

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 8 MAY 2017

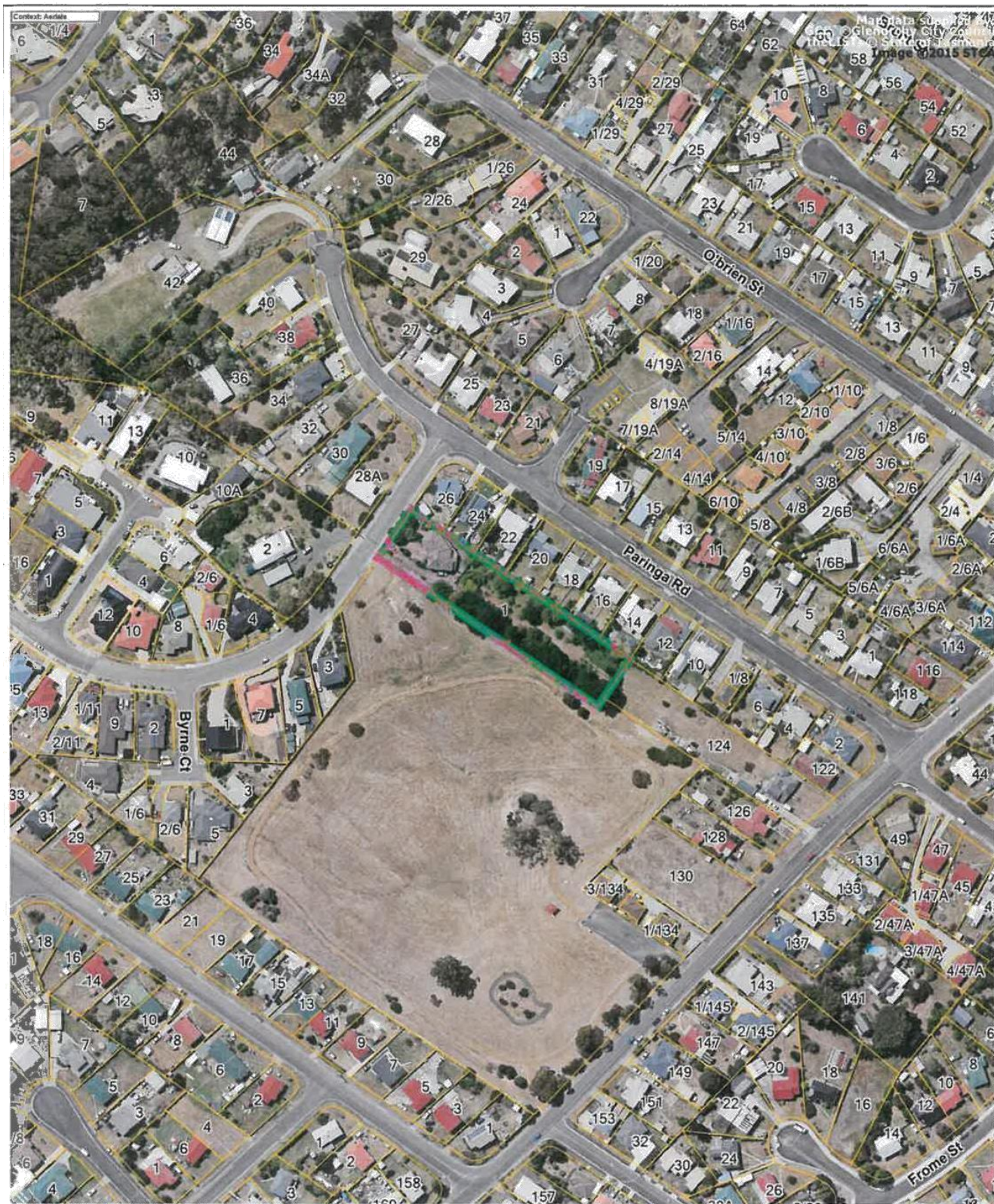


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PLANNING

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1 MOORE PARK DRIVE & 14 PARINGA ROAD



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



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-020	Council notice date	17/02/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00221-GCC	Date of response	04/04/2017
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1 MOORE PARK DR, GLENORCHY	Property ID (PID)	2070336
Description of development	Multiple Dwelling Units (1 existing and 6 new)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
JSA Consulting Engineers	16E90-16 Sheets C04, C05, C06, C09	C	27/03/2017
JSA Consulting Engineers	16E90-16 Sheets H01	A	22/05/2016
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit of the proposal 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 / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. EASEMENTS & ENDORSEMENTS 4. Prior to the issue of a Certificate of Certifiable Work (Building and or Plumbing) from TasWater, Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions. 5. Prior to the issue of a Certificate of Certifiable Work (Building and or Plumbing) from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) over 14 PARINGA RD (C.T. 62467/31) to cover proposed TasWater infrastructure. 56W CONSENT 6. Prior to the issue of the Certificate for Certifiable Work (Building and/or Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section			



56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

The plans submitted with the application for the Certificate for Certifiable Work (Building and/or Plumbing) must show the existing and proposed levels over the TasWater water main contained within the property.. These plans must also include a cross & long sectional views through the pavement works which clearly shows:

- a. Existing pipe depth and proposed finished surface levels over the pipe;
- b. That minimum cover is not less than 600mm & or maximum cover does not exceed 900mm;
- c. A note on the plan indicating how the pipe location and depth were ascertained.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:

- a. \$335.18 for development assessment; and
- b. \$133.25 for Consent to Register a Legal Document

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

Advice

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

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

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

Declaration

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

Authorised by

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

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



01c:(C) STAGING PLAN

01d: (B) UNIT 1 EXISTING FLOOR PLANS

- 13: (B) UNIT 7 ELEVATIONS

STAGE 2

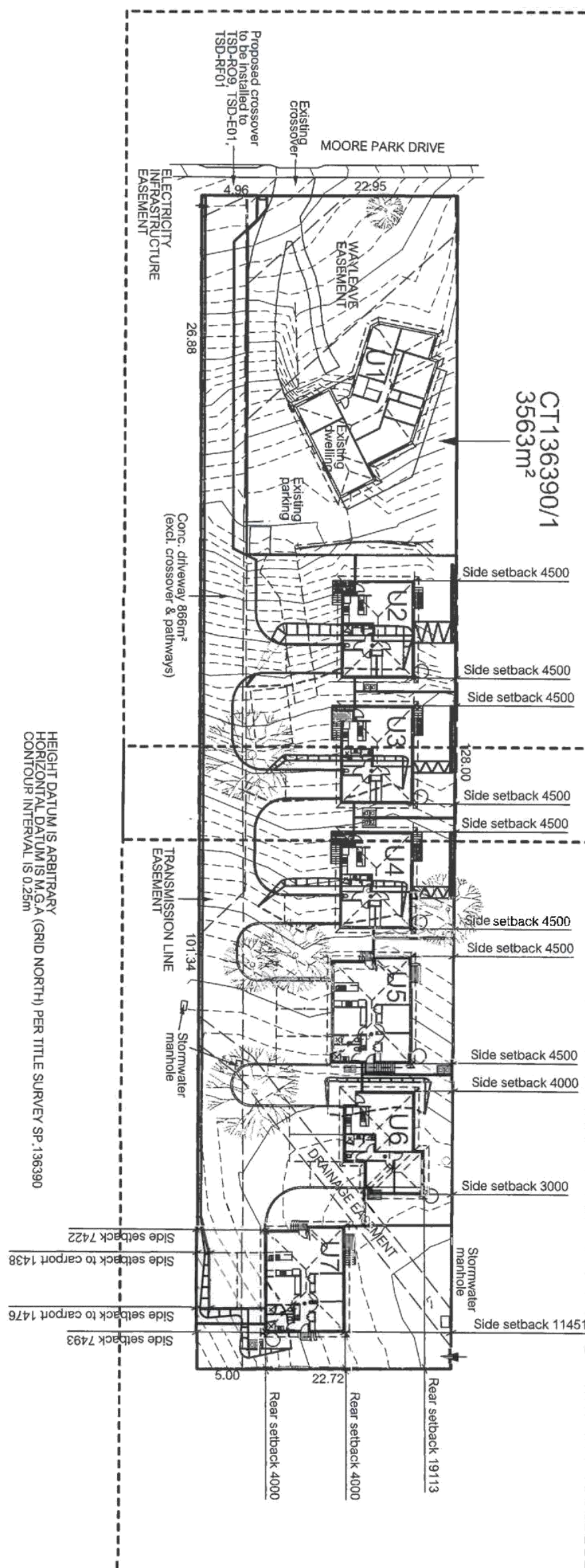
STAGE 3

COVER SHEET	
Drawn	U132
Date	Sheet
Scale	N/A
00/13	



SITE PLAN B

CT136390/1
3563m²



HEIGHT DATUM IS ARBITRARY
HORIZONTAL DATUM IS M.G.A. (GRID NORTH) PER TITLE SURVEY SP.136390
CONTOUR INTERVAL IS 0.25m

STAGED DEVELOPMENT:
 Stage 1 - Unit 1 (existing house)
 Stage 2 - Units 2 - 4
 Stage 3 - Units 5 - 7

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

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- All work to be carried out in accordance with the current National Construction Code.
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[illegible]

Designer:

Client / Project info:



LOCATION PLAN

Drawn	ST	U132
Date	31 October 2016	Sheet
Scale	1:500	

01/13

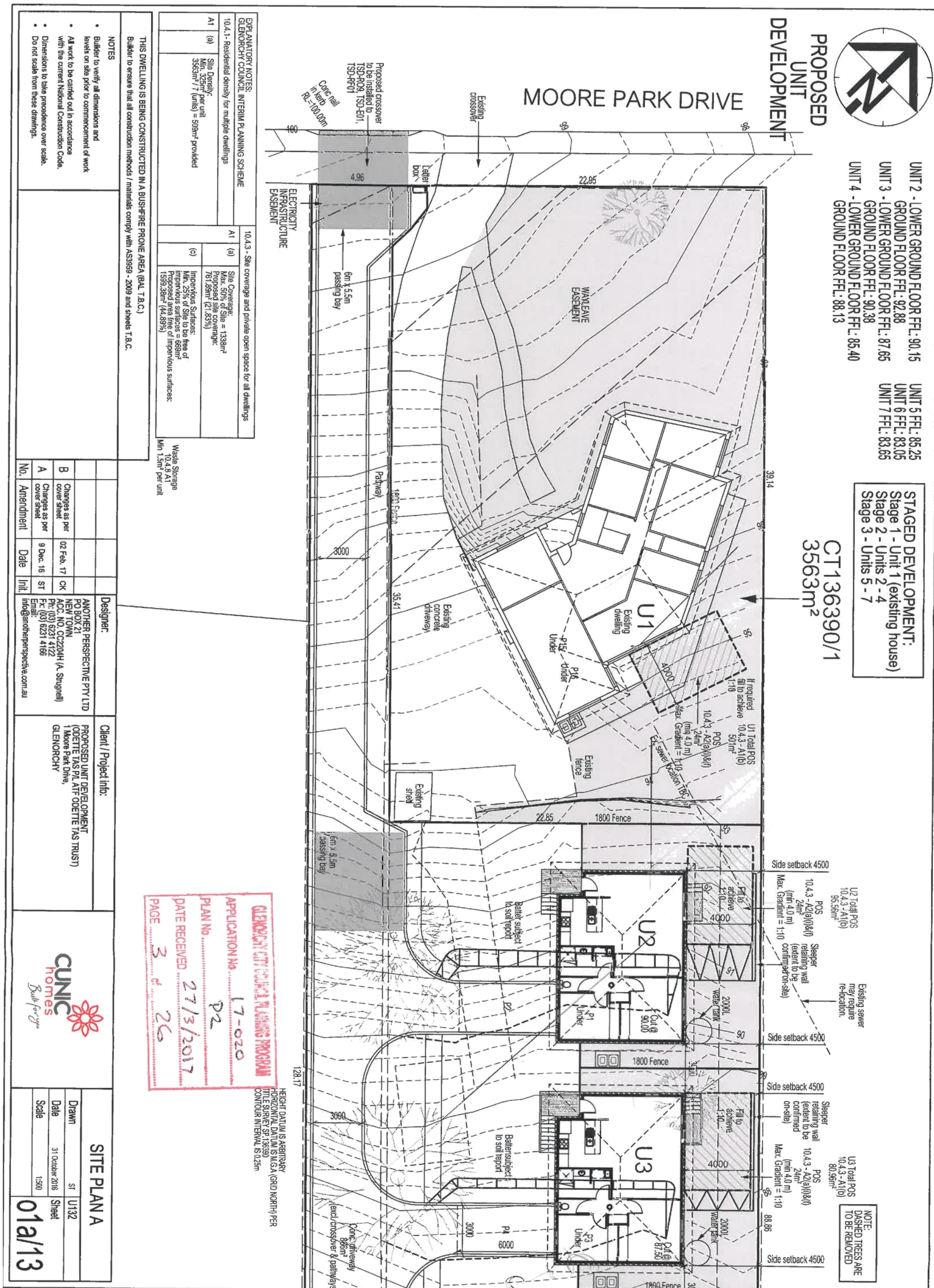
CLERK OF DISTRICT PLANNING PROGRAM

APPLICATION NO. 17-020

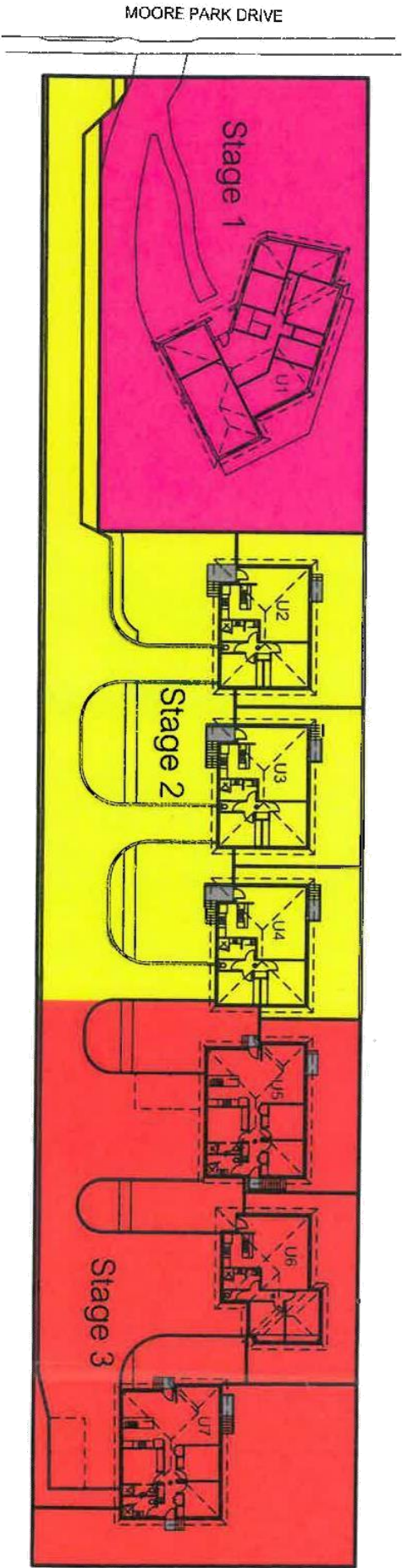
PLAN NO. P2

DATE RECEIVED 27/3/2017

PAGE 2 of 26







GLENORCHY PLANNING PROGRAM
APPLICATION NO 17-010
PLAN NO P2
DATE RECEIVED 27/3/2017
PAGE 5 of 26

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHPRO PRONE AREA (BAL T.B.C.)
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- NOTES
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C	Changes as per cover sheet	27 Mar. 17	ST		
No.	Amendment	Date	Init		

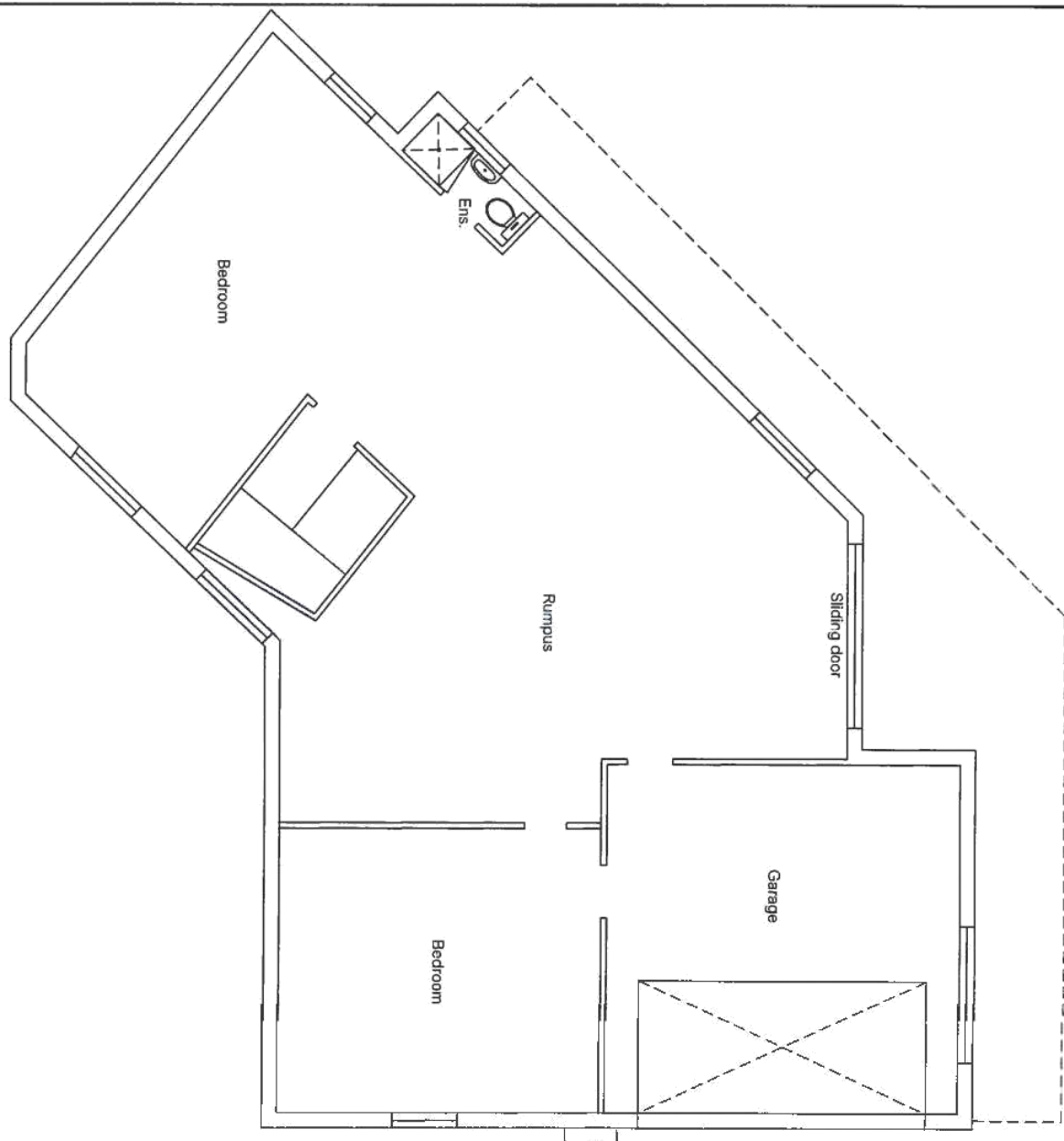
Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2204H (A. Sturgeon)
Ph: (03) 6231 4122
F: (03) 6231 4166
Email: info@anotherperspective.com.au

Client / Project Info:
PROPOSED UNIT DEVELOPMENT
(ODETTE TAS P/L ATR ODETTE TAS TRUST)
1 Moore Park Drive,
GLENORCHY

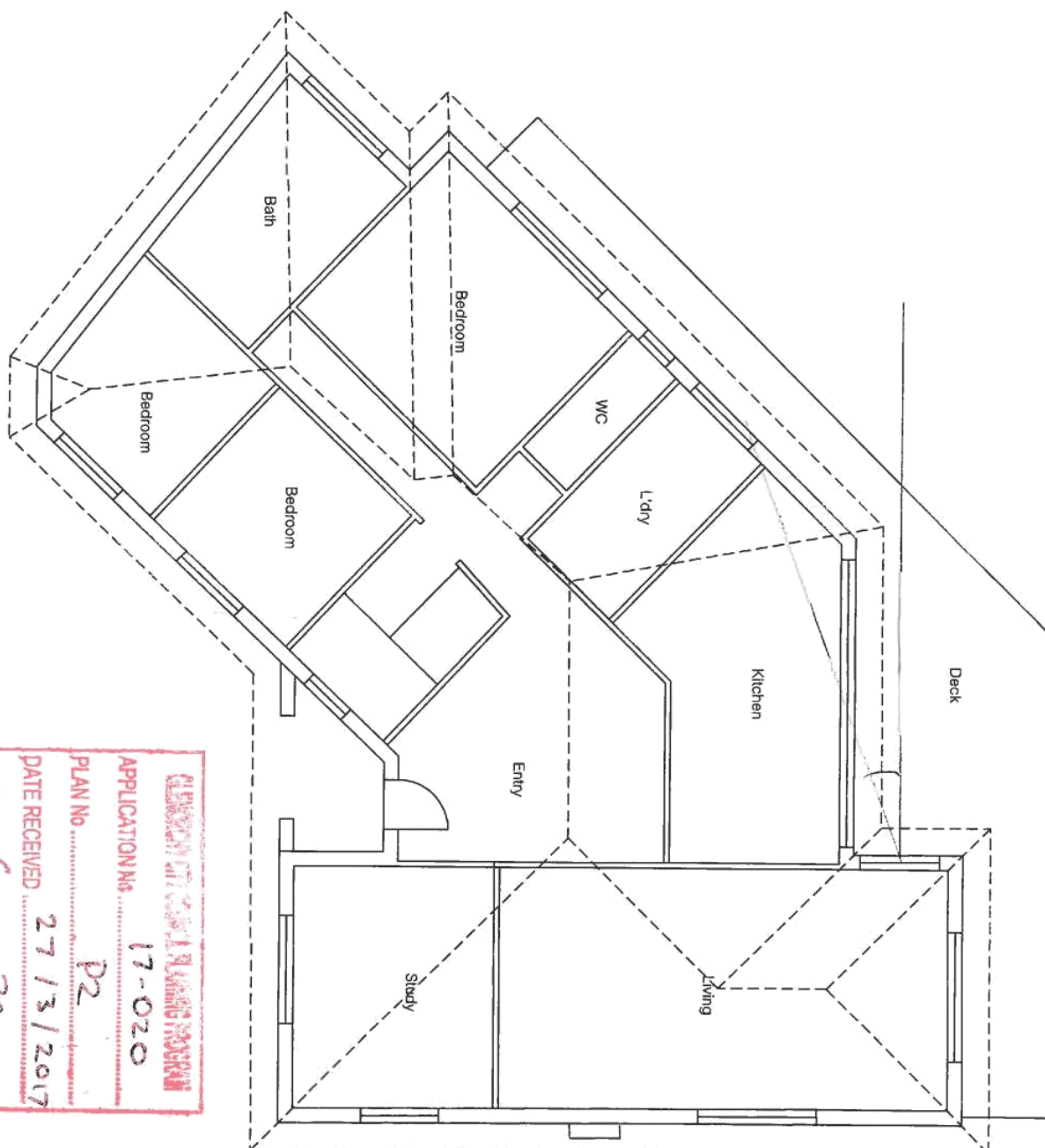


STAGING PLAN			
Drawn	ST	U132	
Date	27 March 2017	Sheet	
Scale	1:500		

01c/13



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
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ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

Designer:	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CQZ204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
No.	B
Amendment	Changes as per cover sheet
Date	02 Feb. 17
Init.	CK

Designer:

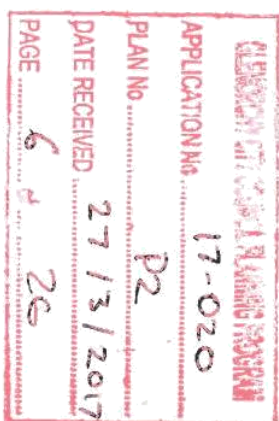
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

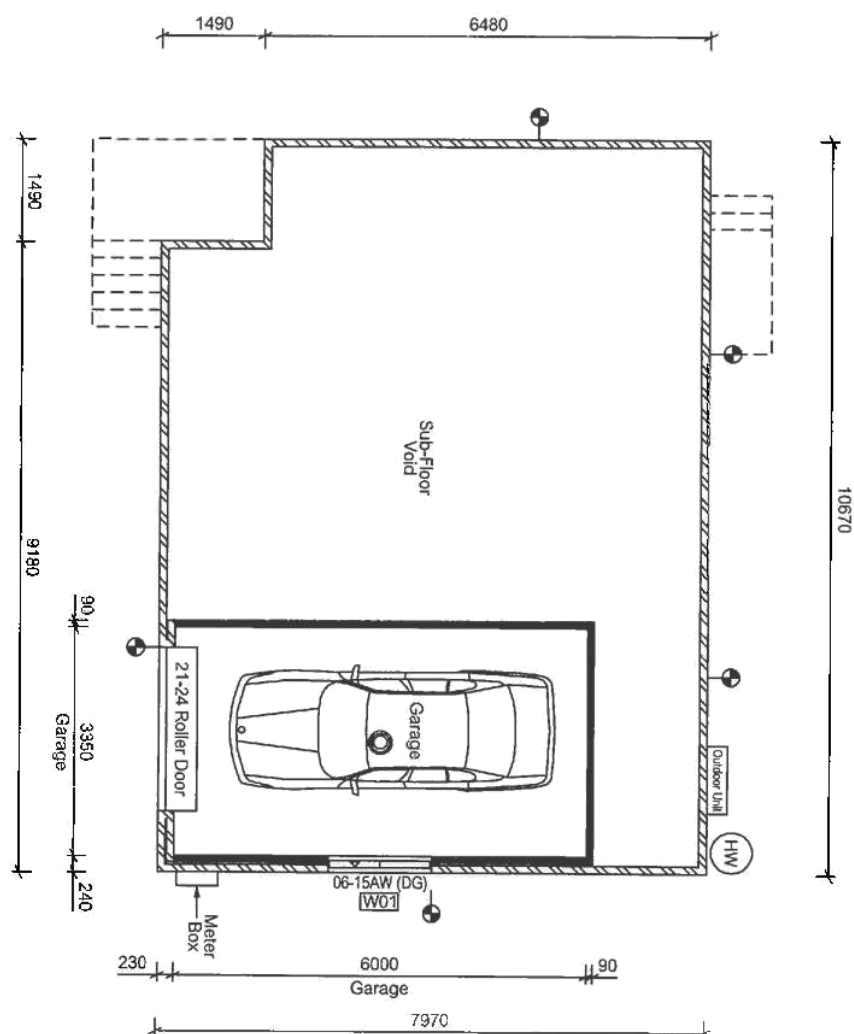
Client / Project info:

PROPOSED UNIT DEVELOPMENT
(ODETTE TAS PL ATF ODETTE TAS TRUST)
1 Moore Park Drive,
GLENORCHY



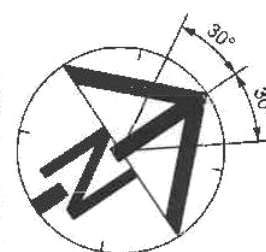
UNIT 1 EXISTING FLOOR PLANS	
Drawn	CK U132
Date	02 February 2017 Sheet
Scale	1:100
01d/13	



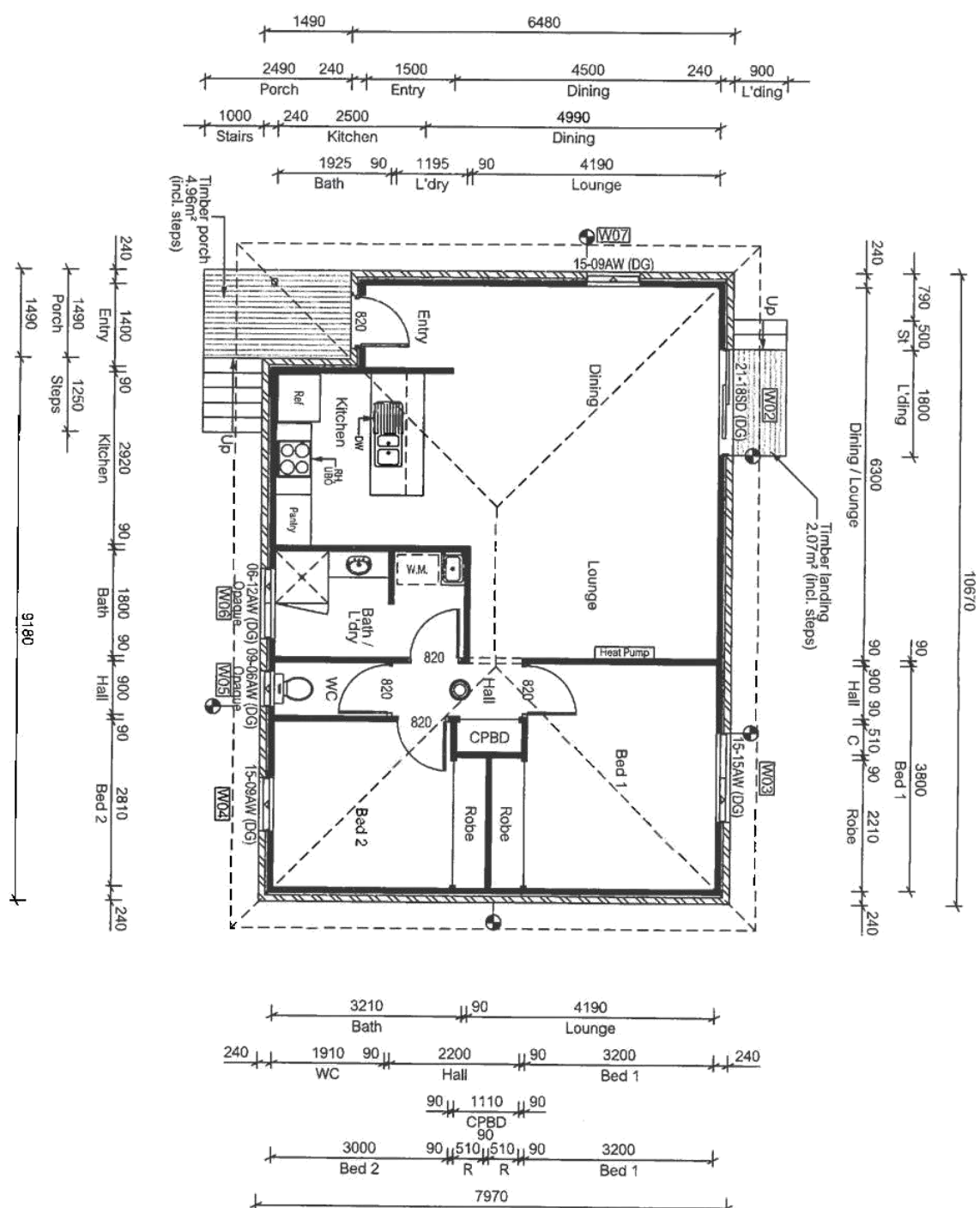


CLINICAL TRIAL NUMBER: 17-020
APPLICATION NO: P2
PLAN NO: 27/3/2017
DATE RECEIVED: 7 26
PAGE 1

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.) Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.							
NOTES • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • Dimensions to take precedence over scale. • Do not scale from these drawings.							
FLOOR AREA = 23.28 sqm —●— Articulation joints ● Single Alarm fire connected where more than 1) ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.							
				Designer:	Client / Project info:		
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H (A. Shingell) Ph: (03) 6231 4122 Fcx (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (ODETTE TAS P/L AT/ ODETTE TAS TRUST) 1 Moore Park Drive, GLENORCHY		
B	Changes as per cover sheet	02 Feb. 17	CK				
A	Changes as per cover sheet	9 Dec. 16	ST				
No.	Amendment	Date	Init.				
				UNIT 2 LOWER GROUND FLOOR PLAN ST U132 Drawn Date 18 November 2016 Scale 1:100 02/13			
				CUNIC homes <i>Built for you</i>			



PD4.1 clause 10.4.4
W02, W08 satisfy P1



THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Bulkers to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

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FLOOR AREA = 82.82 sqm

Articulation joints

Smoke Alarm (interconnected where more than 1)

- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

Designer:				
No.	Amendment	Date	Init.	
A	Changes as per cover sheet	9 Dec. 16	ST	
B	Changes as per cover sheet	02 Feb. 17	CK	

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2204H (A. Stignell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email: info@anotherperspective.com.au

Designer:	Client / Project Info:
-----------	------------------------

Client / Project info:



UNIT 2 GROUND FLOOR PLAN	
Drawn	ST U132
Date	18 November 2016
Scale	1:100
02a/13	

CLERK OF DISTRICT COURT
APPLICATION NO. 17-020
PLAN NO. P2
DATE RECEIVED 27/3/2017
PAGE 8 OF 14

North East Elevation

DEVELOPMENT APPLICATION PROGRAM

APPLICATION No. **17-020**

PLAN No. **82**

DATE RECEIVED **27/3/2017**

PAGE **9** of **26**

± W03, W04 operability to be restricted as per N.C.C. 3.9.2.5.

South East Elevation

NOTES

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THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)

Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

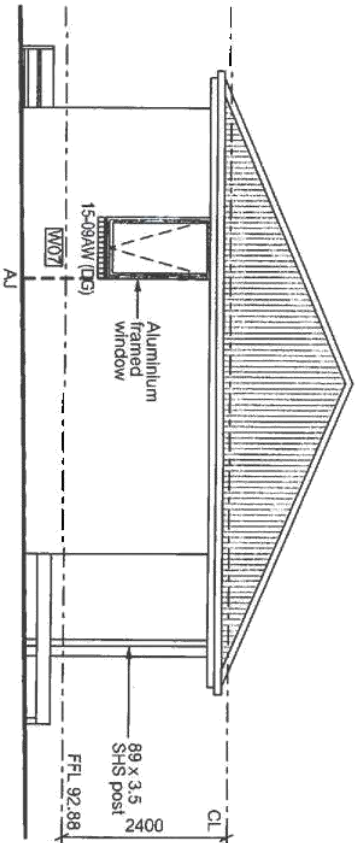
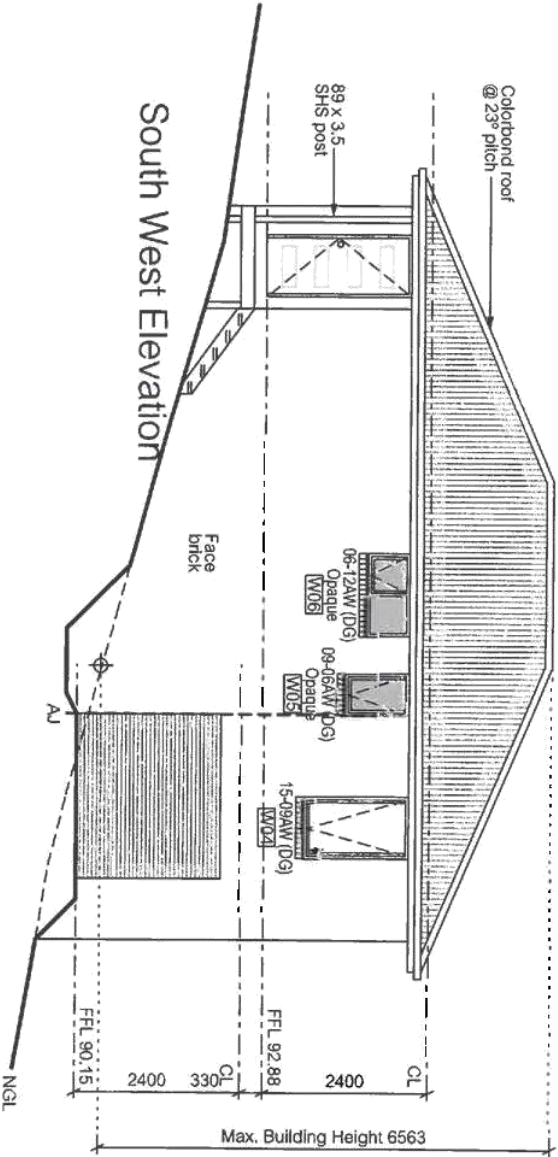
Designer: ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fax: (03) 6231 4166
Email: info@anotherperspective.com.au

Client / Project Info: PROPOSED UNIT DEVELOPMENT
(ODETTE TAS P/L AT/ ODETTE TAS TRUST)
1 Moore Park Drive,
GLENORCHY

UNIT 2 ELEVATIONS SHEET 1

Drawn	ST	U132
Date	18 November 2016	Sheet
Scale	1:100	

03/13



North West Elevation

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

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- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Init.	Designer:
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN A.C.C. NO. CC2204H (A. Stignell) Ph: (03) 6231 4122 Ft: (03) 6231 4166 Email: info@anotherperspective.com.au
A	Changes as per cover sheet	9 Dec. 16	ST	
B	Changes as per cover sheet	02 Feb. 17	CK	

Client / Project Info:

PROPOSED UNIT DEVELOPMENT
(ODETTE TAS PLAT ODETTE TAS TRUST)
1 Moore Park Drive,
GLENORCHY



UNIT 2 ELEVATIONS SHEET 2

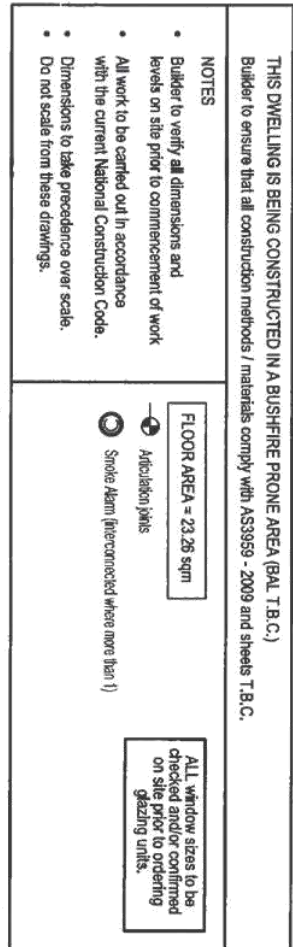
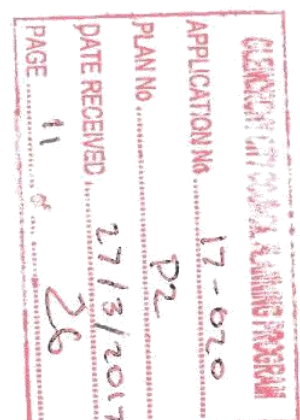
Drawn ST
Date 18 November 2016
Scale 1:100

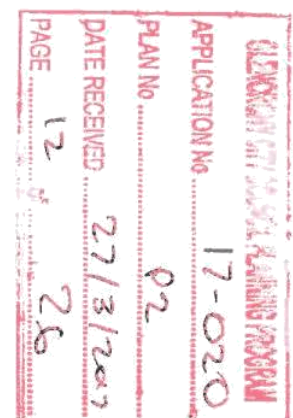
Sheet

03a/13



• W03, W04 operability to be restricted as per N.C.C. 3.9.2.5.

[illegible]



04a/13

GLENORCHY COUNCIL BUILDING PROGRAM

APPLICATION NO. 17-020

PLAN No. B2

DATE RECEIVED 27/3/2017

PAGE 13 OF 26

* W03, W04 operability to be restricted as per N.C.C. 3.9.2.5.

The North East Elevation shows a two-story building with a gabled roof. The maximum building height is 6313. The roof has a colorbond finish at a 23° pitch. The elevation includes a large face brick wall, a window labeled W03 (15-15AW (DG)), and another window labeled W02 (21-18 SD (DG)). A note indicates 'FGL to slope away from house as per N.C.C. part 3.12.3'. The ground level is marked NGL. Dimensions include 2400, 330, and 2400 for the main body, and FFL 90.38 and FFL 87.65 for floor levels.

The South East Elevation shows the side profile of the building. It features a gabled roof and a small window labeled W01 (06-15AW (DG)). A note indicates 'Aluminium framed window'. The ground level is marked NGL. Dimensions include 2400, 330, and 2400 for the main body, and FFL 90.38 and FFL 87.65 for floor levels.

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
 Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

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- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Init.	Designer:
A	Changes as per cover sheet	9 Dec. 16	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fax: (03) 6231 4168 Email: info@anotherperspective.com.au
B	Changes as per cover sheet	02 Feb. 17	CK	

Client / Project Info:

PROPOSED UNIT DEVELOPMENT
 (ODETTE TAS PL ATF ODETTE TAS TRUST)
 1 Moore Park Drive,
 GLENORCHY

CUNIC homes Build for you

UNIT 3 ELEVATIONS SHEET 1			
Drawn	ST	UT32	
Date	18 November 2016	Sheet	
Scale	1:100		
05/13			

GLENCORP CITY TOWN PLANNING PROGRAM

APPLICATION NO. 17-020

PLAN NO. P3

DATE RECEIVED 27/3/2017

PAGE 14 of 26

South West Elevation

North West Elevation

♦ W03 W04 operability to be resisted as per N.C.C. 3.9.2.5.

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)

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No.	Amendment	Date	Init.	Designer:	Client / Project Info:
A	Changes as per cover sheet	9 Dec. 16	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H (A. Strugnell) Prt. (03) 6231 4122 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (ODETTE TAS PL ATF ODETTE TAS TRUST) 1 Moore Park Drive, GLENORCHY
B	Changes as per cover sheet	02 Feb. 17	CK		

CUNIC
homes
Build for you

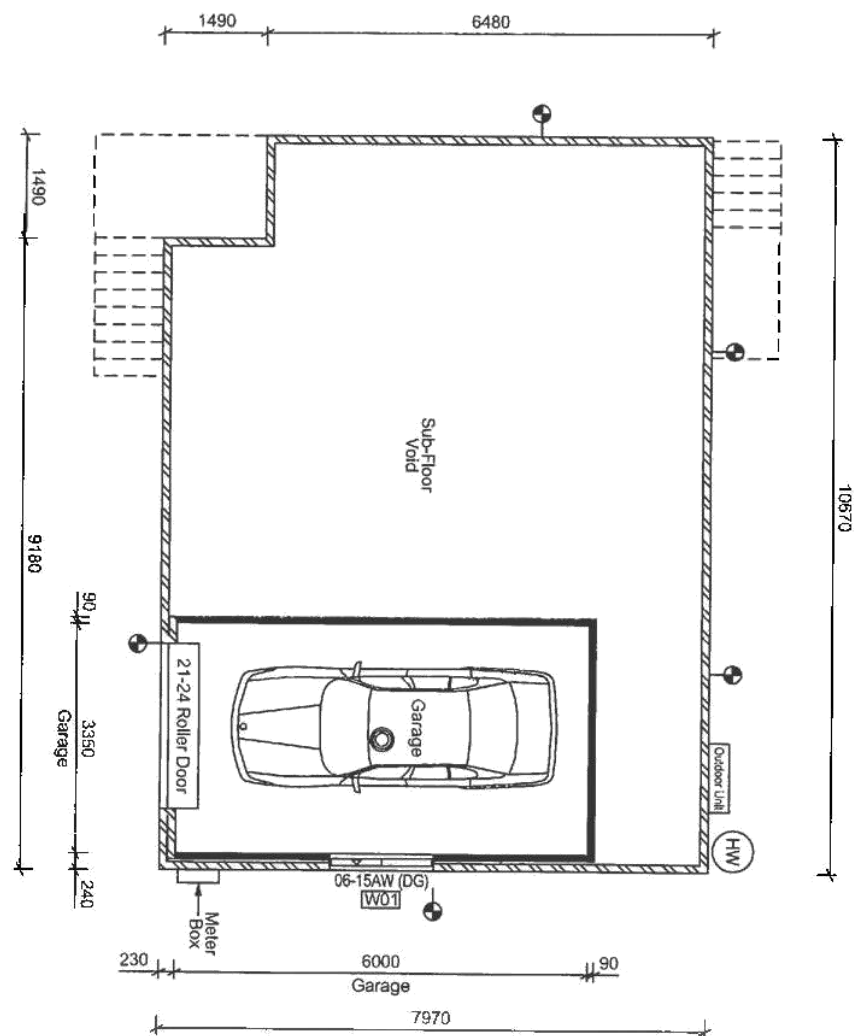
UNIT 3 ELEVATIONS SHEET 2

Drawn ST UT32

Date 18 November 2016 Sheet

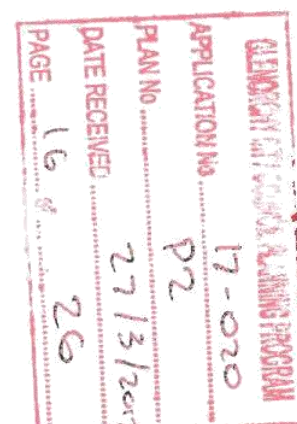
Scale 1:100

05a/13



CLERKSHIP WITH COURSE PLANNING PROGRAM
APPLICATION NO. 17-020
PLAN NO. P2
DATE RECEIVED 2/13/2017
PAGE 15 OF 26

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.) Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.									
NOTES • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • Dimensions to take precedence over scale. • Do not scale from these drawings.									
FLOOR AREA = 23.26 sqm Attraction joints Steel Alam (preconnected where more than 1) ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.									
						Designer:		Client / Project info:	
						ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H (A. Shingnell) Ph: (03) 6231 4122 Frx: (03) 6231 4166 Email: info@anotherperspective.com.au		PROPOSED UNIT DEVELOPMENT (ODETTE TAS PL ATF ODETTE TAS TRUST) 1 Moon Park Drive, GLENORCHY	
CUNIC homes <i>Build for you</i>									
UNIT 4 LOWER GROUND FLOOR PLAN Drawn ST U132 Date 18 November 2016 Sheet Scale 1:100 06/13									



06a/13

GLS
APPLICATION NO. 17-020
PLAN NO. P2
DATE RECEIVED 27/3/2017
PAGE 17 of 26

North East Elevation

South East Elevation

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
 Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

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No.	Amendment	Date	Init.	Designer:	Client / Project Info:
A	Changes as per cover sheet	9 Dec. 16	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H (A. Strugnell) Prt. (03) 6231 4122 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (ODETTE TAS PT, ATF ODETTE TAS TRUST) GLENORCHY
B	Changes as per cover sheet	02 Feb. 17	CK		

UNIT 4 ELEVATIONS SHEET 1			
Drawn	ST	UT32	
Date	18 November 2016	Sheet	
Scale	1:100		

W03, W04 operability to be resolved as per N.C.C. 3.9.2.3.

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South West Elevation

North West Elevation

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South West Elevation

North West Elevation

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South West Elevation

North West Elevation

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- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

South West Elevation

North West Elevation

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
 Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

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

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

South West Elevation

North West Elevation

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ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

South West Elevation

North West Elevation

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
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- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

South West Elevation

North West Elevation

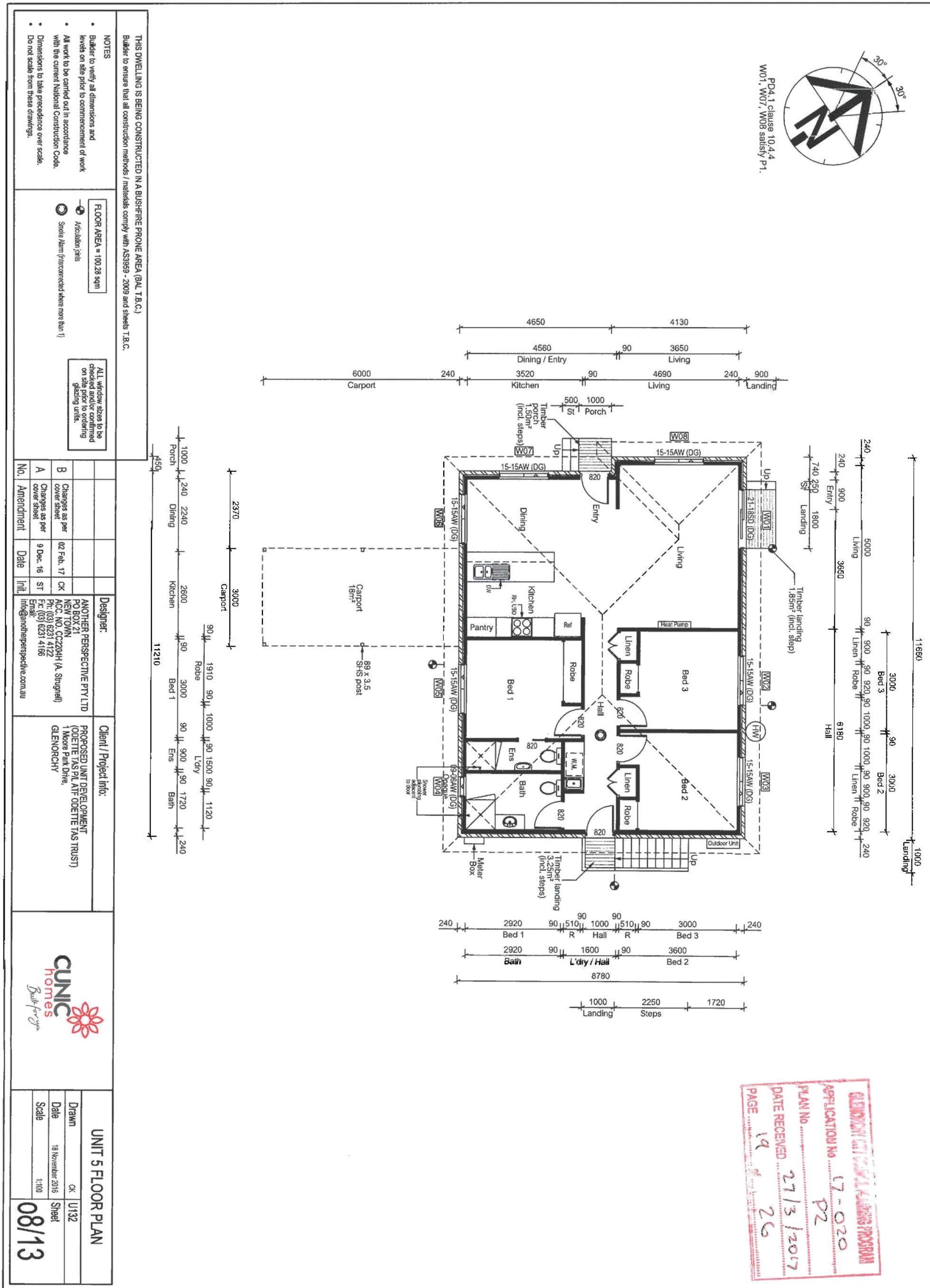
THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
 Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

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ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

South West Elevation



North East Elevation

South East Elevation

NOTES

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

ALL window sizes to be checked and confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Init.	Designer:	Client / Project Info:
A	Changes as per cover sheet	9 Dec. 16	ST	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Fic: (03) 6231 4166 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (ODETTE TAS P/L ATF ODETTE TAS TRUST) 1 Moore Park Drive, GLENORCHY
B	Changes as per cover sheet	02 Feb. 17	CK		

UNIT 5 ELEVATIONS SHEET 1

Drawn	CK	U132
Date	18 November 2016	Sheet
Scale	1:100	

09/13

GLENORCHY CITY COUNCIL BUILDING PROGRAM

APPLICATION No 17-020

PLAN No P2

DATE RECEIVED 27/3/2017

PAGE 20 of 26

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)

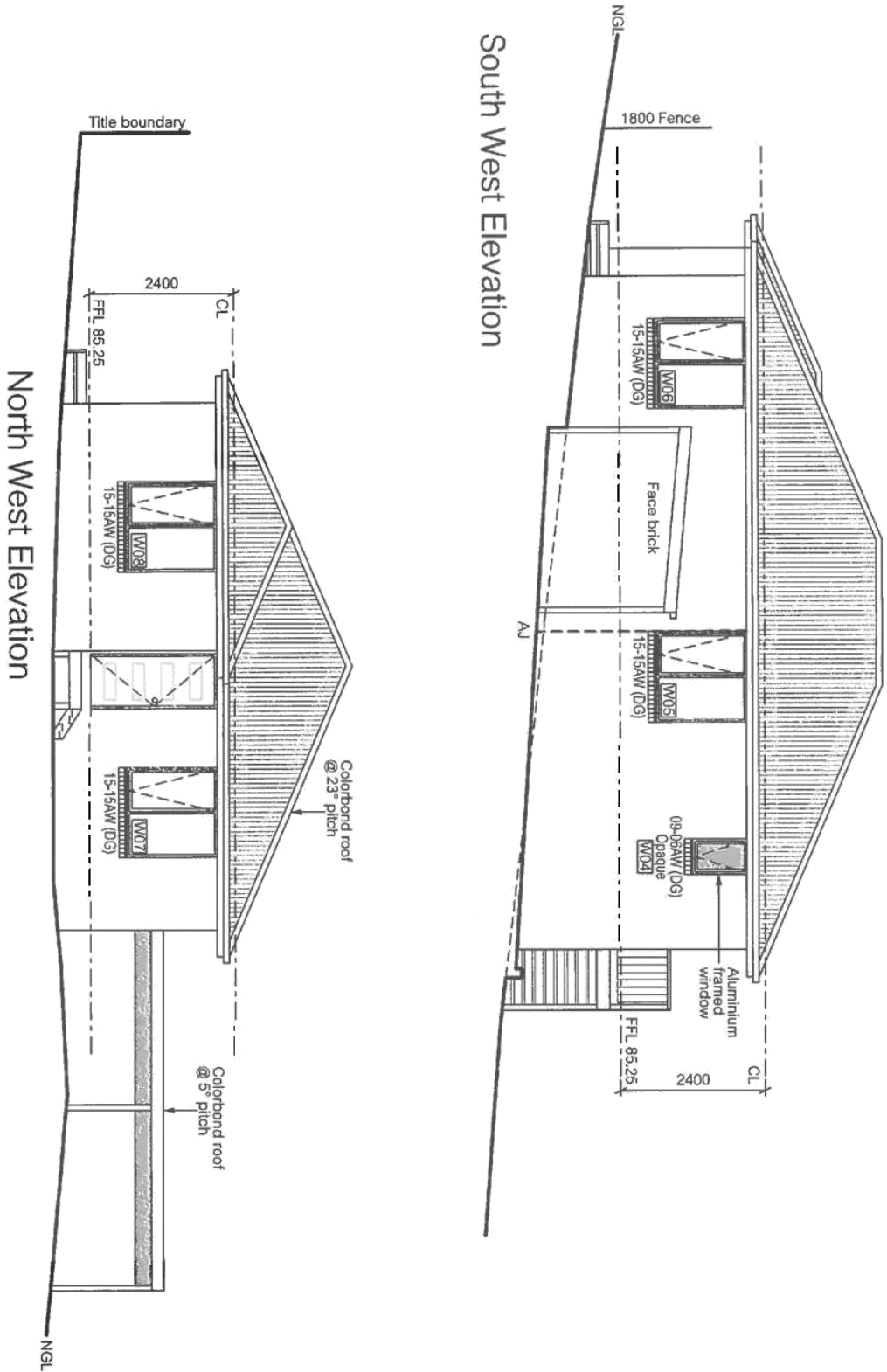
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

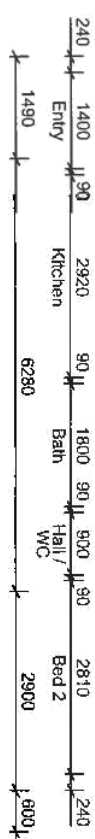
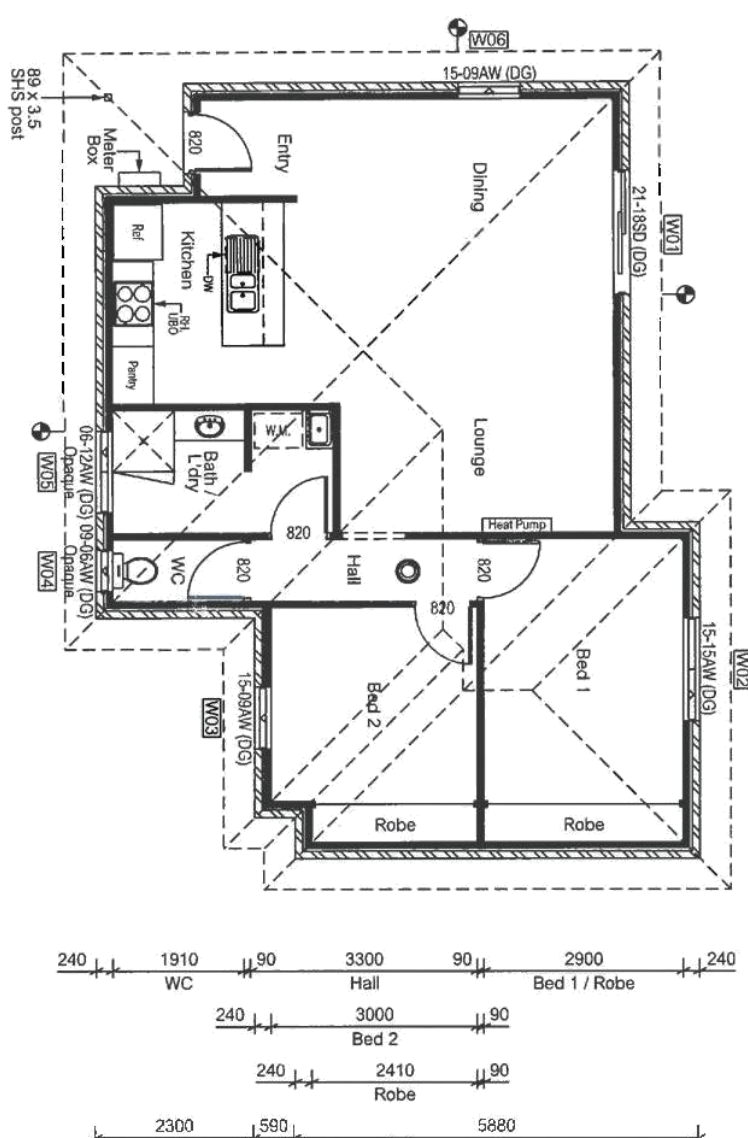
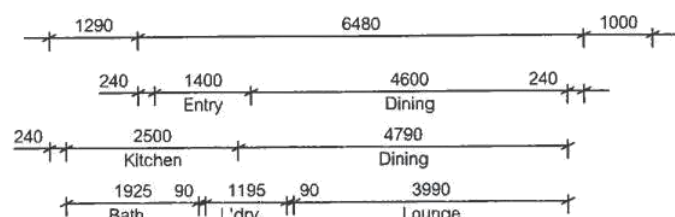
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Init.	Designer:	Client / Project info:	UNIT 5 ELEVATIONS SHEET 2			
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CC2204H (A. Strugnell) Ph: (03) 6231 4122 Email: info@anotherperspective.com.au	PROPOSED UNIT DEVELOPMENT (ODETTE TAS P/L ATF ODETTE TAS TRUST) 1 Moore Park Drive, GLENORCHY	Drawn	CK	U132	
A	Changes as per cover sheet	02 Feb. 17	CK			Date	18 November 2016	Sheet	
		9 Dec. 16	ST			Scale	1:100		09a/13



GLENORCHY PLANNING AUTHORITY
APPLICATION No 17-020
PLAN No P2
DATE RECEIVED 27/3/2017
PAGE 26



THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work.
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- Dimensions to take precedence over scale.
- Do not scale from these drawings.

FLOOR AREA = 82.12 sqm

Articulation joints

C Smoke Alarm (interconnected where more than 1)

- Dimensions to take precedence over scale.
- Do not scale from these drawings.

checked and/or confirmed on site prior to ordering glazing units.

Designer:					
No.	Amendment	Date	Init.		
B	Changes as per cover sheet	02 Feb. 17	CK		
A	Changes as per cover sheet	9 Dec. 16	ST		

ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 A/C: NO C/202/04H A. Strugnell
 Ph: (03) 6231 4122
 Fax: (03) 6231 4166
 Email: info@anotherperspective.com.au

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN

ACC. NO. CC2204H (A. Strugnell)
 Pb: (02) 6324 4122

Fax: (03) 6231 4166
 Email:

info@anotherperspective.com.au

Client / Project info:

PROPOSED UNIT DEVELOPMENT
(ODETTE TAS PL A/F ODETTE TAS TRUST)
1 Moore Park Drive,
GLENORCHY



UNIT 6 FLOOR PLAN

Drawn	CK	U132
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Date 18 November 2013

Scale 1:100

10/13

APPLICATION NO. 17-020
 PLAN NO. P2
 DATE RECEIVED 2/13/2017
 PAGE 26

NOTES

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

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)

Bulkier to ensure that all construction methods / materials comply with AS3959 - 2009 and streets T.B.C.

UNIT 6 ELEVATIONS

Drawn	CK	U132
Date	18 November 2016	Sheet
Scale	1:100	11/13

North East Elevation

South East Elevation

North West Elevation

South West Elevation

Designer: ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 A.C.C. NO. CC2204H (A. Strugnell)
 Ph: (03) 6231 4122
 Fax: (03) 6231 4166
 Email: info@anotherperspective.com.au

Client / Project Info: PROPOSED UNIT DEVELOPMENT
 (ODETTE TMS P/L ATF ODETTE TMS TRUST)
 1 Moore Park Drive,
 GLENORCHY

NOTES

- Bulkier to verify all dimensions and levels on site prior to commencement of work
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- Dimensions to take precedence over scale.
- Do not scale from these drawings.

UNIT 6 ELEVATIONS

Drawn	CK	U132
Date	18 November 2016	Sheet
Scale	1:100	11/13

UNIT 6 ELEVATIONS

Drawn	CK	U132
Date	18 November 2016	Sheet
Scale	1:100	11/13

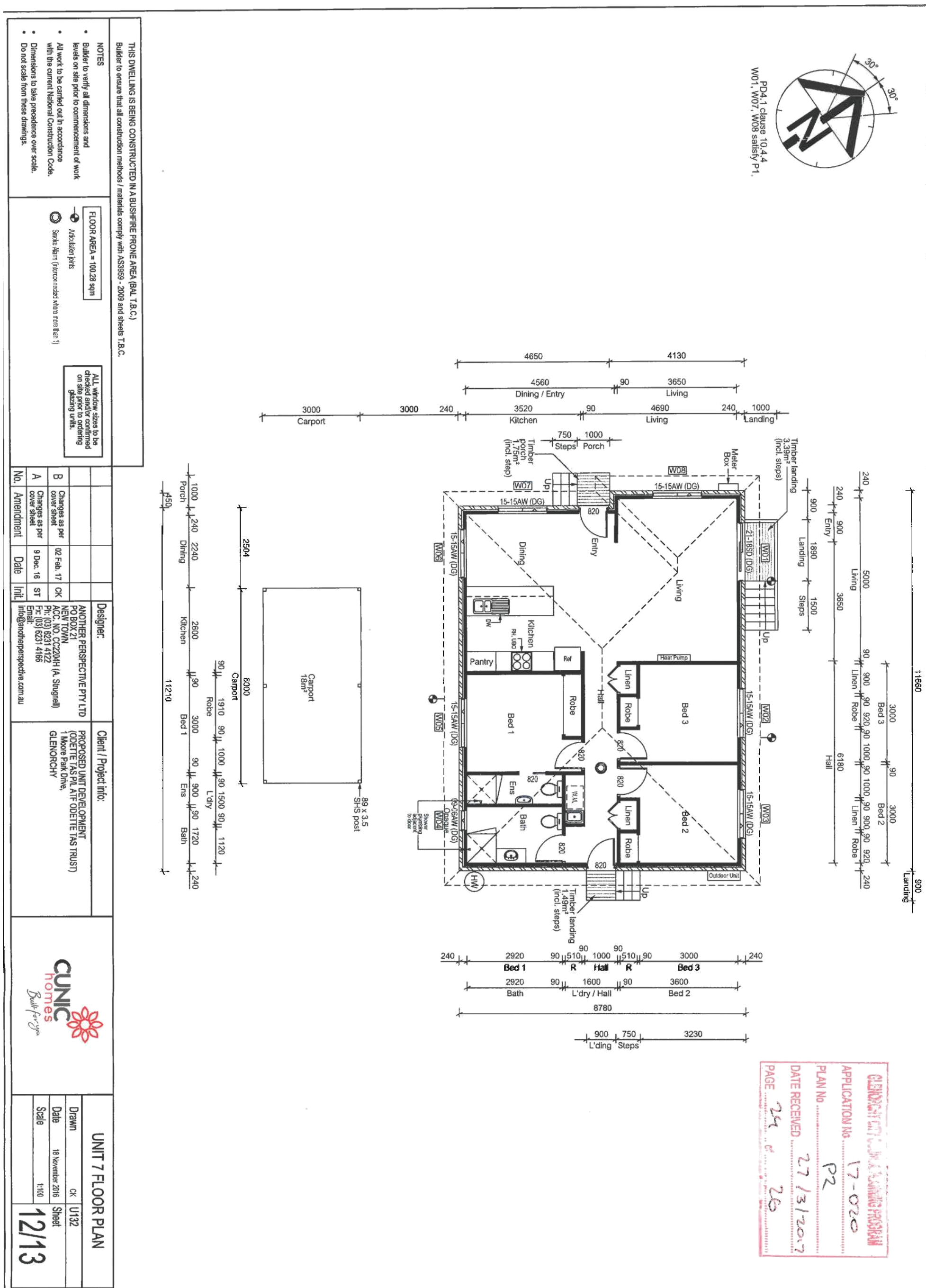
CLIMBING RISK MITIGATION PROGRAM

APPLICATION NO. 17-020

PLAN No. 02

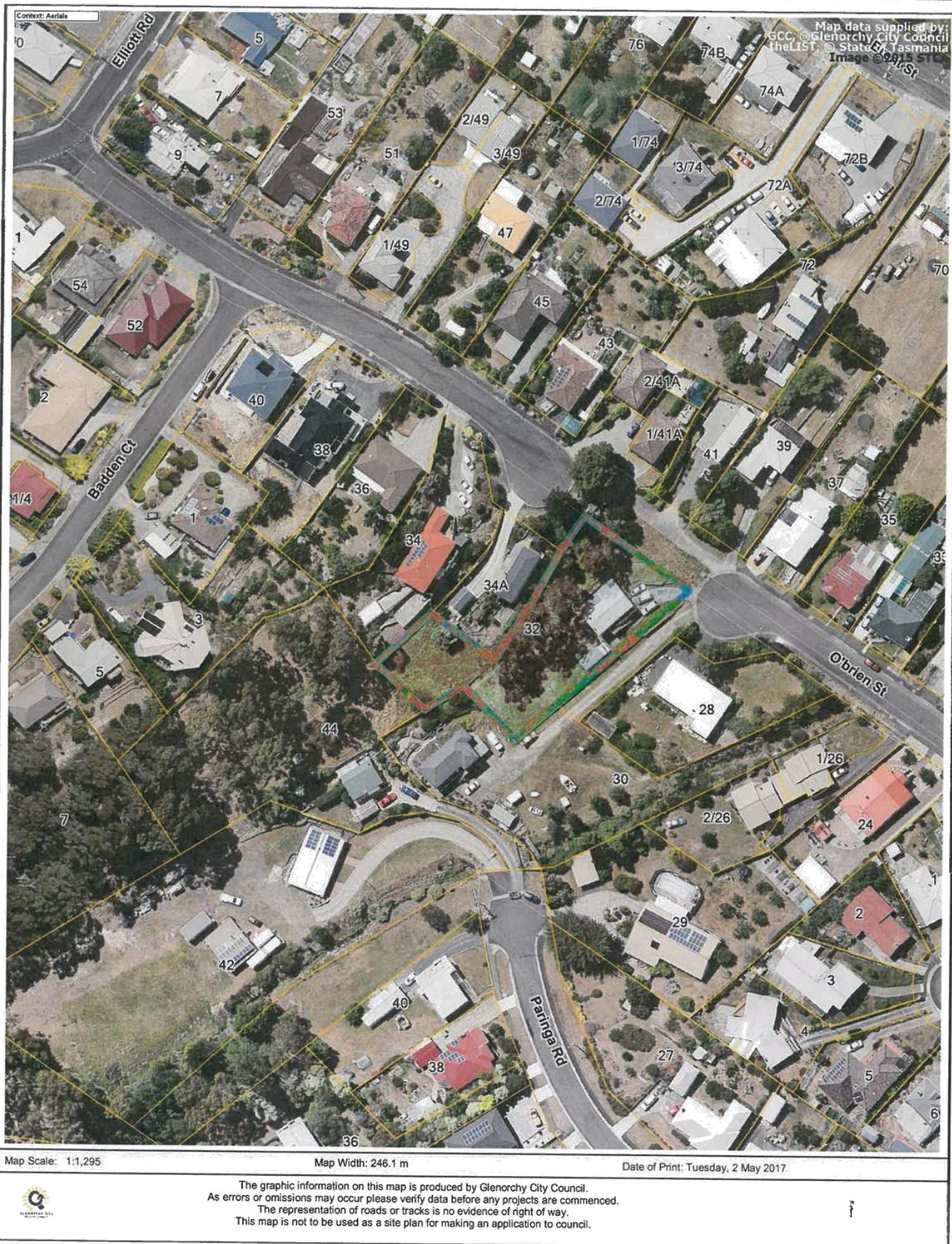
DATE RECEIVED 27/11/2017

PAGE 23 of 26



APPLICATION NO. 17-020
 PLAN NO. P2
 DATE RECEIVED 2/7/3/2017
 PAGE 25 OF 26

32 O'Brien Street, Glenorchy



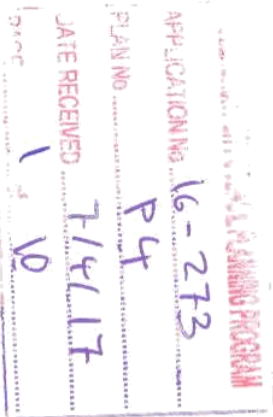
WILSON HOMES

MULTI AWARD WINNING BUILDERS

A Division of Wilson Homes Tasmania Pty Ltd

ABN 96 126 636 897

WH711218 - PROPOSED UNIT DEVELOPMENT (SYMIC PTY LTD)
32 O'Brien Street,
GLENORCHY



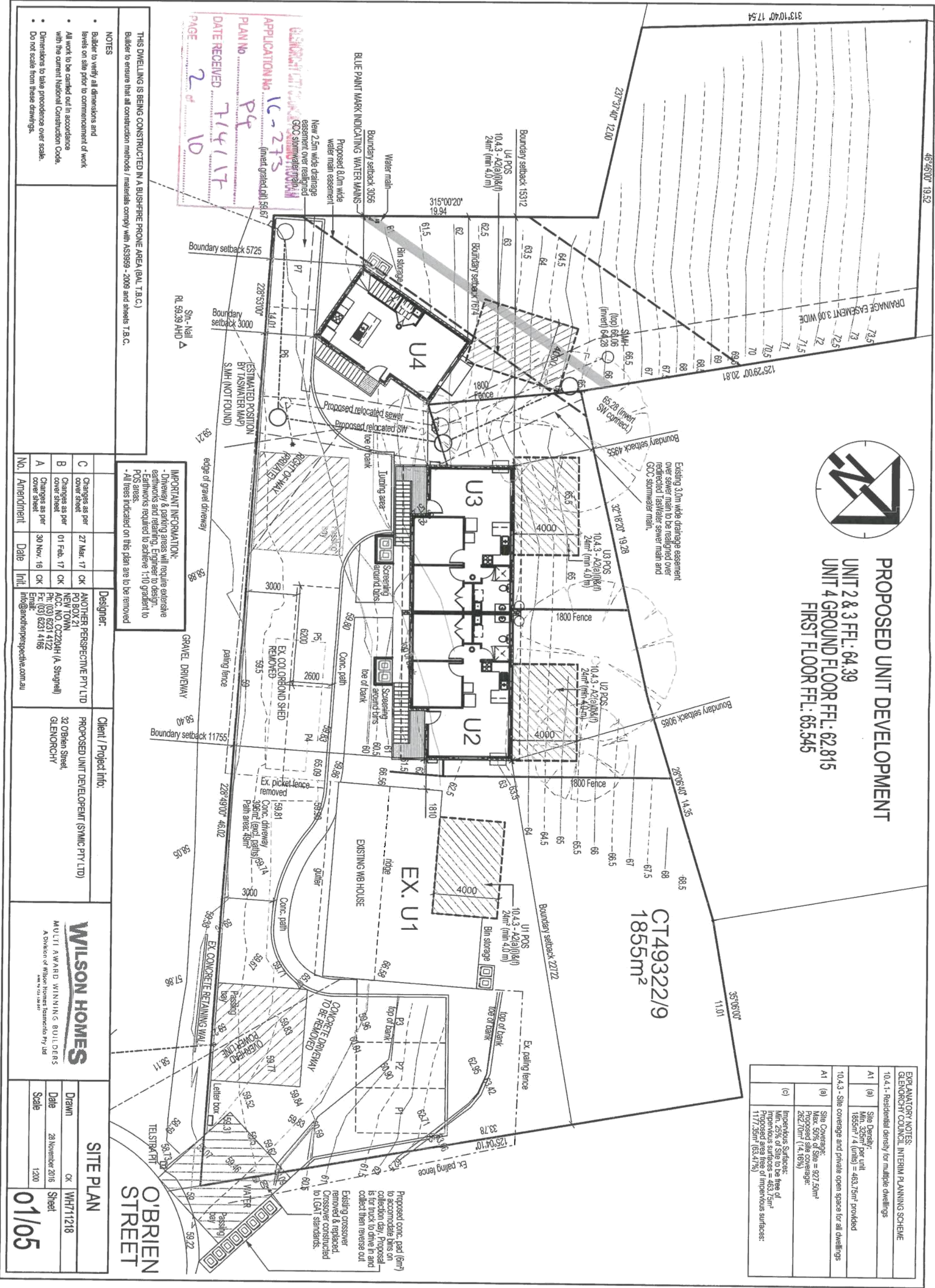
NOTE: UNIT 1 IS EXISTING

SHEET DRAWING TITLE

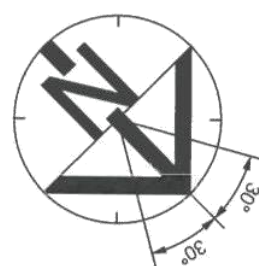
- 01: (C) SITE PLAN
- 01a: (C) CONCEPT DRAINAGE PLAN
- 02: (C) UNIT 2 & 3 FLOOR PLAN
- 03: (B) UNIT 2 & 3 ELEVATIONS SHEET 1
- 03a: (B) UNIT 2 & 3 ELEVATIONS SHEET 2
- 04: (C) UNIT 4 FLOOR PLAN
- 05: (B) UNIT 4 ELEVATIONS

C	Council RFI (14/2/17): Engineer designed Concept Drainage Plan to demonstrate compliance with council stormwater requirements. Essentials amended according to Engineer design. Indicate conc. pad along front access for bin collection point. Amend location of heat pump out door units for units 2 & 3. Add heat pump and hwc to Unit 4.	01, 01a, 02, 03, 4 Electrical Plans.	27 March 2017	CK	ST
B	Council RFI (15/12/16) & TasWater RA1 (13/12/16): Re-design Unit 4. Adjust size of Units 2 & 3. Indicate proposed re-location of sewer and stormwater main with relevant easements around them. Indicate easement for water main. Re-design driveway and loading area to comply. Remove proposed carport. Weatherboards above windows & doors to Unit 3. Indicate 1 bay under Unit 4 stairs.	01 - 05	01 February 2017	CK	ST
A	Make Unit 3 a mirror of Unit 2. Reduce Unit 4 roof pitch to 2° to keep under the building envelope. Update all relevant sheets.	01 - 02a, 05, Unit 2/3 Electrical Plan & Calculations	30 November 2016	CK	SS
DA	DA Plan Set	01 - 05	28 November 2016	CK	SS
No.	Amendment	Sheet	Date	Drawn	Check

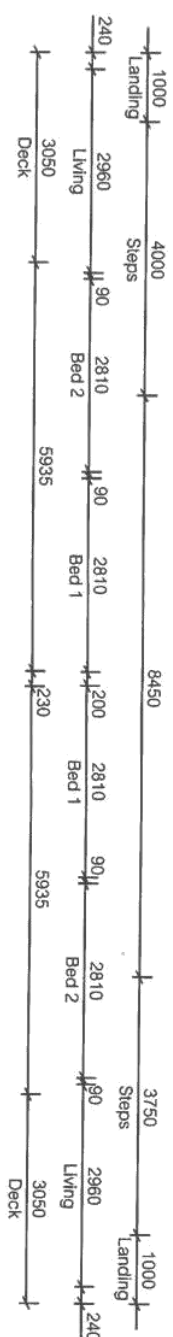
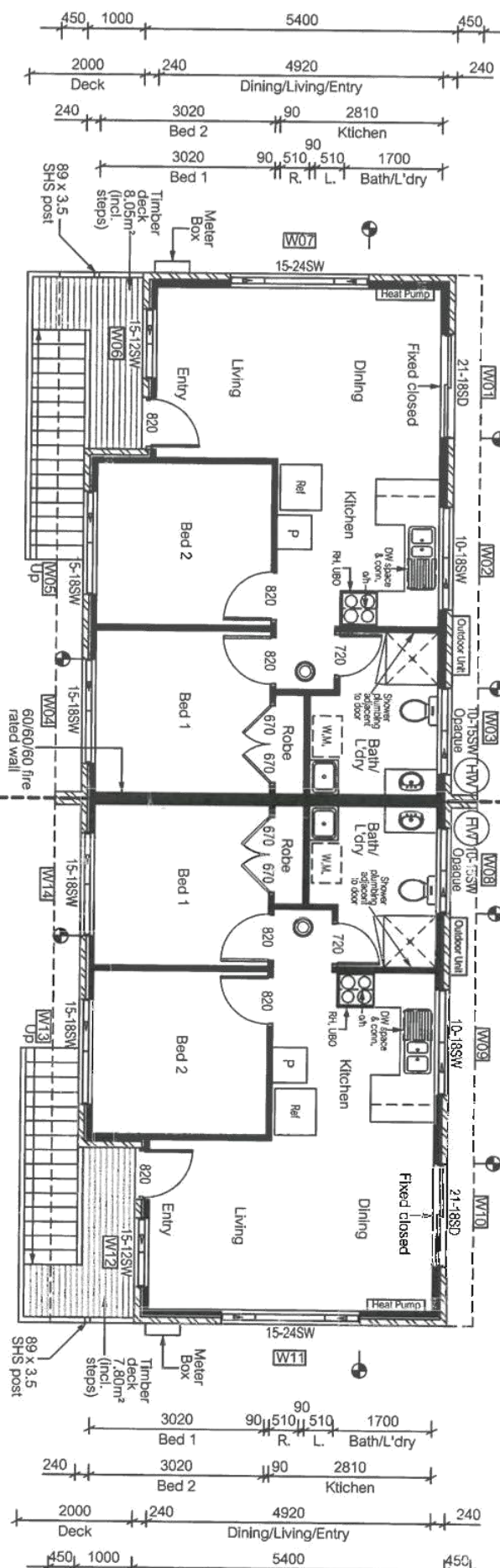
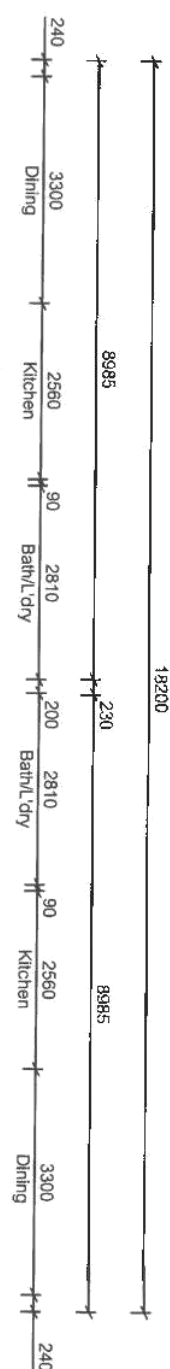
Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. CQ224H (A. Shingell) Ph: (03) 6231 4122 F/c: (03) 6231 4166 Email: info@anotherperspective.com.au	Client / Project Info: PROPOSED UNIT DEVELOPMENT (SYMIC PTY LTD) 32 O'Brien Street, GLENORCHY	TITLE REFERENCE: FLOOR AREAS: PORCH/DECK AREAS: WIND SPEED: SOIL CLASSIFICATION: CLIMATE ZONE: CERTIFIED BAL: DESIGNED BAL:	CT493229 Refer to floor plan Refer to floor plan N2 TBC TBC	COVER SHEET Drawn Date Scale N/A	WH711218 Sheet 00/05
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PD4.1 clause 10.4.4
W01, W02, W09, W10, W11 satisfy P1.



Application No. 16-273
PLAN No. 84
DATE RECEIVED 7/4/17
PAGE 4 of 10

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL T.B.C.)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

NOTES

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- Do not scale from these drawings.

UNIT 2 FLOOR AREA = 55.19 sqm
UNIT 3 FLOOR AREA = 55.19 sqm
TOTAL = 110.38 sqm

checked and/or confirmed on site prior to ordering glazing units.

- Articulation joints

C Smoke Alarm (interconnected where more than 1)

No.	Amendment	Date	Initial	Designer:
C	Changes as per cover sheet	27 Mar. 17	CK	ANOTHER PERSPECTIVE Pty Ltd PO BOX 21 NEW TOWN A.C. NO. C/2/204H (A. Strugnell) Ph: (03) 6231 4122 Fx: (03) 6231 4166 Email: info@anotherperspective.com.au
B	Changes as per cover sheet	01 Feb. 17	CK	
A	Changes as per cover sheet	30 Nov. 16	CK	

Client / Project info:

PROPOSED UNIT DEVELOPMENT (SYMIC PTY LTD)

32 O'Brien Street
GLENORCHY

WILSON HOMES

MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Tasmania Pty Ltd
ASH 96 126 428 077

UNIT 2 & 3 FLOOR PLAN

Drawn	CK	WH711218
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Date 28 November 2016

Scale 1

WILSON HOMES © 2016

UNIT 2 & 3 ELEVATIONS SHEET 1

Drawn	CK	WH711218
Date	28 November 2016	Sheet
Scale	1:100	
WILSON HOMES © 2016		

MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Tasmania Pty Ltd
Address: 52-54A Sturt

WILSON HOMES

Client / Project Info:

PROPOSED UNIT DEVELOPMENT (SYMC PTY LTD)
32 O'Brien Street,
GLENORCHY

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2204H (A. Snurrell)
Ph: (03) 6231 4122
Ft: (03) 6231 4166
Email: info@anotherperspective.com.au

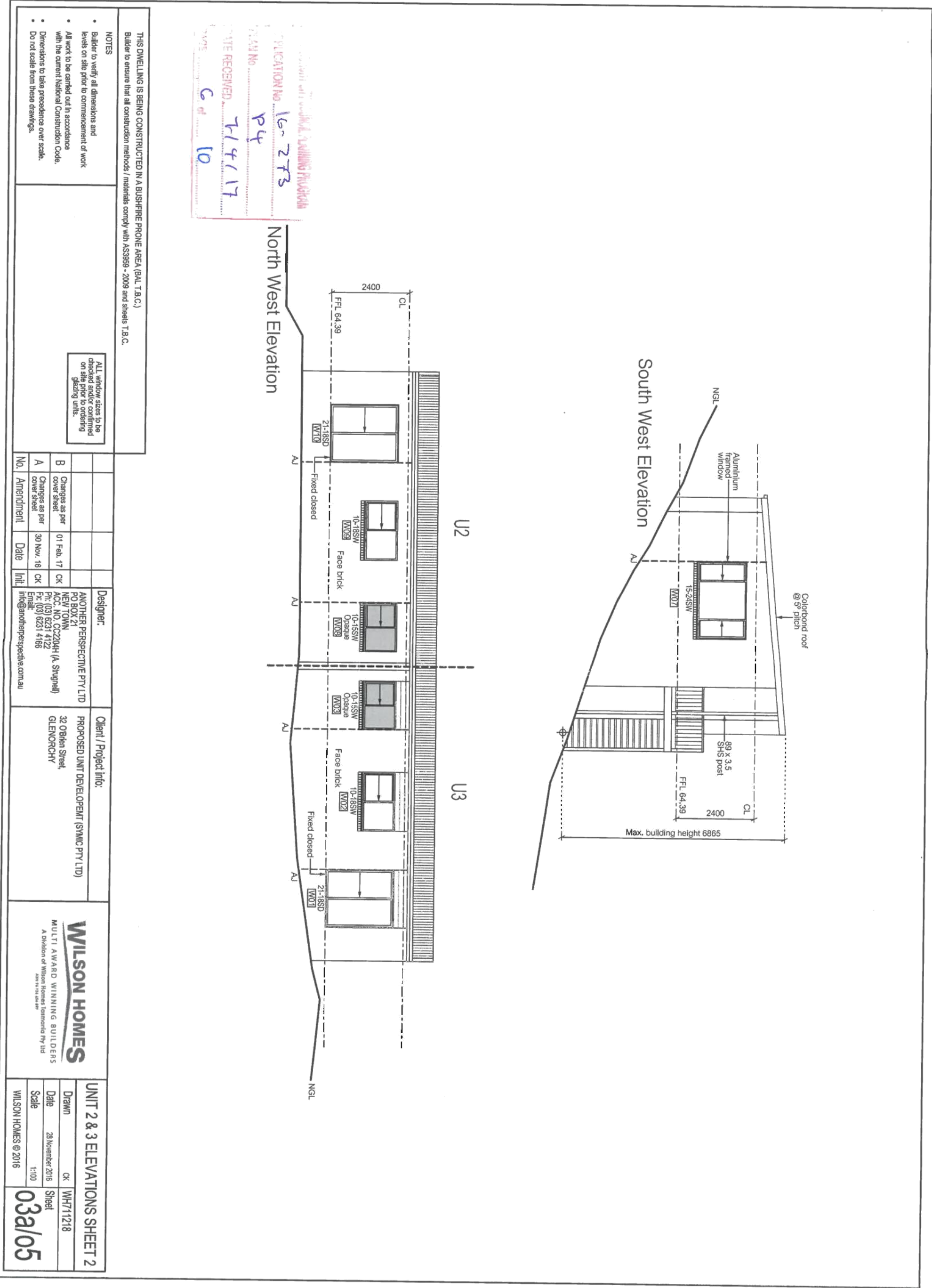
NOTES

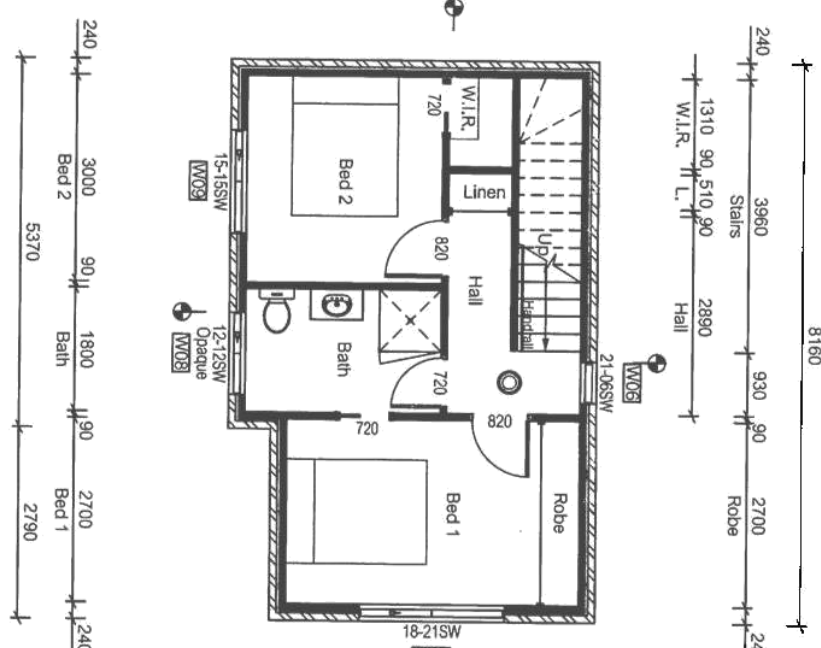
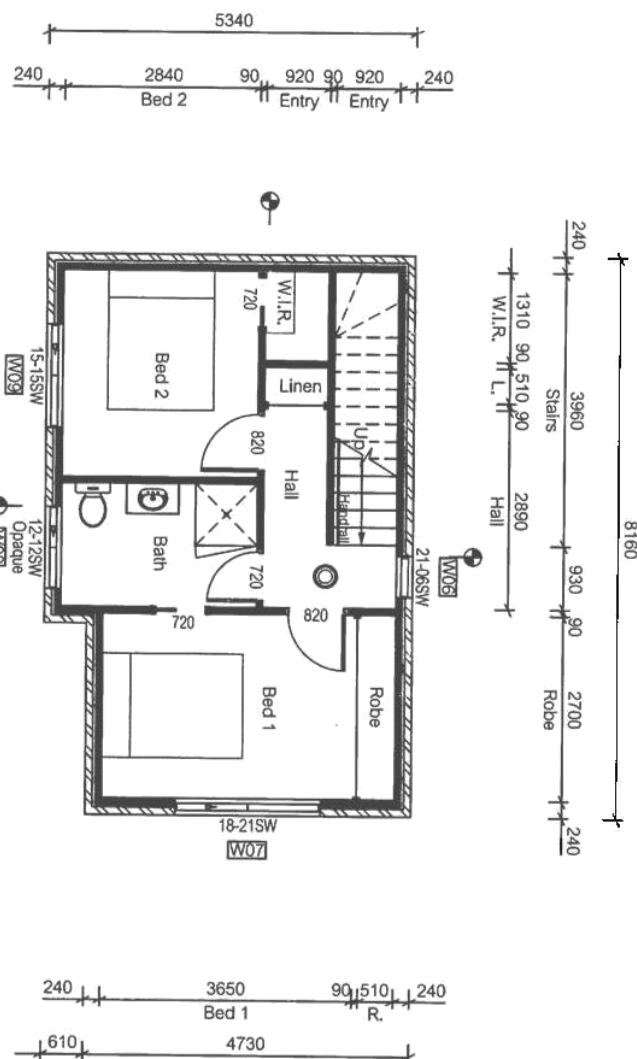
- Bulldozer to verify all dimensions and levels on site prior to commencement of work.
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Application No. 16-273
PLAN No. P4
DATE RECEIVED 7/4/17
5 of 10

The drawings show two elevations of a building. The top drawing is the North East Elevation, showing a gabled roof with a colorbond finish at a 5° pitch. It features windows W01, W02, W03, W04, W05, and W06, and doors D01 and D02. The bottom drawing is the South East Elevation, showing a similar view from the opposite side. Both drawings indicate a maximum building height of 6865mm and a finished floor level (FFL) of 64.39m. Structural elements like stairs and sub-floor access are also shown.





FIRST FLOOR PLAN

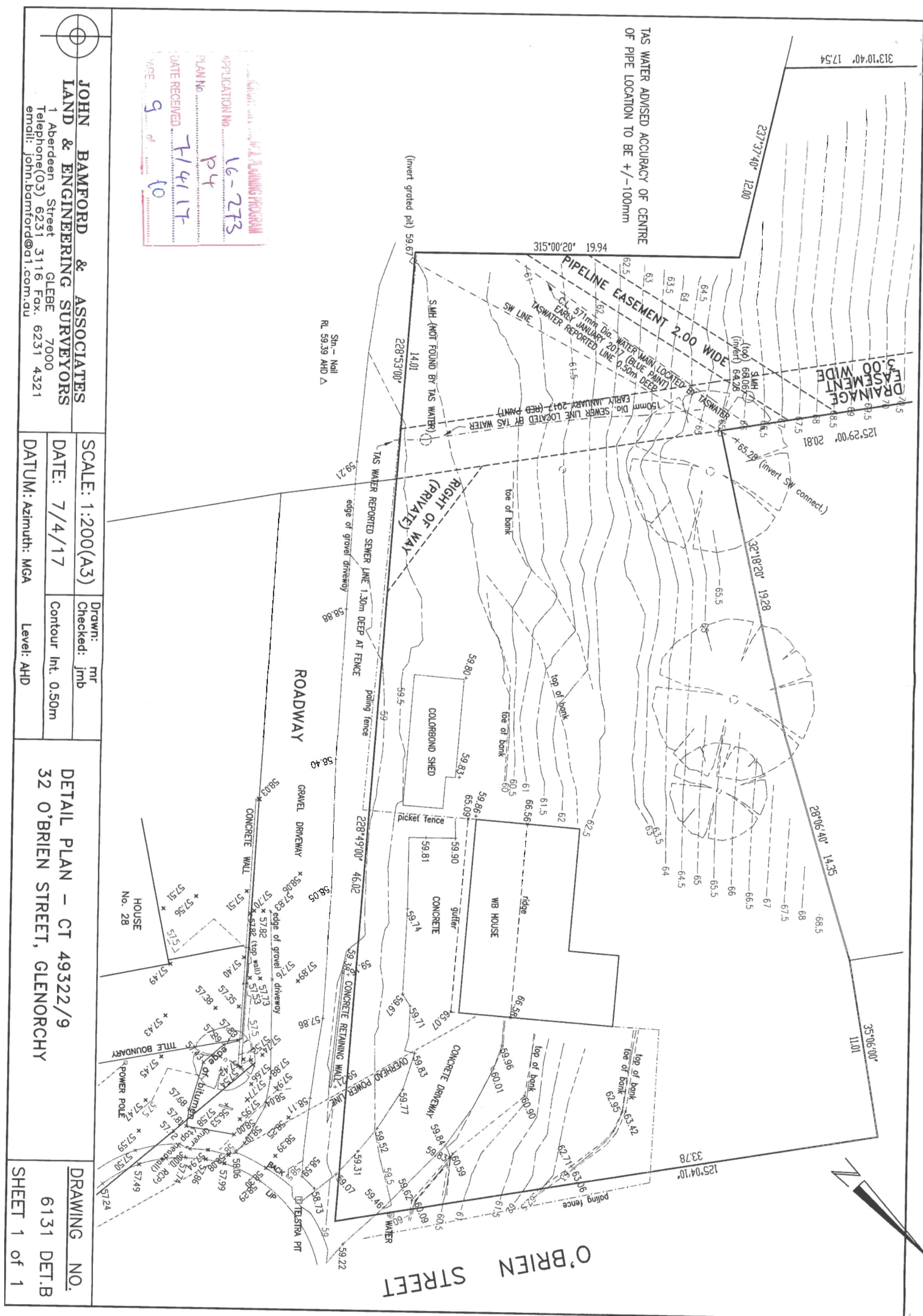
GROUND FLOOR PLAN

NOTES

- GROUND FLOOR AREA = 41.87 sqm
FIRST FLOOR AREA = 41.87 sqm
TOTAL = 83.74m²

- Articulation joints
- Smoke Alarm (interconnected where more than 1)

Designer:







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-273	Council notice date	9/12/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01883-GCC	Date of response	19/04/2017
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	32 O'BRIEN ST, GLENORCHY	Property ID (PID)	7712211
Description of development	4 Units (one existing)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilson Homes	Site Plan / WH711218 / 01	C	27/03/2017
Gandy & Roberts	Concept Services Plan / C010	P3	10/04/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized metered/sub-metered water property connection must be provided in accordance with TasWater standards. 2. A single shared sewer property connection must be provided in accordance with TasWater standards. In the event the sewer property connection inspection opening (I.O.) is located within a vehicle manoeuvring area it must be housed in a trafficable box. 3. 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.			
ASSET CREATION & INFRASTRUCTURE WORKS			
4. The existing DN150 sewer main located within the subject land must be realigned to comply with TasWater's minimum clearance requirements as outlined within this submission. In the event a sewer manhole is located within a vehicle manoeuvring area it must be fitted with a trafficable lid and surround. 5. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 6. Prior to applying for a Permit to Construct/the issue of a Certificate for Certifiable Work (Building and/or Plumbing) to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.			



7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
8. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
9. Prior to the issue of a Consent to Register a Legal Document / Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document and/or applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
13. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
15. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.



FINAL PLANS, EASEMENTS & ENDORSEMENTS

16. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made.
17. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

Advice: TasWater standards require an 8m wide easement over the bulk water main with the main located one third across from the lowside of the easement. In this case TasWater will allow the easement to be located such that the lowside of the easement is 2m from the outside pipe wall of the water main.

18. Prior to the issue of a Consent to Register a Legal Document / Certificate of Water & Sewerage Compliance (Building and or Plumbing) / Certificate of Practical Completion from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) over the subject lot to cover existing/proposed TasWater infrastructure.

56W CONSENT

19. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.
20. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows;
 - a. Existing/proposed pipe depth and proposed finished surface levels over the pipe(s);
 - b. The line of influence from the base of the footings must pass below the invert of the DN150 sewer pipe and be clear of the pipe trench;
 - c. The exact location of the 571mm diameter bulk water main accurately dimensioned on the plans relative to the proposed Unit 4;
 - d. A note on the plan(s) stating how the 571mm bulk water main was located (eg. TasWater infrastructure located on site by TasWater/private contractor/registered surveyor etc.);
 - e. The proposed Unit 4 including eaves and gutters must be located outside of the required TasWater water main easement and no closer than 2.0m to the outside of the bulk water main pipe wall;

Advice: TasWater standards require an 8m wide easement over the bulk water main with the main located one third across from the lowside of the easement. In this case TasWater will allow the easement to be located such that the lowside of the easement is 2m from the outside pipe wall of the water main.

DEVELOPMENT ASSESSMENT FEES

21. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees



will be indexed, until the date they are paid to TasWater, as follows:

- a. \$335.18 for development assessment; and
- b. \$133.25 for Consent to Register a Legal Document

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

Advice

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

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

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

Declaration

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

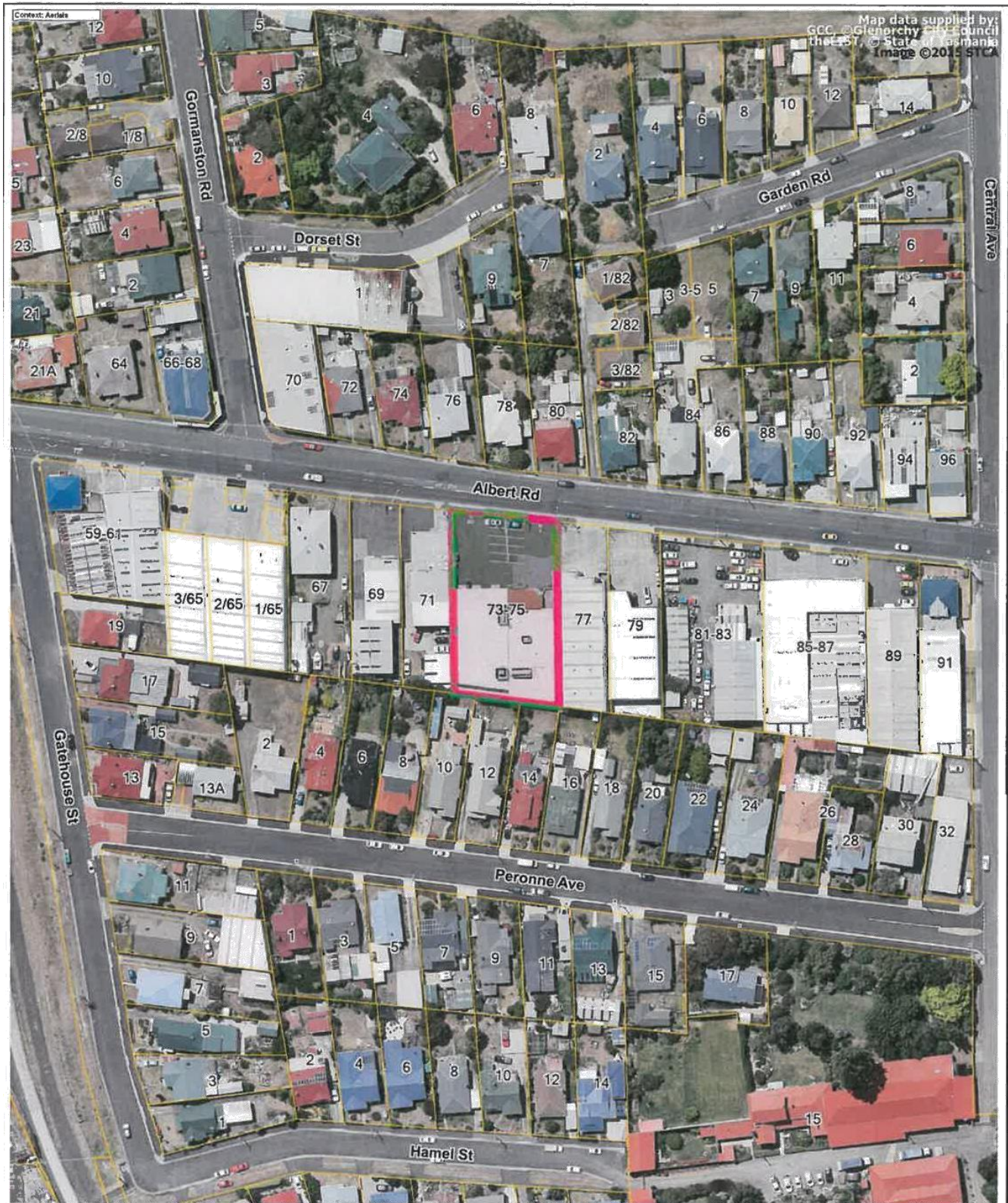
Authorised by

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

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

73-73 ALBERT ROAD



Map Scale: 1:1,522

Map Width: 289.1 m

Date of Print: Friday, 21 April 2017



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.

Appendix A



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17/071	Council notice date	4/04/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00464-GCC	Date of response	10/04/2017
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	73-75 ALBERT RD, MOONAH	Property ID (PID)	2895346
Description of development	Change of use to microbrewery		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Engineering Plus	13117 A01	A	22/03/2017
Engineering Plus	13117 A02	A	22/03/2017
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 1. A suitably sized water supply with metered connection / sewerage system and connection for this Micro Brewery 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 use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. TRADE WASTE 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent DEVELOPMENT ASSESSMENT FEES 7. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: a. \$201.93 for development assessment.			



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

Advice

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

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

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

TRADE WASTE

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

1. Location of all pre-treatment devices
2. Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
3. Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.
4. At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the General Supplement form is also required.

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

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

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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3 ENGINEER

			Date Drawn: 22/03/17	Project: PROPOSED BREWERY
			Drawn: C. Parry	Address: 73-75 ALBERT RD, MOONAH
			Checked: A. Taylor	
			Approved: J. Pfeiffer	Mob 0417 362 783 or 0417 545 813 jack@engineerplus.com.au tim@engineerplus.com.au
			Scale: As Shown @ A3	ENGINEERPLUS INCORPORATING THE FORMER ENGINEERING PLUS AND CIVIL ENGINEERING PLUS
A	ISSUED FOR APPROVAL	22/03/17	C. P	Drawing No: A02 Rev A
Rev:	Amendment:	Date:	Time:	
				Accreditation No: CC72117
				Accredited Building Designer Designer Name: J.Pfeiffer

GLENGHORN CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 17-071
PLAN NO. P1
DATE RECEIVED 87-3-17
PAGE 2 of 2