS TO MATCH THE NEW SURFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DRAINAGE TIE IN LEVELS AND MARKING ALL EXISTING UNDERGROUND SERVICES BEFORE WORK COMMENCES.

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CLIENT:
LEON JENKINS
MODERN ARCHITECTURE
PRACTICE

PROJECT:
NAGLE PLACE, GLENORCHY -
SUBDIVISION PLANNING

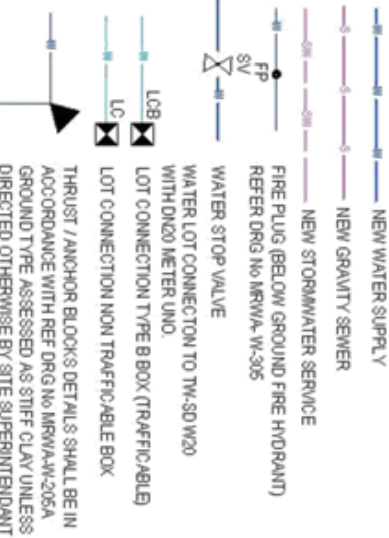
SCALE:
SEWER PLAN

DATE:
04/11/2020

DESIGNER:
H-200

CHECKED:
MM

NEW SERVICE LEGEND



EXISTING SERVICES

STORMWATER DRAIN
WATER SUPPLY LINE
TELSTRA/BNB CABLES
SEWERAGE DRAIN
GAS LINE
OVERHEAD ELECTRICAL CABLES

NOTE:

ALL EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE BASED ON DIAL BEFORE YOU DIG INFORMATION. THE CONTRACTOR SHALL UNDERTAKE A COMPLETE SERVICES DETECTION SURVEY AND GAIN APPROVAL FROM EACH SERVICE AUTHORITY FOR ANY MODIFICATIONS REQUIRED. THE CONTRACTOR SHALL ALLOW FOR ADJUSTING ALL VALVES & FIT COVERS TO MATCH THE NEW SURFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DRAINAGE TIE IN LEVELS AND MARKING ALL EXISTING UNDERGROUND SERVICES BEFORE WORK COMMENCES.

WATER SERVICES NOTES:

- WATER SUPPLY**
1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS.
 2. SECTION 684 OCCUPATIONAL HEALTH AND SAFETY AND SECTION 176 ENVIRONMENTAL MANAGEMENT.
 3. ALL WATER WORKS ARE TO BE IN ACCORDANCE WITH WATER SUPPLY CODE WSA 03-2011:3.1 MRWA ED 2 AND TASWATER'S SUPPLEMENT.
 4. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 20MMF C.R. AND FULLY COMPACTED.
 5. WATER MAIN MATERIAL SHALL BE PVC-O CLASS 16 TO AS 1477 SERIES 2 WITH EPOXY COATED C.I. FITTINGS TO AS 2280 U. N. O.
 6. THRUST BLOCKS TO BE PROVIDED AT STOP VALVES, HYDRANTS AND BENDS.
 7. ALL DN100 AND GREATER DIAMETER WATER PIPES UNDER ROADS DEFINED BY THE LIST TRANSPORT SEGMENTS DATASET AS: COLLECTOR, ARTERIAL/MAJOR ARTERIAL OR HIGHWAY TO BE DMC1 WITH CORROSION PROTECTION SLEEVING AS PER CITY WEST WATER APPROVED PRODUCTS CATALOGUE AND AS3500.
 8. ALL MODIFICATIONS AND ADDITIONS TO WATER SERVICES WHICH CONNECT DIRECTLY ONTO TASWATER MAINS MUST BE CARRIED BY TASWATER AT THE DEVELOPER'S COST.
 9. DETECTOR TAPE IS TO BE INSTALLED OVER ALL NON-METALLIC WATER MAINS.
 10. PIPE COVER SHALL COMPLY WITH THE WATER SUPPLY CODE WSA 03-2011:3.1 MRWA ED 2 AND TASWATER SUPPLEMENT SECTION 7.4.2. DRG NO MRWA-W-202.

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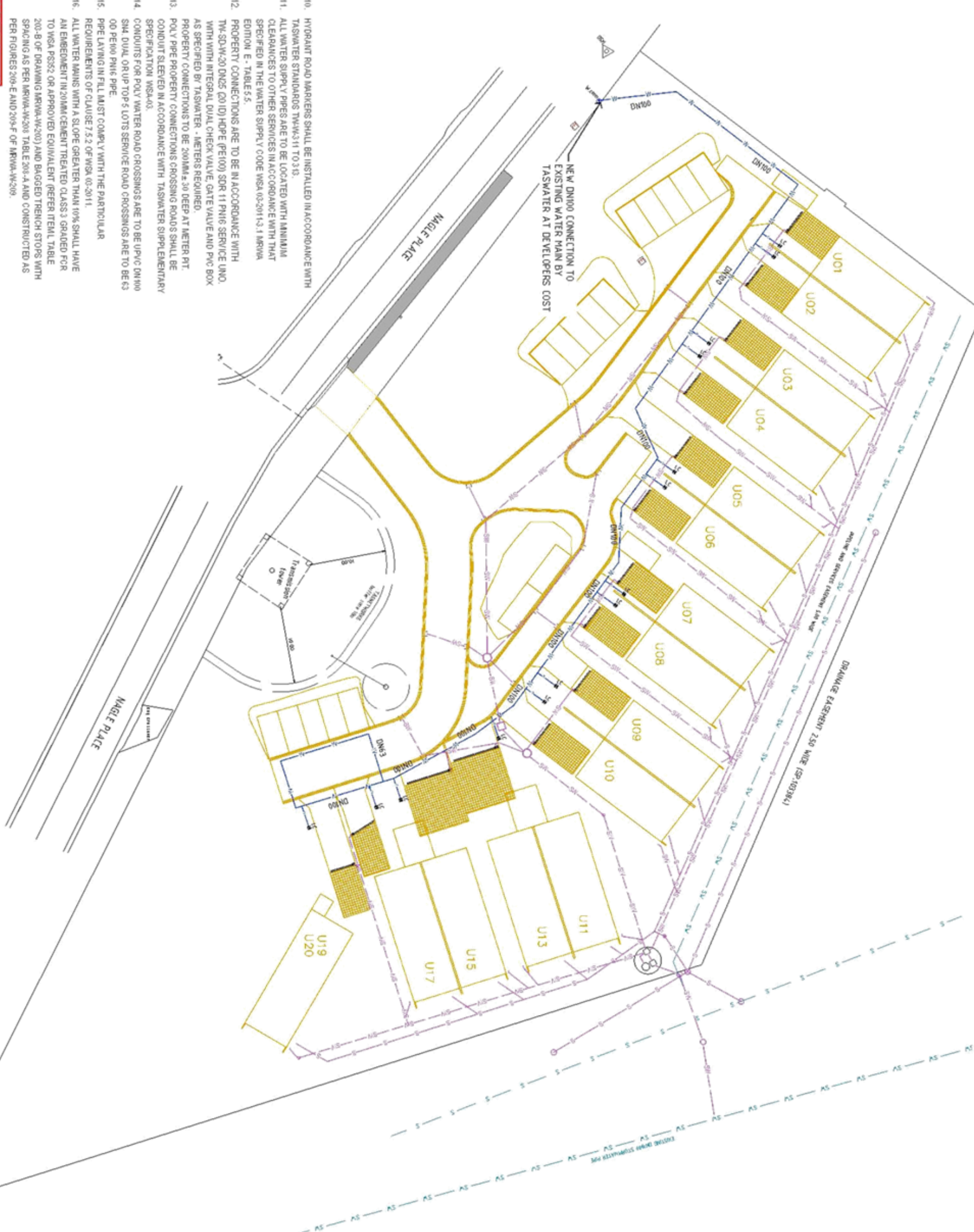
PLANNING SERVICES

PLN-18-256

APPLICATION NO

DATE RECEIVED 14/07/2021

10. HYDRANT ROAD MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH TASWATER STANDARDS TSWA-11 TO 3.13.
11. ALL WATER SUPPLY PIPES ARE TO BE LOCATED WITH MINIMUM CLEARANCES TO OTHER SERVICES IN ACCORDANCE WITH THAT SPECIFIED IN THE WATER SUPPLY CODE WSA 03-2011:3.1 MRWA EDITION E - TABLE 5.5.
12. PROPERTY CONNECTIONS ARE TO BE IN ACCORDANCE WITH TWSU-W-20 DN65 (20 ID) HDPE (PE100) SDR 11 PN16 SERVICE UNO. WITH WITH INTEGRAL DUAL CHECK VALVE, GATE VALVE AND PVC BOX AS SPECIFIED BY TASWATER - METERS REQUIRED.
13. PROPERTY CONNECTIONS TO BE 200MM x 30 DEEP AT METER PIT. POLY PIPE PROPERTY CONNECTIONS CROSSING ROADS SHALL BE CONDUIT SLEEVED IN ACCORDANCE WITH TASWATER SUPPLEMENTARY SPECIFICATION WSA-03.
14. CONDUITS FOR POLY WATER ROAD CROSSINGS ARE TO BE UPVC DN100 S44 DUAL DRUP TOP 5 LOTS SERVICE ROAD CROSSINGS ARE TO BE 63 00 PE100 PN16 PIPE.
15. PIPE LAYING IN FILL MUST COMPLY WITH THE PARTICULAR REQUIREMENTS OF CLAUSE 7.5.2 OF WSA 03-2011.
16. ALL WATER MAINS WITH A SLOPE GREATER THAN 10% SHALL HAVE AN EMBEDEDMENT IN 200MM MANAGEMENT TREATED CLASS 3 GRADED FOR TO WSA P3552 OR APPROVED EQUIVALENT (PREFER ITIL TABLE 200-8 OF DRAWING MRWA-W-203) AND BAGGED TRENCH STOPS WITH SPACING AS PER MRWA-W-203 TABLE 200-A AND CONSTRUCTED AS PER FIGURES 209-E AND 209-F OF MRWA-W-203.



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CLIENT:	LEON JENKINS MODERN ARCHITECTURE PRACTICE	DATE:	15/07/2020	PROJECT:	NAGLE PLACE, GLENORCHY - SUBDIVISION PLANNING
SCALE:	WATER PLAN	DATE:	04/11/2020	PROJECT:	FSH-03-2019
PROJECT:	FSH-03-2019	DATE:	04/11/2020	PROJECT:	FSH-03-2019
PROJECT:	FSH-03-2019	DATE:	04/11/2020	PROJECT:	FSH-03-2019



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-256	Council notice date	3/01/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00011-GCC	Date of response	N/A
TasWater Contact	Georgia Bowen	Phone No.	0467 795 944
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	4 NAGLE PL, GLENORCHY	Property ID (PID)	2944224
Description of development	Multiple dwellings x 20		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
MAP – LJ	Site-Ground Floor Plan / DA04a	TW/GCC	02/07/2021
Flussig Spatial - DH	Road, Footpath and Driveways / C-104	-	17/11/2020
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 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 development, any water connection utilised for construction/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 is built within a TasWater easement or over or within two metres of TasWater infrastructure. DEVELOPMENT ASSESSMENT FEES 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$699.36, 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.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) 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.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to 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 will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) 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 and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.
- (d) The location of the property service connection and sewer inspection opening (IO).

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



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37 Wattle Avenue, Lutana

26-Aug-2021



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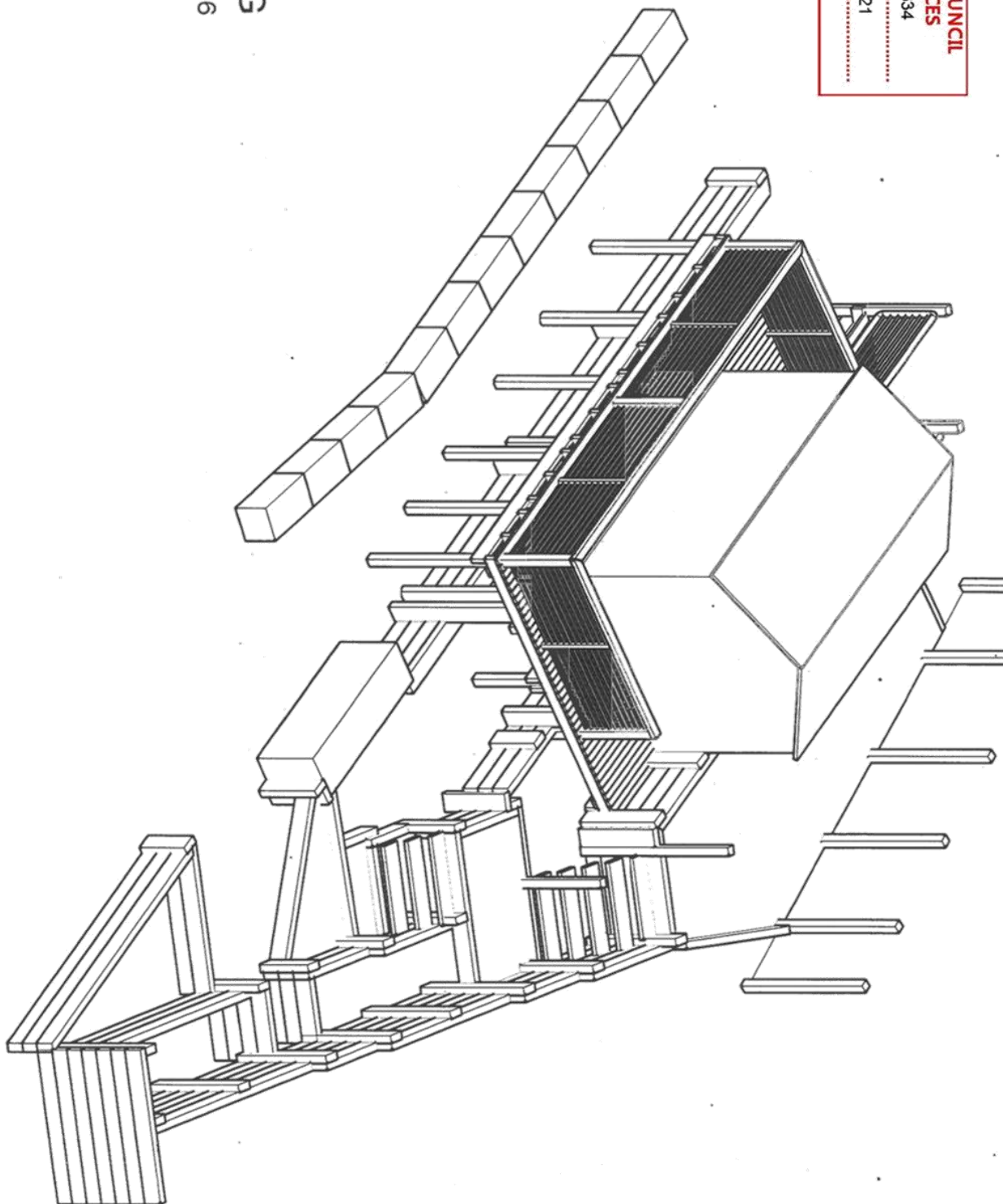
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Version: 1 Version Date: 26/08/2021

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-334
DATE RECEIVED 19/07/21

LANDSCAPING
ISO RH Dwg 6
G Price
37 Wattle Ave
Lutana 7009
June 2021

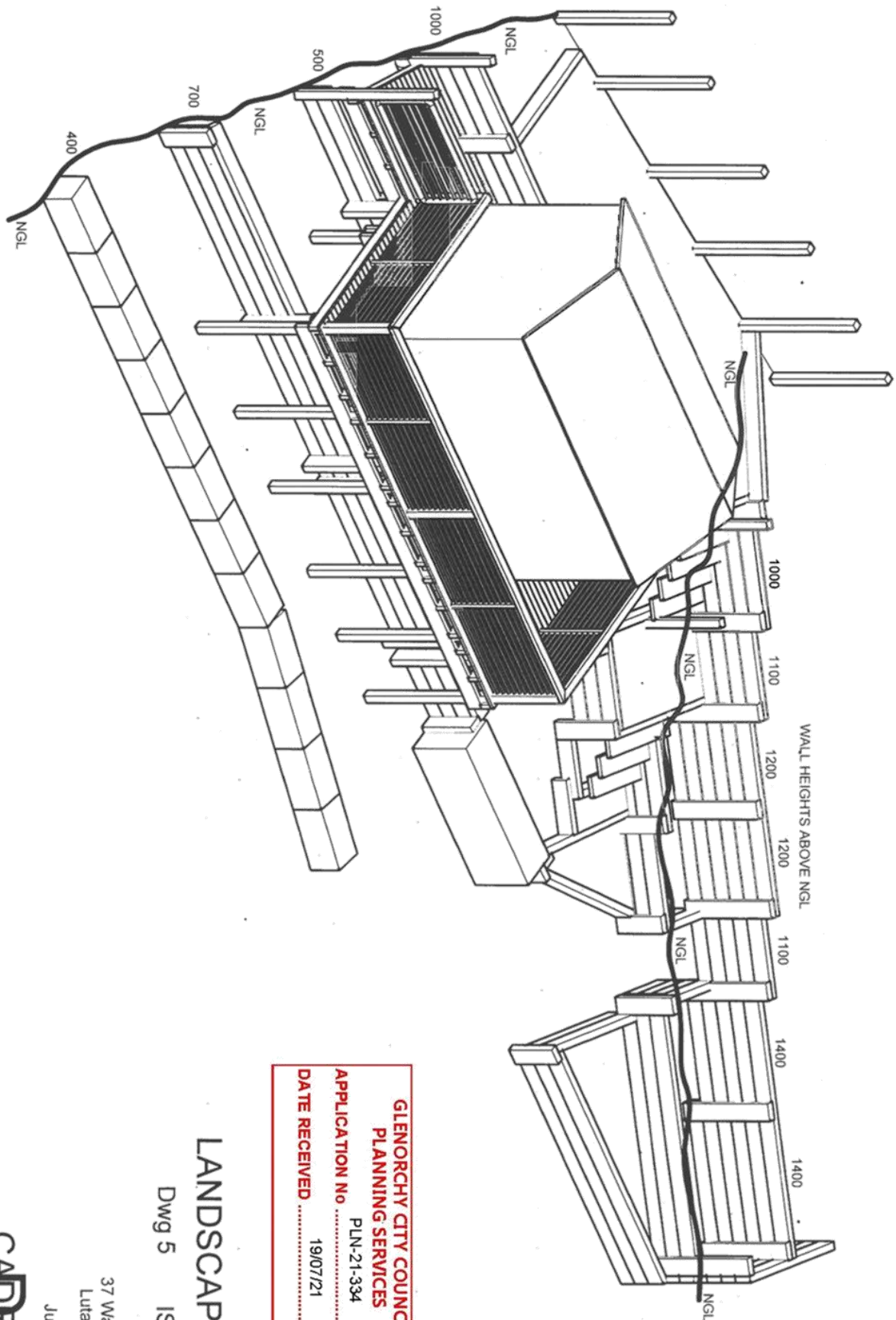
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Version: 1 Version Date: 28/02/2021

Document Set ID: 3004928
Version: 1 Version Date: 20/07/2021

Document Set ID: 3006582
Version: 1 Version Date: 28/02/2021



CADRAW

G Price
37 Wattle Ave
Lutana 7009
June 2021

LANDSCAPING
Dwg 5 ISO LH

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION NO PLN-21-334
DATE RECEIVED 19/07/21

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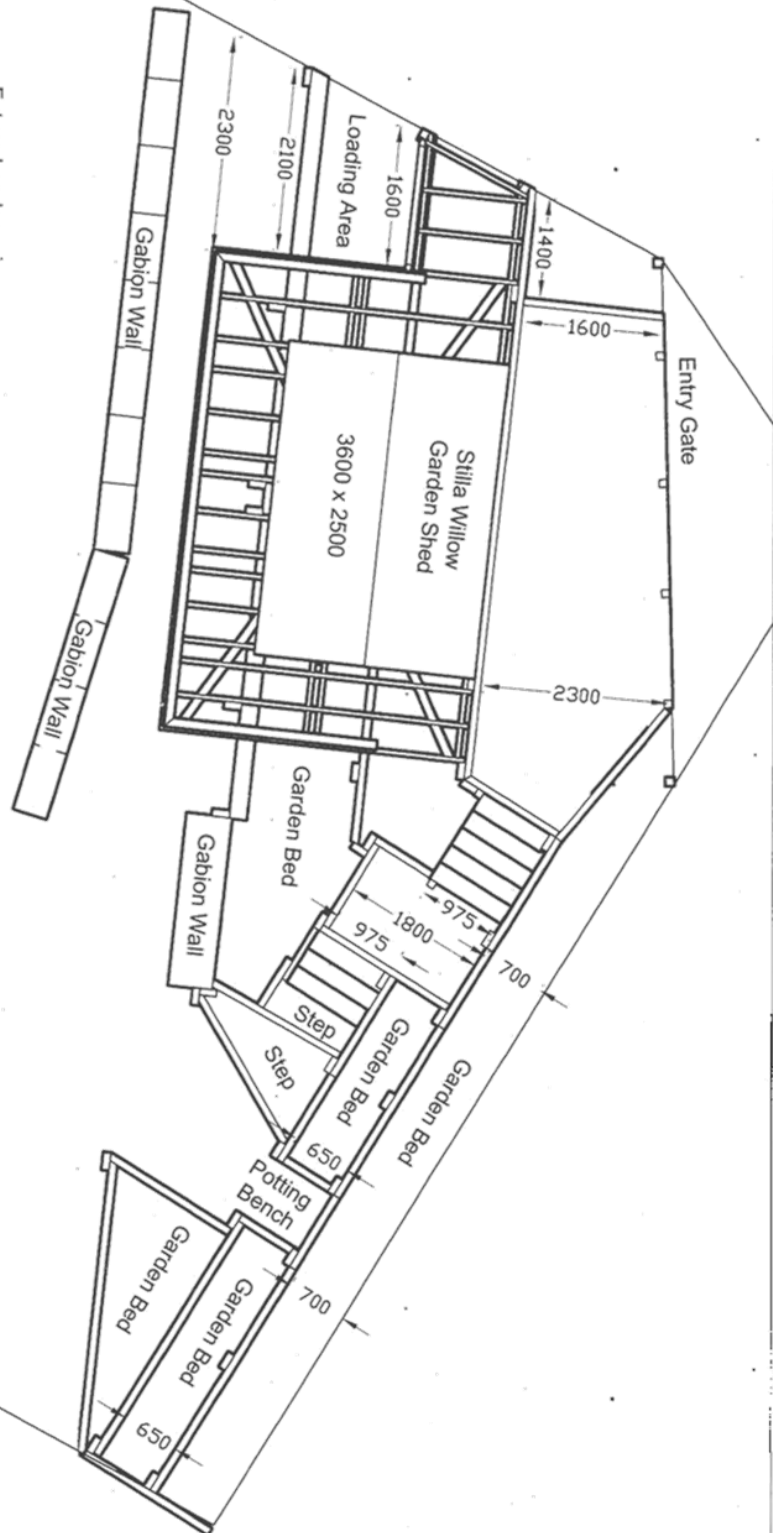
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Version: 1 Version Date: 28/02/2021

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LANDSCAPING
GENERAL LAYOUT DWG 2
G Price
37 Wattle Ave
Lutana 7009
June 2021

Future Landscaping

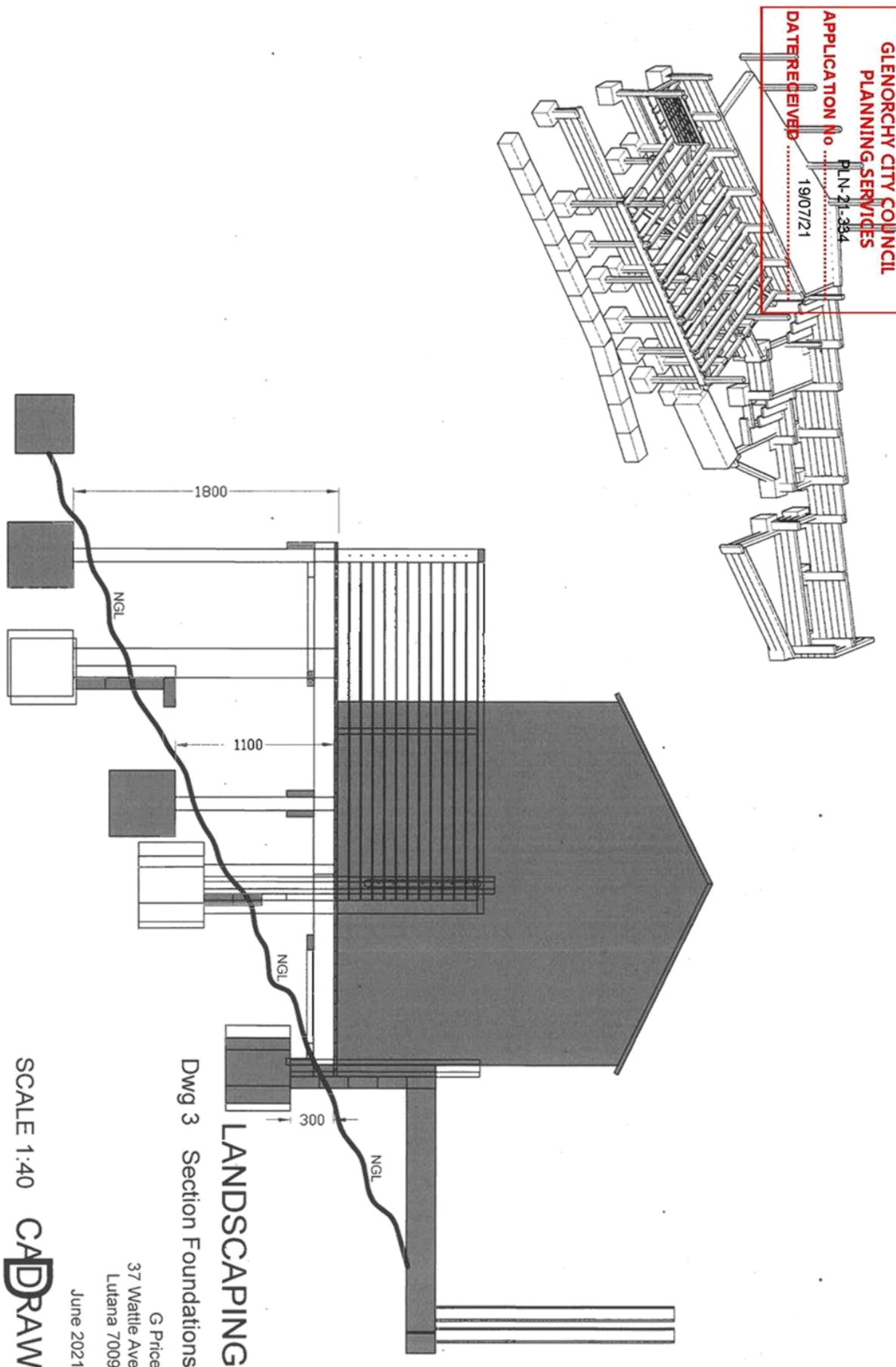
Future Landscaping



GLENORCHY CITY COUNCIL
PLANNING SERVICES
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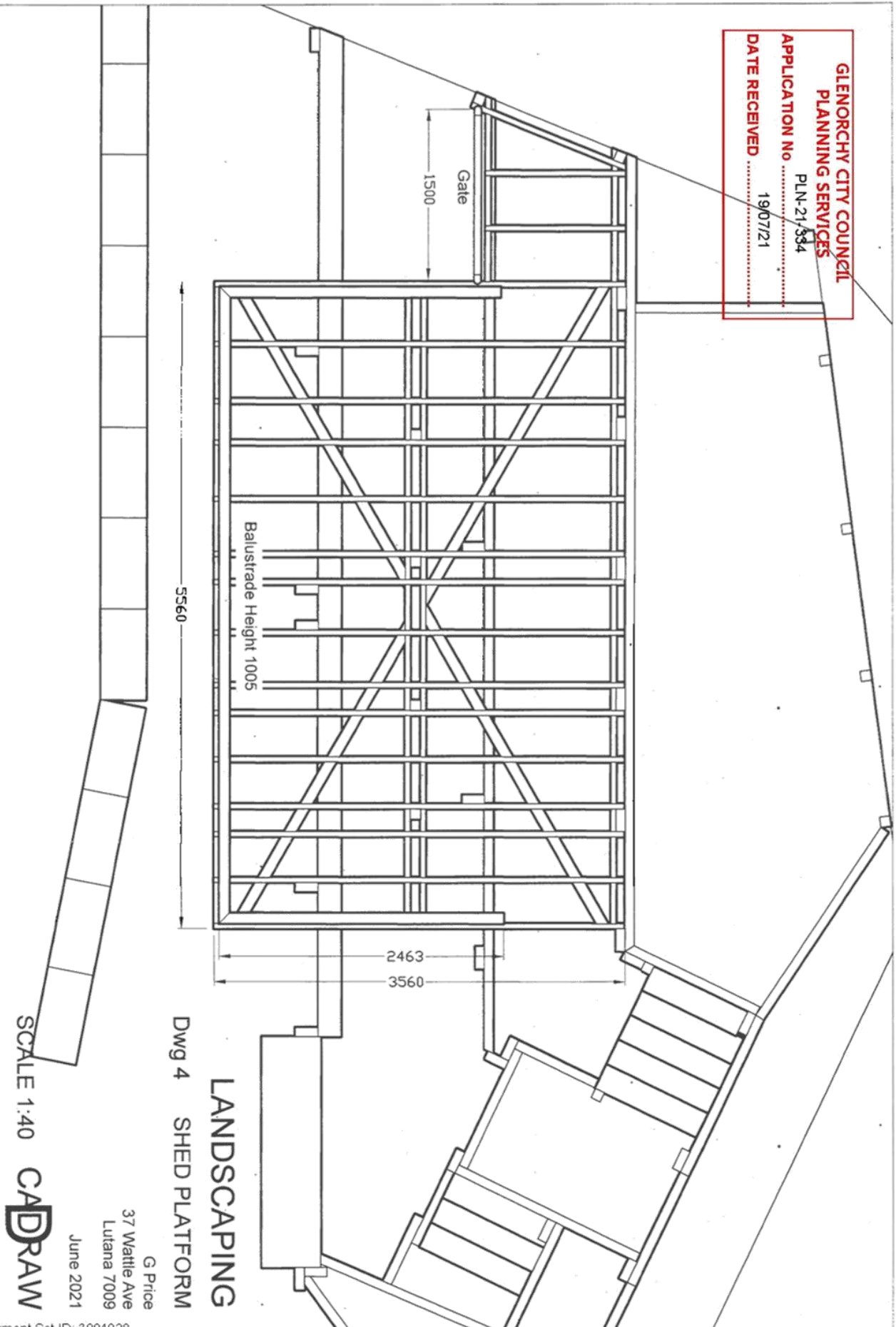
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