

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 8 AUGUST 2016



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PLANNING

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1: Attachment - 16 Albert Road, Moonah.....	17
7. Amendment PLS43A-16/01 - S.39 and 43F(6) Report on Representations - Proposal: To Rezone Portion of 32 Gillies Road, Claremont (CT167222/1) and Part CT156864/100 (Casement) from an Open Space Zone to a Low Density Residential Zone and Delete the Biodiversity Code Overlay from the Rezoned Land combined with a Permit Application for a 2 Lot Subdivision and Balance at 32 Gillies Road, Claremont (CT167222/1) (PLAM-16/01)	
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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-119	Council notice date	4/07/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00931-GCC	Date of response	07/07/2016
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	12 FOSBROOK CT, MONTROSE	Property ID (PID)	3251075
Description of development	5 Multiple dwelling with building envelope discretions		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Michael Cooper Architect	Site Plan / A02 / 2	--	10/06/2016
Pitt & Sherry	Concept Services Plan / HB 16271-P10	--	10/06/2016
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 water connection with submeters (if applicable) is to be provided to service the domestic and fire demands (if applicable) for the proposed development in accordance with TasWater standards. 2. The existing DN100 sewer connection is to be used as a shared connection for all units where the grade of the existing connection can be shown to be not less than 1 in 60 (1.66%). If this cannot be demonstrated the sewer connection must be upgraded to DN150 and the grade of the new connection must be shown to be not be less than 1 in 150 (0.66%). 3. In the event that the existing sewer connection is to be upgraded to DN150 and the work requires access to adjoining land the developer must obtain written consent from the adjoining property owner at 10 Fosbrook Court (CT 165541/5) for this upgrade work to be carried out on their land by TasWater. 4. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. DEVELOPMENT ASSESSMENT FEES 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$335.18 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater.			



Advice

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

For information regarding further assessment fees and other miscellaneous fees, please visit
<http://www.taswater.com.au/Development/Fees---Charges>

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.

Advice to Planning Authority (Council) and developer on fire coverage

TasWater cannot guarantee the location of existing fire hydrants in Fosbrook Court are within Tasmania Fire Service minimum practical fire hose length requirements for the proposed development.

Declaration

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

Authorised by

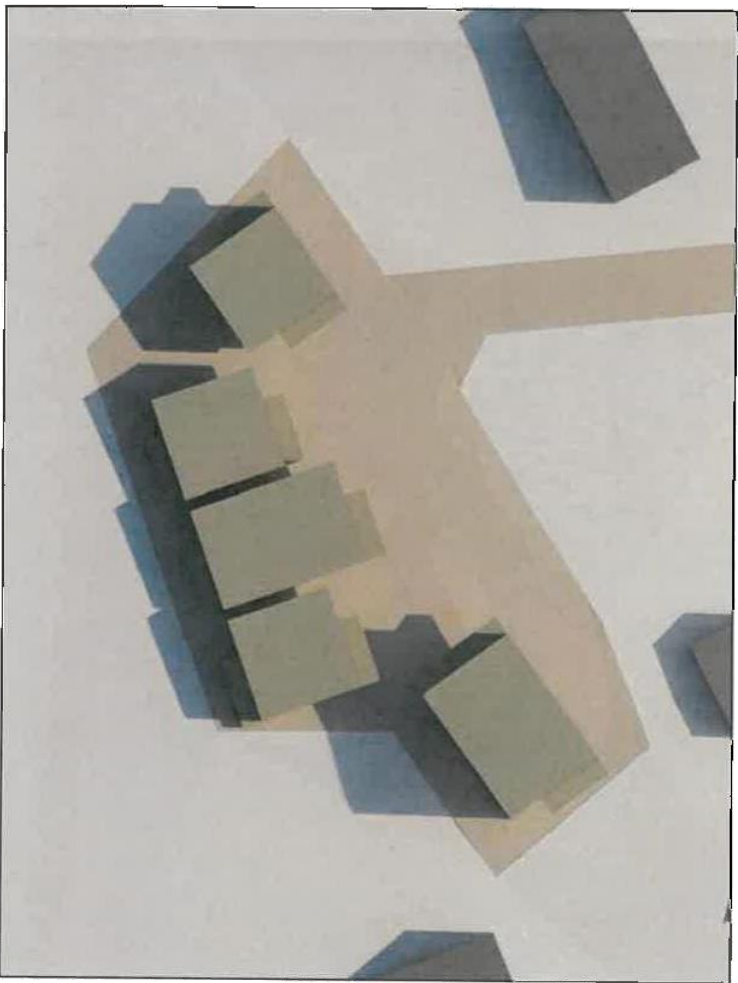
Jason Taylor
 Development Assessment Manager

TasWater Contact Details

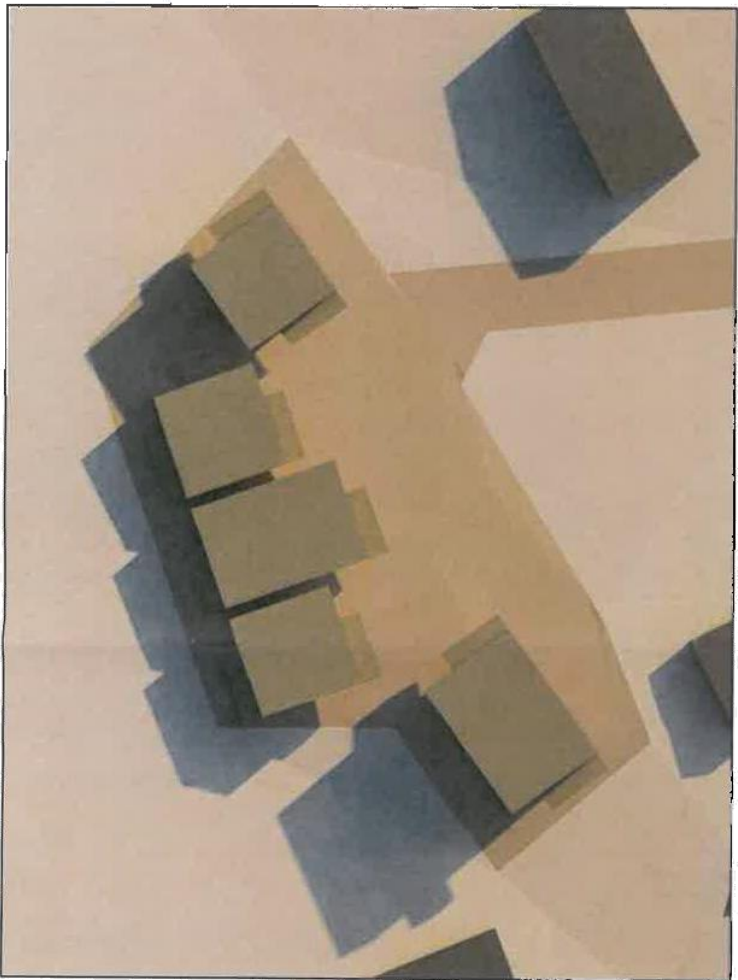
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

An abstract artwork titled 'The Great Wall' by Wang Meng. The composition features a large, stylized, geometric shape in shades of blue and white, resembling a stylized 'W' or a series of connected blocks. This central form is set against a dark, textured background. The overall effect is minimalist and architectural, with strong contrasts and a sense of depth.

SUN SHADOW PLAN - 21st JUNE 2016 - 9am
WINTER SOLSTICE
ALTITUDE = 10°20'16"
AZIMUTH = 43°56'40"



SUN SHADOW PLAN - 21st JUNE 2016 - 12 NOON
WINTER SOLSTICE
ALTITUDE = 23°13'
AZIMUTH = 2°08'57"



SUN SHADOW PLAN - 21st JUNE 2016 - 3pm
WINTER SOLSTICE
ALTITUDE = 13°22'18"
AZIMUTH = 321°01'20"

[illegible]

GENERAL NOTES

- [illegible]

SHEET No. 10 OF 12

SUN SHADOW DIAGRAM NOTES

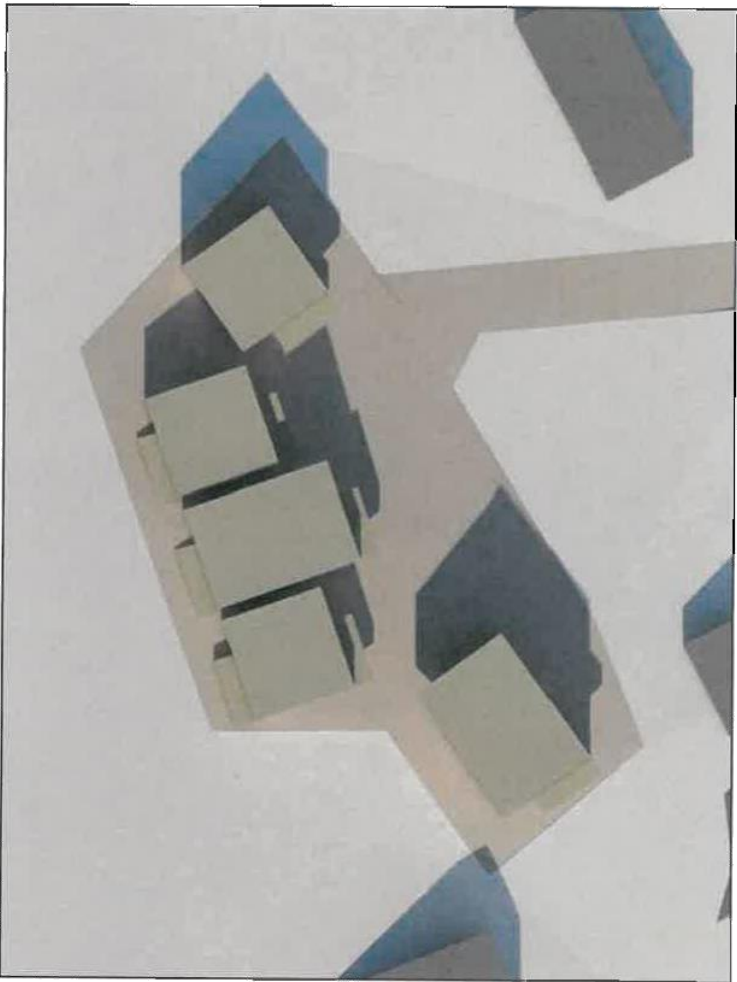
THESE SUN SHADOWS HAVE BEEN CONSTRUCTED USING INFORMATION FROM: AUSTRALIAN GOVERNMENT - GEOSCIENCE AUSTRALIA & ARCHICAD 3D MODELING

<http://www.gov.au/geosy/bathymaps.jsp>

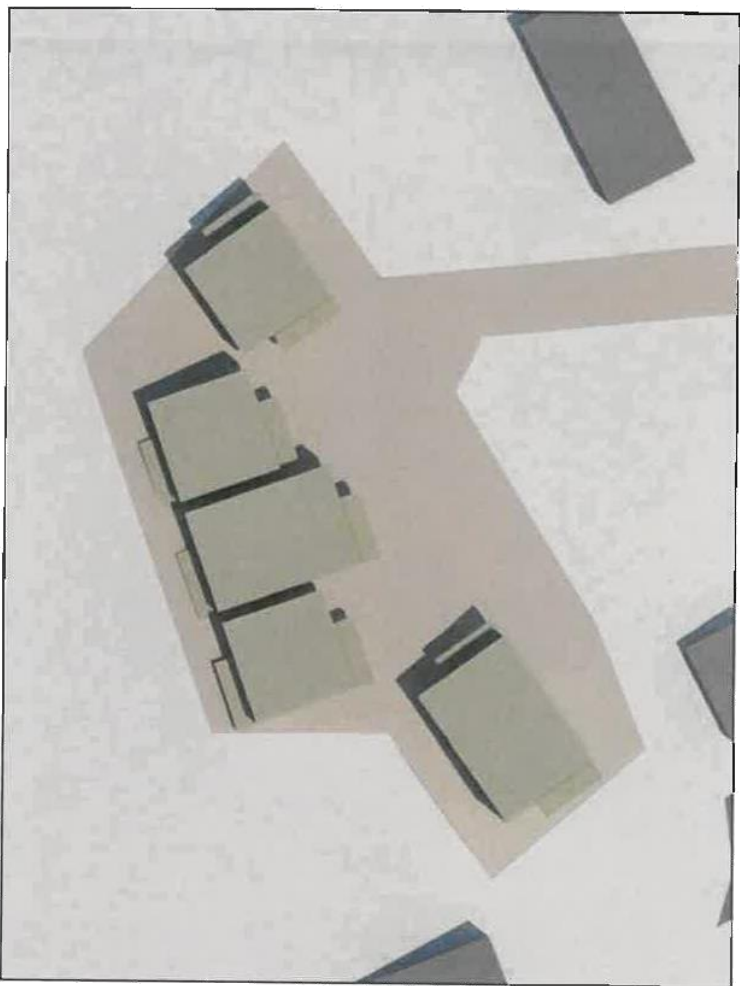
HOBEART, TASMANIA (AEST - Australian Eastern Standard Time):
Latitude: 42°53' South
Longitude: 147°17' East

[illegible]

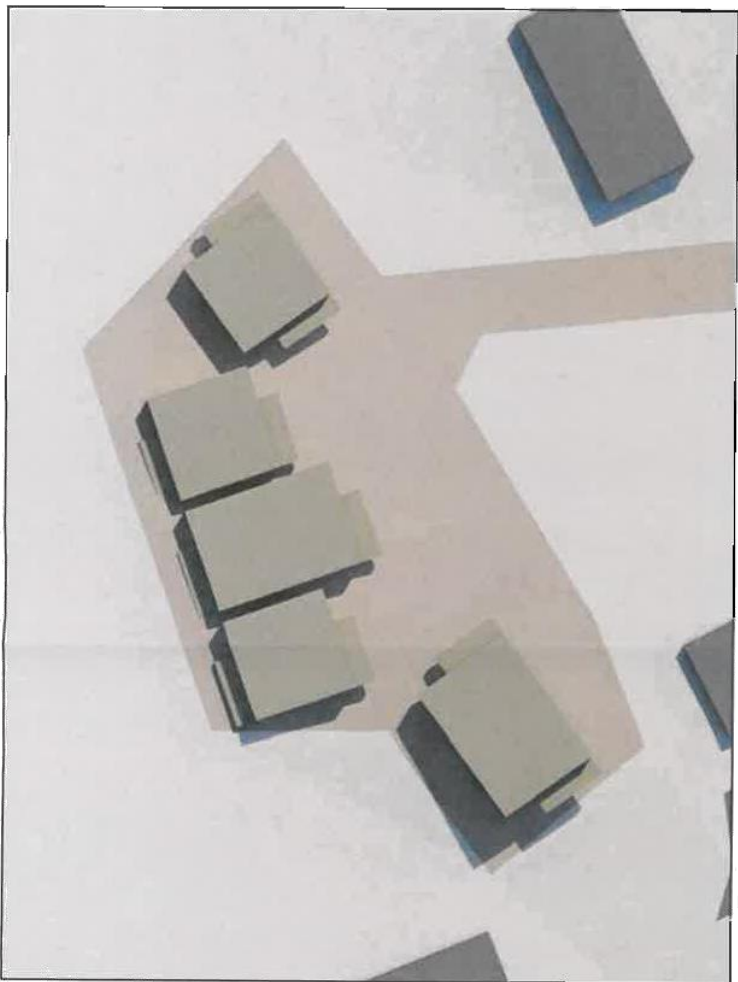
SUN SHADOW PLAN - 22nd DECEMBER 2016 - 9am
SUMMER SOLSTICE
ALTITUDE = 48°37'10"
AZIMUTH = 78°54'55"



SUN SHADOW PLAN - 22nd DECEMBER 2016 - 12 NOON
SUMMER SOLSTICE
A.L.TITUDE = 70°27'48"
AZIMUTH = 159°04'40"



SUN SHADOW PLAN - 22nd DECEMBER 2016 - 3pm



SUN SHADOW DIAGRAM NOTES

THESE SUN SHADOWS HAVE BEEN CONSTRUCTED USING INFORMATION FROM: AUSTRALIAN GOVERNMENT - GEOSCIENCE AUSTRALIA & ARCHICAD 3D MODELING

<http://www.gis.gov.au/goodcopy/hasbra/smp05.jsr>

HOBART, TASMANIA (AEST - Australian Eastern Standard Time)
Latitude: 42°53' South
Longitude: 147°17' East

REVISED		By	Date
Rev	Description		
A	PLUMBING MATERIAL ISSUE	JR	10/2/85

GENERAL NOTES

- [illegible]

SHEET No. 11 OF 12

[illegible]

PROPOSED UNIT DEVELOPMENT at No. 12 FOSBROOK COURT, MONTROSE for RHPAM PTY LTD			MCA JOB # 16001
ARCHITECTURAL			
JUL Y 2016			
DWG. No.	DRAWING	ISSUE	

16001-A01	DRAWING INDEX & LOCATION PLAN	B
16001-A02	PROPOSED SITE PLAN	C
16001-A03	PROPOSED FLOOR PLANS - UNIT TYPE 1-2	A
16001-A04	PROPOSED FLOOR PLANS - UNIT TYPE 3-4	B
16001-A05	PROPOSED ELEVATIONS - UNIT 1	B
16001-A06	PROPOSED ELEVATIONS - UNIT 2-3 & 4	B
16001-A07	PROPOSED ELEVATIONS - UNIT 2 & 3	B
16001-A08	PROPOSED ELEVATIONS - UNIT 4	B
16001-A09	PROPOSED ELEVATIONS - UNIT 5	C
16001-A10	PROPOSED SHADOW PLAN - JUNE 21st	A
16001-A11	PROPOSED SHADOW PLAN - DEC. 22nd	A
16001-A12	PROPOSED LANDSCAPE PLAN	A

01. DRAWING INDEX & LOCATION PLAN

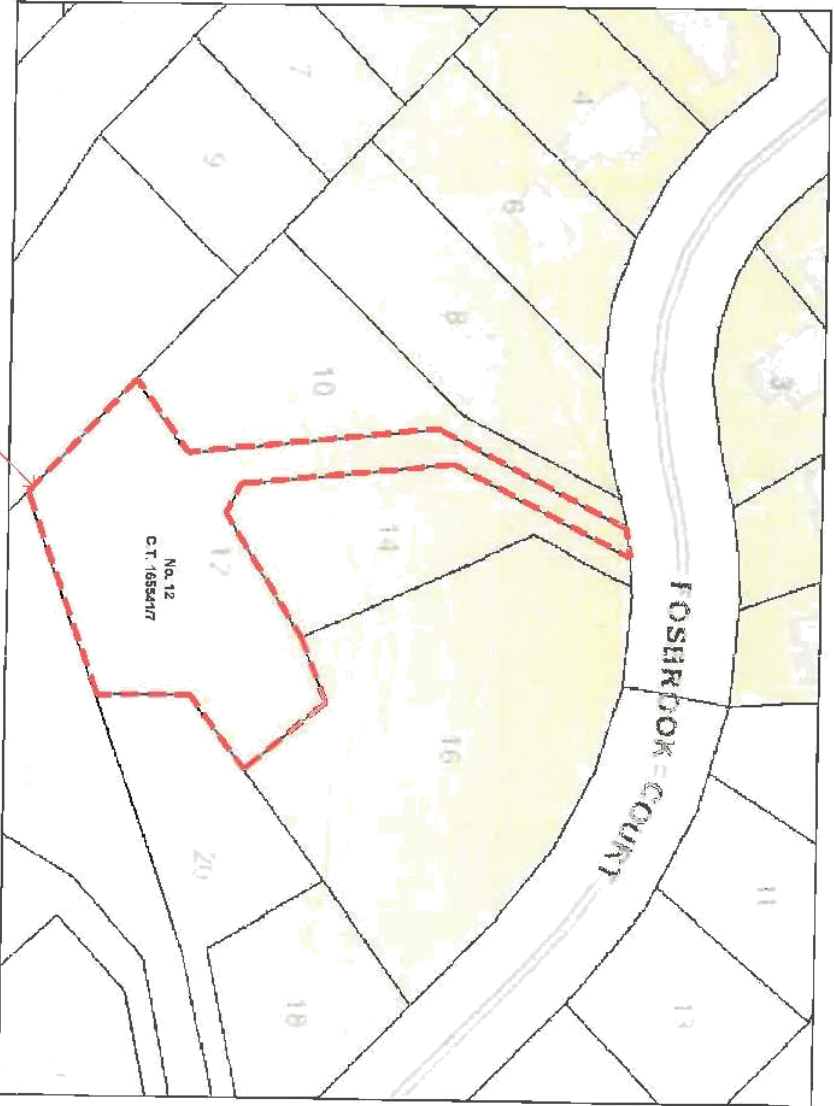
GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No. 16-119

PLAN No. P3

DATE RECEIVED 28/07/16

PAGE 1 OF 10



SITE LOCATION PLAN (NOT TO SCALE)

REVISIONS

No.	Description	%	Date
1	ISSUED FOR MCA	100	28/07/16

GENERAL NOTES

1. THIS DRAWING IS THE PROPERTY OF MICHAEL R COOPER ARCHITECTS AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MICHAEL R COOPER ARCHITECTS. 2. THE CLIENT HAS AGREED TO FUND THE COSTS OF THIS DRAWING. 3. THE CLIENT HAS AGREED TO ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. 4. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED TO THE ARCHITECT. 5. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED TO THE ARCHITECT. 6. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED TO THE ARCHITECT. 7. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED TO THE ARCHITECT. 8. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED TO THE ARCHITECT. 9. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED TO THE ARCHITECT. 10. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED TO THE ARCHITECT.

MICHAEL R COOPER ARCHITECTS

ARCHITECTS

PO BOX 1 BATTERY POINT TASMANIA 7044

TEL: 081 422 1122 FAX: 081 422 1120

WWW.MICHAELR.COOPER.AU

PROPOSED UNIT DEVELOPMENT

No. 12 FOSBROOK COURT, MONTROSE

for RHPAM PTY LTD

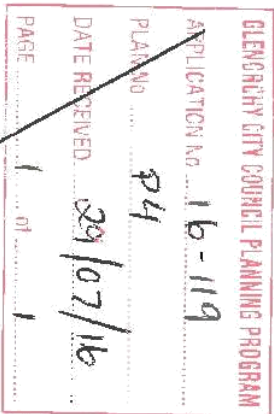
PLANNING APPROVAL ISSUE

DRAWING INDEX & LOCATION PLAN

Sheet No. B

Project No. 16001

A01



Revisions		Rev.	Date
1. General Notes		1	
2. Foundation		2	
3. Foundation		3	
4. Foundation		4	
5. Foundation		5	
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GROUND FLOOR PLAN
UNIT TYPE 2 - FLOOR AREA - 14m2 (excluding undercroft)
UNIT 1

17th Sorensen [at 25% transparency]

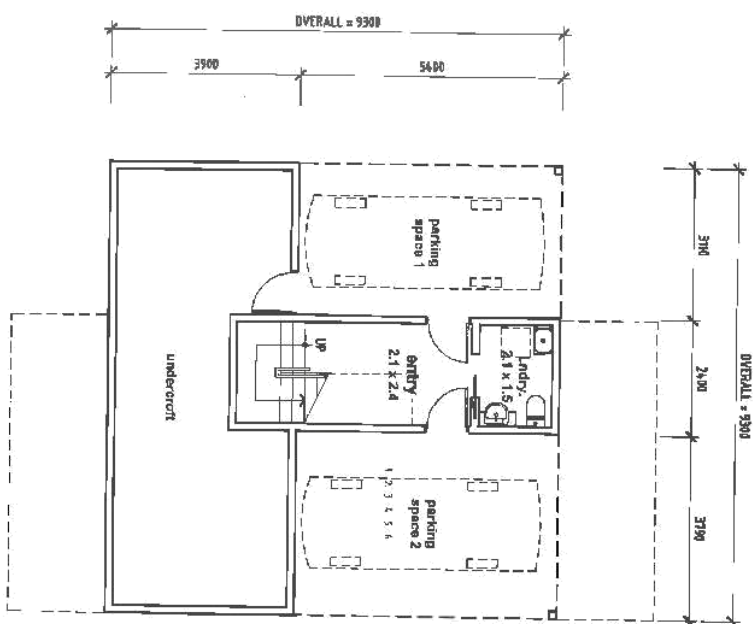
Overall = 39'0"

Room Dimensions:

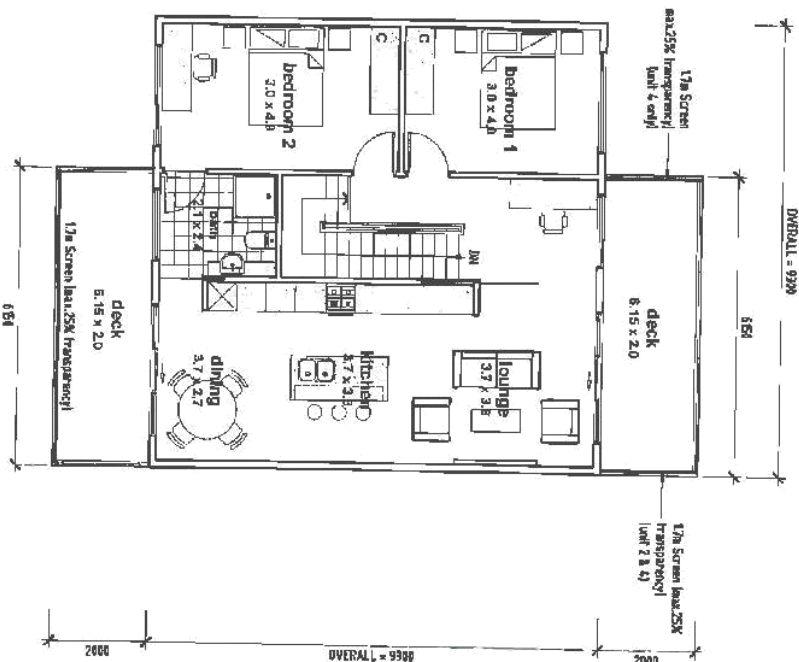
- bedroom 1: 10'0" x 10'0"
- bedroom 2: 10'0" x 11'8"
- living: 13'7" x 13'8"
- kitchen: 7'7" x 9'3"
- dining: 13'7" x 12'7"
- bath: 5'7" x 12'2"
- deck: 6'15" x 2'0"

Overall Dimensions:

- Overall = 39'0"
- Overall = 39'0"



GROUND FLOOR PLAN
UNIT TYPE 1 - FLOOR AREA - 14m² (excluding undercroft)
UNITS 2 & 4



UPPER FLOOR PLAN
UNIT TYPE 1 - FLOOR AREA - 81m2
UNITS 2 & 4

GLENDENH Y CITY COUNCIL PLANNING PROGRAM
APPLICATION NO 16-119
PLAN NO 93
DATE RECEIVED 28/07/16
PAGE 3 of 10

Rev: Project:		By: No:
A: Planning Approval, Date:		Date:

GENERAL NOTES

1. CLIENT HAS OBTAINED THE NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND THE LOCAL PLANNING AUTHORITY FOR THE PROPOSED DEVELOPMENT AND THE LOCAL PLANNING AUTHORITY HAS GRANTED PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT.
2. THE DEVELOPMENT IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CONDITIONS OF THE PLANNING PERMISSION.
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10. THE DEVELOPMENT IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CONDITIONS OF THE PLANNING PERMISSION.

The 100% floor plan is shown in the drawing

SHEET NO. 3 OF 12

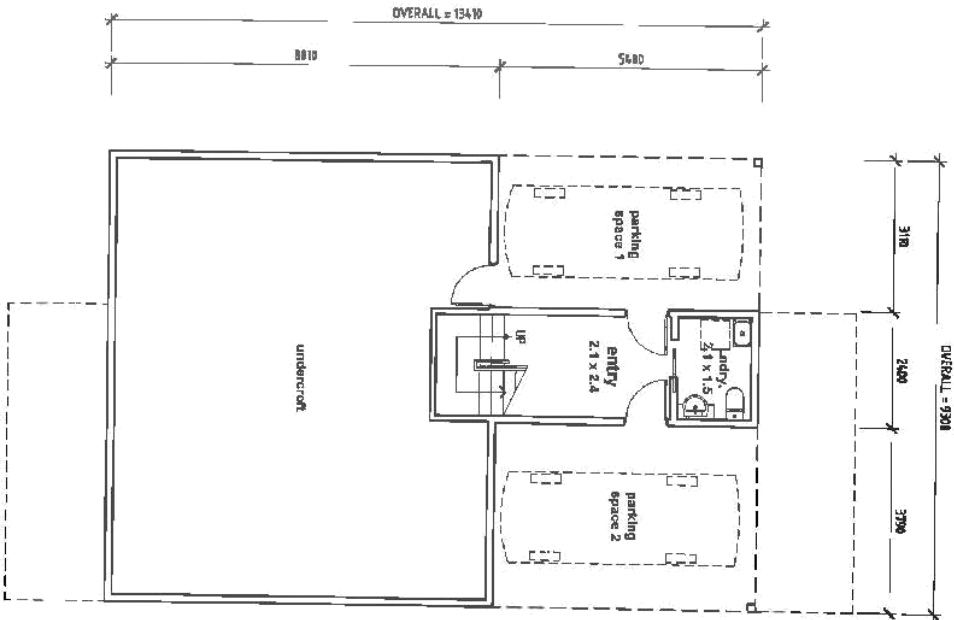
**MICHAEL R COOPER
ARCHITECTS**

2. ANSOLO, PTY LIMITED
400, DORSET ST
SYDNEY, NSW 2000
TEL: (02) 9234 1122
FAX: (02) 9234 1123
info@mrcarchitects.com.au

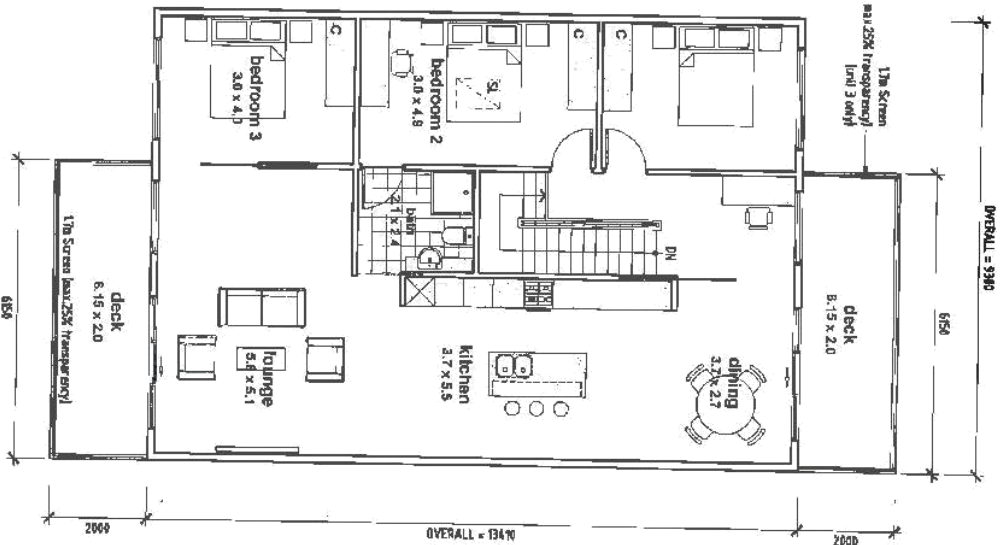
PROPOSED FLOOR PLAN
UNITS TYPE 1 & TYPE 2

16/06/2018

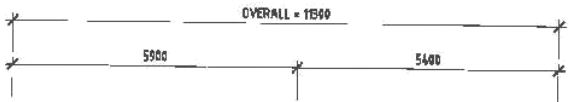
DRAWING TITLE	PLANNING APPROVAL ISSUE
REVISION	DATE
1	16/06/2018



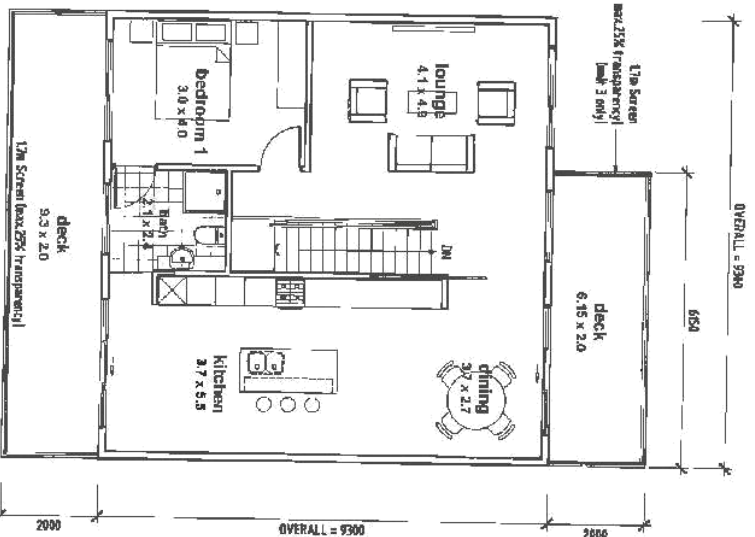
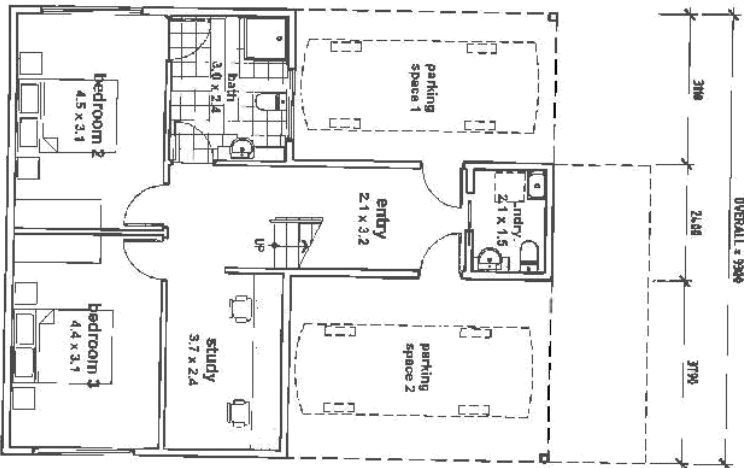
GROUND FLOOR PLAN
UNIT TYPE 3 - FLOOR AREA - 14m2 (excluding undercroft)
UNIT 3



UPPER FLOOR PLAN
UNIT TYPE 3 - FLOOR AREA - 116m2
UNIT 3



GROUND FLOOR PLAN
UNIT TYPE 4 - FLOOR AREA - 62m2 (excluding undercroft)
UNIT 5



UPPER FLOOR PLAN
UNIT TYPE 4 - FLOOR AREA - 81m2
UNIT 5

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. 16-119
PLAN No. P3
DATE RECEIVED. 28/07/16
PAGE 4 of 10

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR PERMITTING	AK	12.03.16
2	ISSUED FOR PERMITTING	AK	20.07.16

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF GLENORCHY PLANNING PROGRAM.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF GLENORCHY PLANNING PROGRAM.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF GLENORCHY PLANNING PROGRAM.
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9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF GLENORCHY PLANNING PROGRAM.
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF GLENORCHY PLANNING PROGRAM.

SHEET No. 4 OF 12

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PROPOSED UNIT DEVELOPMENT
No. 12 FOSBROOK COURT, MONTROSE
FOR PHASE 1
PLANNING APPROVAL ISSUE
UNITS TYPE 3 & 4
DATE 28/07/2016
PROJECT No. 16001

Attachments - Glenorchy Planning Authority - 8 August 2016

[illegible]

SHEET No. 5 OF 12

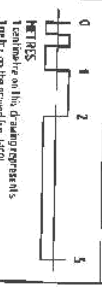
		MICHAEL R. COOPER ARCHITECTS 6450, 17TH AVENUE CAMDEN, NJ 08105 TEL: 609-291-1100 FAX: 609-291-1101 mrc@mrca.com	
PROJECT NAME PROPOSED UNIT DEVELOPMENT No. 12 ROBERTSON COURT, MONTROSE FOR HENRIAM PVT LTD		ISSUE PLANNING APPROVAL ISSUE	
DRAWING TITLE PROPOSED ELEVATIONS UNIT 1		DATE 26 OCT 2016	
11:00 AM 1:00 PM 3:00 PM 5:00 PM 7:00 PM 9:00 PM	TIME DATE 11/1/16 11/1/16 11/1/16 11/1/16 11/1/16 11/1/16	11:00 AM 1:00 PM 3:00 PM 5:00 PM 7:00 PM 9:00 PM	DATE 11/1/16 11/1/16 11/1/16 11/1/16 11/1/16 11/1/16

ELEVATION KEY	
MARK	DESCRIPTION
A	ANNEX WINDOW
F	FIXED WINDOW
S	SLIDING WINDOW
SD	SLIDING / STACKING DOOR
G	GLAZED DOOR



GEORGE HAY CITY COUNCIL PLANNING PROGRAM
 APPLICATION No. 16-119
 PLAT No. P3
 DATE RECEIVED 28/07/16
 PAGE 6 of 10

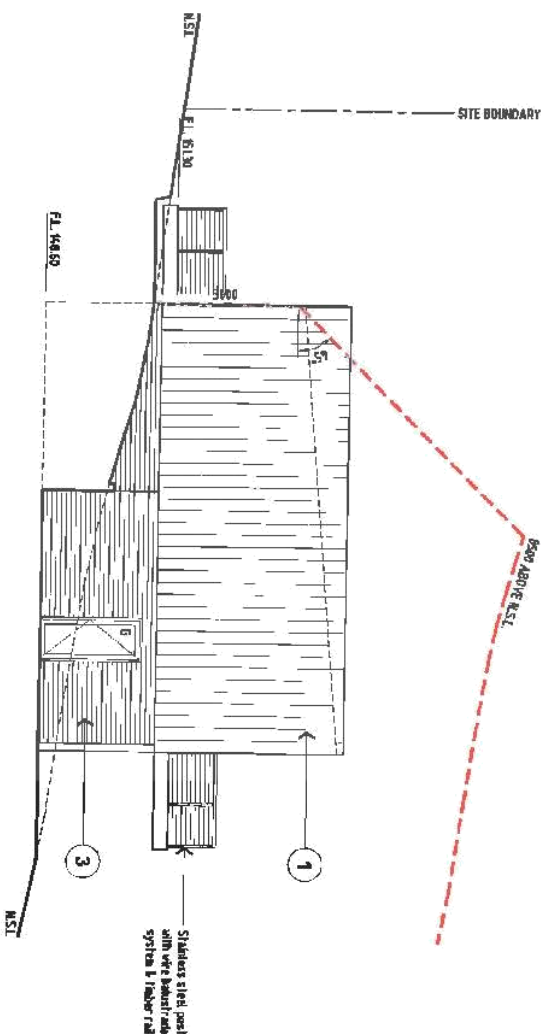
REVISIONS		Rev	Description	By	Date
A	PLUMBING APPROVAL RELEASE	4E			10/8/15
E	DOUBLED MECHANICAL RESULTS TO CHAIR CONCERN	4E			1/10/16

[illegible]

SHEET No. 6 OF 12

					
MICHAEL R COOPER A ASSOC. P/C LIMITED CHANDLER, MA 01915					
ARCHITECTS					
PROJECT TITLE NO. 12 SPENKROCK COURT, MONTROSE RM BRIMLEY PTY LTD.					
ISSUE PLANNING APPROVAL ISSUE					
DRAWING TITLE DRAWING INDEX					
DATE	DRAWN BY	CHECKED BY	APPROVED BY	SCALE	
11:00 AM	JLE			20 FT = 2/316	
REVISION:	B				
SHEET NO.	16001		A06		

WEST ELEVATION



EAST ELEVATION
UNIT 4

GLENBORO CITY COUNCIL PLANNING PROGRAM
 APPLICATION NO. 16-119
 PLAN NO. P3
 DATE RECEIVED: 28/07/16
 PAGE 8 of 10

REVISIONS		
Rev	Description	By Date
A	3-MATERIAL CHANGE	JAC 11/26/8
B	3-MATERIAL REQUEST BY COJINC.	JAC 11/27/8

[illegible]

SHEET No. 8 OF 12


MICHAEL R COOPER
A RACCO ITALY LIMITED 204 0662 0194
ARCHITECTS
CERTIFIED BUILDING PRACTICE # 8 - ARCHITECTS
786 - COMBUD MC - 7030 NOV - 6342
PO BOX 1 BATTERY POINT TASMANIA 7004
THE STUDIO 404 DAVEN STREET HOBART
Ph: (03) 6324 1822 MOBILE 0418 124 5555
Fax: (03) 6324 1923 info@mrcarchitects.com.au

PROPOSED UNIT DEVELOPMENT
No. 12 FOSEBROOK COURT, MONTROSE
FOR RHIPAM PTY LTD

PLANNING APPROVAL ISSUE

PROPOSED ELEVATIONS

UNIT 4

Scale	Item	Corrected	Reliability	Diff.
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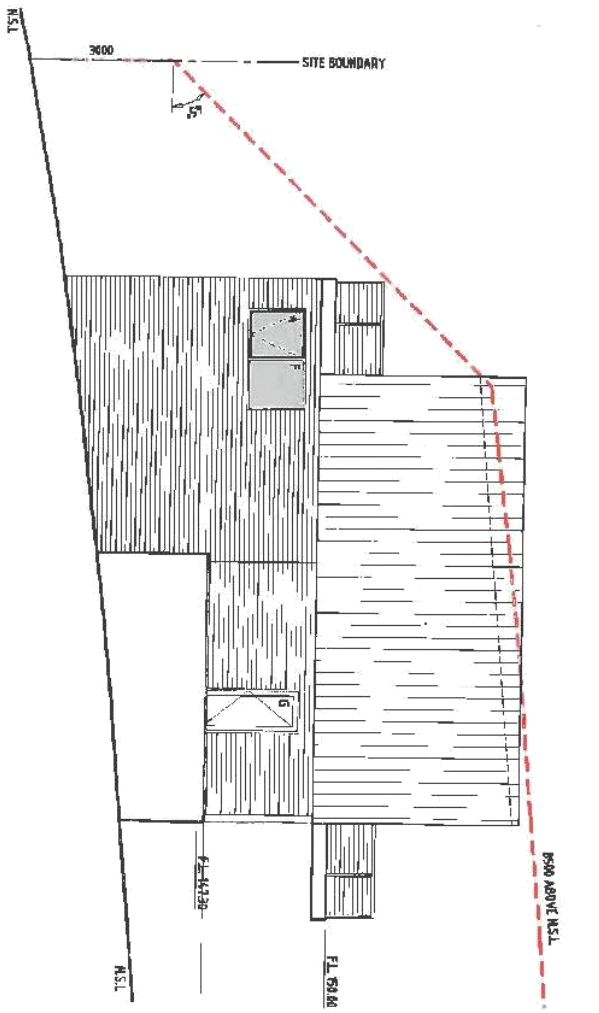
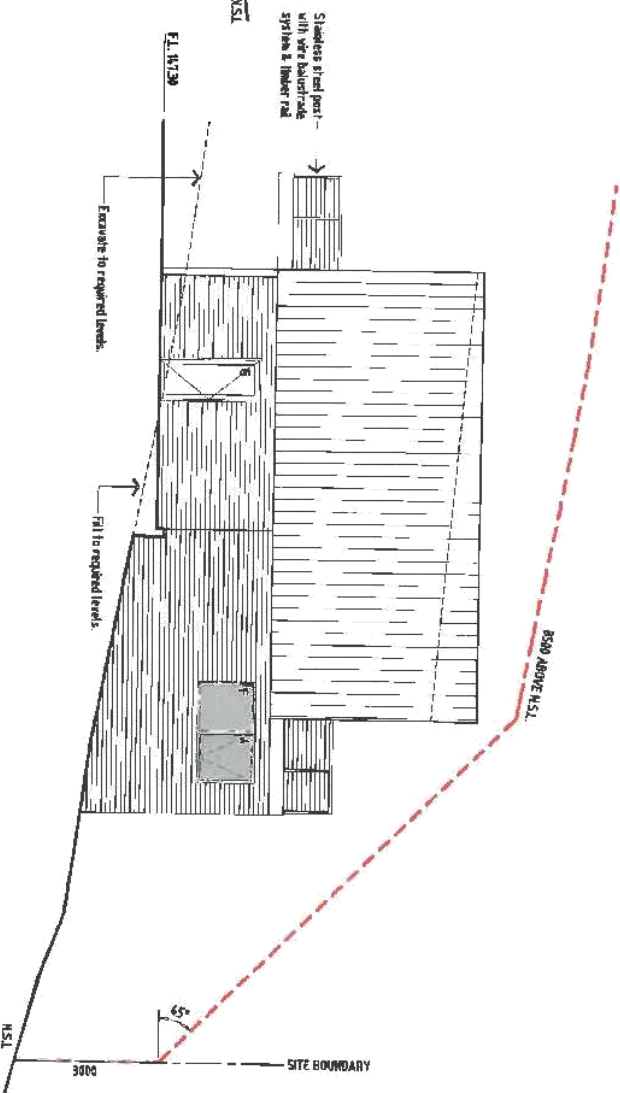
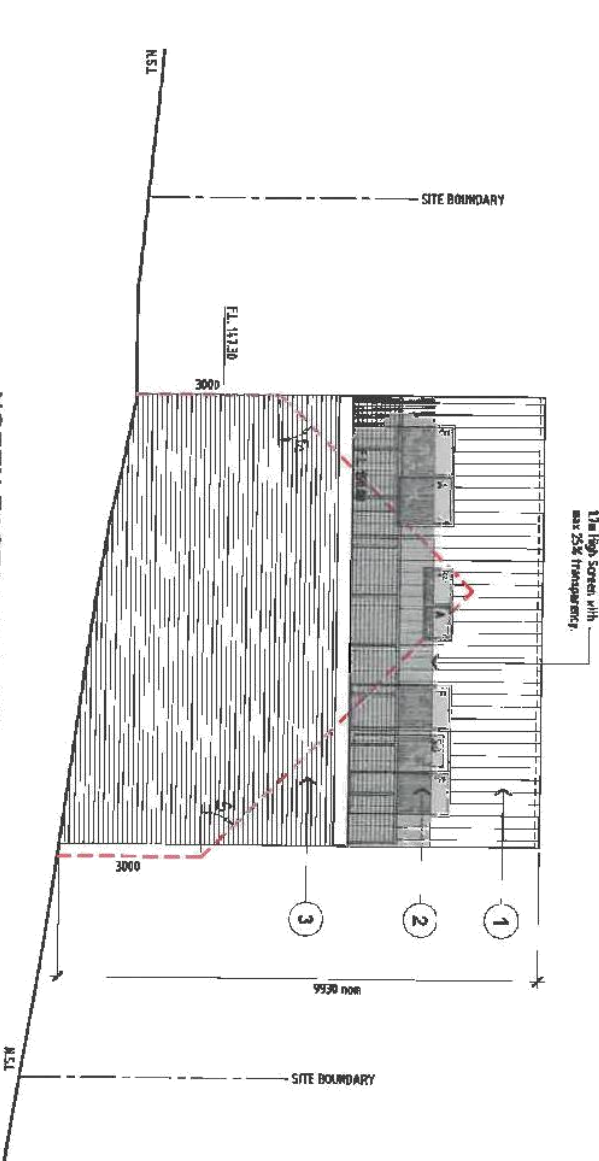
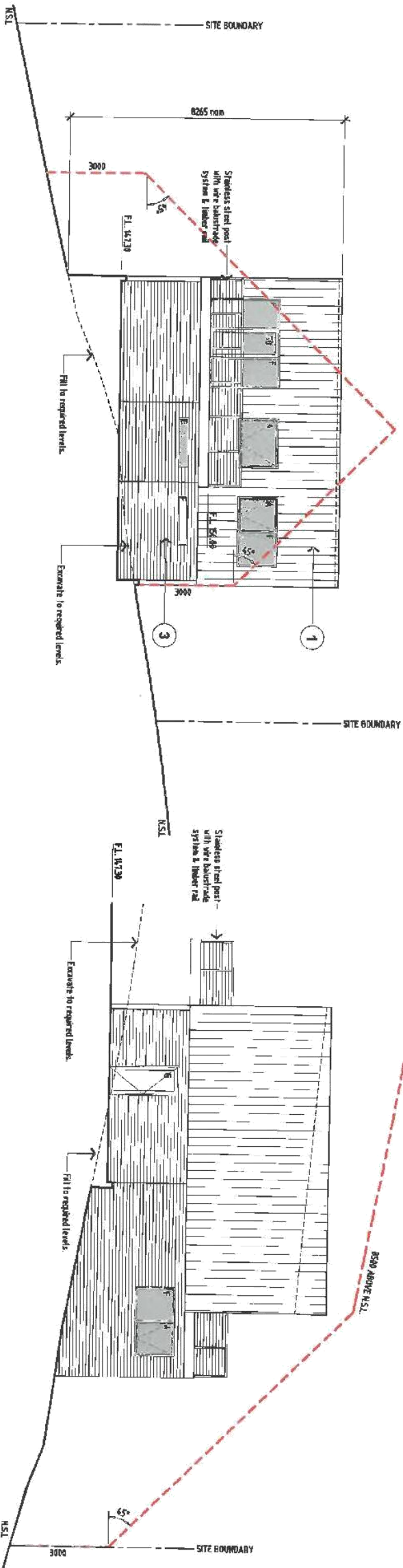
28/07/2011

408

18001

EXTERNAL MATERIALS & FINISHES	
1	EXPOSED SLIDING GLASS WALL CLADDING, PLANT FRESH, 2mm MIN. THICKNESS, REFER PRODUCT LITERATURE.
2	CUPRAL: ALUMINIUM WINDOW & DOOR FRAMES, POWDER COAT FINISH AS SELECTED.
3	CUSTOM DOG RIVER SHEETING, COLOURED FINISH AS SELECTED.

ELEVATION KEY	
MARK	DESCRIPTION
A	ALUMINIUM WINDOW
F	FIXED WINDOW
S	SLIDING WINDOW
SD	SLIDING / STANDING DOOR
G	GLAZED DOOR



GLENORCHY CITY COUNCIL PLANNING AUTHORITY

APPLICATION NO. 16-119

PLAN NO. P3

DATE RECEIVED 28/07/16

PAGE 9 of 10

REVISIONS

No.	Description	By	Date
1	Final Design	16	11/9
2	Final Design	16	11/9
3	Final Design	16	11/9

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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- 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

PROPOSED UNIT DEVELOPMENT

12 FOSBROOK COURT, MONTROSE

16001

PROPOSED ELEVATIONS

UNIT 5

A09

MICHAEL R COOPER ARCHITECTS

6 FOSBROOK COURT, MONTROSE

16001

PROPOSED ELEVATIONS

UNIT 5

A09

12. PROPOSED LANDSCAPE PLAN

Note: Drainage as per hydraulic engineers drawings.

LANDSCAPING LEGEND:

SMALL SHRUBS

- Small shrub symbol
- Small shrub description

GROUND COVER

- Ground cover symbol
- Ground cover description

TREES

- Tree symbol
- Tree description

LARGE SHRUBS

- Large shrub symbol
- Large shrub description

ARTIFICIAL LIGHTING

ARTIFICIAL LIGHTING SHALL BE INSTALLED TO COMPLY WITH ACCEPTABLE SOLUTION OF E2.7.7 LIGHTING OF PARKING AREAS AND EXISTING LANDSCAPING OF PARKING AREAS TO ASSESS ASSESSMENT OF CLAUSE 54.2 (3) (b) (i).

ELECTRICAL SCHEDULE

MARK	DESCRIPTION
-	WALL MOUNTED LIGHT.

GLENORCHY CITY COUNCIL PLANNING PROforma

APPLICATION NO. 16-119

PLAN NO. P3

DATE RECEIVED 28/07/16

PAGE 10 of 10

REVISIONS

Rev	Rev	Date
1	1	16/07/16

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

PROPOSED LANDSCAPE PLAN

1:200 @ A2

DATE 28/07/16

PROJECT NO. 16001

A12

MICHAEL R COOPER ARCHITECTS

4/2000, PTY LIMITED

100 BOW STREET, MONTROSE, VIC 3193

TEL: 03 9524 1552 FAX: 03 9524 1553

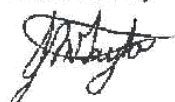
WWW.MICHAELR.COOPER.AU





A

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-139	Council notice date	5/07/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00936-GCC	Date of response	11/07/2016
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	16 ALBERT RD, MOONAH	Property ID (PID)	5403706
Description of development	Change of use to office/single dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
DWDD	Site Plan / LEE-D-03	--	24/06/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
For application forms please visit http://www.taswater.com.au/Development/Forms			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

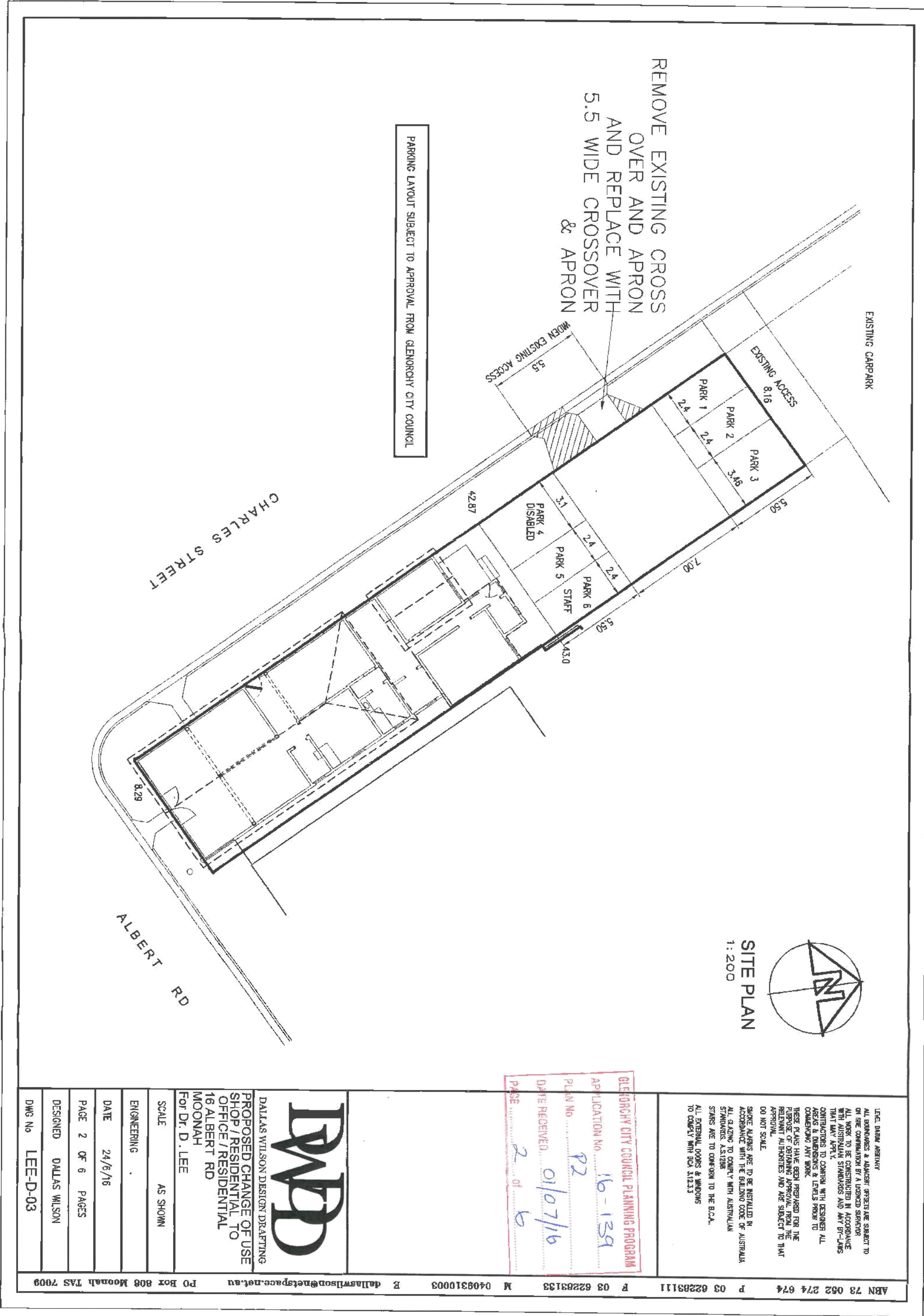


PAGE 1 OF 6 PAGES

GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No.	16-139
PLAN No.	P2
DATE RECEIVED	01/07/16
PAGE	1 of 6

PROPOSED CHANGE OF USE
SHOP / RESIDENTIAL TO
OFFICE / RESIDENTIAL
16 ALBERT RD
MOONAH
For Dr. D. LEE



Attachments - Glenorchy Planning Authority - 8 August 2016



ABN 73 052 274 674

P 03 62283111

P 03 62283133

M 0408310008

E dallaswilson@netspace.net.au

P O Box 608 Moonah TAS 7009

PROPOSED CHANGE OF USE
SHOP / RESIDENTIAL TO OFFICE / RESIDENTIAL
18 ALBERT RD
MOONAH
For Dr. D. LEE

DATE 24/6/16

DMG No LEE-D-03

SCALE AS SHOWN

PAGE 5 OF 6 PAGES

DESIGNED DALLAS WILSON

DWD

DALLAS WILSON DESIGN DRAFTING

1:100

PROPOSED SIGN 3
2.2x1.2 2.64m²

PROPOSED SIGN 4
1.0x1.2 1.2m²

PROPOSED SIGN 5 42.2x1.2
2.64m²

S/E ELEVATION

1:100

PROPOSED SIGN 6
2.0x1.2 2.4m²

1:100

N/E ELEVATION

1:100

RED BAND WITH TEXT
"LABOR PUTTING PEOPLE FIRST"

RED BAND WITH PHOTO

RED BAND WITH LEGISLATIVE
COUNCIL LOGO AND TEXT
"JOSH WILLIE MEMBER FOR ELWICK"

TYPICAL SIGN DETAILS

1:100

GRICK

1:100

ELEVATIONS

1:100

Attachments - Glenorchy Planning Authority - 8 August 2016

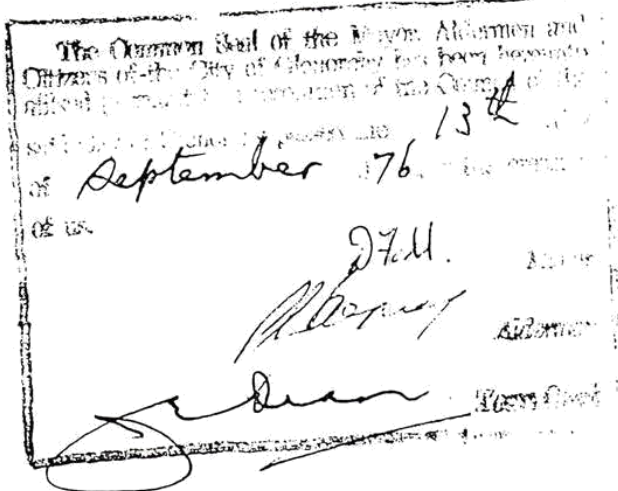
THIS DEED made the Eight day of October One thousand nine hundred and seventy-six B E T W E E N THE MAYOR, ALDERMEN & CITIZENS OF THE CITY OF GLENORCHY (hereinafter called "the Corporation") of the one part and ROGER CLITHEROE SMITH of Hobart in Tasmania Solicitor CHRISTINE JOAN STURT, GINA MARIA GREGG and GLADYSE NORMA BROWN all of Hobart aforesaid Married Women (hereinafter called "the Owners" which expression shall include their respective personal representatives and assigns) of the other part WHEREAS by an Agreement for Sale dated the Twenty eighth day of June One thousand nine hundred and seventy-six the owners agreed to sell and the Corporation agreed to purchase all that piece of land situate on the Midland Highway at Granton in the City of Glenorchy in Tasmania containing 4.837 hectares shown on plan registered in the Registry of Deeds at Hobart Number 100/86 AND WHEREAS as part of the consideration therefor the Corporation by clauses 14 and 16 of the said Agreement for Sale agreed to covenant with the owners in the manner hereinafter appearing NOW THIS INDENTURE WITNESSETH that in consideration of the agreement the Corporation covenants with the Owners their respective personal representatives and assigns that they shall not be required to contribute any further land (or money equivalent) to the Corporation its successors or assigns when the balance or any part of the land contained in Indenture Number 34/3528 is subdivided AND FURTHER the Corporation hereby acknowledges that the section of Hestercombe Road shown outlined in red on the plan attached hereto is a public road and that the Corporation will use its best endeavours to have the same constructed from the Main Road to the boundary of the Vendor's land.

IN WITNESS whereof these presents were duly executed the day and year first hereinbefore written.

THE COMMON SEAL of THE MAYOR)
ALDERMEN & CITIZENS OF THE)
CITY OF GLENORCHY was hereunto)

Pages

No.



Commonwealth Trading Bank of Australia

7/10 1976

Amount	\$ 3,431.72
(Proceeds of Cheques, etc., will not be available until cleared.)	
Deposited for Credit of	
S. C. H. SMITH, BRUCE SMITH 507-7-76	

C.T.B. ROBERT
TAL
BANK

GLENORCHY PLANNING AUTHORITY

PLANNING PERMIT

GLENORCHY INTERIM PLANNING SCHEME 2015

Application No:	PLS43A-16/01
Applicant:	All Urban Planning
Proposed Use/development:	Two lot subdivision plus balance
Address:	32 Gillies Road Claremont

This permit allows the use/development of the land, subject to the conditions set out below.

This permit will lapse if the use/development is not substantially commenced within 2 years of the permit date, unless the Planning Authority has granted an extension of the permit.

Please Note: This is NOT a Building Permit.

THIS PERMIT IS NOT EFFECTIVE UNLESS AND UNTIL APPROVED BY THE TASMANIAN PLANNING COMMISSION.

CONDITIONS

Planning

1. Use and development shall be substantially in accordance with planning permit application No.PLS43A-16/01 and Drawing No. P1 submitted on 19/02/16 and Drawing No. P2 submitted on 02/05/2016, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
3. An original and two copies of each of the Plan of Survey and Schedule of Easements shall be submitted to Council for sealing.
4. No works must be conducted other than boundary fencing works within the Waterway Protection Area.
5. The services, vehicular access and driveway must be located outside the Waterway Protection Area.

Engineering

6. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
7. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
8. Prior to sealing of the Final Plan of subdivision, all approved subdivision infrastructure works must be completed in accordance with the approved engineering plans and the requirements of Council's Development Engineer. Financial guarantees covering the cost of the uncompleted and unsecured works prior to the completion of approved Council infrastructure will not be permitted to be lodged.
9. Prior to the sealing of the Plan of Survey, the developer must arrange for and install electrical reticulation mains to any created lots using underground cables to the specifications of the Electricity Authority and Council. The electrical reticulation design must be submitted to Council's Development Engineer for approval prior to the commencement of construction.
10. The applicant must construct a 225mm Council stormwater drainage main within the property boundary and 150mm stormwater connection branches to provide legal point of discharge to each residential lot in accordance the requirements of Council's Development Engineer. Council will supply a quotation for the cost of the works.
11. The 18 metre and 6 metre wide easements in accordance with Council requirements shall be created over the mainstream of the creek and the open drain along the rear of Lot 48 respectively. Both easements will be contained wholly within the balance lot. An original and two copies of each of the Plan of Subdivision and Schedule of Easements shall be submitted to Council for sealing.
12. A detailed estimate for the works must be provided and payment of the engineering assessment fee must be made prior to the issue of approved engineering drawings. Under Council Resolution Nov 10/03, the engineering assessment fee is 1% of the value of the works or minimum of \$306. This amount is subject to annual adjustment in accordance with the Council Fees and Charges Register. Construction must not commence until the approved engineering plans have been issued.
13. Prior to the sealing of the Final Plan, the proposed vehicular accesses to the property boundary servicing lot 48 and lot 49 must be completed to Council's requirements at developer's cost. Vehicular access shall be 3.6-metre wide tapering to 3.0-meters at the property boundary and constructed in accordance with standard drawing SD-1003. Any driveway / crossover work within Council's road reservation must be carried out by a Council approved contractor and all work, including redundant vehicular access points must be reinstated to match the existing adjacent footpath/nature strip profile. A Property Access Works Application must be completed prior to any work being undertaken. The application is available from Council's planning department or available from Council's website at: <http://gcc.tas.gov.au/content/Driveways.GCC?ActiveID=1304>

14. Any driveway crossover work within Council's road reservation must be carried out by a Council-registered contractor. A road-opening permit from Council's Planning Services Program is required. An inspection fee is payable upon application. Any modifications to vehicular kerb crossing must include reinstatement of the footpath/nature strip and kerbing to match the existing environment
15. Upon practical completion, the Council required infrastructure works shall be subject to a 12 month defects liability period during which all defects must be rectified at the developers cost and to the satisfaction of Council's Development Engineer. Should the Developer require the final plan of survey for the subdivision sealed by Council at the commencement of the statutory defects liability period the developer is required to lodge security with Council to the value of 5% of the cost of the Council required infrastructure works. Upon completion of the statutory defects liability and rectification of any defects the Council required infrastructure works shall be transferred to Council and the security sum shall be returned to the developer. Council will not accept security for uncompleted works.
16. All internal hydraulic service works required for the development shall be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to Council mains shall be undertaken by Council at the developer's cost.

Environmental Health

17. A covenant, to which Council is to be made a party, must be placed on the title of all lots to the effect that all dwellings must be constructed in accordance with Category 3 construction measures in AS 3671-1989 to minimise traffic noise impacts.

Advice to Applicant

This advice does not form part of the permit but is provided for the information of the applicant.

Please be aware that this planning permit is a planning approval issued under the Glenorchy Interim Planning Scheme 2015. You should consult with an accredited Building Surveyor prior to commencing this use or work to ensure all relevant requirements of the Building Act 2000 are complied with. In addition to this planning permit, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on 62 166 800.



Peter Meloy
Senior Statutory Planner

08/06/2016

Planning Permit Verification sheet

32 Gillies Road Claremont

Does the permit require:

A Part 5 Agreement to be entered into:	Yes	☐	No	☐
Condition No/s.		☐		
Enforcement Officer Follow Up Required:	Yes	☐	No	☐
Condition No/s.		☐		
Payment of Community Assets Charges:	Yes	☐	No	☐
Condition No/s.		☐		

The Development/Use Permit for PLS43A-16/01 has been checked and found to be in accordance with the planning recommendation and conditions of approval.

Signed.....Planning Officer/Coordinator Planning Services

Date.....