GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 8 AUGUST 2022

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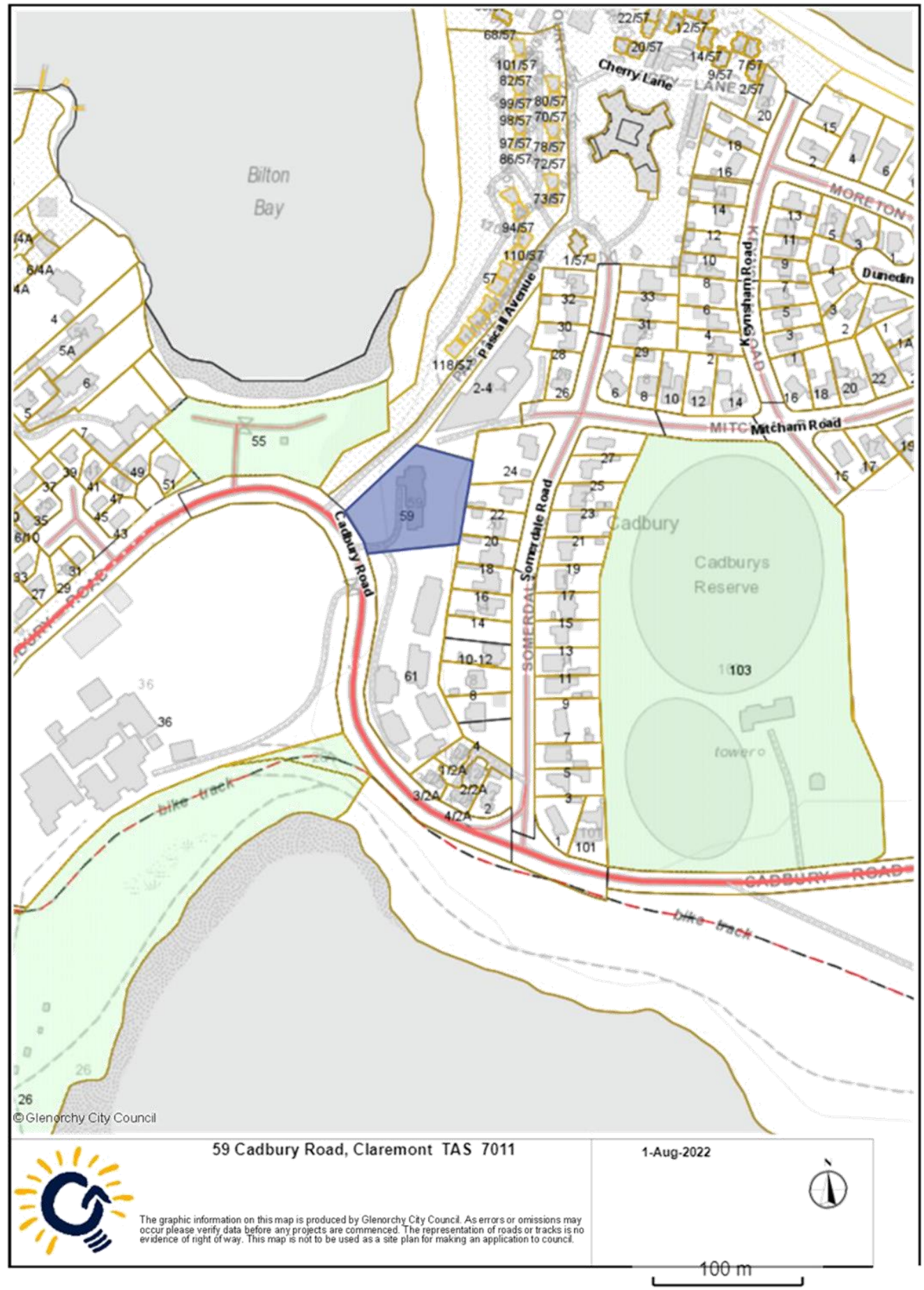

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Version: 1, Version Date: 01/08/2022

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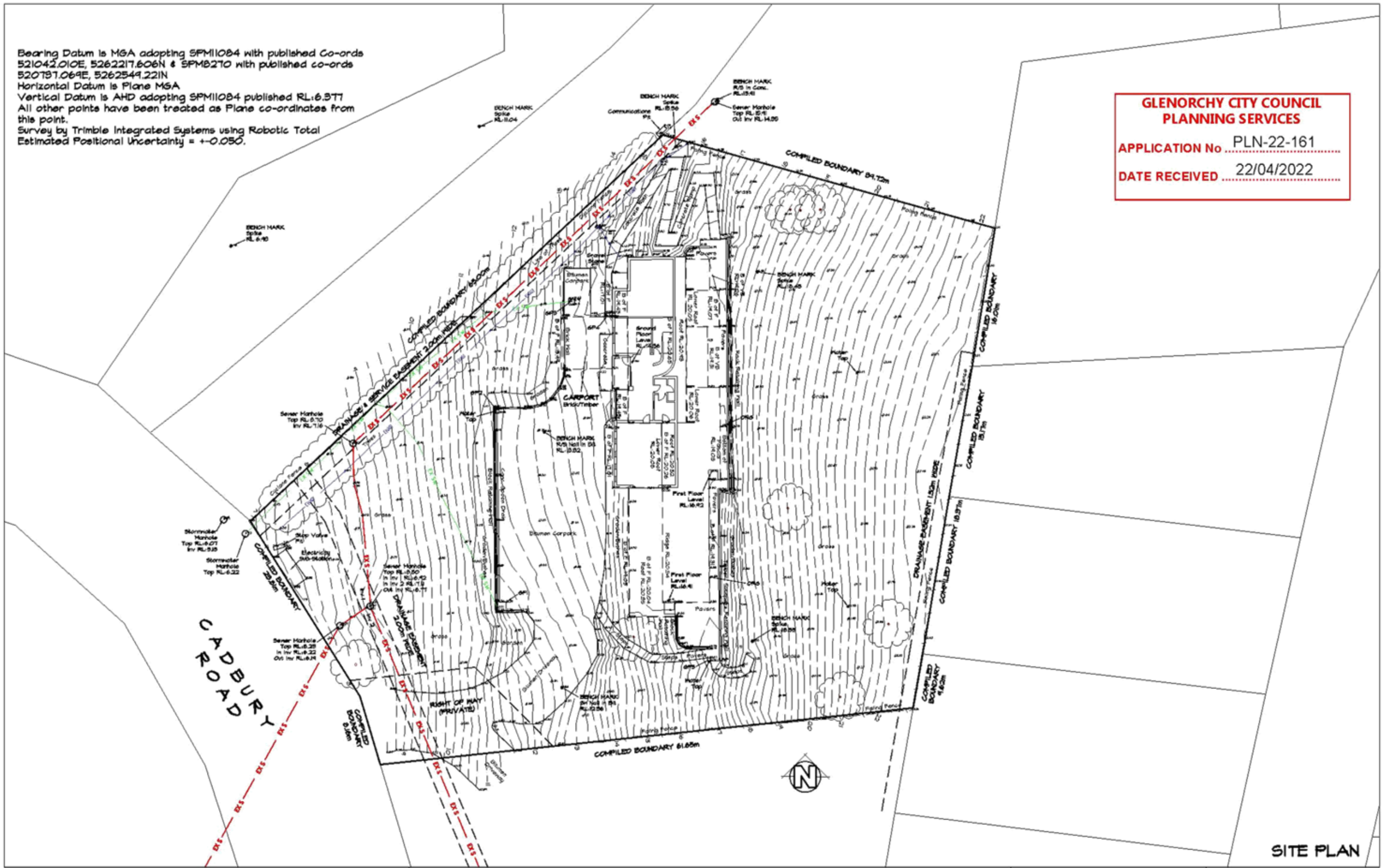
Horizontal Datum is Plane MGA
Vertical Datum is AHD adopting SPM11084 published RL:6.377
All other points have been treated as Plane co-ordinates from this point.
Survey by Trimble Integrated Systems using Robotic Total
Estimated Positional Uncertainty = +-0.050.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-161
DATE RECEIVED 22/04/2022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BENCH MARK Spike RL:8.56
Communications Pit
BENCH MARK RL:5 in Conc. RL:13.41
Sewer Manhole Top RL:11.41 Out Inv RL:14.09
COMPILED BOUNDARY 84.72m
BENCH MARK Spike RL:6.40
Timber Fence
Retaining Fence
Timber Deck
Timber Steps
Timber Pergola
Timber Carport
Timber Shed
Timber Planter
Timber Screen
Timber Seat
Timber Bench
Timber Bin Enclosure
Timber Gate
Timber Post
Timber Handrail
Timber Retaining Wall
Timber Edging
Timber Sleeper
Timber Deck Steps
Timber Deck Handrail
Timber Deck Post
Timber Deck Beam
Timber Deck Joist
Timber Deck Bearer
Timber Deck Pile
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Timber Deck Vapour Barrier
Timber Deck Membrane
Timber Deck Tiles
Timber Deck Pavers
Timber Deck Concrete
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Timber Deck Agenda
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Timber Deck Item
Timber Deck Topic
Timber Deck Issue
Timber Deck Risk
Timber Deck Hazard
Timber Deck Safety
Timber Deck Incident
Timber Deck Accident
Timber Deck Injury
Timber Deck Death
Timber Deck Emergency
Timber Deck Evacuation
Timber Deck Assembly
Timber Deck Muster
Timber Deck Drill
Timber Deck Exercise
Timber Deck Training
Timber Deck Induction
Timber Deck Orientation
Timber Deck Briefing
Timber Deck Debriefing
Timber Deck Review
Timber Deck Audit

SITE PLAN NOTES:

SERVICES EASEMENTS & SERVICES LOCATIONS TAKEN FROM SURVEY BY CHESMAN & PARTNERS DATED 20-04-16. LOCATION OF SERVICES TO BE CONFIRMED ON SITE.

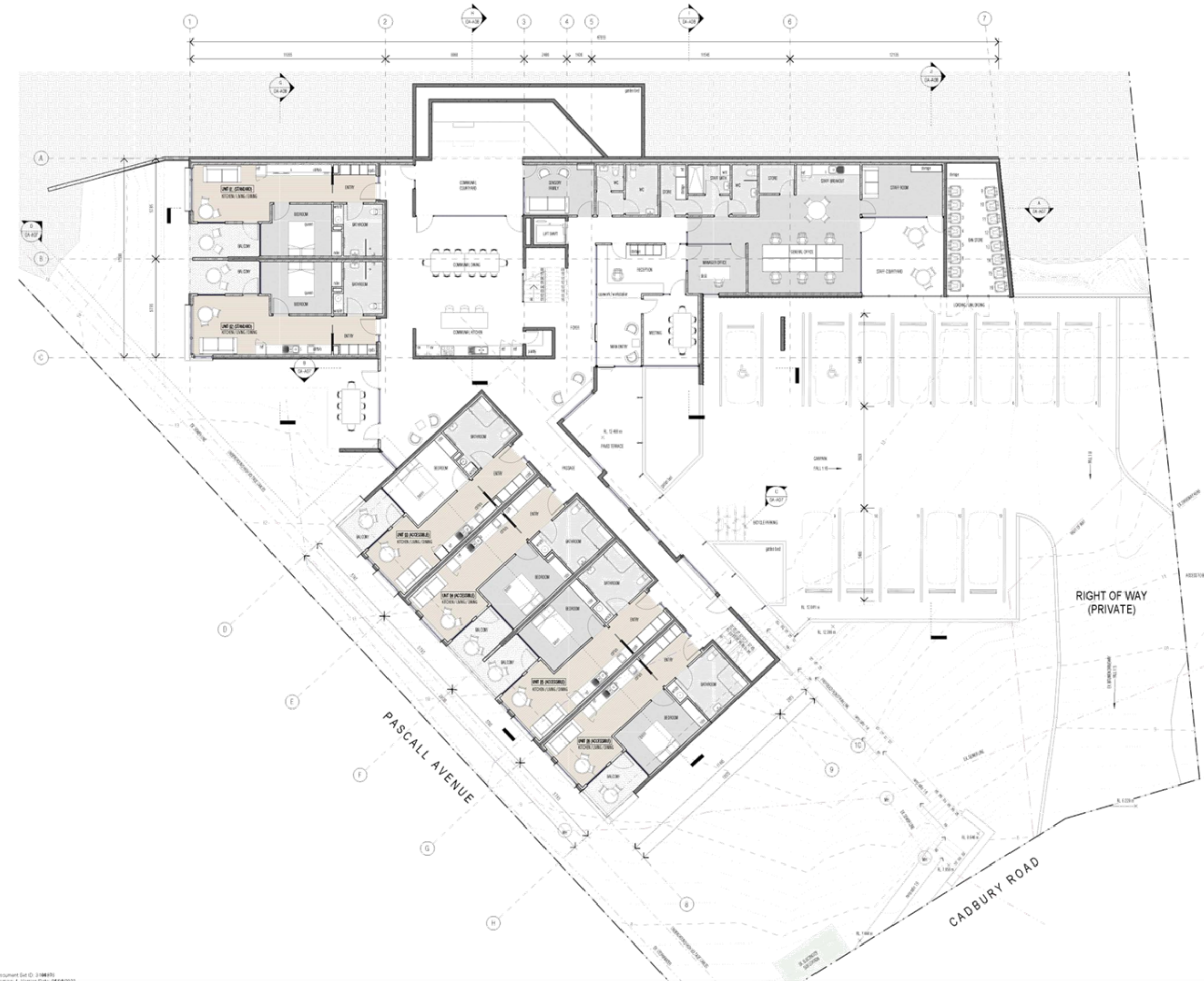
MAJOR TREES SHOWN AND NOTED TO BE RETAINED OR REMOVED. MINOR GRASS & OTHER LANDSCAPE NOT SHOWN IS GENERALLY TO BE REMOVED.

EXISTING BUILDING TO BE DEMOLISHED

EXISTING FENCES GENERALLY TO REMAIN, IF IN NEED OF REPLACEMENT, REPLACE WITH EQUIVALENT HEIGHT FENCE.

EXISTING AREAS	
LEVEL	AREA
GROUND LEVEL RL	103 m²
LEVEL 1 (R)	264 m²
TOTAL EXISTING AREA	367 m²
TOTAL SITE AREA 4,000 m²	

PROPOSED AREAS	
LEVEL	AREA
GROUND LEVEL RL	870 m²
LEVEL 1 (R)	156 m²
TOTAL PROPOSED AREA	1026 m²



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Services Engineer	JMG Engineers
Quantity Surveyor	WT Partnership
Building Surveyor	Pitt & Sherry
Land Surveyor	Cromer & Partners
Other Consultants	

Client Logo

crawford pedas shurman
architects designhaus

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-161
DATE RECEIVED 22/04/2022

HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA

GROUND FLOOR PLAN

DEVELOPMENT APPLICATION

Scale @ A1	Paper Size	Date	Drawn	Checked
1 : 100	A1	APR 2022	AH	RC
Job No	Drawing No			Revision
2021-20	DA-A03			A

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Other Consultants	

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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-161
DATE RECEIVED 22/04/2022

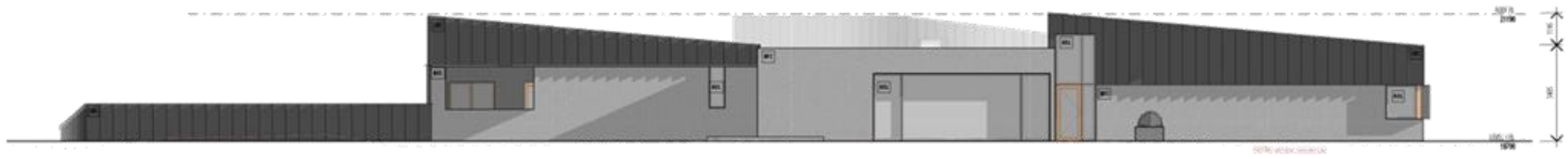
HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA

LEVEL 01 FLOOR PLAN

DEVELOPMENT APPLICATION

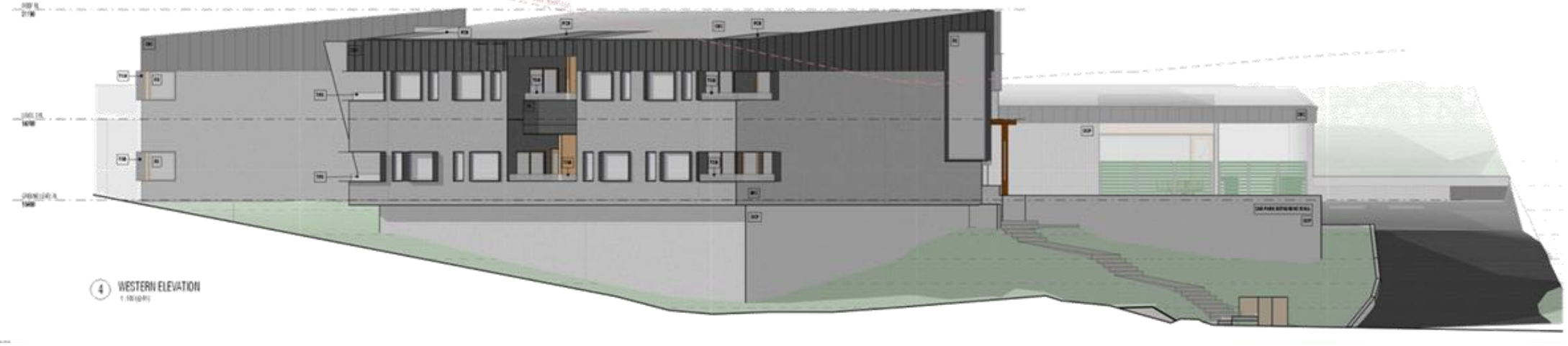
1 : 100	A1	APR 2022	LR	RC
2021-20	DA-A04	A		

1 NORTHERN ELEVATION - 1A



2 EASTERN ELEVATION

3 SOUTHERN ELEVATION



4 WESTERN ELEVATION

KEY:

ALUMINIUM FRAME (STATIC, POCKET DOUBLE GLAZED PANEL), POWDER-COAT FINISH, CHARCOAL

QUILT BRICK HEAVY FACING TO CONCRETE PANEL EXTERNAL WALL

STANDING SEAM STEEL PROFILE ROOF SHEETING GREY FINISH

COLORBOND STEEL ROOF SHEETING MID GREY FINISH

POLYCARBONATE ROOF SHEETING TRANSPARENT FINISH

EXTERNAL WINDOW FRAMES FOLDED STEEL, POWDER-COAT, FINISH CHARCOAL

TOUGHENED GLASS BALUSTRADE INFILL (TGB1)

TIMBER FASCIA

CONCRETE PANEL EXTERNAL WALL OFF FORM WITH CHOC COLOUR, CHARCOAL

OPTIONAL TIMBER WALL CLADDING

FIXED GLAZING

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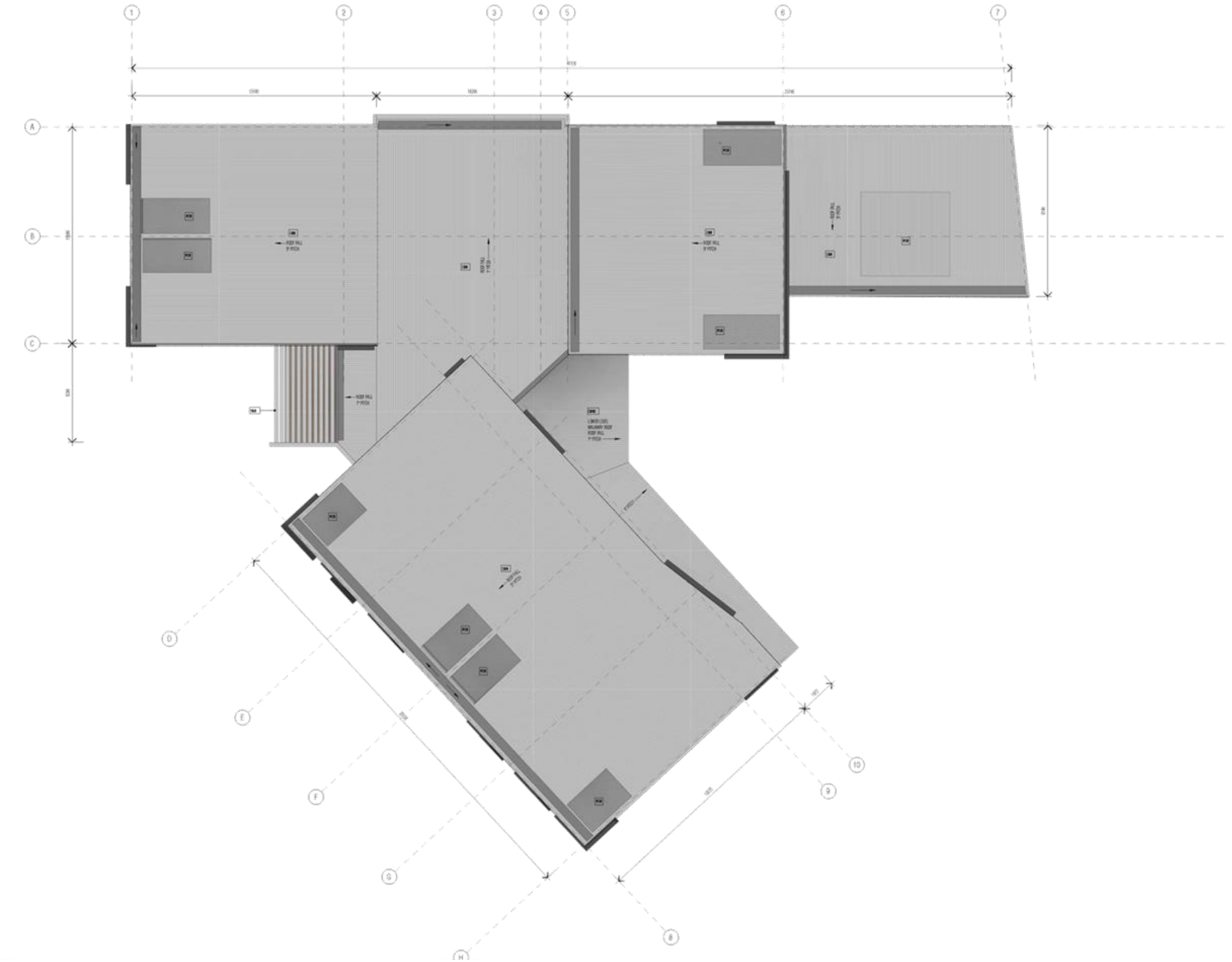
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-161
DATE RECEIVED 22/04/2022

HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA

ELEVATIONS

DEVELOPMENT APPLICATION

1 : 100	A1	APR 2022	LR	RC
2021-20		DA-A06		A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KEY:
COLORBOND ROOF SHEETING MID GREY FINISH
COLORBOND ROOF SHEETING MID GREY FINISH
POLYCARBONATE ROOF SHEETING TRANSPARENT FINISH
NOTE:
POLYCARBONATE ROOF SHEETING TO BE USED OF SKYLIGHTS SHOWN.
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GLENORCHY CITY COUNCIL
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HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA
ROOF PLAN
DEVELOPMENT APPLICATION
1 : 100
A1
APR 2022
LR
RC
2021-20
DA-A05
A

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A SECTION A-A
1:100 @ A1

B SECTION B-B
1:100 @ A1

C SECTION C-C
1:100 @ A1

D SECTION D-D
1:100 @ A1

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HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA

SECTIONS 1 OF 2

DEVELOPMENT APPLICATION

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2021-20	DA-A07			A

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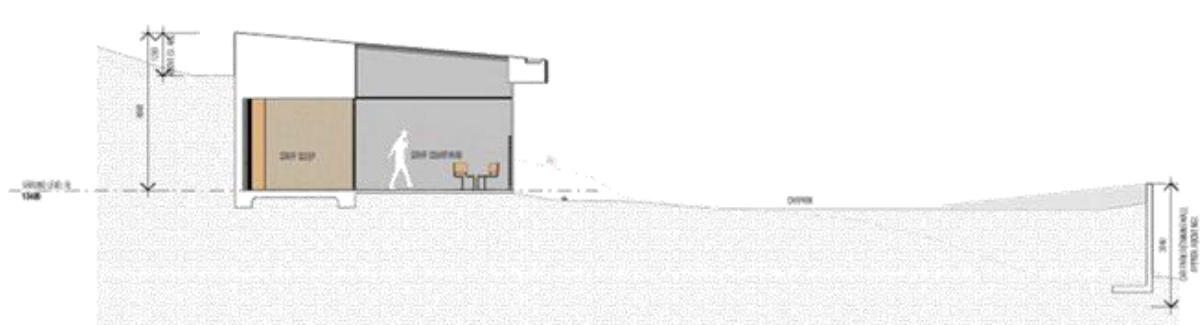
G SECTION G-G

H SECTION H-H

I SECTION I-I



J SECTION J-J

S NORTHERN ELEVATION - 1B

KEY:

- ALM — ALUMINIUM FRAME CENTRE PIVOT DOUBLE GLAZED WINDOW, POWDER COAT FINISH, CHARCOAL
- BRC — SELECT BRICK VALLEY FACING TO CONCRETE PANEL EXTERNAL WALL
- CSR — STANDING SEAM STEEL PROFILED ROOF SHEETING MID GREY FINISH
- CSRG — COLORBOND STEEL ROOF SHEETING MID GREY FINISH
- FCB — FIBRE CEMENT WEAT SHEETING TIMBER LOOK FINISH
- FGW — EXTERNAL WINDOW DOUBLE FOLDED STEEL POWDER COAT FINISH CHARCOAL
- FSG — TOUGHENED GLASS BALUSTRADE WITH CLEAR GLASS
- TMB — TIMBER RAILING
- WCP — CONCRETE PANEL EXTERNAL WALL GREY COLOUR WITH CHARCOAL
- TG — VERTICAL TIMBER WALL CLADDING
- TGS — TIMBER GLAZING

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HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA

SECTIONS 2 OF 2

DEVELOPMENT APPLICATION

1 : 100	A1	APR 2022	LR	RC
2021-20	DA-A08			A

Document Set ID: 3184490
Version: 1, Version Date: 08/08/2022

EXTERNAL MATERIALS

OCP

PRECAST CONCRETE PANEL

CONCRETE PANEL EXTERNAL WALL
OFF FORM WITH OXIDE COLOUR, CHARCOAL

CBC

STANDING SEAM - METAL CLADDING

STANDING SEAM STEEL PROFILE ROOF
SHEETING MID GREY FINISH.

BFC

FIRE CAST CONCRETE - OXIDE FINISH (DARK GREY) - STRETCHER BOND

SELECT BRICK INLAY FACING TO
CONCRETE PANEL EXTERNAL WALL

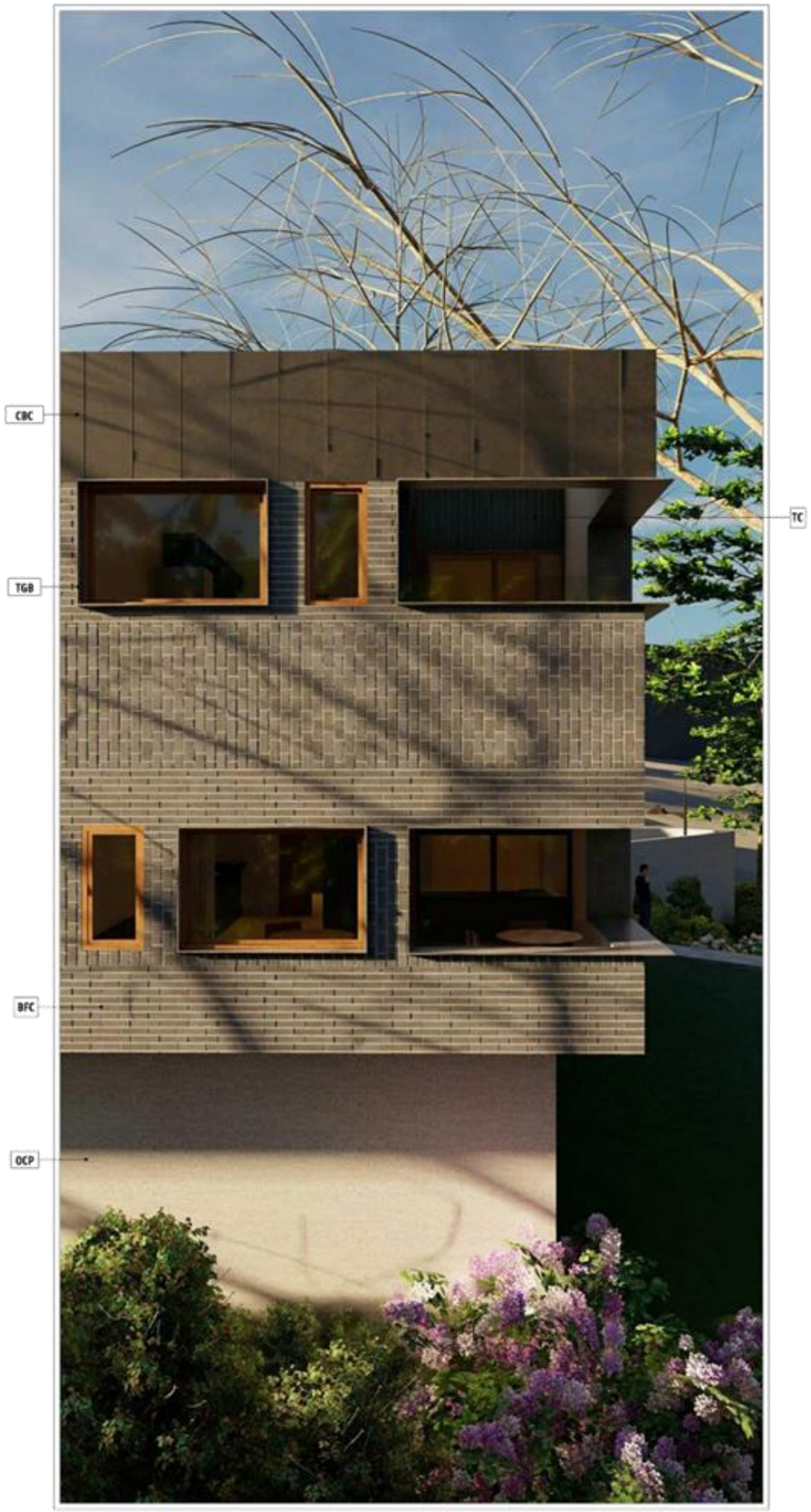
TGB

EXAMPLE OF TYPICAL METAL WINDOW REVEAL

EXTERNAL REVEALS POWDER-COAT FINISH,
CHARCOAL

TC

VERTICAL TIMBER WALL CLADDING



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HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA

MATERIALS

DEVELOPMENT APPLICATION

	A1	APR 2022	AH	RC
2021-20		DA-A11		A

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GPA Attachment - 59 Cadbury Road Claremont

JMG Engineers & Planners - Civil Concept Services Schedules

C3.5 USE STANDARDS

Relevant Planning Scheme Clause	Qualitative Development Consideration	Quantitative Expectations	Development Proposals	Details and explanatory notes
C3.5.1	Car Parking Numbers as per Table C2.1 to meet acceptable solution A1	16	11 plus 2 x disabled	14 single unit bedrooms, two additional for visitors Ref table C2.1, Criteria not met
C3.5.2	Bicycle parking numbers	No Requirement	3 No. spaces provided	The design meets the acceptable solution A1
C3.5.5	Number of car parking spaces within the General Residential Zone and Inner Residential Zone	N/A	Ref C2.5.1, criteria not triggered	The design meets the acceptable solution A1

C2.6 DEVELOPMENT STANDARDS

Relevant Planning Scheme Clause	Qualitative Development Consideration	Quantitative Expectations	Development Proposals	Details and explanatory notes
C2.6.1	Construction of parking areas	Durable all weather pavement Parking areas to drain to public stormwater system	Sealed pavements Existing grated trench drain & new drainage infrastructure to	The access ways, additional parking bay and manoeuvring areas are to be constructed with a sealed wearing course and drain to the new internal drainage and ultimately to council infrastructure which therefore meets the Acceptable Solution A1 (a) & (b)
C2.6.2	Design and layout of parking areas	Max driveway grade 25%	Driveway designed to max gradient of 25.0% (with transitions)	The design meets the requirements (i) - (vii) as well as the requirements of AS2890.1 parts 1-6 and therefore meets the Acceptable Solution A1.1 Meets the requirements (a) - (c) and therefore meets the Acceptable Solution A1.2
C2.6.3	Number of accesses for vehicles	1	1	Meets acceptable solution A1, and Meets acceptable solution A2
C2.6.5	Pedestrian access	1m wide access path required, plus 1.5m wide access path provided from disabled car parks to the main entrance	1m wide accessway provided. Disabled spaces outside of main entrance, dedicated 1.5m walkway not required. Disabled car parks set out in accordance with AS2890.6 Figure 2.3	More than 10 car parks, therefore pedestrian paths are required: 1m wide access path required, separated by 2.5m horizontal width or bollards if adjacent to aisle or access way. This is achieved as the location is not adjacent to aisle or access way 1.5m wide access path provided from disabled car parks to the main entrance, is achieved by virtue of the location of the parks in relation to the entrance. The design meets the acceptable solution A1.1, and The design meets the acceptable solution A1.2
C2.6.8	Siting of parking and turning areas	Car park located behind building line	Car park partially located behind building line. A2 N/A	The design meets the performance criteria, P1. The topography (gradients) prevent the car park from being sited further up the hill. Retention partially masks parkign area. Turn paths to A2890.1 have been met.

C3.5 USE STANDARDS

Relevant Planning Scheme Clause	Qualitative Development Consideration	Quantitative Expectations	Development Proposals	Details and explanatory notes
C3.5.1	Traffic generation at a vehicle crossing, level crossing or new junction	Existing access to be maintained.	Existing access to be maintained. No additional traffic generation anticipated	The design meets the acceptable solution A1.1, The design meets the acceptable solution A1.2, The design meets the acceptable solution A1.3, The design meets the acceptable solution A1.4, The design meets the acceptable solution A1.5,

STORMWATER

Relevant Planning Scheme Clause	Qualitative Development Consideration	Quantitative Expectations	Development Proposals	Details and explanatory notes
N/A	Pre-development pervious area	2892	m^2	
N/A	Pre-development impervious area	1300	m^2	
N/A	Pre-development 5% AEP total Q	68	l/s	Rational method
N/A	Pre-development 1% AEP total Q	107	l/s	Rational method
	Overland Flow total Q	39	l/s	Locations as depicted on drawings P02
N/A	Estimated post development pervious area	2572	m^2	
N/A	Estimated post development impervious area	1620	m^2	
N/A	Estimated post-development 5% AEP total Q	72	l/s	Rational method
N/A	Estimated post-development 1% AEP total Q	114	l/s	Rational method
N/A	Post development likely detention volume	4.5	m^3	Rational method using Boyd's Formula. Detention may not be required, as to determined by GCC due to proximity of works to the river
N/A	Post development likely % reduction in suspended solids	90.5	%	Suggested treatment train (as set up in a MUSIC model for the site) to include: Stormsac & SPEL Hydrosystem (HS 400/1) or approved equivalent.
N/A	Post development likely % reduction in total phosphates	54.6	%	
N/A	Post development likely % reduction in total nitrates	50.2	%	

SEWER AND WATER

N/A	No. equivalent tenements - water	8.4	No.	14 dwellings, ET Code RM01
N/A	Probable Simultaneous Demand - Water	1.57	l/s	
N/A	AS3500 Hazard Rating	LOW		Residential
	Water meter connection sizing	40mm	40mm	For future design development. Existing meter connection sizing unknown, to be checked.
N/A	No. equivalent tenements - Sewer	5.6	No.	14 dwellings, ET Code RM01
N/A	Average Dry Weather Flow - Sewer	0.03	l/s	
N/A	Peak Dry Weather Flow - Sewer	0.21	l/s	
N/A	Design Flow Sewer	0.65	l/s	

LEGEND - NEW

NEW SEWER MAIN
NEW SEWER LOT CONNECTION
NEW SEWER MANHOLE
NEW STORMWATER MAIN
NEW STORMWATER LOT CONNECTION
NEW STORMWATER MANHOLE
NEW WATER MAIN
NEW STOP VALVE
NEW FIRE HYDRANT
NEW PROPERTY WATER CONNECTION
NEW STORMWATER (PRIVATE)
PROPERTY BOUNDARY
NEW BUILDINGS
EXISTING FENCE
TOP OF BANK (EXISTING)
BOTTOM OF BANK (EXISTING)
ASPHALT ROADWAY/DRIVEWAY TO DETAIL
REINFORCED CONCRETE DRIVEWAY TO DETAIL
REINFORCED CONCRETE FOOTPATH TO DETAIL
NATURAL SURFACE LEVELS × 53.70 53.70
FINISHED SURFACE LEVELS + 53.84 53.84

LEGEND - EXISTING

SEWER MAIN
SEWER LOT CONNECTION
SEWER MANHOLE
STORMWATER MAIN
STORMWATER LOT CONNECTION
STORMWATER MANHOLE
WATER MAIN
STOP VALVE
FIRE HYDRANT
PROPERTY WATER CONNECTION
EXISTING SEWER MAIN TO BECOME REDUNDANT
EXISTING STORMWATER MAIN TO BECOME REDUNDANT
EXISTING WATER MAIN TO BECOME REDUNDANT
EXISTING TELSTRA
EXISTING OPTUS
EXISTING NBN FIBER OPTIC
EXISTING TELSTRA FIBER OPTIC
EXISTING OPTUS FIBER OPTIC
EXISTING OVHERHEAD ELECTRICAL
EXISTING UNDERGROUND ELEC.
EXISTING HIGH VOLTAGE ELEC.
EXISTING LOW VOLTAGE ELEC.
EXISTING TELSTRA PIT
EXISTING POWER POLE PP

NOT FOR CONSTRUCTION

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-161
DATE RECEIVED 22/04/2022

REV	DATE	REMARK
DA1	22.04.2022	DEVELOPMENT APPROVAL ISSUE
DA	13.04.2022	DEVELOPMENT APPROVAL ISSUE

Engineers & Planners
Johnstone McGee & Gandy Pty. Ltd.
incorporating Dale P Luck & Associates
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au inhobt@jmg.net.au inltn@jmg.net.au

PROJECT
HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA

TITLE
DEVELOPMENT APPROVAL
CIVIL CONCEPT SERVICES
SCHEDULE (TAS PLANNING SCHEME)

Accepted CJM (Design Manager)		Date 22/04/22
Accepted CCH (Team Leader)	CCH	Date 22/04/22
Approved CJM (Principal)		Date

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SCALES @ A3	DESIGNED BY	DRAWN BY
N.T.S.	MJR	CEF
	PLOT DATE	22/04/2022

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS PLANS.DWG

PROJECT NO. J210825BS

DWG NO.	REVISION
P01	DA1

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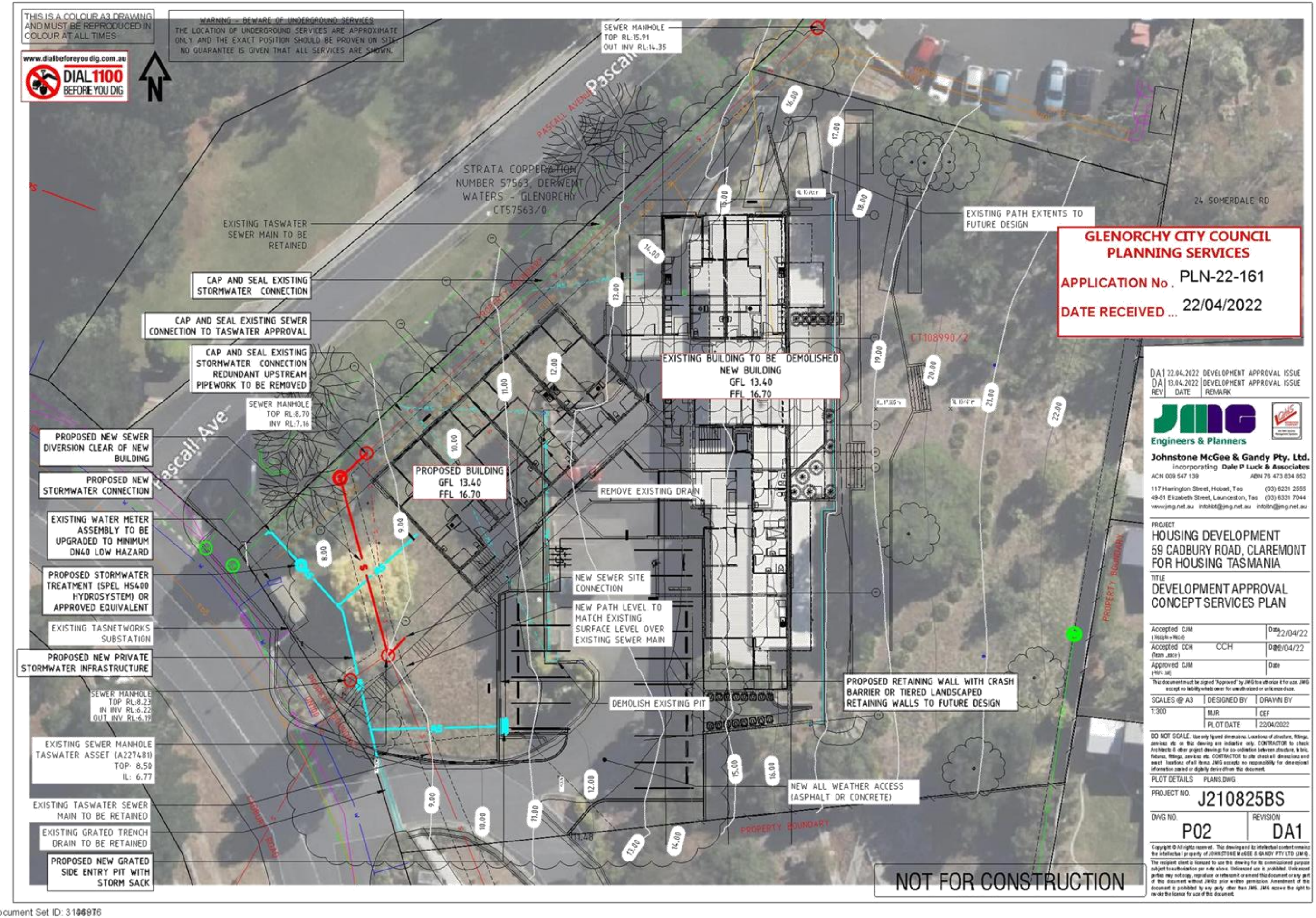
Attachments - Glenorchy Planning Authority - 8 August 2022

Attachment 1

Document Set ID: 3166976
Version: 1, Version Date: 05/08/2022



Document Set ID: 3106976
Version: 1, Version Date: 08/08/2022

THIS IS A COLOUR A3 DRAWING AND MUST BE REPRODUCED IN COLOUR AT ALL TIMES

WARNING - BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THE EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL SERVICES ARE SHOWN.

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DIAL 1100 BEFORE YOU DIG

N

EXISTING BUILDING TO BE DEMOLISHED
NEW BUILDING
GFL 13.40
FFL 16.70

PROPOSED BUILDING
GFL 13.40
FFL 16.70

3 NO. BIKE PARKING SPACES

1.0m WIDE PATH

RETAINING WALL

RETAINING WALL TRANSITIONING INTO BARRIER KERB. LOCATION TO BE DETERMINED DURING DETAILED DESIGN

LEVELS SET TO MATCH INTO ADJACENT ACCESS

PROPERTY BOUNDARY

CADBURY ROAD

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No . PLN-22-161
DATE RECEIVED ... 22/04/2022

REV	DATE	REMARK
DA	22.04.2022	DEVELOPMENT APPROVAL ISSUE
DA	13.04.2022	DEVELOPMENT APPROVAL ISSUE

Engineers & Planners
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PROJECT
HOUSING DEVELOPMENT
59 CADBURY ROAD, CLAREMONT
FOR HOUSING TASMANIA

TITLE
DEVELOPMENT APPROVAL
CARPARK LEVEL PLAN

Accepted CJM (Principle or Manager)		Date 22/04/22
Accepted CCH (Team Leader)	CCH	Date 22/04/22
Approved CJM (Principal)		Date

This document must be signed 'Approved' by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:200	MJR	CEF
	PLOT DATE	22/04/2022

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PLOT DETAILS PLANS.DWG

PROJECT NO. J210825BS

DWG NO.	REVISION
P03	DA1

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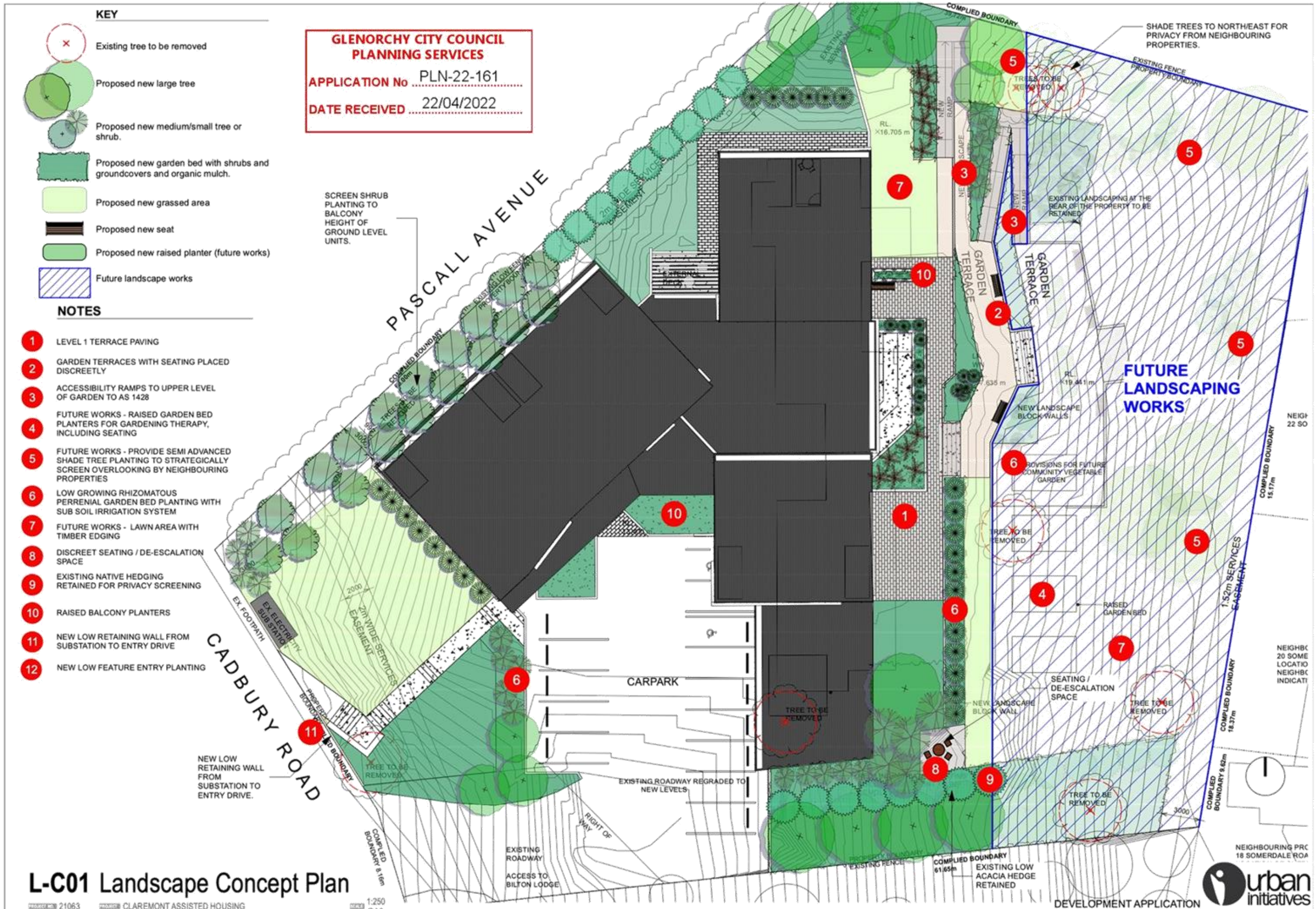
Document Set ID: 3106976
Version: 1, Version Date: 05/08/2022

GPA Attachment - 59 Cadbury Road Claremont

Attachments - Glenorchy Planning Authority - 8 August 2022

Attachment 1



Document Set ID: 3106976
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GPA Attachment - 59 Cadbury Road Claremont

Claremont Assisted Housing
Preliminary Plant Schedule

Code	Botanical Name	Common Name	Approx Mature Size (HxW)	Pot Size	Density per m2	Locally Indigenous	Culturally Significant
	Shrubs & Groundcovers						
Aca aci	*Acacia acinacea*	Gold-Dust Wattle	1 x 1m	200mm	1	YES	YES
Aca nov	*Acaena novae-zealandiae*	Bidgee-widgee	Prostrate	150mm	5	YES	
Bra mul	*Brachyscome multifida*	Cut-leaf Daisy	0.4 x 0.7m	150mm	4	YES	
Chr sem	*Chrysocephalum semipapposum*	Clustered Everlasting	0.3 x 0.3m	150mm	5	YES	
Cor gla	*Correa glabra*	Rock Correa	1-3 x 1-3m	200mm	2	YES	
Cor ref	*Correa reflexa*	Common Correa	1 x 1m	200mm	2	YES	
Cra var	*Craspedia variabilis*	Billy Buttons	0.5 x 0.3m	150mm	5	YES	
Dil cin	*Dillwyina cinerescens*	Grey Parrot-pea	0.5-1 x 0.5-1m	150mm	2	YES	
Ein nut	*Einadia nutans*	Nodding Saltbush	1 x 1m	150mm	2	YES	YES
Goo ova GC	*Goodenia ovata 'Gold Cover'*	Hop Goodenia 'Gold Cover'	0.2 x 1m	150mm	3	YES	YES
Men aus	*Mentha australis*	River Mint	0.3 x 1m	150mm	4	YES	YES
Myo par	*Myoporum parvifolium*	Creeping Boobialla	0.3 x 1-3m	150mm	3		YES
Myo par	*Myoporum parvifolium 'purpurea'*	Purple Boobialla	0.3 x 1-3m	150mm	3		YES
Spy par	*Spyridium parvifolium*	Australian Dusty Miller	1-2 x 1-2m	150mm	2	YES	
Wal str	*Wahlenbergia stricta*	Tall Bluebell	0.3 x 0.4m	150mm	5	YES	YES
	Tufted Plants					YES	
Dia adm	*Dianella admixta*	Black anther Flax lily	0.5-1 x 0.5-1m	Tube stock	4	YES	YES
Fic nod	*Ficinia nodosa*	Knobby Club Rush	0.5 x 0.5m	Tube stock	5		YES
Jun ama	*Juncus amabilis*	Hollow Rush	1 x 0.5m	Tube stock	5		YES
Lom fil	*Lomandra filiformis*	Wattle Mat-Rush	0.5 x 0.2m	Tube stock	4	YES	YES
Lom lon	*Lomandra longifolia*	Spiny-headed Mat-Rush	0.8 x 1.2m	Tube stock	5	YES	YES
Poa sie	*Poa sieberiana*	Fine-leaved tussock grass	0.3 x 0.4m	Tube stock	4	YES	
Ryt pac	*Rytidosperma racemosum*	Slender Wallaby Grass	0.2 x 0.8m	Tube stock	5	YES	YES
The tri	*Themeda triandra*	Kangaroo Grass	1 x 0.5m	Tube stock	4	YES	YES
	Scramblers						
Har vio	*Hardenbergia violacea*	Purple Coral-pea	Climber	150mm	As shown	YES	
Ken pro	*Kennedia prostrata*	Running Postman	Climber	150mm	As shown	YES	YES
Pan pan	*Pandorea pandorana*	Wonga Vine	Climber	150mm	As shown	YES	

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-161
DATE RECEIVED 22/04/2022

L-C02 Plant Species Schedule

PROJECT No. 21063 | PROJECT CLAREMONT ASSISTED HOUSING | SCALE 1:1

PRELIMINARY

urban initiatives

Attachment 1
Document Set ID: 3106976
Version: 1, Version Date: 05/08/2022
Attachments - Glenorchy Planning Authority - 8 August 2022

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-161		**Council notice date**	2/05/2022
TasWater details				
TasWater Reference No.	TWDA 2022/00633-GCC		**Date of response**	13/05/2022
TasWater Contact	Phil Papps	**Phone No.**	0474 931 272	
Response issued to				
Council name	GLENORCHY CITY COUNCIL			
Contact details	gccmail@gcc.tas.gov.au			
Development details				
Address	59 CADBURY RD, CLAREMONT		**Property ID (PID)**	5306228
Description of development	Communal Residential Accommodation - Hostel			

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Designhaus	Site Plan / DA-A01	A	22/04/2022
JMG	Concept Services Plan / J210825BS / P02 & P03	DA1	22/04/2022

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to 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 use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS (Sewer Diversion)

4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
5. Prior to applying for a Certificate for Certifiable Work (Building and/or Plumbing) and Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person detailing the sewer diversion and the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

8. Prior to the issue of a Consent to Register a Legal Document and 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 completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. 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.

10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document 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. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

    Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.

12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

14. 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

15. Prior to the issue of Certificate of Water and Sewerage Compliance (Building and/or Plumbing) and 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.

16. 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 precedent and conditions.

17. Prior to the issue of a Consent to Register a Legal Document and Certificate of Water & Sewerage Compliance (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 to cover existing/proposed TasWater infrastructure as required by condition 16. All costs and expenses related to the transfer of easement(s)/lots to TasWater are to be paid by the developer.

18. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:

    a. the exact location of the existing sewerage infrastructure,

    b. the easement protecting that infrastructure.

    The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

19. Prior to the Sealing of the Final Plan of Survey, the developer must lodge a petition to amend the sealed plan SP108990 for the removal of redundant Easements.

56W CONSENT

20. 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 if applicable is built within two metres of TasWater infrastructure.

DEVELOPMENT ASSESSMENT FEES

21. The applicant or landowner as the case may be, must pay a development assessment fee of $699.36 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 https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Service Locations
Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.
The location of this infrastructure as shown on the GIS is indicative only.

Document Set ID: 3144916
Version: 1, Version Date: 01/08/2022

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 size, depth, location and proposed finished surface levels over the pipe relative to proposed footings;

(b) Footings must be located outside of easements and no closer than 1.0m from TasWater's sewerage infrastructure;

(c) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;

(d) A note on the plan indicating how the pipe location and depth were ascertained.

(e) The location of the property service connection and sewer inspection opening (IO).

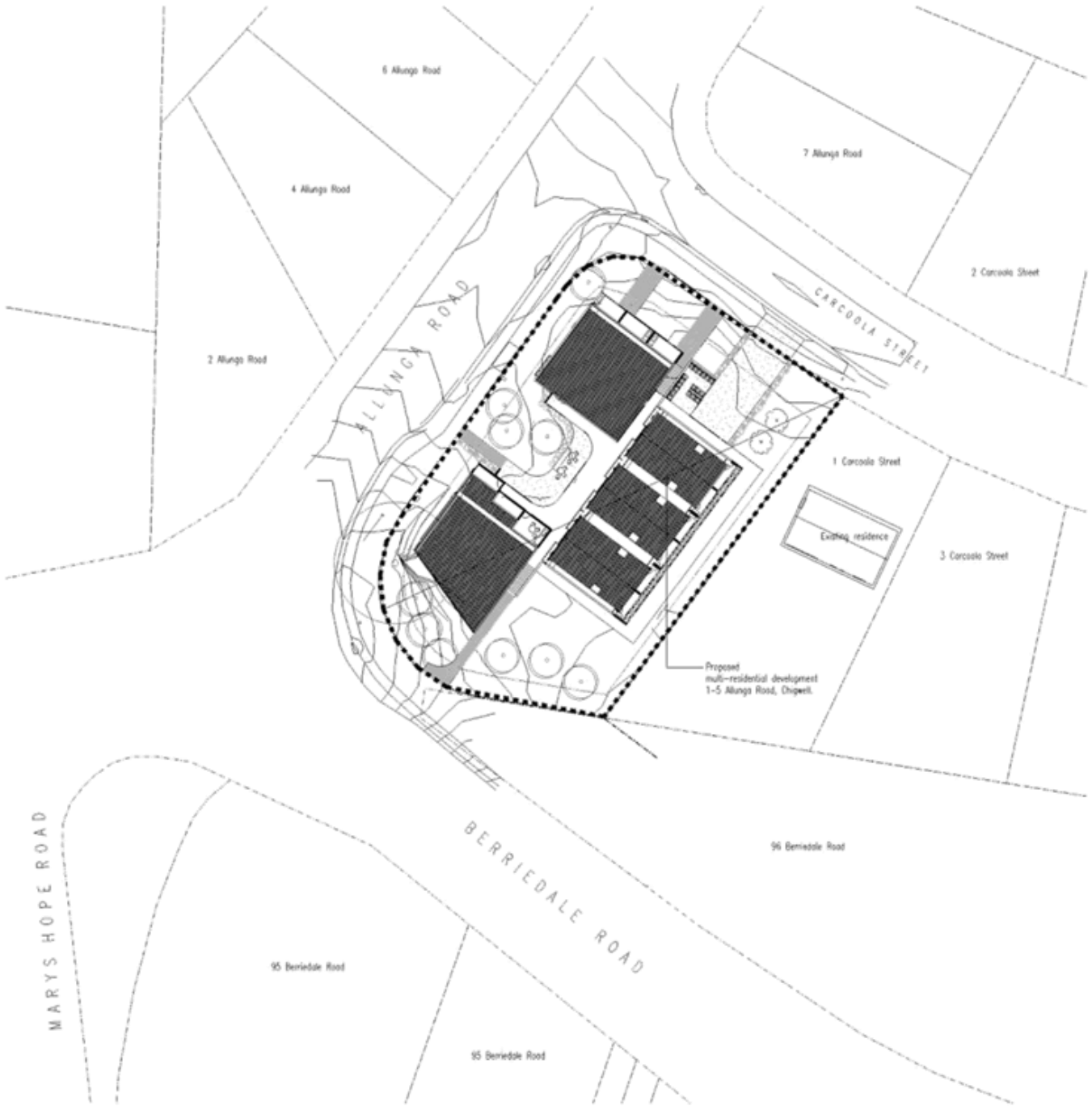
Declaration

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

TasWater Contact Details

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

Document Set ID: 3145556
Version: 1, Version Date: 02/08/2022



LOCATION PLAN
1:500

DRAWING SCHEDULE - ARCHITECTURAL

DRAWING NUMBER	TITLE	07/02/2022	08/04/2022	11/05/2022	17/05/2022	02/06/2022	20/06/2022					
A00-00	Cover Sheet & Location Plan	D	E	F	G	H	J	K				
A00-01	Demolition Site Plan	-	-	-	-	H	J	K				
A00-02	Site Plan	D	E	F	G	H	J	K				
A00-03	Landscape Plan	-	-	-	-	H	J	K				
A02-00	Floor Plan - Ground Floor	D	E	F	G	H	J	K				
A02-01	Floor Plan - Level1	D	E	F	G	H	J	K				
A02-02	Floor Plan - Level2	D	E	F	G	H	J	K				
A02-50	Roof Plan	D	E	F	G	H	J	K				
A04-00	Elevations	D	E	F	G	H	J	K				
A04-01	Elevations	D	E	F	G	H	J	K				
A04-02	Elevations	-	-	-	-	H	J	K				

DESIGN DETAILS

TITLE REFERENCE		
CERTIFICATE FOLIO	61/153	
VOLUME	1	

FLOOR AREAS		
EXISTING SITE AREA	2873	m^2
PROPOSED GROUND FLOOR (INC CARPARK)	893	m^2
PROPOSED LEVEL 01	510.5	m^2
PROPOSED LEVEL 02	510.5	m^2
PROPOSED LEVEL 03	63.5	m^2
PROPOSED TOTAL FLOOR AREA	1868.5	m^2

CAR PARKING	17	spaces

PROPOSED TOTAL GROUND FLOOR IMPERVIOUS SURFACES (Incl. DRIVEWAY, PATIO AND COURTS)	1042 (1-1054.)	m^2
DENSITY SITE AREA PER UNIT	335	m^2

DESIGN WIND CLASSIFICATION	TBC	
DESIGN WIND VELOCITY Vh,S	M/S	M/S
DESIGN WIND VELOCITY Vh,U	M/S	M/S
SOIL CLASSIFICATION	TBC	
CLIMATE ZONE	7	
BAL RATING	N/A	
ALPINE AREA	N/A	
CORROSION ENVIRONMENT	TBC	
OTHER HAZARDS	-	

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

Preston Lane

Hobart
60 Barrack Street Hobart TAS 7000
T 61 3 6231 2923
ACC CC30179

Melbourne
3 Tivoli Road South Yarra VIC 3141
T 61 3 9827 8992
info@prestonlane.com.au
prestonlane.com.au

The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

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Proprietor: CENTACARE EVOLVE HOUSING

Project: PROPOSED COMMUNITY HOUSING DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL

Drawing: COVER SHEET & LOCATION PLAN

Scale: 1:500 @A2

Revision

G	17/05/2022	CLIENT UPDATE	RG	SL
H	02/06/2022	ISSUED FOR DRAFT DA SUBMISSION	RG	SL
J	11/05/2022	ISSUED FOR DA SUBMISSION	RG	SL
K	20/06/2022	ISSUED FOR DA RFI	RG	SL

Project No: 21064

Drawing Number: A00-00 rev K

PRELIMINARY NOT FOR CONSTRUCTION

Attachment 1

Document Set ID: 3145556
Version: 1, Version Date: 03/08/2022

Attachments - Glenorchy Planning Authority - 8 August 2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

6 Allunga Road

4 Allunga Road

7 Allunga Road

2 Corcoola Street

2 Allunga Road

ALLUNGA ROAD

CARCOOLA STREET

Boundary 3570

Boundary 3570

Boundary 3570

Boundary 3570

Boundary 18115

Boundary 3570

Boundary 3570

Boundary 7330

Demolish bitumen pathway for new type KC vehicular crossover to TSD-R14-v3.

Approx. Location of existing bus shelter to be retained

Remove old cross over and bitumen and made good with type KC kerb and channel. TSD-R14-v3.

Boundary 21030

Existing water meter retained, refer to hydraulic engineers documentation

Boundary 4280

Boundary 4430

Existing tree retained

Boundary 4430

Site Lighting

Boundary 4430

Boundary 4430

Boundary 4430

Boundary 4430

Boundary 16220

Approx. Location of existing boundary fence, shown dashed, to be demolished and made good to make way for new works (typical).

Boundary 11350

Boundary 16510

Boundary 18140

1 Corcoola Street

Existing residence

BERRIEDALE ROAD

96 Berriedale Road

DEMOLITION SITE PLAN
1:200

PRELIMINARY NOT FOR CONSTRUCTION

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

Preston Lane

Hobart
60 Barrack Street Hobart TAS 7000
T 61 3 6231 2923
ACC CC2027F

Melbourne
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prestonlane.com.au

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Proprietor: CENTACARE EVOLVE HOUSING

Project: PROPOSED COMMUNITY HOUSING DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL

Drawing: DEMOLITION SITE PLAN

Scale: 1:200 @A2

Revision

K	17/02/2022	CLIENT UPDATE	RG	SL
J	02/09/2021	ISSUED FOR DRAFT DA SUBMISSION	RG	SL
I	31/08/2021	ISSUED FOR DA SUBMISSION	RG	SL
H	29/07/2021	ISSUED FOR DA RFI	RG	SL

Project No: 21064

Drawing Number: A00-01 Rev K

Document Set ID: 3145556
Version: 1, Version Date: 02/08/2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

6 Allunga Road

4 Allunga Road

7 Allunga Road

2 Corcoola Street

2 Allunga Road

ALLUNGA ROAD

CORCOOLA STREET

BERRIEDALE ROAD

Water meter refer to hydraulic engineer documentation for details

Remove old cross over and made good with type KC kerb and channel, TSD-R14-v3.

New type KC vehicular cross over to TSD-R14-v3.

Proposed new unit development

Site sewer connection, refer to hydraulic engineers documentation

1 Corcoola Street

Existing residence

New paling fence 1.6m high

96 Berriedale Road

Boundary 21030
Boundary 3570
Boundary 6810
Boundary 3570
Boundary 20790
Boundary 7260
Boundary 17350
Boundary 18430
Boundary 18140
Boundary 16220
Boundary 5290
Boundary 4430
Boundary 4430
Boundary 4430
Boundary 4430
Boundary 4430
Boundary 4430

SITE PLAN
1:200

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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Proprietor: CENTACARE EVOLVE HOUSING

Project: PROPOSED COMMUNITY HOUSING DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL

Drawing: SITE PLAN

Scale: 1:200 @A2

Revision				
K	17/08/2022	ISSUED UPDATE	RG	SL
J	02/08/2022	ISSUED FOR DRAFT DA SUBMISSION	RG	SL
I	31/05/2022	ISSUED FOR DA SUBMISSION	RG	SL
H	28/04/2022	ISSUED FOR DA RFI	RG	SL

Project No: 21064

Drawing Number: A00-02 rev K

PRELIMINARY NOT FOR CONSTRUCTION

Document Set ID: 3145556
Version: 1, Version Date: 03/08/2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

6 Allunga Road
4 Allunga Road
2 Allunga Road
7 Allunga Road
2 Corcoola Street
1 Corcoola Street
Existing residence
96 Berriedale Road
ALLUNGA ROAD
CORCOOLA STREET
BERRIEDALE ROAD

Boundary 3570
Boundary 3570
Boundary 3570
Boundary 6810
Boundary 21030
Boundary 4210
Boundary 4430
Boundary 4430
Boundary 4430
Boundary 4430
Boundary 4430
Boundary 4430
Boundary 4430
Boundary 4210
Boundary 16220
Boundary 7260
Boundary 17350
Boundary 18410
Boundary 10150

Native grass Poa Rodwayii (Velvet Tussock Grass)
Concrete steel trowel finish
Refer to civil engineering for driveway details
Native Tree Eucalyptus PLACHETA (White Peppermint)
Corymbia ficifolia (Flowering Gum)
Existing tree retained
Landscaped hedge along boundary, 1.2m high
Small tree Leptospermum Scoparium (Common Tea Tree)

LANDSCAPE LEGEND

Native grass Poa Rodwayii (Velvet Tussock Grass)

Corymbia Rosei (Pigface) or similar

Small Tree Leptospermum Scoparium (Common Tea Tree)

Native tree Eucalyptus Cordata ssp cordata (Eastern Silver Gum)

Brickwork paving walkway, to future selection

Concrete steel trowel finish, Clear satin polyurethane sealer.

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

LANDSCAPE PLAN
1:200

PRELIMINARY NOT FOR CONSTRUCTION

Preston Lane

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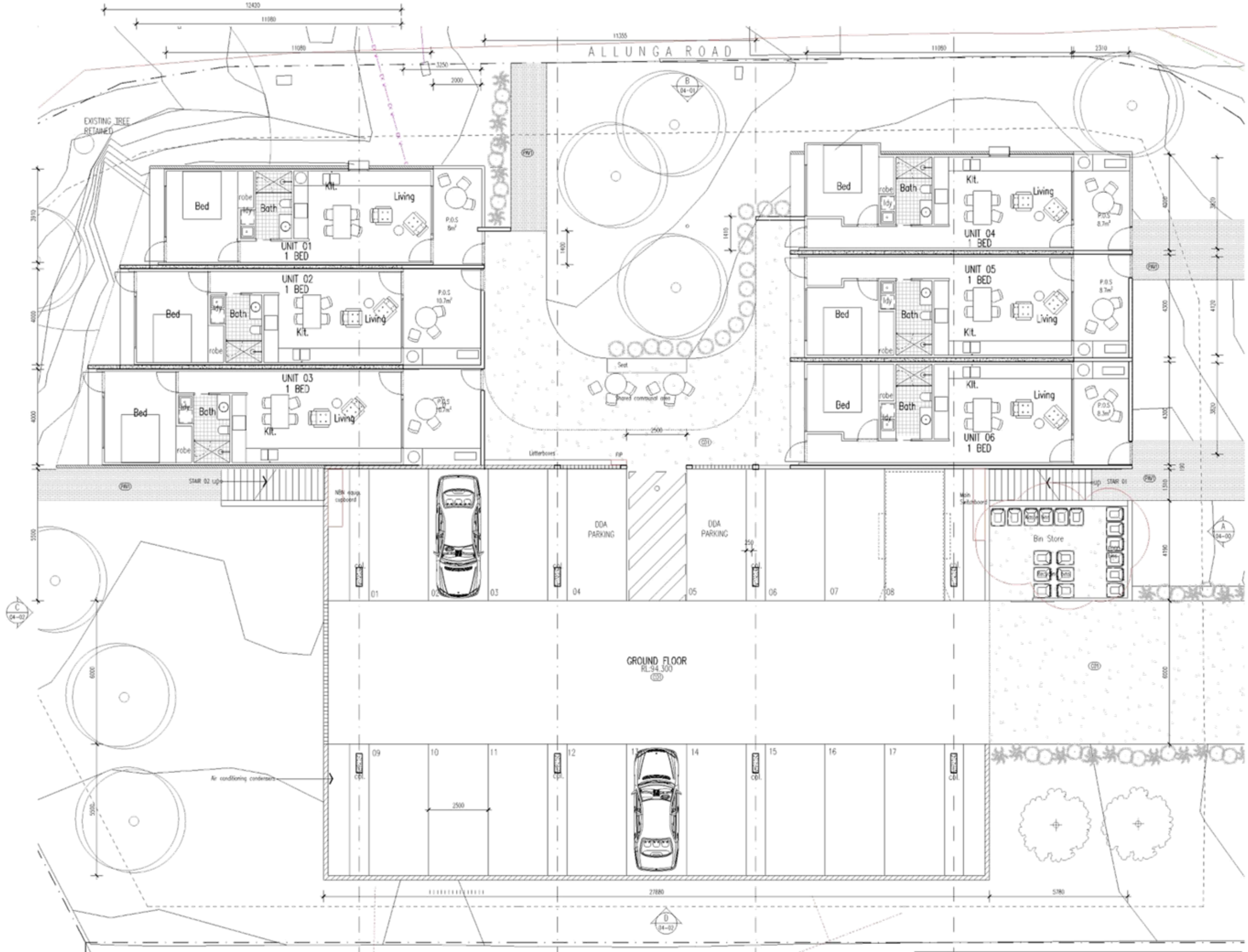
Proprietor: CENTACARE EVOLVE HOUSING
Project: PROPOSED COMMUNITY HOUSING DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL
Drawing: LANDSCAPE PLAN
Scale: 1:200 @A2
Revision

K	17/08/2022	CLIENT UPDATE	RG	SL
J	01/06/2022	ISSUED FOR DRAFT DA SUBMISSION	RG	SL
I	31/05/2022	ISSUED FOR DA SUBMISSION	RG	SL
H	28/04/2022	ISSUED FOR DA RFI	RG	SL

Project No: 21084
Drawing Number: A00-03 Rev K

Document Set ID: 3145556
Version: 1, Version Date: 02/08/2022



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

EXTERIOR FINISHES

CS1 James Hardie, Hardie Fine Texture Cladding, installed to manufacturers specifications. Paint finish colour to future selection.

CS2 James Hardie, Cement Sheet Cladding, installed to manufacturers specifications. Paint finish colour to future selection. 100x50 Nitrite: Systems Ultra Battens installed at equal centres

BW1 Brickwork, to future selection.

BW2 'Hit and miss' brickwork screen. Paint finish, colour to match BW1. Confirm setout with architect on site.

PAV1 Brickwork paving, to future selection.

BAL1 Steel balustrade. 70x10mm top and bottom plate, with 10X40mm steel uprights at nom. 100mm ctrs. Min 1000mm above deck. Paint finish, colour to be white. Fixing to future detail

FEN1 Landscaping hedge Fence. Min 1200mm above NGL

FEN2 Brickwork fence 1200mm above NGL, to future selection.

FEN3 'Hit and miss' brickwork screen fence. Paint finish, colour to match FEN2. Confirm setout with architect on site.

CO1 Concrete steel trowel finish. Clear satin polyurethane sealer.

CO2 Precast concrete panels, steel trowel natural grey finish. Dulux Surfaceshield HD – 2 coats.

CO3 Concrete, exposed aggregate finish, 14mm bluestone aggregate

* Window
d Door
g Gate

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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Proprietor: CENTACARE EVOLVE HOUSING
Project: PROPOSED RESIDENTIAL DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL
Drawing: FLOOR PLAN
GROUND FLOOR
Scale: 1:100 @ A2

Revision

6	17/08/2022	CLIENT UPDATE	RG
5	02/06/2022	ISSUED FOR DRAFT DA SUBMISSION	RG
4	31/05/2022	ISSUED FOR DA SUBMISSION	RG
3	28/04/2022	ISSUED FOR DA RFI	RG

Project No 21064
Drawing Number A02-00

PRELIMINARY NOT FOR CONSTRUCTION

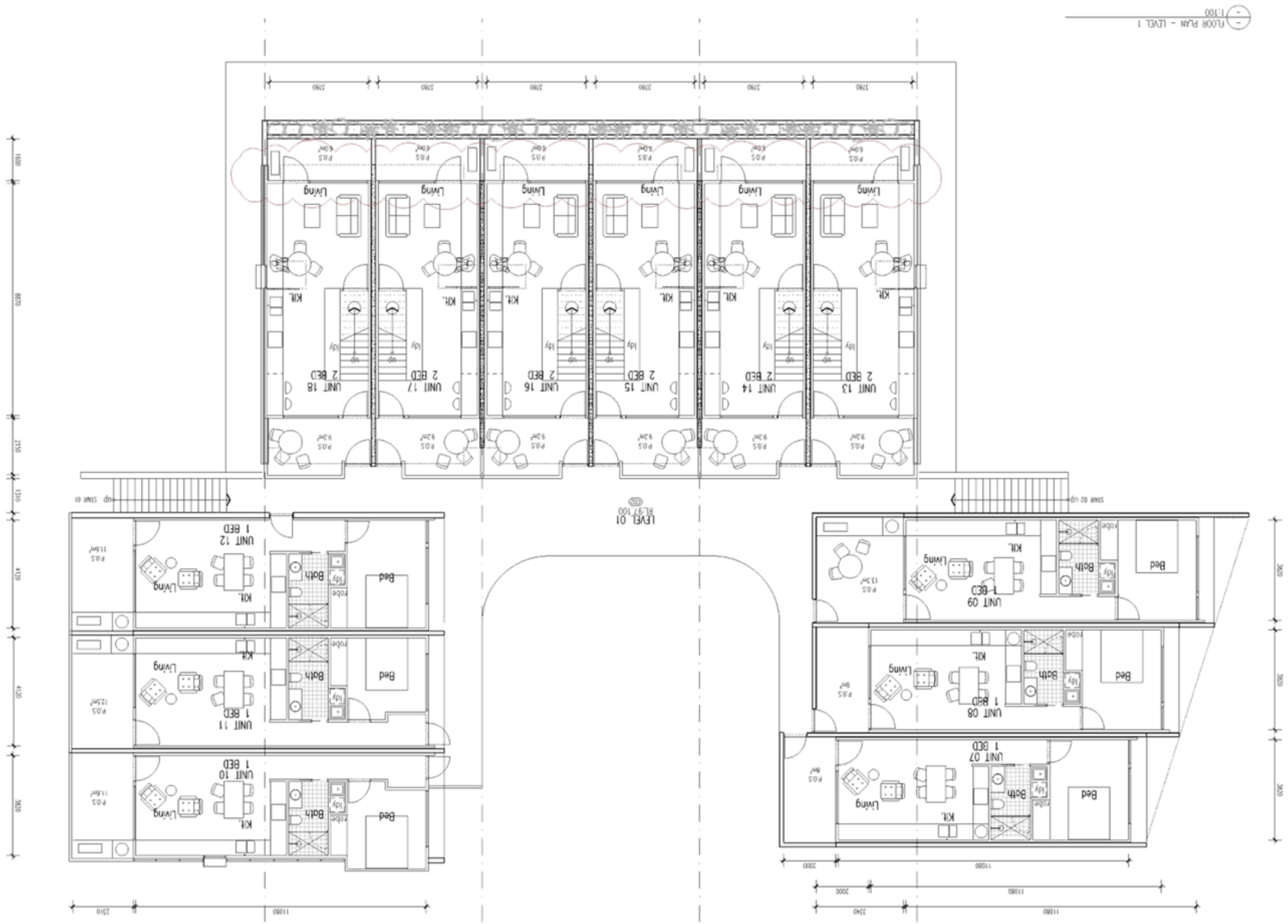
Attachments - Glenorchy Planning Authority - 8 August 2022

Attachment 1

Document Set ID: 3145556
Version: 1, Version Date: 02/08/2022

Document Set ID: 3145556
Version: 1, Version Date: 03/08/2022

PRELIMINARY NOT FOR CONSTRUCTION



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
20/06/2022
DATE RECEIVED

Document Set ID: 3145556
Version: 1, Version Date: 03/08/2022

PRELIMINARY NOT FOR CONSTRUCTION

FLOOR PLAN - LEVEL 2
1:100

6	12/08/2022	ISSUED FOR DA	BL
5	01/08/2022	ISSUED FOR PLANNING	BL
4	21/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	BL
3	01/07/2022	ISSUED FOR DEVELOPMENT APPLICATION	BL
2	24/06/2022	ISSUED FOR DA APPLICATION	BL

Project No: 2106A

Drawing Number: A02-02 Rev: 6

Address: 1-3 ALLUNGA ROAD CHIGWELL

Project: PROPOSED RESIDENTIAL DEVELOPMENT

Client: CENTACARE EVOLVE HOUSING

Drawing: FLOOR PLAN LEVEL 2

Scale: 1:100 @ A2

Revision:

Prosser Lane

Author: Bailiss Architects
69 Bernard Street Bellerive TAS 7000
T: 61 3 6241 2025
ACC CC6377

Submission: 3 Tilwell Road South Hobart TAS 7004
T: 61 3 9027 0902
info@baillissolutions.com.au
www.baillissolutions.com.au

The Builder/Contractor must verify all dimensions prior to commencement of any work and be responsible for the accuracy of all dimensions. Figured dimensions take preference over scaled dimensions. Do not scale drawings. Refer to Architect for clarification of any discrepancies.

Drawing Number: A02-02 Rev: 6

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No: PLN-22-192
DATE RECEIVED: 20/06/2022

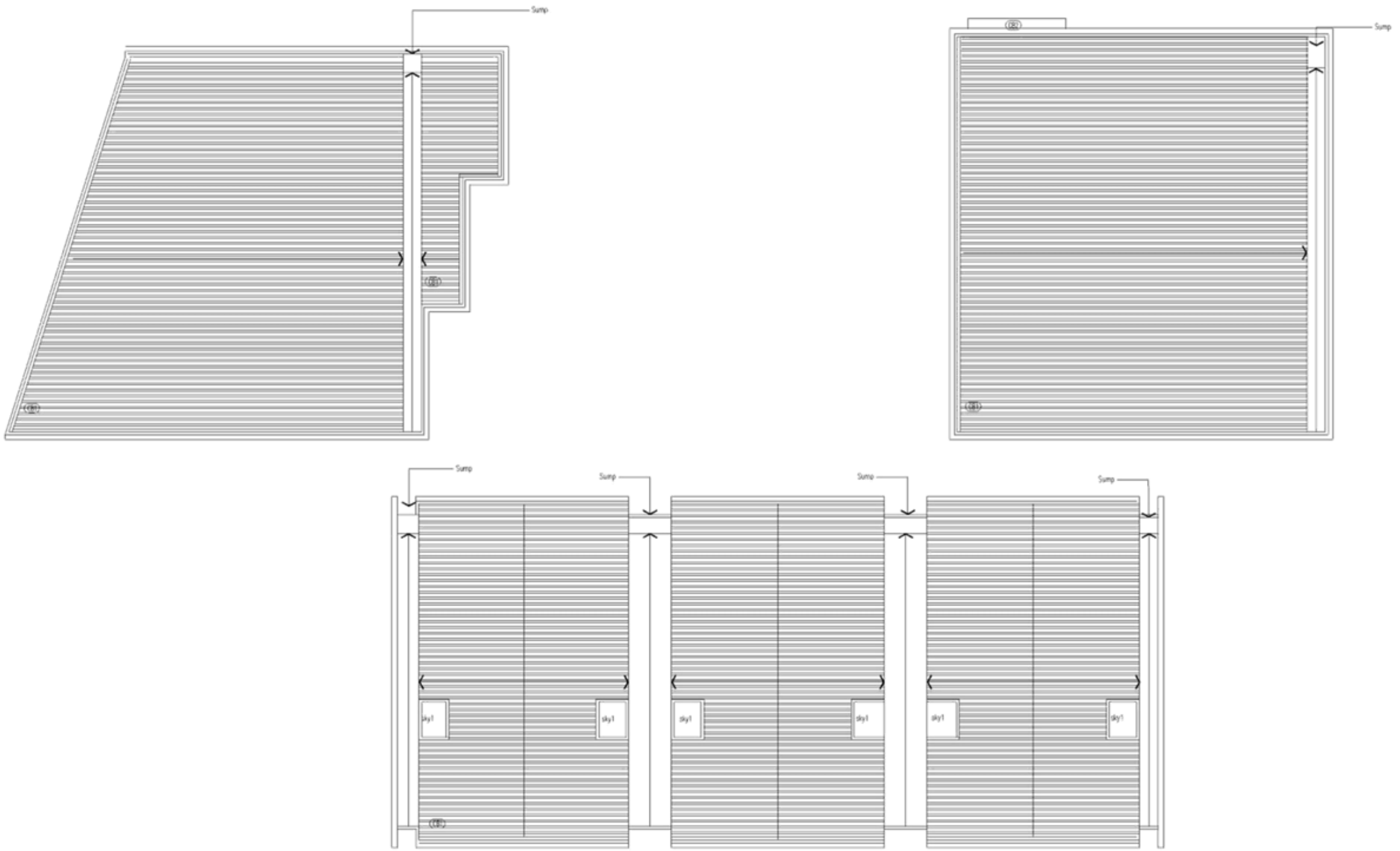
GPA Attachment - 1-3 Allunga Road Chigwell

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

building. 20mm down turn with safety edge, typical. Colour to be Monument.

Roof Fittings Schedule
dp1 90mm diameter PVC down pipe.
dp2 90mm diameter PVC down pipe, concealed within wall cavity.
vt roof vent, colour to match roofing material
sky1 Velux FSM08 fixed skylight.

Notes
Supply and install proprietary infill strips to suit roof sheeting profiles, typical.
Supply and install roof battens as required to suit roof sheeting.



ROOF PLAN
1:100

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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Proprietor: CENTACARE EVOLVE HOUSING
Project: PROPOSED RESIDENTIAL DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL
Drawing: ROOF PLAN
Scale: 1:100 @ A2

Revision

K	13/ DEC/ 2021	CLIENT UPDATE	RG	BL
J	02/ JUN/ 2021	ISSUED FOR DRAFT DA SUBMISSION	RG	BL
I	31/ MAY/ 2021	ISSUED FOR DA SUBMISSION	RG	BL
H	28/ MAY/ 2021	ISSUED FOR DA RFI	RG	BL

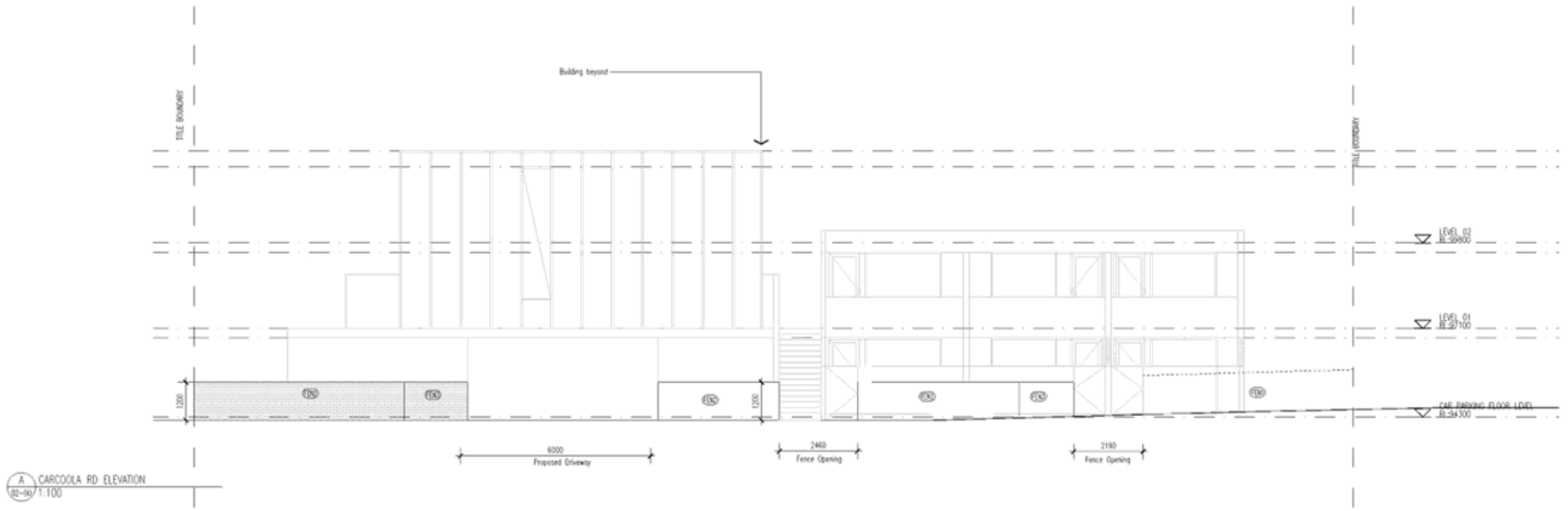
Project No: 21084
Drawing Number: A02-50 Rev K

PRELIMINARY NOT FOR CONSTRUCTION

Attachment 1

Document Set ID: 3145556
Version: 1, Version Date: 02/08/2022

Attachments - Glenorchy Planning Authority - 8 August 2022



A CARCOOLA RD ELEVATION
02-00 1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

PW1 Brickwork, to future selection.

PW2 'Hit and miss' brickwork screen. Paint finish, colour to match BW1. Confirm setout with architect on site.

PW3 Brickwork paving, to future selection.

BAL1 Steel balustrade. 70x10mm top and bottom plate, with 10X40mm steel uprights at nom. 100mm ctrs. Min 1000mm above deck. Paint finish, colour to be white. Fixing to future detail

FEN1 Landscaping hedge Fence. Min 1200mm above NGL

FEN2 Brickwork fence 1200mm above NGL, to future selection.

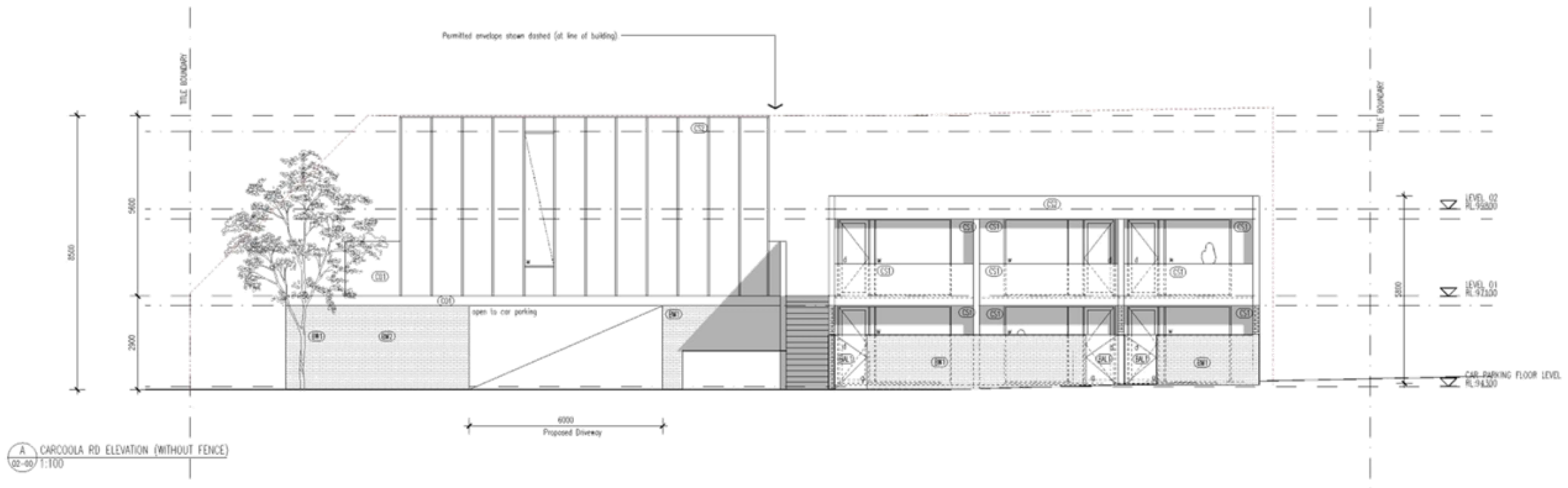
FEN3 'Hit and miss' brickwork screen fence. Paint finish, colour to match FEN2. Confirm setout with architect on site.

CS1 Concrete steel trowel finish. Clear satin polyurethane sealer.

CS2 Precast concrete panels, steel trowel natural grey finish. Dulux Surfaceshield MD - 2 coats.

CS3 Concrete, exposed aggregate finish, 14mm bluestone aggregate

x Window
o Door
g Gate



A CARCOOLA RD ELEVATION (WITHOUT FENCE)
02-00 1:100

LOCATION OF ALL NEIGHBOURING STRUCTURES ARE INDICATIVE ONLY

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Proprietor: CENTACARE EVOLVE HOUSING

Project: PROPOSED RESIDENTIAL DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL

Drawing: ELEVATIONS

Scale: 1:100 @ A2

Revision

G	17/10/2022	CLIENT UPDATE	RG	SL
H	01/11/2022	ISSUED FOR DRAFT DA SUBMISSION	RG	SL
I	11/05/2022	ISSUED FOR DA SUBMISSION	RG	SL
K	28/06/2022	ISSUED FOR DA RFI	RG	SL

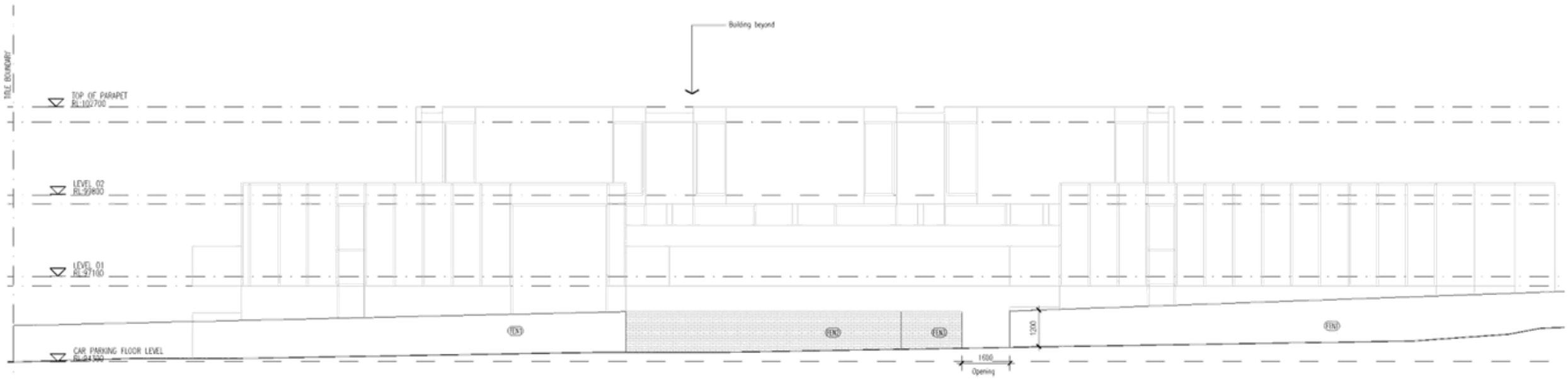
Project No: 21064

Drawing Number: A04-00 Rev K

PRELIMINARY NOT FOR CONSTRUCTION

Document Set ID: 3145556
Version: 1, Version Date: 02/08/2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-192
DATE RECEIVED 20/06/2022



B ALLUNGA ROAD ELEVATION (WITHOUT FENCE)
02-00 1:100

PW Brickwork, to future selection.

PW1 'Hit and miss' brickwork screen. Paint finish, colour to match BW1. Confirm setout with architect on site.

PW2 Brickwork paving, to future selection.

BAL1 Steel balustrade. 70x10mm top and bottom plate, with 10X40mm steel uprights at nom. 100mm ctrs. Min 1000mm above deck. Paint finish, colour to be white. Fixing to future detail

FEN1 Landscaping hedge Fence. Min 1200mm above NGL

FEN2 Brickwork fence 1200mm above NGL, to future selection.

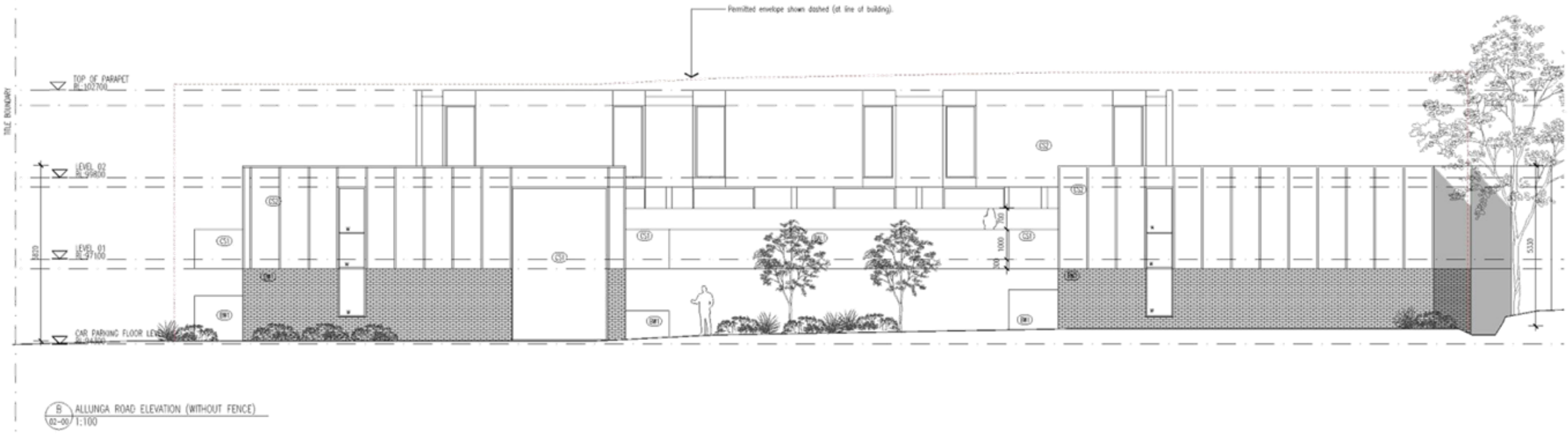
FEN3 'Hit and miss' brickwork screen fence. Paint finish, colour to match FEN2. Confirm setout with architect on site.

CS1 Concrete steel trowel finish. Clear satin polyurethane sealer.

CS2 Precast concrete panels, steel trowel natural grey finish. Dulux Surfaceshield MD - 2 coats.

CS3 Concrete, exposed aggregate finish, 14mm bluestone aggregate

W Window
D Door
G Gate



B ALLUNGA ROAD ELEVATION (WITHOUT FENCE)
02-00 1:100

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Proprietor: CENTACARE EVOLVE HOUSING
Project: PROPOSED RESIDENTIAL DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL
Drawing: ELEVATIONS
Scale: 1:100 @ A2

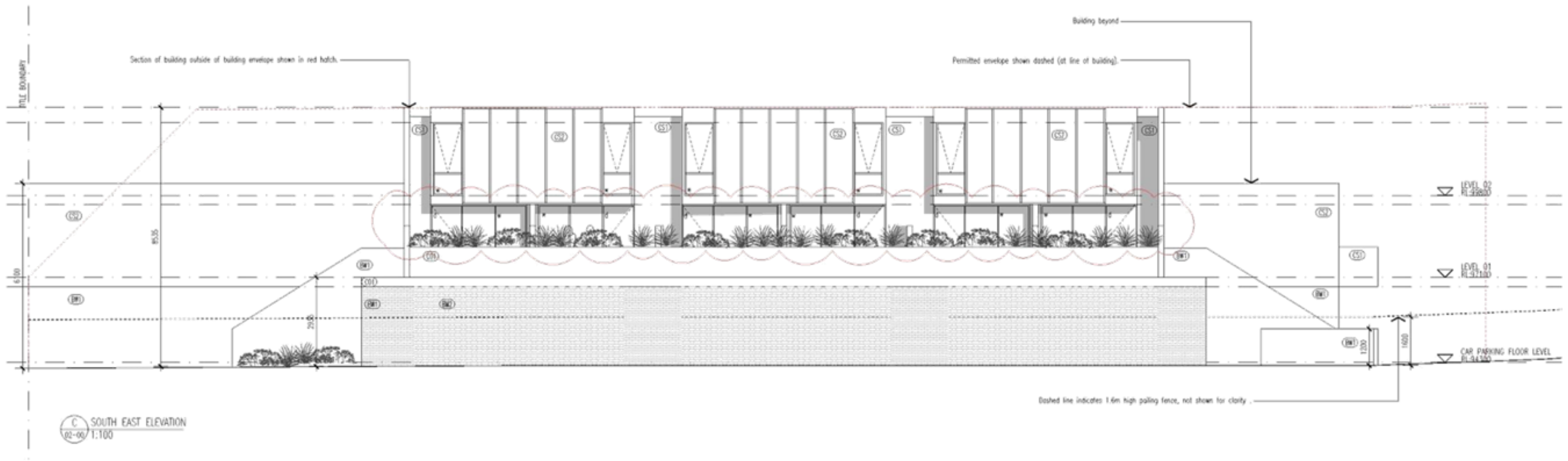
Revision

E	17/06/2022	CLIENT UPDATE	MG BL
D	02/06/2022	ISSUED FOR DRAFT DA SUBMISSION	MG BL
C	31/05/2022	ISSUED FOR DA SUBMISSION	MG BL
B	28/04/2022	ISSUED FOR DA RFI	MG BL

Project No: 21084
Drawing Number: A04-01 rev E

PRELIMINARY NOT FOR CONSTRUCTION

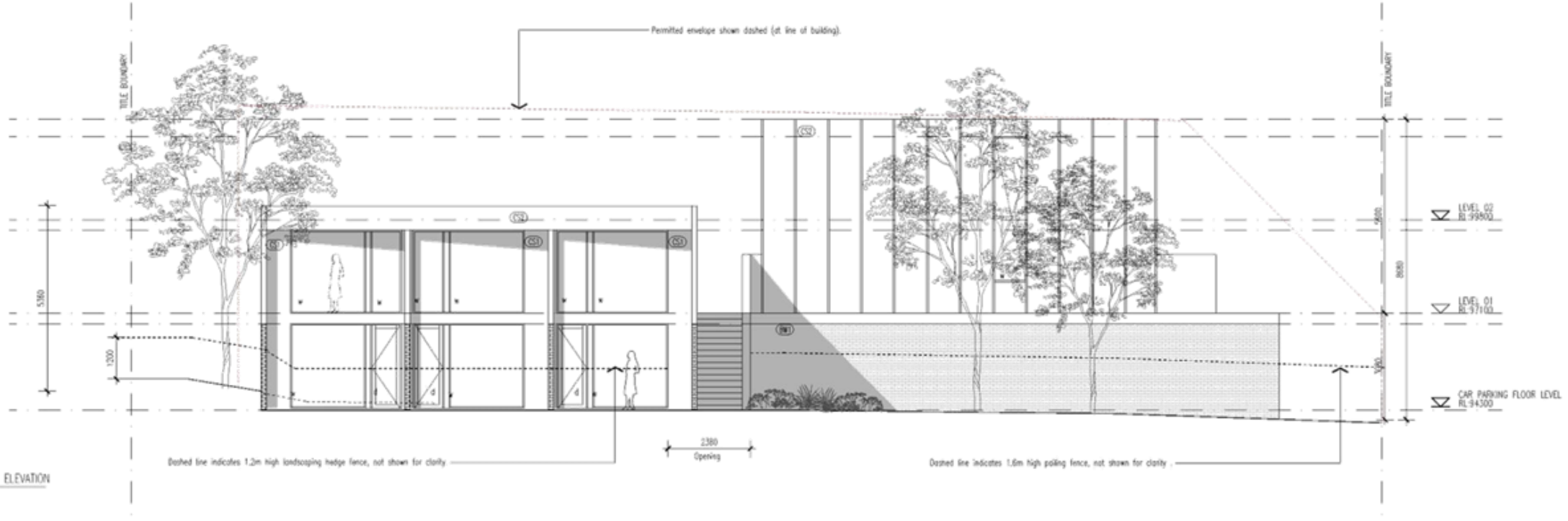
Document Set ID: 3145556
Version: 1, Version Date: 02/08/2022



C 02-00 SOUTH EAST ELEVATION 1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

BW	Brickwork, to future selection.
BW2	'Hit and miss' brickwork screen. Paint finish, colour to match BW1. Confirm setout with architect on site.
PAV	Brickwork paving, to future selection.
BAL1	Steel balustrade, 70x10mm top and bottom plate, with 10X40mm steel uprights at nom. 100mm ctrs. Min 1000mm above deck. Paint finish, colour to be white. Fixing to future detail
FEN1	Landscaping hedge Fence. Min 1200mm above NGL
FEN2	Brickwork fence 1200mm above NGL, to future selection.
FEN3	'Hit and miss' brickwork screen fence. Paint finish, colour to match FEN2. Confirm setout with architect on site.
CS1	Concrete steel trowel finish. Clear satin polyurethane sealer.
CS2	Precast concrete panels, steel trowel natural grey finish. Dulux Surfaceshield MD - 2 coats.
CS3	Concrete, exposed aggregate finish, 14mm bluestone aggregate
x	Window
d	Door
g	Gate



D 02-00 SOUTH WEST ELEVATION 1:100

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Proprietor: CENTACARE EVOLVE HOUSING
Project: PROPOSED RESIDENTIAL DEVELOPMENT
1-5 ALLUNGA ROAD CHIGWELL
Drawing: ELEVATIONS
Scale: 1:100 @ A2

Revision

G	17/10/2022	CLIENT UPDATE	RG SL
H	02/11/2022	ISSUED FOR DRAFT DA SUBMISSION	RG SL
I	11/05/2022	ISSUED FOR DA SUBMISSION	RG SL
K	28/06/2022	ISSUED FOR DA RFI	RG SL

Project No: 21064
Drawing Number: A04-02 rev K

PRELIMINARY NOT FOR CONSTRUCTION

Document Set ID: 3145556
Version: 1, Version Date: 03/08/2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-192
DATE RECEIVED 20/06/2022

HYDRAULIC SERVICES DRAWINGS
CENTACARE EVOLVE HOUSING
1-5 ALLUNGA ROAD CHIGWELL

H0.01	HYDRAULIC INDEX	B	08/06/2022
H0.02	HYDRAULIC NOTES	B	08/06/2022
H0.03	LEGEND & ABBREVIATIONS	B	08/06/2022
H1.01	SITE SERVICES PLAN	B	08/06/2022
H1.02	DRAINAGE SERVICES - GROUND FLOOR / CARPARK	B	08/06/2022
H1.03	DRAINAGE SERVICES - LEVEL 1	B	08/06/2022
H1.04	DRAINAGE SERVICES - LEVEL 2	B	08/06/2022
H2.01	WATER SERVICES - GROUND FLOOR / CARPARK	B	08/06/2022
H2.02	WATER SERVICES - LEVEL 1	B	08/06/2022
H2.03	WATER SERVICES - LEVEL 2	B	08/06/2022
H3.01	HYDRAULIC SERVICES - ROOF	B	08/06/2022

REV	ISSUE	DATE	APPROVAL
B	PRELIMINARY ISSUE	08/06/2022	VERIFIED:
			DESIGN: NL
			CHECKED: TW
			DRAWN: KJ
			CHECKED: NL

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CONSULTING ENGINEERS
Lower Ground
199 Macquarie Street
Hobart TAS 7000
03 6234 8666
mail@aldanmark.com.au
www.aldanmark.com.au

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
CLIENT: CENTACARE EVOLVE HOUSING
SHEET: HYDRAULIC INDEX
SCALE: N.T.S.
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET: H0.01
REV: B

Document Set ID: 3145556

GPA Attachment - 1-3 Allunga Road Chigwell
Attachment 1
Attachments - Glenorchy Planning Authority - 8 August 2022

GPA Attachment - 1-3 Allunga Road Chigwell

HYDRAULIC NOTES

GENERAL NOTES:
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS, PROJECT CONTRACT AND SPECIFICATIONS. STANDARDS REFERENCES ARE THE MOST RECENT VERSION.
2. SEWER, STORMWATER AND WATER SERVICES SHALL BE IN ACCORDANCE WITH THE NCC VOL 3 (PCA), AS3500, WSAA CODES, TASWATER AND TO LOCAL AUTHORITY APPROVAL.
3. IT IS ASSUMED THAT ADJACENT TO THE DEVELOPMENT SITE IS ADEQUATE INFRASTRUCTURE PROVIDED BY THE LOCAL AUTHORITY AND OTHER STATUTORY AUTHORITIES TO SUPPLY ROAD ACCESS, WATER AND POWER AS REQUIRED BY THIS DESIGN AND THERE IS ADEQUATE INFRASTRUCTURE OR ENVIRONMENTAL CAPACITY TO RECEIVE STORMWATER AND SEWERAGE DRAINAGE. PARTICULAR ASSUMPTIONS ARE DESCRIBED IN THE FOLLOWING SECTIONS.
4. THE LOCATION OF EXISTING SERVICES AND CONNECTION POINTS WHERE SHOWN ON PLANS ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE.
5. FOLLOWING AGREEMENT WITH THE SUPERINTENDENT, TERMINATE AND ABANDON/REDUNDANT EXISTING SERVICES DISCOVERED DURING CONSTRUCTION AND MAKE A NOTE ON AS-CONSTRUCTED DRAWING.
6. LOCATE ALL EXISTING GAS, ELECTRICAL, TELECOMMUNICATIONS, WATER MAINS, SEWER MAINS AND STORMWATER MAINS ETC. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ADVISE THE SUPERINTENDENT OF ANYTHING THAT APPEARS NOT BE HAVE BEEN CONSIDERED IN THE DESIGN.
7. CONFIRM ALL LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
8. HYDRAULIC LAYOUT TO BE COORDINATED WITH OTHER SERVICES. HYDRAULIC LAYOUT AS SHOWN IS NOTIONAL LAYOUT TO BE CONFIRMED ON SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT AND START WORKS NOTICE IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS, ANY SERVICE DAMAGED IS TO BE REINSTATED IMMEDIATELY.
11. ON COMPLETION OF WORKS PROVIDE THREE SETS OF AS-CONSTRUCTED DRAWINGS AND SERVICE MANUALS ALONG WITH ELECTRONIC DRAWINGS (FILES IN PDF AND DWG FORMATS SUITABLE FOR READING WITH A RECENT VERSION OF ACROBAT/FOXIT) TO THE SUPERINTENDENT.
12. THE CONTRACTOR IS RESPONSIBLE FOR ORGANIZING ALL SITE INSPECTIONS AND OBSERVING ALL HOLD POINTS NOMINATED WITHIN THE CONTRACT, BY THE BUILDING SURVEYOR OR PLUMBING SURVEYOR.
13. NOMINAL BORE SIZES FOR PIPES (DN) REFER TO THE INSIDE DIAMETER (ID BORE).
14. CONCEAL ALL PIPEWORK IN CEILING SPACE, DUCTS, CAVITIES, WALL CHASES, CUPBOARDS ETC. UNLESS OTHERWISE APPROVED.
15. THE CONTRACTOR SHALL ALLOW TO COORDINATE WITH MECHANICAL AND REFRIGERATION SERVICES AND PROVIDE SLEEVES CONNECTED TO SEWER OR STORMWATER AS APPROPRIATE TO ALL CONDENSATE DRAINAGE AND RELIEF VALVES. ALLOW TO PROVIDE AND INSTALL TAG-IN WALL TUNDISHES WITH STAINLESS STEEL COVER WINDOW (SUPPLIED BY MA GRIFFITH) OR EQUAL APPROVED TYPE.
16. TREVIS PERRIN OR EQUIVALENT FLEXIBLE PIPEWORK SHALL BE IN ACCORDANCE WITH AS3518 AND AS3500.
17. ALL PIPEWORK UNDER TRAFFICABLE AREAS, SLABS OR PAVEMENTS IS TO BE FULLY BACKFILLED WITH COMPACTED FCR.
18. WHERE HYDRAULIC PIPEWORK AS SHOWN ON THE HYDRAULIC SERVICES PLANS IS PASSING OVER, THROUGH OR ADJACENT TO A NOISE SENSITIVE AREAS, ALL PIPEWORK SHALL BE ACOUSTICALLY LAGGED TO PREVENT ALL NOISE TRANSMISSION TO THESE AREAS PREPERED TYPE OF INSULATION IS 20mm THICK THERMOTECH 4 ZERO INSTALLATED TO MANUFACTURES SPECIFICATION UNO IN HYDRAULIC SPECIFICATION.

STORMWATER NOTES:
1. STORMWATER PIPE INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY A 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) AT A 5 MINUTE STORM DURATION, WITH OVERLAND FLOW PATHS PROVIDED FOR 1 100 YEAR ANNUAL EXCEEDANCE PROBABILITY (1% AEP). IT IS ASSUMED THAT THE DOWNSTREAM INFRASTRUCTURE AND/OR ENVIRONMENT CAN SAFELY RECEIVE THE 5% AEP EVENT WITH A 5 MINUTE STORM DURATION.
2. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
3. ALL PIPEWORK SHALL BE MINIMUM DN150 DWV SN4 AT 1:100 GRADE (1:50 UNLESS NOMINATED OTHERWISE ON PLANS
4. MINIMUM GRADE OF PAVED AREAS AND PIPEWORK SHALL BE 1:100 UNLESS NOTED OTHERWISE.
5. INSTALL ALL AS/ORANG TO THE REQUIREMENTS OF AS3500 AND THE NCC
6. PROVIDE INSPECTION OPENINGS TO ALL DRAINAGE PIPEWORK IN ACCORDANCE WITH AS3500 REQUIREMENTS EVEN IF NOT SHOWN ON DRAWINGS.
7. PIPE AND CHANNEL INFRASTRUCTURE HAS BEEN DESIGNED TO CONVEY 20 YEAR ANNUAL EXCEEDANCE POSSIBILITY (5% AEP) STORME, WITH OVERLAND FLOW PATHS PROVIDED FOR 1% AEP STORME. IT IS ASSUMED THAT WATER FLOWING ONTO THE DEVELOPMENT SITE IS CONTAINED WITHIN LOCAL AUTHORITY INFRASTRUCTURE FOR 5% AEP STORME AND THE ROAD RESERVE FOR 1% AEP STORME.
8. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITYS BY-LAWS AND AS/NZS3500.
9. STORMWATER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH THE CONCRETE PIPE ASSOCIATION OF AUSTRALIA INSTALLATION REQUIREMENTS FOR TYPE H62 SUPPORT.
10. BELOW GROUND PIPEWORK AND FITTINGS TO BE DWV SN4, JOINTS SHALL BE OF SOLVENT CEMENT TYPE OR FLEXIBLE JOINTS MADE WITH APPROVED RUBBER RINGS.
11. PIPEWORK SHALL BE LAID IN POSITION AND AT THE GRADES SHOWN.
12. MINIMUM GRADE OF PIPEWORK SHALL BE 1:100 UNLESS NOTED OTHERWISE (U.N.O.).
13. MINIMUM SIZE OF PIPEWORK SHALL BE DN300.
14. SURFACE WATER DRAINS, CATCHPITS/GRATED PITS, AND JUNCTION BOXES SHALL BE CONSTRUCTED AS DETAILED OR AS SPECIFIED BY THE MANUFACTURER.
15. ALL MANHOLES TO BE LOCATED CLEAR OF FUTURE FENCELINES

SEWER NOTES:
1. ALL MATERIALS AND WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AS3500 NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA), COUNCIL STANDARD DRAWINGS AND SPECIFICATION AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
2. CONFIRM THE LOCATION AND LEVEL OF THE NOMINATED OUTLET PRIOR TO TRENCH EXCAVATION OR LAYING OF ANY DRAINS. ASCERTAIN FROM TASWATER ALL NECESSARY CONNECTION REQUIREMENTS AND INSTALL ALL WORK FOR CONNECTION IN ACCORDANCE WITH THESE REQUIREMENTS.
3. SEWER TRENCHES, PIPE BEDDING AND BACK FILLING TO COMPLY WITH AS3566 & AS3500.2.
4. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED TO AS3500.
5. PIPEWORK SHALL BE CONSTRUCTED OF DWV SN8, U.N.O. PIPEWORK RECEIVING HOT DISCHARGES SHALL BE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE (HDPE) OR COPPER TYPE 'B'.
6. PIPEWORK SHALL HAVE BE MINIMUM GLASS SN8 UNLESS NOMINATED OTHERWISE ON PLANS.
7. PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY TO ENSURE NO LEAKS.
8. ALL PIPEWORK SHALL BE CONCEALED IN WALLS, VOID SPACE, OR DUCTS UNLESS NOTED OTHERWISE.
9. MINIMUM GRADE OF PIPEWORK SHALL BE 1:40 F OR BRANCHES AND 1:100 FOR DRAINS UNLESS NOTED OTHERWISE.
10. MINIMUM SIZE OF BRANCH DONE AND MINIMUM SIZE OF DRAINS SHALL BE DN100.
11. WHERE FLOOR WASTE GULLIES ARE INDICATED, THE FLOORS SHALL BE GRADED TOWARDS THE OUTLET. FLOOR WASTE GULLIES CONNECTED TO LAUNDRY FIXTURES SHALL BE ANTI-SIPHON TYPE.
12. ALL FITTINGS TO BE ISOLATED BY AN APPROVED TRAP PRIOR TO CONNECTION TO THE SEWER LINE.
13. PROVIDE AIR ADMITTANCE VALVES AND ATMOSPHERIC VENTS IN ACCORDANCE WITH AS3500 REQUIREMENTS.
14. INSPECTION OPENING SHALL BE PROVIDED IN ACCORDANCE WITH AS3500.
15. ONE OVERFLOW RELIEF GULLY SHALL BE PROVIDED FOR THE SITE WHICH SHALL BE PRIMED BY AN EXTERNAL WATER SOURCE.
16. WHERE PIPEWORK PENETRATES FIRE RATED WALLS OR FLOORS, A FIRE STOP COLLAR SHALL BE INSTALLED. ALL WORK SHALL BE STRICTLY INSTALLED TO THE MANUFACTURER'S RECOMMENDATIONS.
17. NO SEWER CONNECTIONS SHALL BE MADE WITHIN RESTRICTED ZONES OF STACKS AS PER AS3500. INSTALL LONG RADIUS BENDS AT THE BASE OF ALL STACKS AS PER AS3500 AND INCLUDE ALL BRACKETS AND SUPPORTS.

TRADE WASTE:
1. ALL TASWATER TRADE WASTE INSTALLATIONS FOR COMMERCIAL KITCHENS SHALL HAVE NON BYPASSABLE DRY BASKET ARRESTORS FITTED TO ALL SINKS &/FLOOR WASTES.
2. DEPARTMENT OF EDUCATION WORKS AND HOME ECONOMICS CLASSROOMS SHALL HAVE NON BYPASSABLE DRY BASKET ARRESTORS FITTED TO ALL SINKS &/FLOOR WASTES. ALL SINKS IN GENERAL LEARNING CLASSROOMS SHALL BE FITTED WITH NON BYPASSABLE DRY BASKET ARRESTORS.
3. ALL TRADE WASTE INSTALLATIONS SHALL BE INSTALLED TO ADHERE TO THE NCC VOL 3 (PCA) TASMANIAN APPENDIX AND TASWATER'S TRADE WASTE GUIDELINES

BUILDING HYDRAULICS:
1. ALL MATERIALS AND WORKMANSHIP TO BE DONE IN ACCORDANCE WITH AS3500, NCC VOL 3 (PCA), TASMANIAN APPENDIX OF THE NCC VOL 3 (PCA) AND LOCAL AUTHORITY REQUIREMENTS.
2. ALL DRAINAGE PIPEWORK SHALL BE DWV CLASS SN8 U.N.O., ALL WASTE AND VENT SHALL BE DWV CLASS PIPE.
3. DURING CONSTRUCTION TEMPORARILY SEAL ALL OPEN ENDS OF PIPES AND VALVES TO PREVENT ENTRY OF FOREIGN MATTER, DO NOT USE RAGS, PAPER OR WOODEN PLUGS.
4. SUPPLY AND INSTALL ALL FIXTURES, VALVES, TAPWARE AND SUNDRY ITEMS AS SCHEDULED WITHIN THE SPECIFICATION.
5. PROVIDE FIRE STOPS AS REQUIRED.
6. CONTRACT DRAWINGS ARE DIAGRAMMATICAND AS SUCH SHOW THE INTENT OF DESIGN INSTALLATION TO BE AS PER AS/NZS3500. ALLOW FOR ALL BENDS, OFFSETS AND OTHER MEASURES AS NECESSARY TO AVOID INTERFERENCE WITH THE STRUCTURE AND/OR OTHER BUILDING SERVICES.
7. REFER TO ARCHITECTS DEMOLITION PLAN FOR REMOVAL OF EXISTING FIXTURES AND FITTINGS. THE REMOVAL OF EXISTING PLUMBING FIXTURES SHALL INCLUDE ALL ASSOCIATED WASTE AND VENT PIPES, FLOOR DRAINS, WATER SERVICE PIPEWORK BRACKETS, SUPPORTS, ETC AND SEAL OFF EXISTING SERVICES. SEAL OFF AND MAKE GOOD ALL FLOOR, WALL AND ROOF PENETRATIONS.
8. THE LOCATION OF EXISTING SERVICES WHERE SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED ON SITE. WHERE POSSIBLE, DETERMINE LOCATION OF EXISTING POWER, TELSTRA, WATER AND DRAINAGE SERVICES PRIOR TO COMMENCING NEW WORK.
9. ALL PENETRATIONS THROUGH EXISTING SUSPENDED FLOOR SLABS SHALL BE DRILLED TO LOCATIONS APPROVED BY THE STRUCTURAL ENGINEER. DRILL PILOT HOLE PRIOR TO CORE DRILLING TO ENSURE CLEARANCE OF BEAMS AND OTHER SERVICES IN SLAB. ALL PENETRATIONS SHALL BE CORE DRILLED TO SUIT PIPE SIZE. ALLOWANCE FOR 10 MM CLEARANCES SHALL BE MADE FOR FIRE PROOFING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF FIRE AND SMOKE STOP WALLS. ALL PIPE PENETRATIONS SHALL BE SEALED WITH TWO HOUR FIRE STOP SEALANT (INSTALL FIRE STOP COLLARS TO PVC-U OR DWV PIPEWORK PASSING THROUGH FLOORS AND FIRE WALLS IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
11. PROVIDE SERVICE IDENTIFICATION AND DIRECTION OF FLOW MARKERS TO PIPEWORK IN ACCORDANCE WITH AS1345.
12. MAKE GOOD ALL DISTURBED SURFACES TO MATCH EXISTING.
13. MAINTAIN SERVICES TO EXISTING FIXTURES AT ALL TIMES. WHERE CHANGEOVER IS REQUIRED, LIAISE WITH THE ARCHITECT PRIOR TO THE SHUTTING DOWN OF ANY SERVICE.
14. CONTRACTOR TO PROVIDE ALL DOCUMENTS, APPROVALS, CERTIFICATES, WARRANTIES, LOG BOOKS, ETC. UPON COMPLETION OF WORKS TO THE ARCHITECT. ALL FEES AND INSPECTIONS TO BE INCLUDED AND ARRANGED BY THE CONTRACTOR.
15. REFER TO THE ARCHITECTS DRAWINGS FOR SANITARY FIXTURE AND TAP SELECTIONS. SUPPLY AND FIX ACCESSORIES NECESSARY FOR THE CORRECT INSTALLATION OF THE FIXTURES AND EQUIPMENT.

WATER NOTES:
1. WATER SERVICES TO BE CONSTRUCTED IN ACCORDANCE WITH AS3500 PARTS 1 AND 4 AND TO THE SATISFACTION OF COUNCILS (OR TAS WATER FOR EXTERNAL LEVEL OF SERVICE) DEVELOPMENT ENGINEER.
2. APPROVED PRESSURE LIMITING VALVES SHALL BE USED TO ENSURE PRESSURE DOES NOT EXCEED 500KPA TO ANY FIXTURE WITHIN A BUILDING. APPROVED PRESSURE LIMITING VALVES SHALL BE LOCATED AS CLOSE AS PRACTICAL TO A BUILDING TO ENSURE FRICTIONAL LOSSES WITHIN PIPEWORK ARE MINIMISED.
3. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TASWATER AT CONTRACTORS COST UNLESS NOMINATED OTHERWISE ON PLANS.
4. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH AS3500 PARTS 1 AND 4.
5. ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432.
6. AS AN ALTERNATIVE TO SILVER SOLDERED JOINTS, PRESS FITTED JOINTS MAY BE USED. ALLOW TO USE THE VIEGA PROPRESS SYSTEM WITH INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
7. ALL PIPEWORK SHALL BE CONCEALED WHERE POSSIBLE. WHERE PIPEWORK IS EXPOSED IT SHALL BE CHROME PLATED.
8. WHERE PIPEWORK IS IN CONTACT WITH DISSIMILAR METALS, THE METALS SHALL BE INSULATED AGAINST BI-METAL CORROSION
9. MINIMUM COVER TO BE 750mm UNDER TRAFFICABLE AREAS. 600mm ELSEWHERE UNLESS NOMINATED OTHERWISE ON PLANS.
10. PROVIDE STOP VALVES AT EACH BRANCH FITTINGS.
11. ALL TRENCHES UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, TO BE BACKFILLED WITH COMPACTED FCR.
12. ELECTROMAGNETIC TRACKING TAPE TO BE PLACED OVER ALL TRENCHES CONTAINING WATER PIPES 50Ø OR GREATER ABOVE HAUNCHING.
13. ALL ISOLATION VALVES SHALL BE POSITIONED IN APPROVED ACCESSIBLE LOCATIONS. VALVES LOCATED IN PITS OR WALLS SHALL BE POSITIONED BEHIND APPROVED TYPE ACCESS COVERS.
14. ALL PIPEWORK UNDER PAVED AREAS SHALL BE INSULATED WITH 25mm DUPLINS AND BE ACCESSIBLE. GROUP VALVES WHEREVER POSSIBLE
15. ALL COPPER PIPEWORK SHALL BE HARD DRAWN TUBING TYPE 'B' CONFORMING TO AS 1432
16. ALL POLYETHYLENE PIPEWORK SHALL BE PN16 PE100 CONFORMING TO AS 4432.
17. THRUST BLOCKS INSTALLED AS REQUIRED BY WSAA AND AS3500
18. HOT WATER TO BE STORED AT A MINIMUM 60°C WITH TEMPERING DEVICE INSTALLED TO LIMIT OUTLET TEMPERATURE TO 50°C TO ABLUTION AREAS, 60°C TO KITCHEN SINK, CLEANERS SINK AND LAUNDRY TROUGH AND TEMPERED TO 45°C IN DISABLED, CHILD CARE AND DOCTORS FACILITIES
19. COLD WATER, TEMPERED AND HOT WATER PIPEWORK AND VALVES SHALL BE LAGGED AS PER AS/NZS 3500.4.2006 SECTION 5 FOR CLIMATE REGION C. HOT WATER CIRCULATING LINE TO BE LAGGED WITH SECTIONAL ROCKWOOL WITH FOIL OUTER COVER EXTERNAL LAGGING SHALL ALLOW TO BE WEATHER PROTECTED, AND LAGGING PROVIDED TO BE MOISTURE AND SUNLIGHT PROTECTED. SOLAR FLOW AND RETURN LAGGING SHOULD BE RATED FOR TEMPERATURES UP TO 150°C, OTHER LAGGING RATED TO 105°C. ALL LAGGING SHOULD BE FIRE RATED TO NCC REQUIREMENTS, PVC FREE, ZERO OZONE DEPLETING POTENTIAL, LOW VOLATILE ORGANIC COMPOUNDS.
20. ONE PRESSURE RELIEF VALVE SET TO 500 KPA SHALL BE PROVIDED TO ALL WATER PIPES AT THE POINT OF ENTRY INTO A BUILDING
21. HOSE BIB TOCKS SHALL BE 450mm ABOVE FINISHED SURFACE LEVEL AND SHALL BE 20mm IN SIZE, U/N.O., AND FITTED WITH APPROVED VACUUM BREAKERS. THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND TESTING OF SERVICES REQUIRED BY THE LOCAL AUTHORITY PRIOR TO CONCEALMENT. PRESSURE TEST HOT AND COLD WATER SERVICES TO 1.5 TIMES NORMAL WORKING PRESSURE AND FIRE SERVICES TO 1700 KPA MINIMUM PRESSURE PRIOR TO CONNECTION TO EXISTING SERVICES. PUMP EQUIPMENT SHALL BE REMOVED WHILST TESTING IS CARRIED OUT.
22. ALL TEMPERING AND THERMOSTATIC MIXING VALVES SHALL BE EASILY LOCATED FOR SAFE ONE-P ACCESS.
23. FOLLOWING COMPLETION OF THE WORKS, FLUSH ALL PIPING SYSTEMS AND LEAVE FREE OF FOREIGN MATTER, CLEAN OUT AERATORS, STRAINERS, FILTERS, ETC., FLOW AND PRESSURE TEST ALL HYDRANTS AND HOSE REELS.

FIRE NOTES:
1. INSTALLATION OF FIRE SERVICE WATER SUPPLY INCLUDING HYDRANTS, BOOSTER CONNECTIONS, FIRE HOSE REELS AND COMMUNICATIONS SHALL BE TO THE REQUIREMENTS AND APPROVAL OF THE BUILDING SURVEYOR, TASMANIAN FIRE SERVICE, NCC 2019, AS 2419.1, AS 1221, AS2441 AND TASWATER.
2. FIRE HOSE REELS SHALL BE INSTALLED AND PLACED IN WORKING ORDER AS SOON AS BUILDING WORKS PERMITS.
3. ALL BELOW GROUND FIRE SERVICE PIPEWORK SHALL BE MARKED WITH BLUE COPPER TAPE 'FIRE SERVICE' UNLESS NOTED OTHERWISE. ALL ABOVE GROUND FIRE SERVICE PIPEWORK SHALL BE MEDIUM DUTY HOT DIPPED GALVANIZED STEEL TUBE WITH 50 MINUTES FIRE RATED SUPPORTS. UNLESS NOTED OTHERWISE.
4. ALL FIRE HOSE REELS AND VALVES SHALL BE SECURED IN THE OPEN POSITION BY A PADLOCKED SAFETY CHAIN. PROVIDE AND INSTALL ENGRAVED NON-FERROUS METAL TAGS WITH IMMUNIFER CASE WORDING 'FIRE SERVICES ISOLATING VALVE - TO BE PADLOCKED IN THE OPEN POSITION'. LOCKING DEVICES SHALL BE 225 CONTRACT SERIES PADLOCKS SERIAL NUMBER 2254D1(1000).
5. INSTALL ISOLATION VALVES TO ALL FIRE HOSE REEL PIPEWORK AT THE POINTS OF CONNECTION TO FIRE HYDRANT SYSTEM IN ACCORDANCE WITH THE NCC (NATIONAL CONSTRUCTION CODE)
6. CONCRETE ANCHOR BLOCKS OR ENGINEERED MECHANICAL RESTRAINTS SHALL BE PROVIDED AT ALL SUDDEN CHANGES OF DIRECTION, BOTH VERTICALLY AND HORIZONTALLY AT TEES AND END OF LINES.
7. UPON COMPLETION OF INSTALLATION PROVIDE A COMPLIANCE REPORT AS REQUIRED BY THE CONTROLLING AUTHORITY THAT THE INSTALLATION COMPLIES WITH THE REGULATIONS AND SUBMIT COPIES OF THE REPORT TO THE SUPERINTENDENT.
8. ALL FIRE SERVICES IN BASEMENT OR NOT LOCATED WITHIN FIRE ISOLATED STAIRS DUCT SHALL BE PROVIDED WITH 120/120/120 FIRE RATED SUPPORTS UNLESS PROTECTED BY A FIRE SPRINKLER SYSTEM.
9. FIRE COLLARS TO BE PROVIDED AT ALL SLAB PENETRATIONS

TASWATER NOTES:
1. ALL WORKS OUTSIDE OF THE PROPERTY BOUNDARY WILL BECOME TASWATER ASSETS.
2. ENSURE ALL WORKS ARE INSTALLED IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS NOTED WITHIN THE DRAWINGS AND ISSUED PERMITS.
3. ALLOW TO OBTAIN/ARISE ALL APPLICATIONS TO UNDERTAKE TASWATER WORKS AS NOTED IN THE APPROVAL DOCUMENTS AND UNDERTAKE ALL REQUIRED INSPECTIONS DURING CONSTRUCTION.
4. ALL WORKS ASSOCIATED WITH PUBLIC WATER IS TO BE CARRIED OUT IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 2.1 MRWA EDITION V2.0 AND TASWATER'S SUPPLEMENTS TO THESE CODES AND TO THE SATISFACTION OF TASWATER.
5. ALL WORKS ASSOCIATED WITH PUBLIC SEWER IS TO BE CARRIED OUT IN ACCORDANCE WITH THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES AND TO THE SATISFACTION OF TASWATER.
6. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY THE REGULATING AUTHORITY AT COST TO BUILDER UNLESS APPROVED OTHERWISE.

WORKPLACE HEALTH AND SAFETY NOTES

GENERAL
1. THE FOLLOWING RISK MITIGATION NOTES HAVE BEEN PREPARED TO ADVISE THE PERSON CONDUCTING A BUSINESS OR UNDERTAKING (PCBU) ON THE HEALTH AND SAFETY ASPECTS OF THE DESIGN IN ACCORDANCE WITH THE WORK HEALTH AND SAFETY ACT 2011 AND ARE PERTINENT TO ANY TIME WHEN THE BUILDING OPERATES AS A WORKPLACE.
2. THESE NOTES MAY NOT NECESSARILY ACCOUNT FOR ALL CONSTRUCTION, OPERATION, MAINTENANCE AND DEMOLITION PRACTICES AND SAFETY RISKS. INCLUSION OR EXCLUSION OF ANY ITEM DOES NOT ABSOLVE THE OWNER, CONTRACTOR, USER, MAINTAINER OR DEMOLISHER OF THEIR OBLIGATIONS TO UNDERTAKE APPROPRIATE RISK MANAGEMENT ACTIVITIES AND IT IS NOT AN ADMISSION THAT ANY ITEM/SELOW IS THE RESPONSIBILITY OF ALDANMARK.
3. ADDITIONAL GUIDANCE ON WORKPLACE HEALTH AND SAFETY IS PROVIDED IN THE FOLLOWING CODES OF PRACTICE (WHICH THE CONTRACTOR IS TO COMPLY WITH AS APPLICABLE
   - "CONSTRUCTION WORK" (CP24).
   - "HOW TO MANAGE WORK HEALTH AND SAFETY RISKS" (CP12).
   - "MANAGING THE WORK ENVIRONMENT AND FACILITIES" (CP12).
   - "SAFE DESIGN OF STRUCTURES" (CP57).
4. FURTHER ADDITIONAL AND UPDATED CODES OF PRACTICE AND OTHER GUIDANCE MATERIALS FOR THE MINIMISATION OF RISKS TO WORKPLACE HEALTH AND SAFETY ARE SAVE AVAILABLE PERIODICALLY FROM WORKSAFE TASMANIA AT WWW.WORKSAFE.TAS.GOV.AU AND SAFE WORK AUSTRALIA AT WWW.SAFEWORKAUSTRALIA.GOV.AU AND SHOULD BE CONSULTED PRIOR TO WORKS COMMENCING ONSITE.
5. WHERE APPLICABLE, THE SPECIFIC RISKS ASSOCIATED WITH THIS PROJECT HAVE BEEN ASSESSED AND ARE SUMMARISED IN THE ATTACHED RISK ASSESSMENT HAZARD IDENTIFICATION REPORT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO IDENTIFY ALL ASSOCIATED RISKS OF THE CONSTRUCTION PROCESS AND TO PREPARE AND ADEQUATE SAFE WORK METHOD STATEMENTS AND JOB SAFETY ANALYSIS.
7. TEMPORARY INSTALLATIONS AND CONTRACTOR ERECTION PROCEDURES ARE ONLY INDICATED WHERE ESSENTIAL TO THE EXECUTION OF THE DESIGN AS INTENDED IN THE DOCUMENTS PROVIDED. DETAILED PROCEDURES MUST BE SOUGHT PRIOR TO WORKS COMMENCING. FOR ALL ASSOCIATED TEMPORARY STRUCTURE OR ERECTION DESIGN CERTIFICATION, THE CONTRACTOR IS TO ENGAGE A THIRD PARTY TO ASSESS, CERTIFY AND OVERSEE THE ERECTION OF THE WORKS.

SITE

RUPTURE OF SERVICES DURING EXCAVATION FOR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL, EXISTING SERVICES MAY BE LOCATED ON OR AROUND THE BUILDING SITE. WHERE KNOWN, THESE ARE DEPICTED ON THE DRAWINGS. HOWEVER THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE, APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE ENGAGED.

SITE ACCESS / TRAFFIC MANAGEMENT
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODE OF PRACTICE "TRAFFIC MANAGEMENT IN WORKPLACES" STANDARD CONTROL
2. ESPECIALLY FOR BUILDINGS ON A MAJOR, NARROW, OR STEEPLY INCLINED ROAD. PARKING OF VEHICLES OR LOADING / UNLOADING OF VEHICLES ON THE ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THE BUILDING, DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. FOR ALL BUILDINGS A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC CONTROLLERS SHOULD BE PREPARED FOR THE WORK SITE.
3. PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND THE PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATION, PLANT OR LOOSE MATERIALS ARE PRESENT, THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.
4. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND, IN PARTICULAR, ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT, TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SUCH THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED UP/REMOVED IMMEDIATELY.
5. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.
6. CONSTRUCTION OF BUILDING ELEMENTS THAT ARE NECESSARILY TO CONTRIBUTE TO SAFE ACCESS TO THE BUILDING, SUCH AS HANDRAILS, SCAFFOLDING, ACCESS STAIRS, FALL ARREST SYSTEMS ETC., MUST TAKE PLACE PRIOR TO PROGRESSING WITH ANY OTHER WORKS FOR WHICH THOSE ELEMENTS WILL BE REQUIRED

WATER
1. IF THE BUILDING SITE IS ADJACENT TO ANY BODY OF WATER ADEQUATE PROTECTION AND ACCESS PREVENTION SHALL BE PROVIDED. THE CONTRACTOR IS TO PREPARE A SAFE WORK METHOD STATEMENT FOR ANY WORKS REQUIRED TO BE UNDERTAKEN OVER WATER. LIGHTING AND VENTILATION
2. THE CONTRACTOR IS TO PROVIDE ADEQUATE LIGHTING AND VENTILATION TO ALL AREAS REQUIRED TO BE OCCUPIED BY WORKERS DURING CONSTRUCTION. PRIOR TO THE COMMISSIONING OF THE BUILDING FINAL LIGHTING AND VENTILATION MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.

FIRE AND EMERGENCY
1. ADEQUATE SITE SPECIFIC FIRE EQUIPMENT AND EMERGENCY EVACUATION PROCEDURES ARE TO BE PROVIDED AND MAINTAINED BY THE CONTRACTOR DURING WORKS ONSITE ACCORDING TO A SAFE WORK METHOD STATEMENT TO BE PREPARED BY THE CONTRACTOR PRIOR TO WORKS COMMENCING ONSITE. PRIOR TO THE COMMISSIONING OF THE BUILDING FINAL FIRE PROTECTION EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE N.C.C.A.

ELECTRICAL
1. THE CONTRACTOR IS TO CONDUCT WORKS IN ACCORDANCE WITH THE CODES OF PRACTICE "WORKING IN THE VICINITY OF OVERHEAD AND UNDERGROUND ELECTRIC LINES" AND "MANAGING ELECTRICAL RISKS IN THE WORKPLACE" (CP117) AND AS 3012 STANDARD CONTROLS
2. UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THE SITE. ALL UNDERGROUND POWER LINES MUST BE ACCURATELY LOCATED AND EITHER DISCONNECTED OR ADEQUATE EXCLUSION ZONES DELINEATED PRIOR TO ANY CONSTRUCTION, MAINTENANCE, OR DEMOLITION WORK COMMENCING.
3. OVERHEAD POWER LINES MAY BE LOCATED ON OR NEAR THE SITE. THESE POSE A SIGNIFICANT RISK IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE I

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SYMBOLS

PIPELINES

- RISER
- SERVICE
- SIZE
- DROPPER
- GAV — GREASE ARRESTOR VENT PIPE
- GS — GREASE SUCTION
- IW — INFECTIOUS WASTE
- STD — SPRINKLERS TEST DRAIN
- SDP — SYPHONIC DRAINAGE PIPE
- STW — STORMWATER DRAINAGE
- SS — SUB-SOIL DRAINAGE
- SSRM — SUB-SOIL RISING MAIN
- S — SEWER DRAINAGE
- SRM — SEWER RISING MAIN
- SST — SEWER DRAINAGE STACK
- RV — RELIEF VENT
- SV — STACK VENT
- SCV — SEWER CHAMBER VENT
- TW — TRADE WASTE
- TWRV — TRADE WASTE RELIEF VENT
- TWV — TRADE WASTE VENT PIPE
- V — VENT PIPE
- OF — OVERFLOW
- DE — DIESEL EXHAUST
- FLUE — FLUE
- NG — NATURAL GAS
- FH — FIRE HYDRANT SERVICE
- FHR — FIRE HOSE REEL SERVICE
- PCWRM — POTABLE COLD WATER RISING MAIN
- PCW — POTABLE COLD WATER SERVICE
- PHW — POTABLE HOT WATER SERVICE
- PHWF — POTABLE HOT WATER FLOW
- PHWR — POTABLE HOT WATER RETURN
- PWW — POTABLE WARM WATER RETURN
- RCW — RECYCLED COLD WATER
- RO — REVERSE OSMOSIS
- IRR — IRRIGATION
- WW — WARM WATER
- EXISTING SERVICE
- EXISTING SERVICE TO BE REMOVED
- CONCRETE ENCASE PIPEWORK
- INSULATED PIPEWORK
- PIPE DROP TO OR RISE FROM
- PIPE TEE DROP
- PIPE TEE RISE
- VERT — ELECTRICAL WIRING IN CONDUIT
- VERTICAL PIPE RISER IN DRAINAGE
- FLOW DIRECTIONAL ARROWS ON ALL PIPING SERVICES
- 1:65% — PIPE FALL IN DRAINAGE PIPEWORK

VALVES (SCHEMATIC)

- BALL VALVE
- GATE VALVE
- STOP TAP
- DOUBLE CHECK VALVE IN WATER PIPELINES
- SWING CHECK VALVE IN WATER PIPELINES
- REFLUX VALVE IN DRAINAGE PIPELINE
- PRESSURE REDUCTION VALVE
- PLV — PRESSURE LIMITING VALVE
- SWING CHECK VALVE WITH 3mm HOLE IN FLAP
- STAD VALVE
- SOLENOID VALVE
- MOTORIZED VALVE
- REDUCED PRESSURE ZONE DEVICE
- GAS REGULATOR

VALVES (SCHEMATIC)

- BASIN, SINK OR BATH TAP SET
- BASIN - LEVER TYPE
- SHOWER TAP SET & SHOWER ROSE
- RIGHT ANGLE STOP TAP
- HT — HOSE TAP
- BHT — HW & CW BREECHED HOSE TAPS
- HOSE TAP WITH STOP TAP ON PIPE
- EYE WASH

SYSTEM ACCESSORIES

- PUMP
- FILTER
- CO — CLEAROUT
- FLANGED JOINT
- UNION
- PIPELINE TERMINATED WITH BLANK FLANGE
- PIPELINE PLUGGED OFF
- TEST POINT
- ORIFICE PLATE
- CAMLOCK CONNECTION OUTLET
- 3-WAY VALVE
- AIR ADMITTANCE VALVE
- PRESSURE GAUGE
- TEMPERATURE GAUGE
- STRAINER
- OVERFLOW GULLY
- WM or GM — WATER / GAS METER
- BOUNDARY TRAP
- FW — FLOOR WASTE
- SFW — SEALED FLOOR WASTE
- KFW — KITCHEN FLOOR WASTE (WITH SS BASKET)
- PLFW — PLANT DRAIN/FLOOR WASTE
- GFW — CAST IRON GARBAGE FLOOR WASTE WITH SS BASKET
- RO — ROOF OUTLET (STORMWATER DRAINAGE)
- PDO — PLANT DRAIN OUTLET
- SEWER MANHOLE OR STORMWATER MANHOLE (CIRCULAR ACCESS CHAMBER)
- PUMP ELECTRICAL PANEL
- PENETRATION CORE THROUGH STRUCTURAL ELEMENT
- STORMWATER PIT WITH COVER (BOLT DOWN)
- STORMWATER PIT WITH GRATE
- NEW
- DRAINAGE CELL PLAN AREA
- DRAINAGE CELL — TOP RL ..... VERTICAL INSTALLATION — BOTTOM RL .....
- OVERLAND FLOW DIRECTIONAL ARROW
- ANNULAR TEST POINT
- FIRE HOSE REEL
- FIRE HYDRANT

ABBREVIATIONS

VALVES

AHT	RIGHT ANGLE STOP TAP
BHT	BREECHED HOSE TAP
BV	BALANCING VALVE
CV	CHECK VALVE
DCV	DOUBLE CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
GBV	GAS BAYONET VALVE (WALL OR FLOOR MOUNTED)
GV	GATE VALVE
GVB	GATE VALVE FOR BOILER
GVDM	GATE VALVE FOR DE - HUMIDIFIER
HT	HOSE TAP
NRV	NON-RETURN VALVE
PHT	PLANTER HOSE TAP
PLV	PRESSURE LIMITING VALVE
PRV	PRESSURE REDUCTION VALVE
RPZD	REDUCED PRESSURE ZONE DEVICE
RST	RECESSED STOP TAP
RV	REFLUX VALVE
SV	STOP VALVE
TMV	THERMOSTATIC MIXING VALVE
TMVVCG	THERMOSTATIC MIXING VALVE / VALVE CONTROL GROUP
T&PR	TEMPERATURE & PRESSURE RELIEF VALVE
VB	VALVE BOX

SANITARY PLUMBING AND DRAINAGE

BT	BOUNDARY TRAP
CO	CLEAROUT
CD	CONDENSATE DRAIN
CST	CONDENSATE STACK
CVP	CONDENSATE VENT PIPE
DP	DOWN PIPE
DST	DRAINAGE STACK
DST Ur	DRAINAGE STACK URINAL
DTU	DRAINAGE TURN UP
FSTD	FIRE SPRINKLER TEST DRAIN
GA	GREASE ARRESTOR
GD	GRAVEL DRAIN
GO	GUTTER OUTLET
GRV	GREASE RELIEF VENT
GVP	GREASE VENT PIPE
GW	GREASE WASTE
HD	HEAVY DUTY COVER OR GRATE WITH FRAME CLASS D. (GAS TIGHT FOR SEWERAGE SYSTEMS) CONFORMING TO AS 3996-1992.
I.O.	INSPECTION OPENING
KE	KERB ENTRY
LTG	LONGITUDINAL TRENCH GRATE
MD	MEDIUM DUTY COVER OR GRATE WITH FRAME CLASS C. (GAS TIGHT FOR SEWERAGE SYSTEMS) CONFORMING TO AS 3996-1992.
OG	OVERFLOW GULLY
OF	OVERFLOW
OS	OIL SEPARATOR
PDO	PLANTER DRAIN OUTLET
PGW	PUMP GREASE WASTE
RWO	RAINWATER OUTLET
RV	RELIEF VENT
RVP	REFLUX VALVE PIT
SDP	SYFONIC DOWN PIPE
SMH	SEWER MANHOLE
SO	SYFONIC OUTLET
SP	SOIL PIPE
SP Ur	SOIL PIPE URINAL
SRM	SEWER RISING MAIN
SSRM	SUB-SOIL RISING MAIN
SWP	STORMWATER PIT
SWP/BD	STORMWATER PIT WITH BOLT DOWN COVER
SST	SOIL STACK
STW	STORMWATER
SV	STACK VENT
SWP	STORMWATER PIT
TG	TRENCH GRATE
V	VENT PIPE

WATER PIPING SYSTEMS

PCW	POTABLE COLD WATER
PCWRM	POTABLE COLD WATER RISING MAIN
D	DRAIN
PHW	POTABLE HOT WATER
R	RELIEF
PTCW	POTABLE TANK COLD WATER
PPCW	PUMPED POTABLE COLD WATER

FLUID FLOW

FU	FIXTURE UNITS
kPa	PRESSURE IN KILOPASCALS
L/s	FLOW IN LITRES PER SECOND
LU	LOADING UNITS
m HEAD	PRESSURE IN METRES HEAD
m/s	VELOCITY OF FLOW IN METRES PER SECOND

GAS PIPING SYSTEMS

GM	GAS METER
kW	KILOWATT
MJ/hr	MEGAJOULE PER HOUR
NG	NATURAL GAS
NGTP	NATURAL GAS TAIL PIPE

FIXTURES & FITTINGS

AB	ACCESSIBLE BASIN
ASHR	ACCESSIBLE SHOWER
DWC	DISABLED WATER CLOSET
B	BASIN
DB	DISABLED BASIN
BFW	BASKET FLOOR WASTE
Bth	BATH
Bth(Shr)	BATH WITH SHOWER OVER
BWU	BOILING WATER UNIT
CWM	CLOTHES WASHING MACHINE
DS	DOUBLE BOWL SINK
DWM	DISHWASHING MACHINE
FW	FLOOR WASTE
GCT	GAS COOK TOP
FRS	FLUSHING RIM SINK
GCTO	GAS COOK TOP & OVEN UPRIGHT
GFW	GARBAGE FLOOR WASTE
GM	GAS METER
GWO	GAS WALL OVEN
HWU	HOT WATER UNIT
IM	ICE MACHINE
KFW	KITCHEN FLOOR WASTE
LS	LINE STRAINER
PLFW	PLANT DRAIN/FLOOR WASTE
SK	SINK
SBth	SPA BATH
S/SHR/EW	SAFETY SHOWER EYEWASH
Shr	SHOWER
SSFW	STAINLESS STEEL FLOOR WASTE
T	TUB
TD	TUNDISH
TD/AC	TUNDISH FOR AIR CONDITIONING UNIT
TTD	TRAPPED TUNDISH
TMV	THERMOSTATIC MIXING VALVE
Ur	URINAL
UMBC	URINAL MICROWAVE BEAM CONTROL UNIT
UV	ULTRA VIOLET
UW	UTENSIL WASHER
VM	VENDING MACHINE
WC	WATER CLOSET
WG	WATER GUN
WM	WATER METER

FIRE PROTECTION PIPING SYSTEMS

DE	DIESEL EXHAUST
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE SPRINKLER
IFS	INCOMING FIRE SPRINKLER

MATERIALS

Br	BRASS
CI	CAST IRON
CICL	CAST IRON CEMENT LINED
CONC	CONCRETE
CP	CHROMIUM PLATED
Cu	COPPER
DICL	DUCTILE IRON CEMENT LINED
FRC	FIBRE REINFORCED CEMENT
GMS	GALVANISED MILD STEEL
PE	POLYETHYLENE
PP	POLYPROPYLENE
RC	REINFORCED CONCRETE
RCP	REINFORCED CONCRETE PIPE
RHS	RECTANGULAR HOLLOW SECTION
S/S	STAINLESS STEEL
uPVC	UNPLASTICISED POLYVINYL CHLORIDE

LEVELS

AHD	AUSTRALIAN HEIGHT DATUM
CL	CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
GL	GROUND LEVEL
HL	HIGH LEVEL
IL	INVERT LEVEL
LL	LOW LEVEL
ML	MID LEVEL
RL	REDUCED LEVEL
U/S	UNDERSIDE
USFL	UNDERSIDE FLOOR
TK	TOP OF KERB

MISCELLANEOUS

A/C	AIR CONDITIONING
B/P	BELOW PLANTER
C/L	CENTRE LINE
CIC	CAST IN COLUMN
CIS	CAST IN SLAB
DIA	DIAMETER
DRW	DRAWING
DTB	DROPPING TO BELOW
ECP	PUMP ELECTRICAL CONTROL PANEL
EJ	EXPANSION JOINT
EX	EXISTING
FALL	PIPELINE FALL
GRD	GROUND
HP	HIGH POINT
JU	JUMP UP
MPC	MULTI PART COVER
MPG	MULTI PART GRATE
NTS	NOT TO SCALE
RFB	RISING FROM BELOW
SQ	SQUARE
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL

REV	ISSUE	DATE	APPROVAL
B	PRELIMINARY ISSUE	08/06/2022	VERIFIED:

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
CLIENT: CENTACARE EVOLVE HOUSING
SHEET: LEGEND & ABBREVIATIONS
SCALE:
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET: H0.03
REV: B

Document Set ID: 3145556

GPA Attachment - 1-3 Allunga Road Chigwell
Attachment 1
Attachments - Glenorchy Planning Authority - 8 August 2022

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PLANNING SERVICES
APPLICATION No. PLN-22-192
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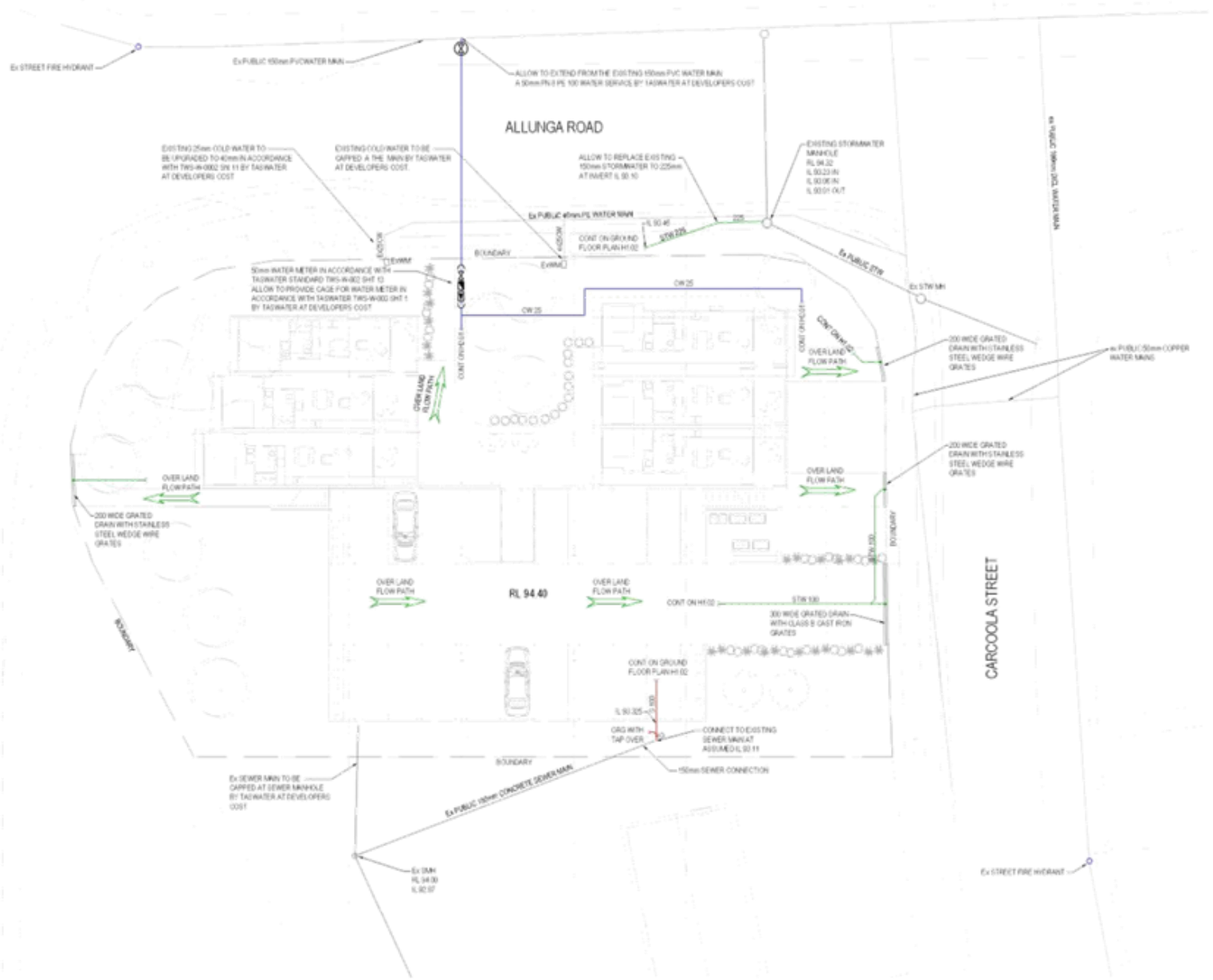

NOTE: NON BYPASSABLE DRY BASKET ARRESTORS TO BE FITTED TO ALL SINKS & FLOOR WASTES

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
CLIENT: CENTACARE EVOLVE HOUSING
SHEET: SITE SERVICES PLAN
SCALE: 1 : 200
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET: H1.01
REV: B

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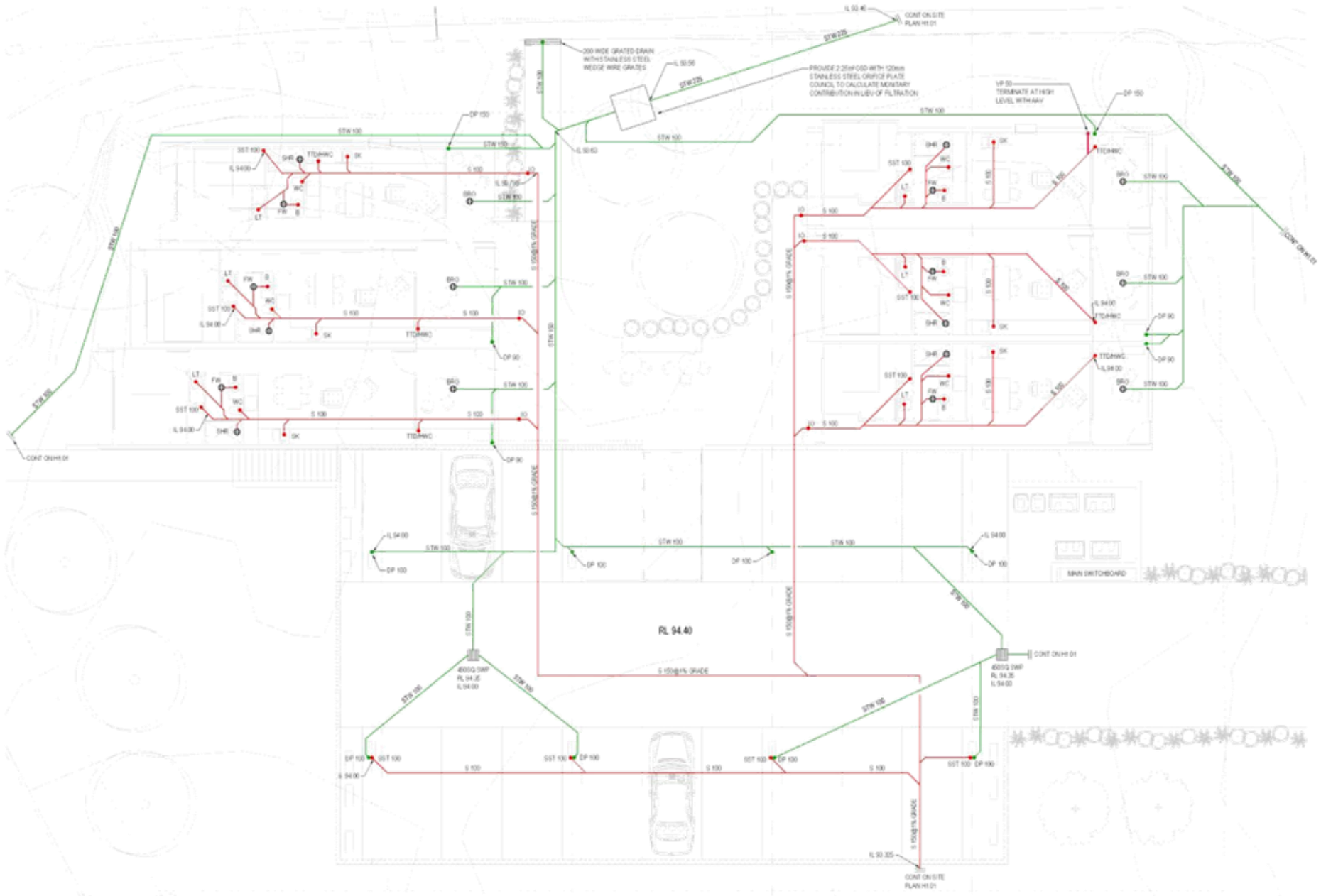

DRAINAGE PLAN - GROUND FLOOR
1 : 100

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
CLIENT: CENTACARE EVOLVE HOUSING
SHEET: DRAINAGE SERVICES - GROUND FLOOR / CARPARK
SCALE: 1 : 100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET: H1.02
REV: B

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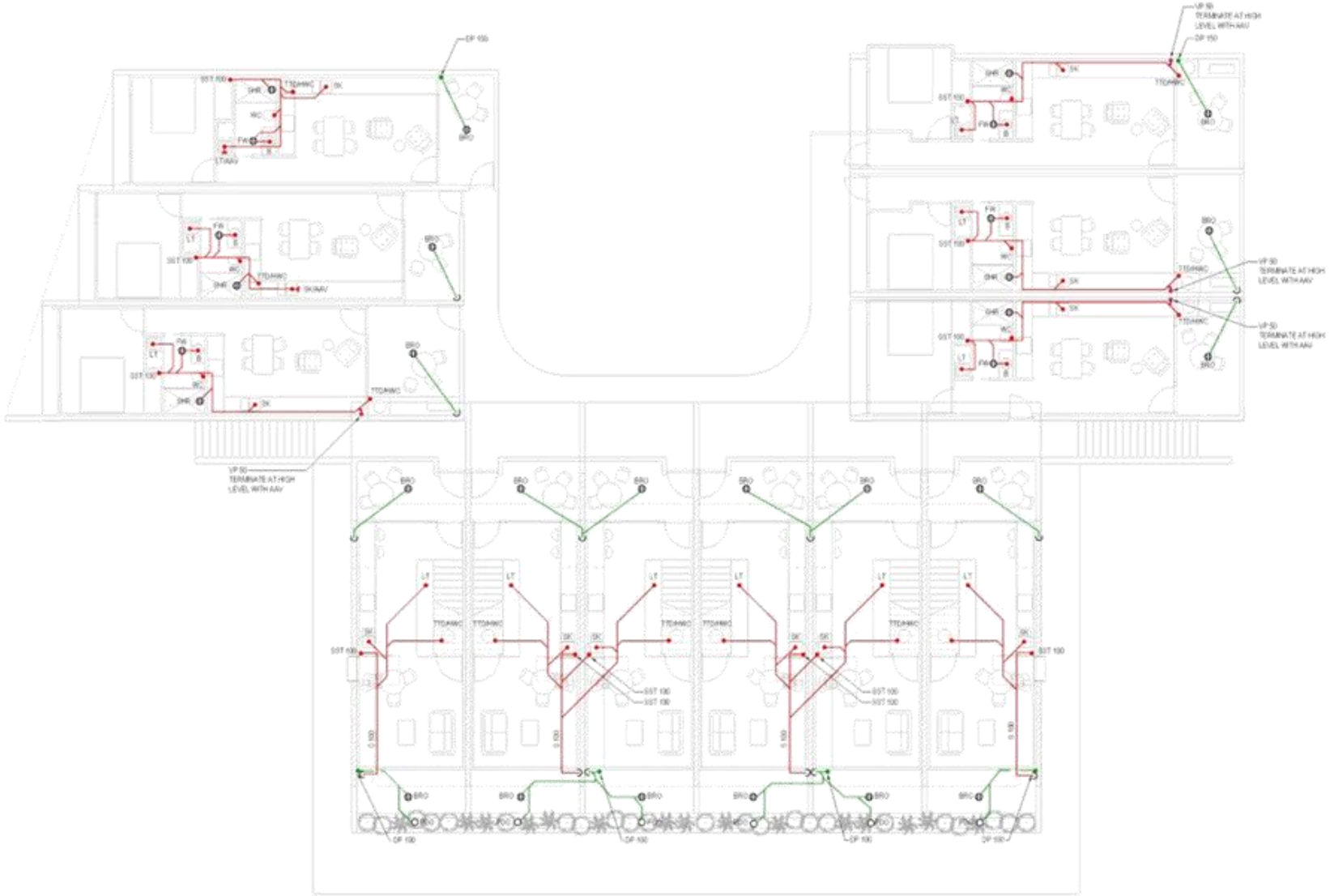

DRAINAGE PLAN - LEVEL 1
1 : 100

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CLIENT: CENTACARE EVOLVE HOUSING
ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
STAGE:
ISSUE: BUILDING APPROVAL
SHEET: DRAINAGE SERVICES - LEVEL 1
SCALE: 1 : 100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET No: H1.03
REV No: B

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APPLICATION No. PLN-22-192
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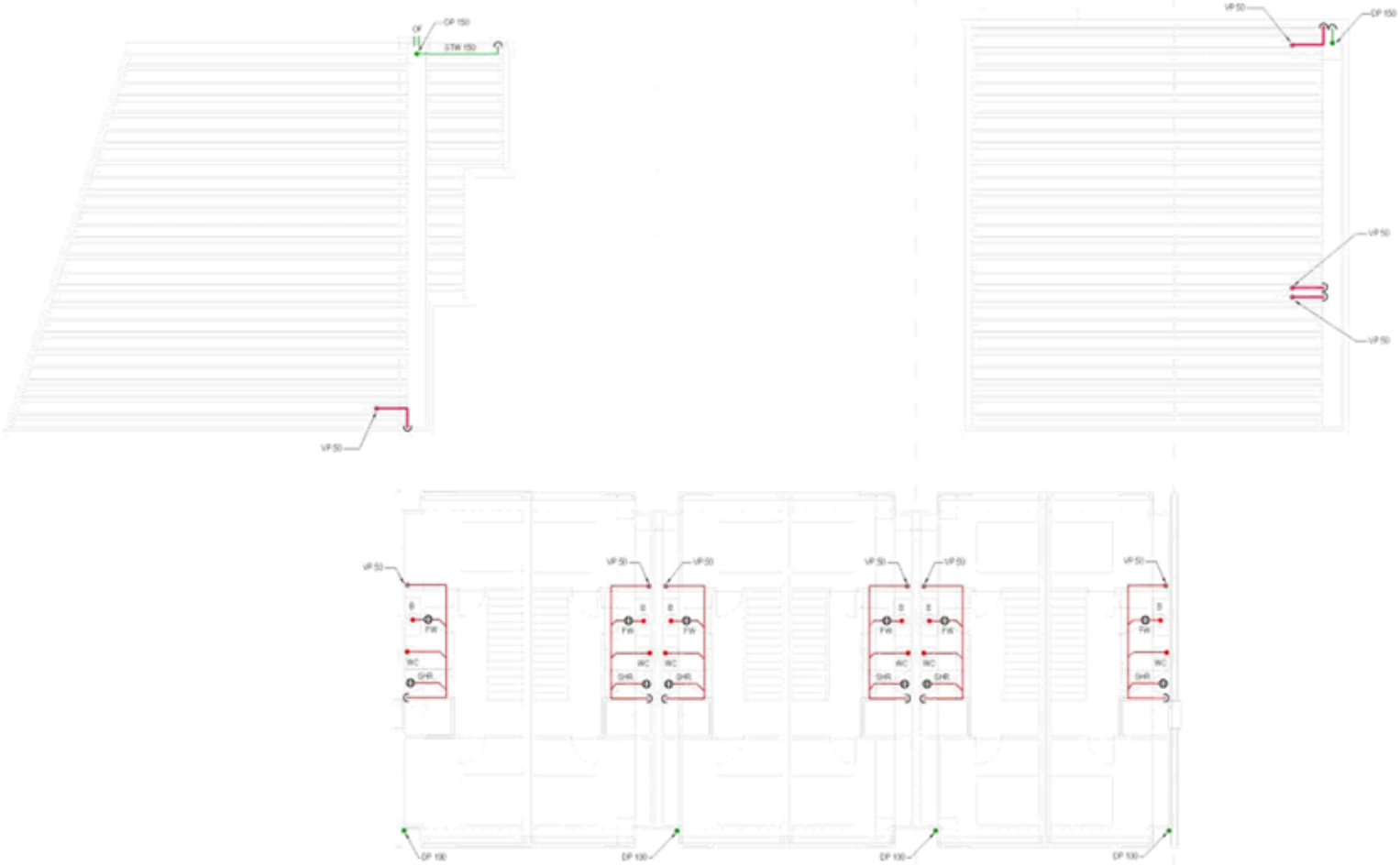

DRAINAGE PLAN - LEVEL 2
1:100

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
CLIENT: CENTACARE EVOLVE HOUSING
SHEET: DRAINAGE SERVICES - LEVEL 2
SCALE: 1 : 100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET: H1.04
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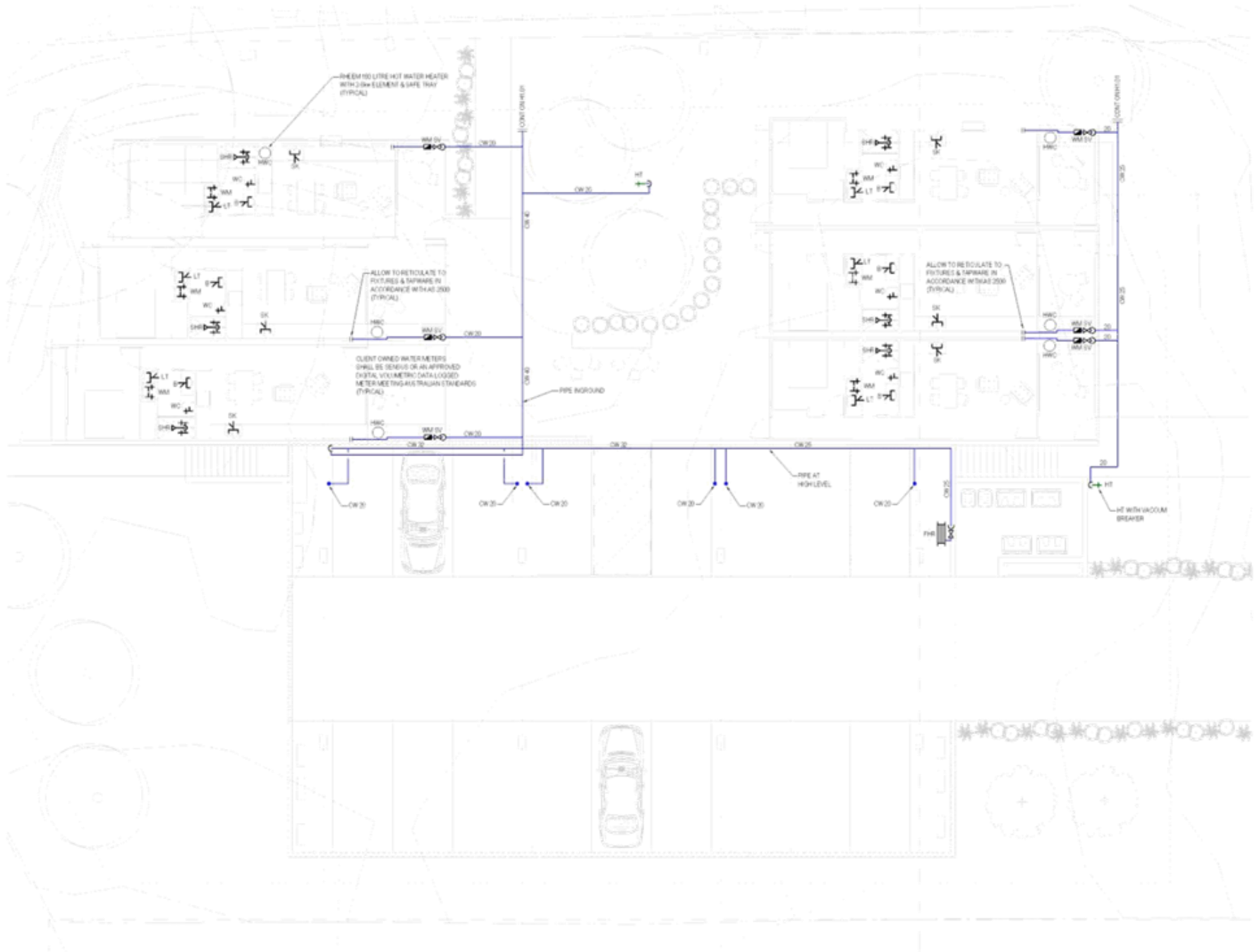

WATER SERVICES PLAN - GROUND FLOOR
1:100

NOTE: NON BYPASSABLE DRY BASKET ARRESTORS TO BE FITTED TO ALL SINKS & FLOOR WASTES

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ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
CLIENT: CENTACARE EVOLVE HOUSING
SHEET: WATER SERVICES - GROUND FLOOR / CARPARK
SCALE: 1 : 100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET: H2.01
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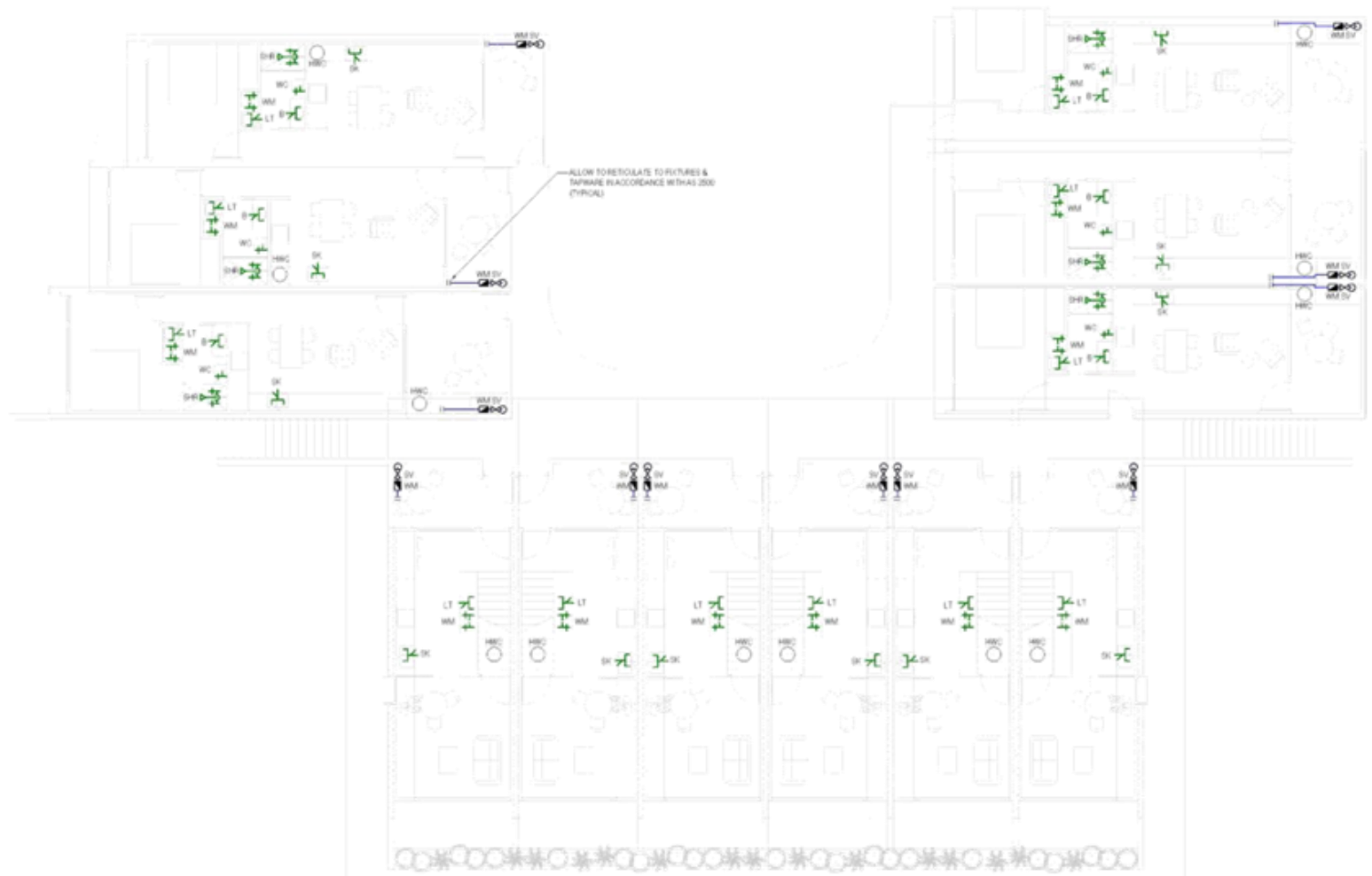

WATER SERVICES PLAN - LEVEL 1
1 : 100

NOTE: NON BYPASSABLE DRY BASKET ARRESTORS TO BE FITTED TO ALL SINKS & FLOOR WASTES

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ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
CLIENT: CENTACARE EVOLVE HOUSING
SHEET: WATER SERVICES - LEVEL 1
SCALE: 1 : 100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET: H2.02
REV: B

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WATER SERVICES PLAN - LEVEL 2
1 : 100

NOTE: NON BYPASSABLE DRY BASKET ARRESTORS TO BE FITTED TO ALL SINKS & FLOOR WASTES

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PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL
CLIENT: CENTACARE EVOLVE HOUSING
SHEET: WATER SERVICES - LEVEL 2
SCALE: 1 : 100
TOTAL SHEETS: 11
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DRAINAGE PLAN - ROOF
1 : 100

NOTE: NON BYPASSABLE DRY BASKET ARRESTORS TO BE FITTED TO ALL SINKS & FLOOR WASTES

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DESIGN NL
DESIGN CHECK TW
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CLIENT: CENTACARE EVOLVE HOUSING
ADDRESS: 1-5 ALLUNGA ROAD CHIGWELL

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
STAGE:
CODE: BUILDING APPROVAL
0 1 2 3 4 5 6 7 8 9 10m

SHEET: HYDRAULIC SERVICES - ROOF
SCALE: 1 : 100
TOTAL SHEETS: 11
SIZE: A1
PROJECT No: 21E68-6
SHEET No: H3.01
REV No: B

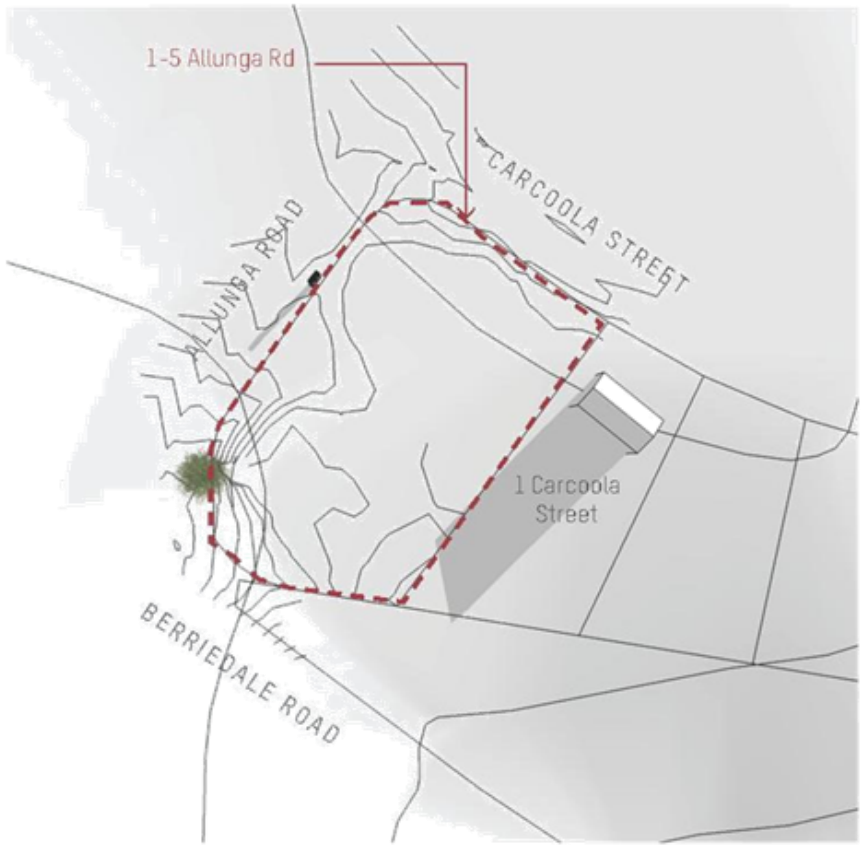
GPA Attachment - 1-3 Allunga Road Chigwell

Preston Lane

21064 ALLUNGA ROAD UNITS
PLANNING PERMIT APPLICATION

EXISTING SHADOW DIAGRAMS - WINTER SOLSTICE
1-5 Allunga Rd, Chigwell TAS
April 1st, 2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-192
DATE RECEIVED 11/05/2022



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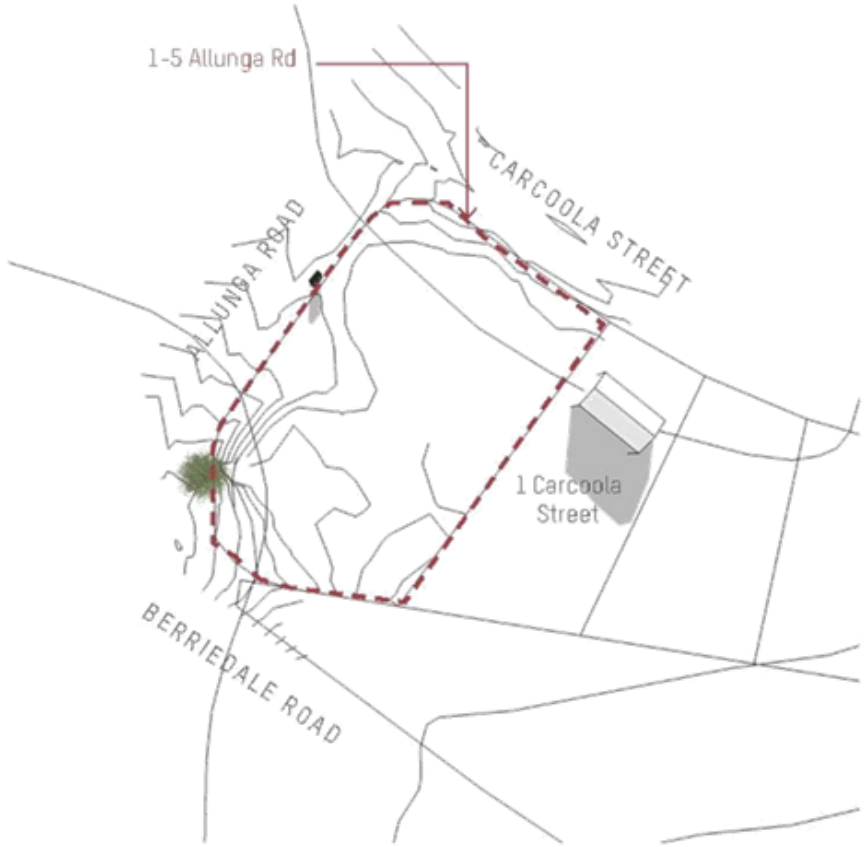
June 21st 9am



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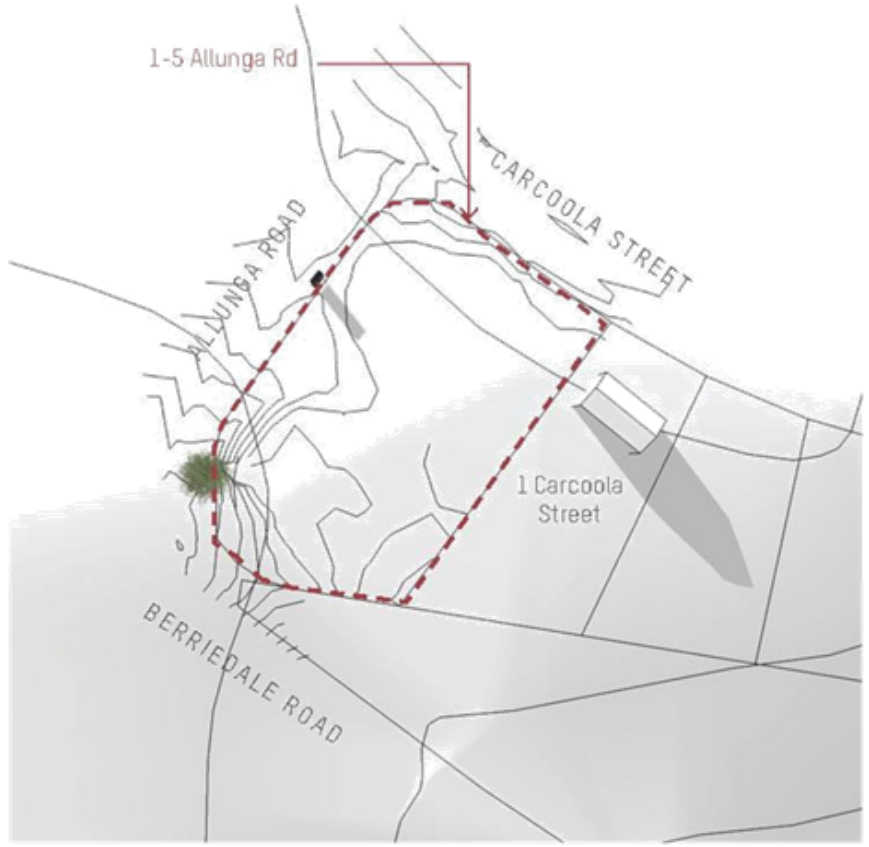
June 21st 12pm



Existing Condition
June 21st 3pm

SCALE 1:1000 @ A3

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Attachment 1

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Version: 1, Version Date: 02/08/2022

Attachments - Glenorchy Planning Authority - 8 August 2022

GPA Attachment - 1-3 Allunga Road Chigwell

Preston Lane

21064 ALLUNGA ROAD UNITS
PLANNING PERMIT APPLICATION

PROPOSED SHADOW DIAGRAMS - WINTER SOLSTICE
1-5 Allunga Rd, Chigwell TAS
April 1st, 2022

GLENORCHY CITY COUNCIL
PLANNING SERVICES
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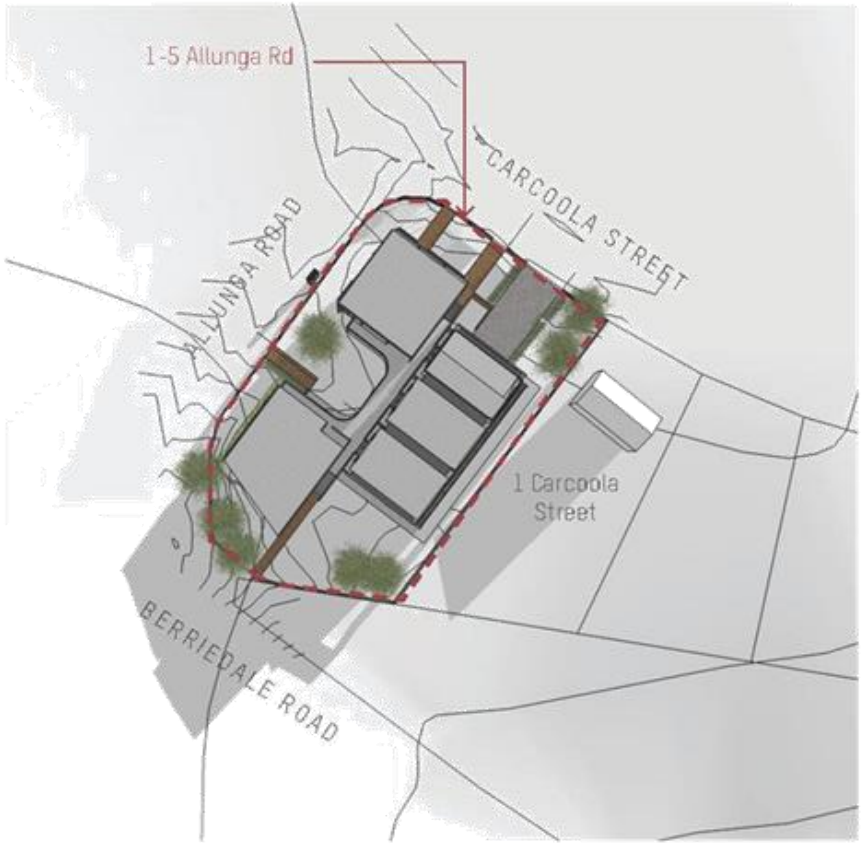
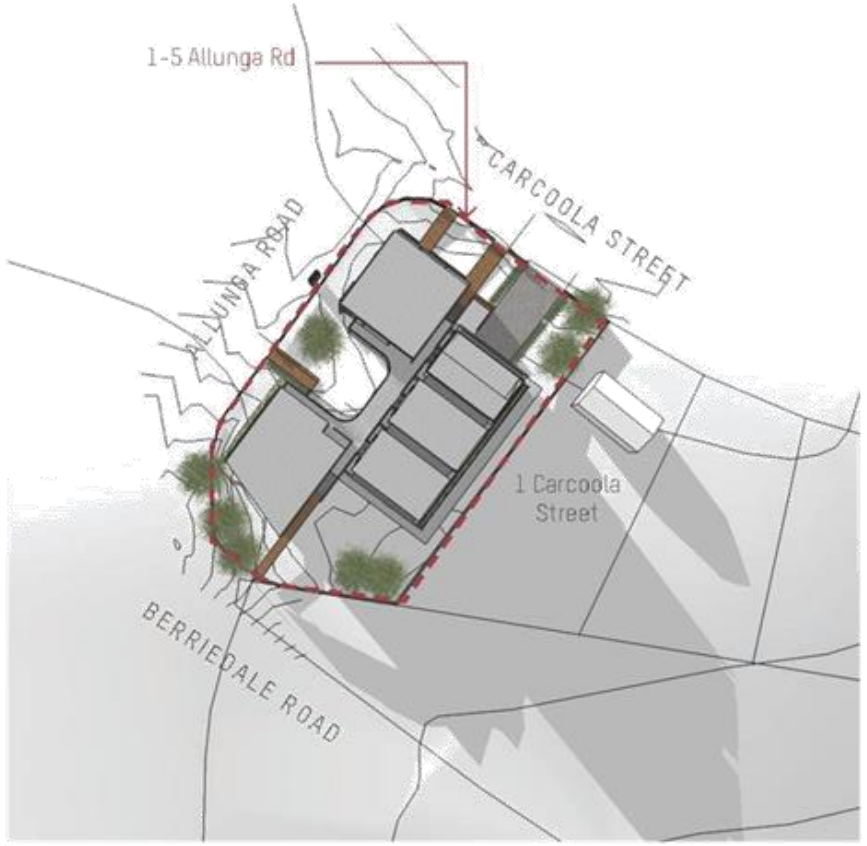


Proposed Condition
June 21st 9am

Proposed Condition
June 21st 12pm



Proposed Condition
June 21st 3pm

SCALE 1:1000 @ A3

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Attachment 1

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Version: 1, Version Date: 02/08/2022

Attachments - Glenorchy Planning Authority - 8 August 2022

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-192	**Council notice date**	17/05/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00734-GCC	**Date of response**	27/05/2020
TasWater Contact	Phil Papps **Phone No.**	0474 931 272	
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1-5 ALLUNGA RD, CHIGWELL	**Property ID (PID)**	5297181
Description of development	Multiple Dwellings x 18 for Community Housing		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Preston Lane Architects	Site Plan / A00-02	E	07/02/2022

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connection(s) and sewerage system and connections to the development must be to TasWater's satisfaction and be in accordance with any other conditions/advice in this permit.

   Advice: *The new water property connection must be from the DN100 water main (Asset A328521) located in Carcoola St and be located adjacent to the vehicle access.*

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.

   Advice: *To avoid works on the adjoining property at 1 Carcoola St, TasWater will allow the redundant sewer connection to be capped just inside the property boundary by the developer's contractor.*

3. Prior to use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

DEVELOPMENT ASSESSMENT FEES

4. 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.

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Advice
General For information on TasWater development standards, please visit https://www.taswater.com.au/building-and-development/technical-standards For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form **Service Locations** Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. The location of this infrastructure as shown on the GIS is indicative only.
Declaration
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

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

Document Set ID: 3145556
Version: 1, Version Date: 02/08/2022

GLENORCHY CITY COUNCIL

Our ref: PLN-22-192
Enquiries Bree Narksut
Direct phone: (03) 6216 6800
Email: gccmail@gcc.tas.gov.au

29 July 2022

ERA Planning & Environment
Level 1, 125a Elizabeth Street
Hobart TAS 7000

Email: mark@eraplanning.com.au

Dear Sir/Madam

GENERAL MANAGER'S CONSENT – S.14 URBAN DRAINAGE ACT 2013

I refer to the proposed 18 Multiple Dwellings (Residential) at 1-3 Allunga Road Chigwell for which a planning permit (the "Related Planning Permit") has been granted by the Planning Authority. The Related Planning Permit for this consent is PLN-22-192.

It is advised that the consent of the General Manger to interfere with the public stormwater system for the use/development approved by the Related Planning Permit has been granted by Council pursuant to Section 14(1) of the *Urban Drainage Act 2013*.

This consent is subject to the compliance with the conditions set out in Attachment 1. You must comply with the conditions of this consent.

Advice relevant to this consent is provided in Attachment 2. Please take time to read and consider the advice before commencing works.

Yours sincerely

Bree Narksut
Development Engineer

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

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Version: 1, Version Date: 02/08/2022

GLENORCHY CITY COUNCIL

Attachment 1 – Conditions of General Manager's Consent

1. The stormwater works must be substantially in accordance with the drawing 220713 HYD 21E68-6 C Hydraulic Services Drawings by Aldanmark Consulting Engineers received 20 June 2022, except as otherwise required as a condition of the General Manager's Consent.

2. No stormwater works are to commence until the Related Planning Permit has force and effect. (Please refer to Advice in Attachment 2.)

3. This consent remains valid while the Related Planning Permit continues to have force and effect. If the Related Planning Permit lapses pursuant to Section 53(5) of the *Land Use Planning and Approvals Act 1993*, this consent also lapses.

4. All internal hydraulic service works required for the development must be at the Developer's expense and must comply with the requirements of Council's Plumbing Surveyor. Any alterations or works to the public stormwater system must be undertaken by Council at the developer's cost.

5. The property owner is to ensure that Council's Road Assets and Infrastructure are protected during the construction of the stormwater works. The owner is to ensure that damage to road assets, footpaths, kerb and channel, drainage pits, nature strips and other services is kept to a minimum and any damaged assets are reinstated. Should damages occur, the repair costs associated with such damages are the responsibility of the property owner.

6. If reinstatement works are not undertaken promptly or to Council's satisfaction, Council may elect to reinstate or rectify any defects and recover the expenses reasonably incurred in doing so from the property owner.

7. The new stormwater infrastructure must be constructed prior to the issue of a completion certificate. Engineering design drawings must be submitted and approved, prior to the issue of Building Permit. The engineering drawings must:

   a) be certified by a qualified and experienced Engineer.
   b) show in both plan and long-section the proposed stormwater mains, including but not limited to, connections, flows, velocities, hydraulic grade lines, clearances, cover, gradients, sizing, material, pipe class, adequate working platforms around manholes, easements, and inspection openings.
   c) Include the associated calculations and plans. The stormwater main must be sized to accommodate at least the 5% AEP flows from a fully developed catchment.
   d) Clearly distinguish between public and private infrastructure
   e) Stormwater Manhole must be provided wherever there is a change in alignment.

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GLENORCHY CITY COUNCIL

f) Be substantially in accordance with the LGAT Standard Drawings and Tasmanian Subdivision Guidelines 2013

All work required by this condition must be undertaken in accordance with the approved engineered drawings.

8. A design must be submitted showing that the major stormwater drainage system is designed to accommodate a 1% AEP storm event, details of which must be submitted in association with a Building Permit Application.

9. Digital copies of a post construction work CCTV video and associated report(s) of any proposed Council stormwater main must be submitted to Council after completion of all work but prior to the issue of a certificate of occupancy of the building.

10. In accordance with Clause 5 of Glenorchy City Council's Stormwater Management Policy, stormwater quality treatment is to be offset via a cash contribution. The applicant is to pay a cash contribution of $9360 (excluding GST) to be indexed annually to Council in lieu of providing WSUD on site, prior to the issuing of the Building permit.

11. The development must incorporate the On-Site Detention (OSD) as part of the development as presented in the Stormwater report, prepared by Aldanmark Consulting Engineers. The onsite detention element and its associated components must be designed and constructed to the satisfaction of the Council's Senior Civil Engineer and completed prior to the issuing of a completion certificate and/or the occupancy. A detailed design of on-site detention must be submitted to the satisfaction of Council's Senior Civil Engineer, in association with a Building Permit Application.

12. The new stormwater connections must be constructed, and any existing abandoned connections must be capped and sealed by owner's expense. Please note once plans are approved, a formal Application for New Stormwater Connection and inspection by Council's Senior Civil Engineer is required. The form is available from https://www.gcc.tas.gov.au/council/documents-and-publications/forms/
    a. A minimum of three (3) business-day notice must be provided by the applicant to Council's Roads Maintenance and Stormwater Coordinator on 03 6216 6800 to arrange for the inspection prior to completion.
    b. Any alterations or works performed on council's stormwater system must remain uncovered until the completion of the inspection. If there is failure to provide notification in advance or to expose the stormwater manhole for the visual inspection, council may choose to expose the stormwater manhole and reinstate after the inspection at the full cost to the applicant.

    c. If the stormwater manhole is not to the satisfaction of council, the applicant must rectify the stormwater manhole at their cost. If the applicant does not rectify the

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GLENORCHY CITY COUNCIL

stormwater manhole, council has the right to rectify the stormwater manhole at the applicant's cost.

13. An adequate overland flow path must be maintained through the site, such that flows are excluded from the dwelling and not redirected onto third-party land, for the 1% AEP as at 2100 (including climate change loading) storm event.

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Attachment 2 – Advice

Related Planning Permit

Please ensure you have obtained a copy of the Related Planning Permit before undertaking stormwater works. In addition to complying with the conditions of this consent, all stormwater works must be undertaken in a manner that is consistent with the approved plans and conditions of the Related Planning Permit for the use/development.

Planning permits for which representations were received do not have force and effect until 14 days after notice is served on the representors. Planning permits may also be subject of an appeal by the applicant or representors to the Resource Management and Planning Appeals Tribunal (RMPAT). Where an appeal is lodged the permit does not have force and effect until the appeal is determined or abandoned. To confirm whether the Related Planning Permit has force and effect, please contact Council's Planning Section on (03) 6216 6800.

Other Permits

Please be aware that this consent is for stormwater works and has been issued under the *Urban Drainage Act 2013*. You should consult with an accredited Building Surveyor prior to commencing work to ensure all relevant requirements of the Building Act 2016 are complied with. In addition to this consent, a building permit and/or plumbing permit may also be required. If further clarification is required, please contact Council's Building Section on (03) 6216 6800.

Other Services

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the construction of the stormwater works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

374 Main Road, Glenorchy
PO Box 103, Glenorchy TAS 7010
(03) 6216 6800 | gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au
ABN 19 753 252 493

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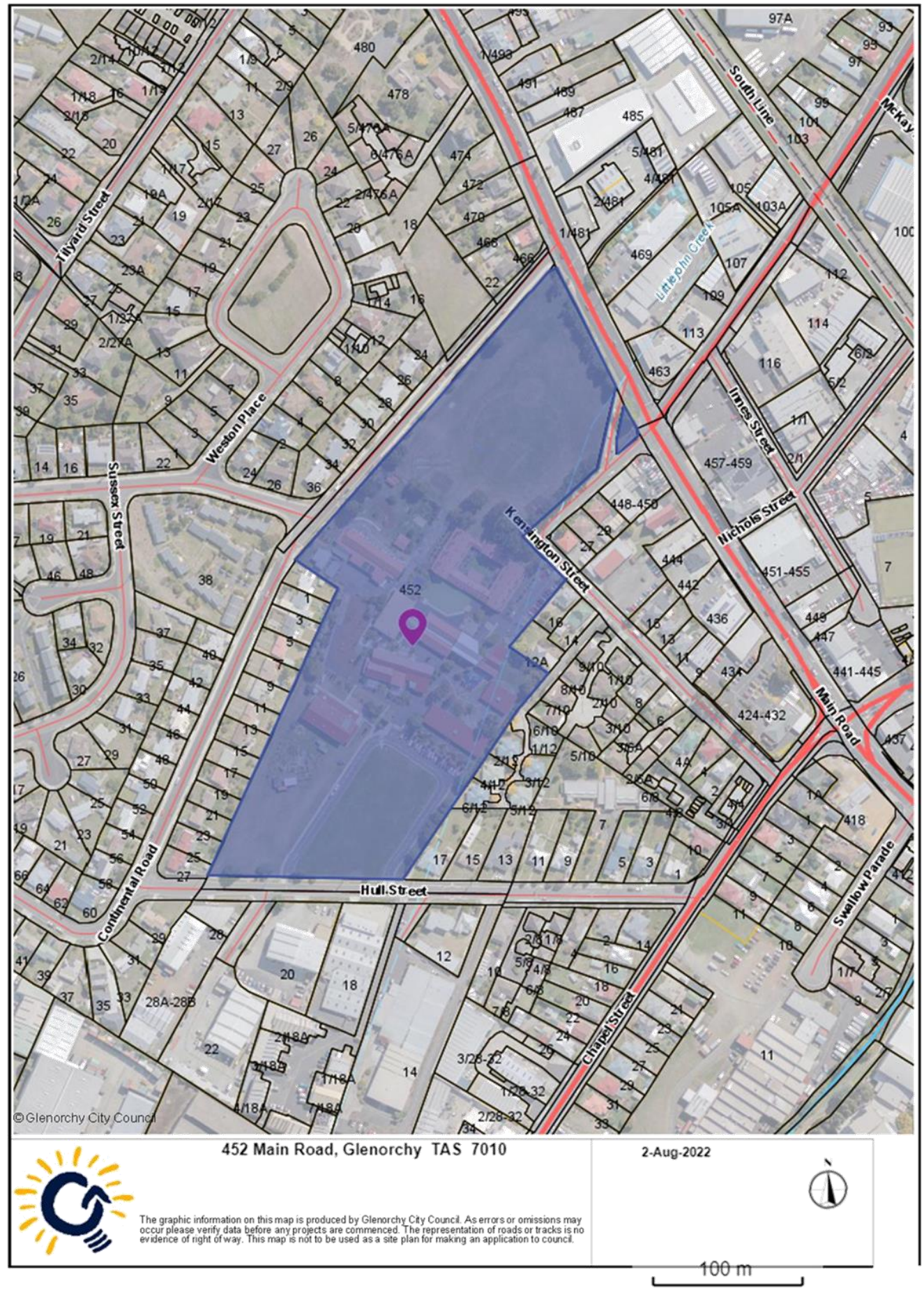

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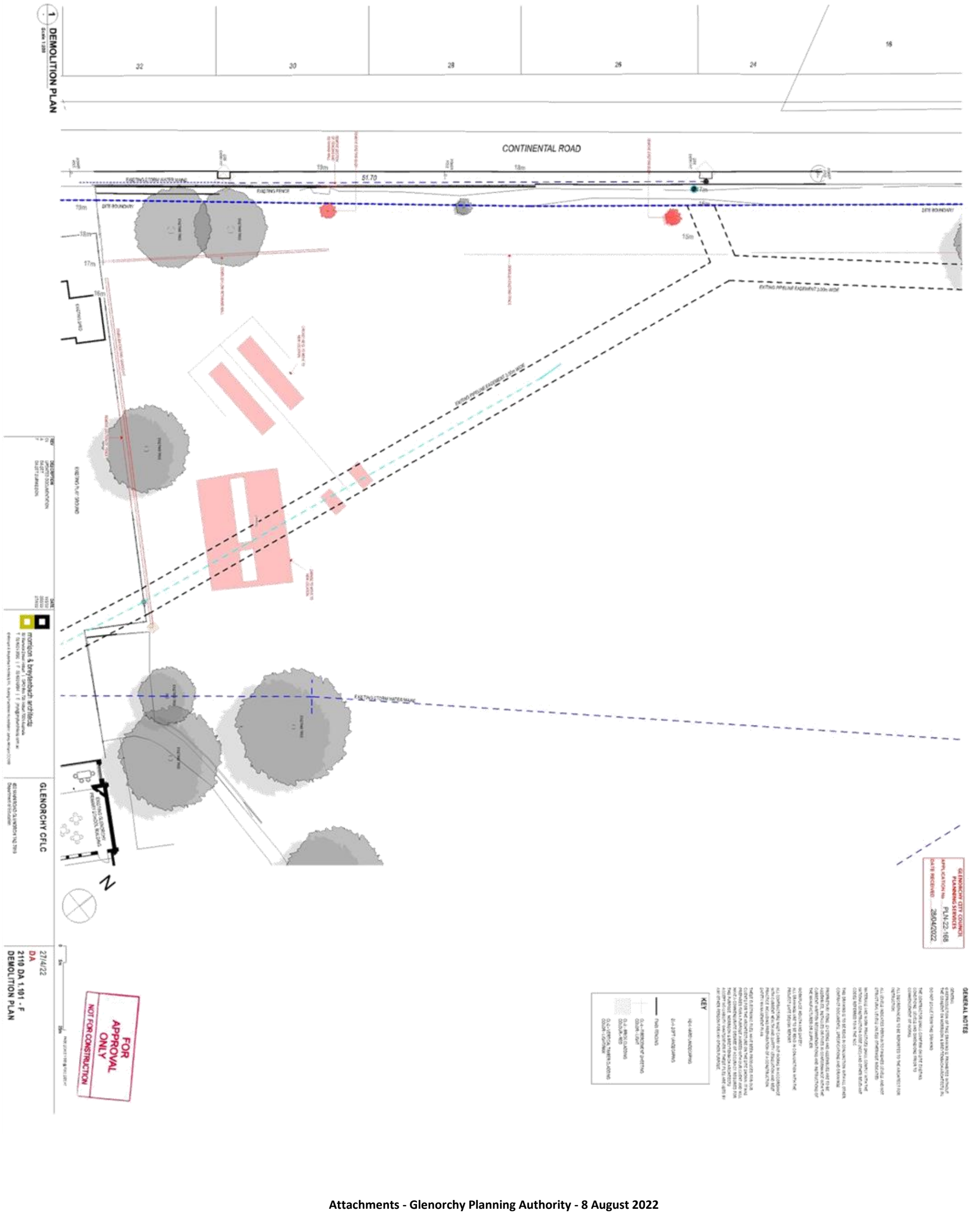
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DEMOLITION PLAN
32
30
28
26
24
16
CONTINENTAL ROAD
51.70
EXISTING FENCE
SITE BOUNDARY
EXISTING PIPELINE EASEMENT 3.05m WIDE
EXISTING WATER MAIN
N
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-168
DATE RECEIVED 28/04/2022
GENERAL NOTES
KEY
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morrison & breytenbach architects
GLENORCHY CFLC
27/4/22
DA
2110 DA 1.101 - F
DEMOLITION PLAN

1 SITE PLAN
CONTINENTAL ROAD
EXISTING FENCE
SITE BOUNDARY
EXISTING PLAY GROUND
DRAINAGE EASEMENT 3.00m WIDE
SHALLON WATER
EXISTING GLENORCHY PRIMARY SCHOOL BUILDING
N
GLENORCHY CITY COUNCIL
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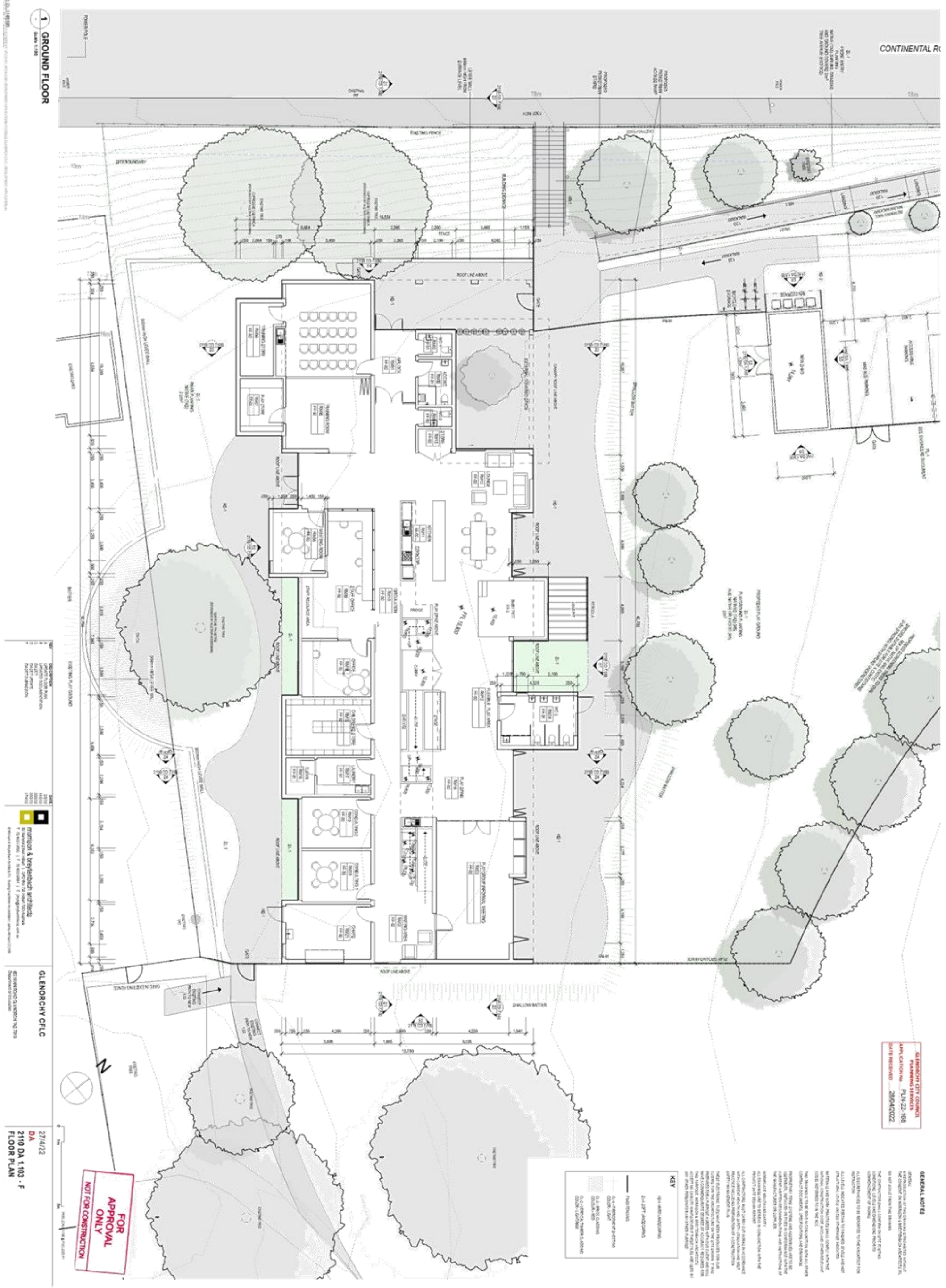
SITE PLAN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CONTINENTAL RO
SITE BOUNDARY
EXISTING FENCE
ROOF LINE ABOVE
KEY
GLENORCHY CFLC
27/4/22
DA
2110 DA 1.103 - F
FLOOR PLAN
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GLENORCHY CITY COUNCIL
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APPLICATION No PLN-22-168
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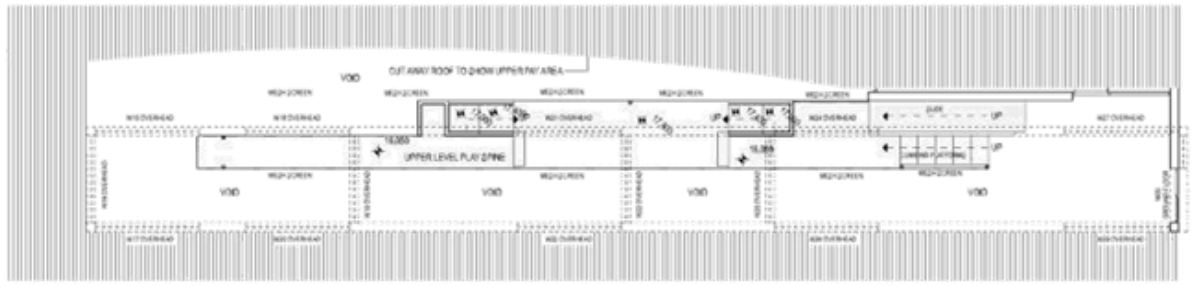

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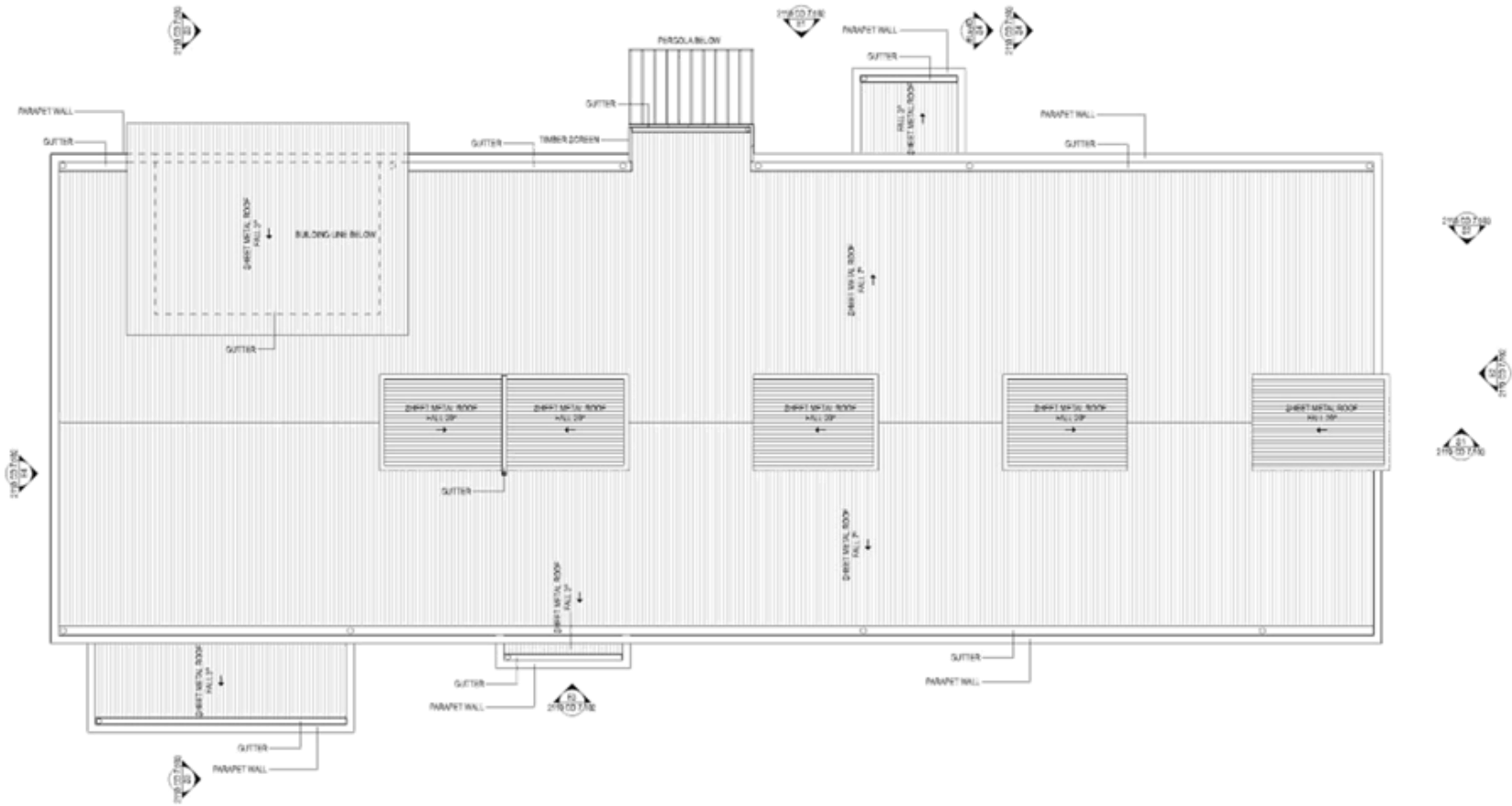

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KEY

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- S04 SOFT LANDSCAPING
- TW5 FENCING
- CL4 - FIBRECEMENT SHEETING COLOUR - LIGHT
- CL2 - BRICK CLADDING COLOUR - RED
- CL4 - VERTICAL TIMBER CLADDING COLOUR - LIGHT/OAK

N

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REV	DESCRIPTION	DATE
D	UPDATED DOCUMENTATION	14/3/22
A	DA SET	20/2/22
7	DA SET SUBMISSION	27/4/22

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T 03 6231 9530 | F 03 6231 9534 | E jmy@jmybarchitects.com.au
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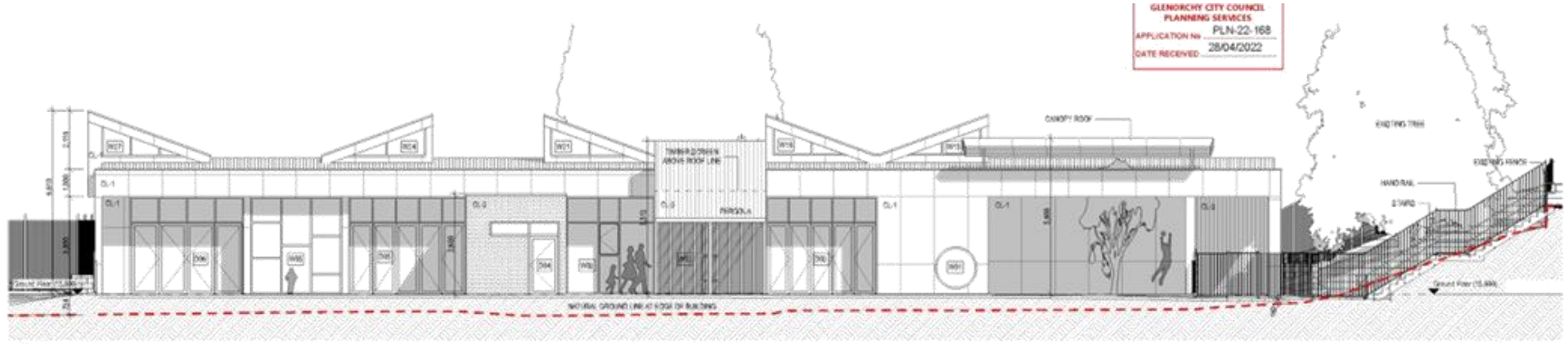
GLENORCHY CFLC
452 MAIN ROAD GLENORCH TAS 7010
Department of Education

27/4/22
DA
2110 DA 1.104 - F
ROOF AND PLAYSPINE PLAN

Document Set ID: 3146590

GPA Attachment - 452 Main Road Glenorchy

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-168
DATE RECEIVED 28/04/2022



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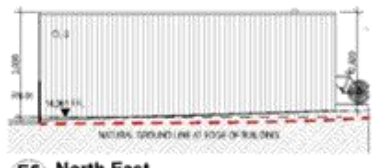

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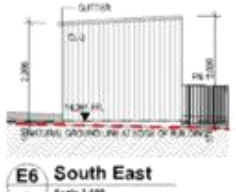

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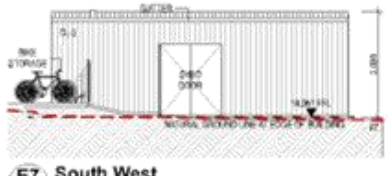

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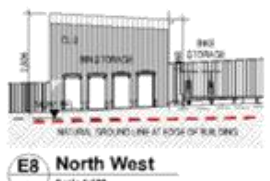

E8 North West
Scale 1:100

E4 North West
Scale 1:100

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D1	UPDATED DOCUMENTATION	19/8/22
A	DA SET	28/4/22
7	DA SET SUBMISSION	27/4/22

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Morrison & Breytenbach Architects Pty. Building Practitioner Accreditation: James Morrison CC1099

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452 MAIN ROAD GLENORCHY TAS 7010
Department of Education

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ELEVATIONS

Attachments - Glenorchy Planning Authority - 8 August 2022

Attachment 1

GPA Attachment - 452 Main Road Glenorchy

GLENORCHY CITY COUNCIL
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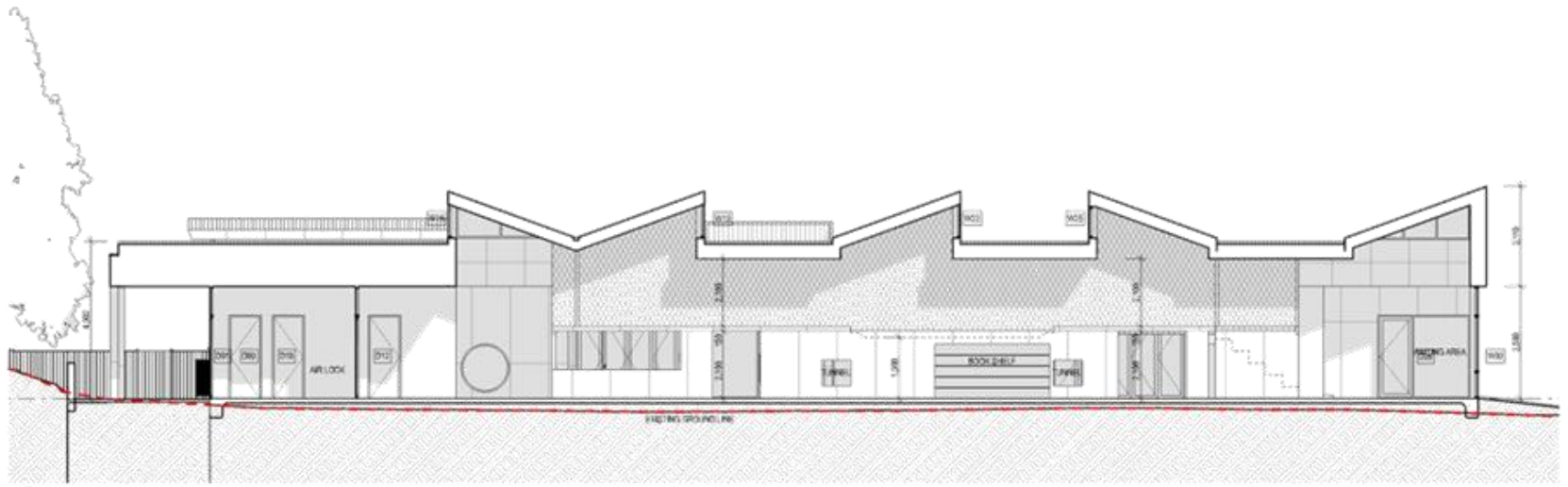
APPLICATION No PLN-22-168
DATE RECEIVED 28/04/2022



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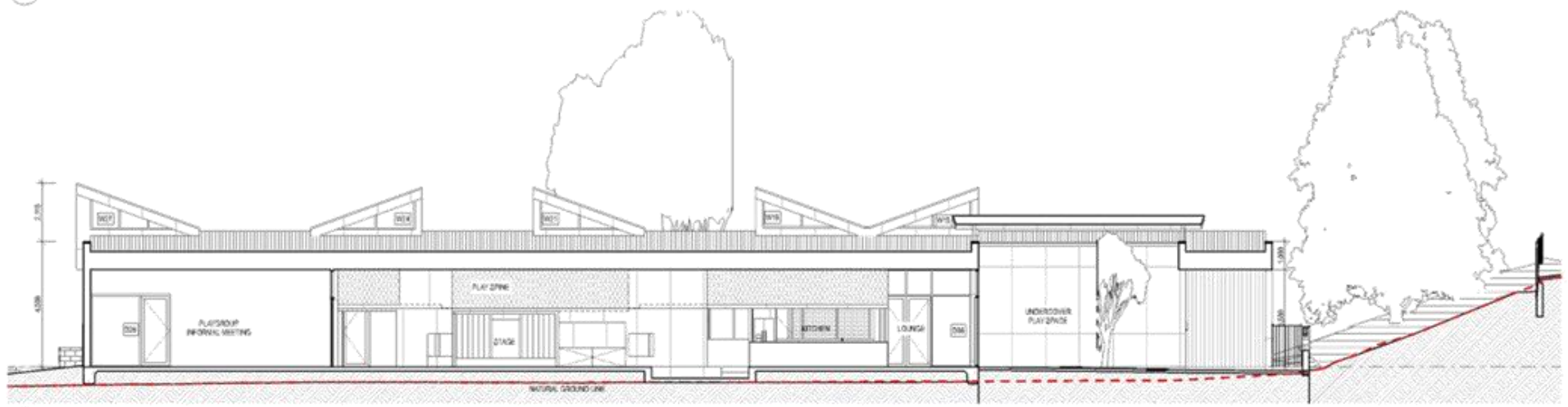

S2 Section 1
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S3 Section 1
Scale 1:100

S4 Section 1
Scale 1:100

GENERAL NOTES

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KEY
- H/H HARD LANDSCAPING
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- TIMBER FENCING
- CLX - FIBRECEMENT SHEETING COLOUR - LIGHT
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- CLX - VERTICAL TIMBER CLADDING COLOUR - LIGHT/OAK

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REV	DESCRIPTION	DATE
D	UPDATED DOCUMENTATION	19/5/22
A	DA SET	20/4/22
F	DA SET SUBMISSION	27/4/22

morrison & breytenbach architects
50 Warwick Street Hobart | GPO Box 726 Hobart 7001 Australia
T 03 6231 2555 | F 03 6231 2554 | E jmy@morrisonbreyta.com.au

GLENORCHY CFLC

452 MAIN ROAD GLENORCHY TAS 7010
Department of Education

27/4/22
DA
2110 DA 1.106 - F
SECTIONS

Attachments - Glenorchy Planning Authority - 8 August 2022

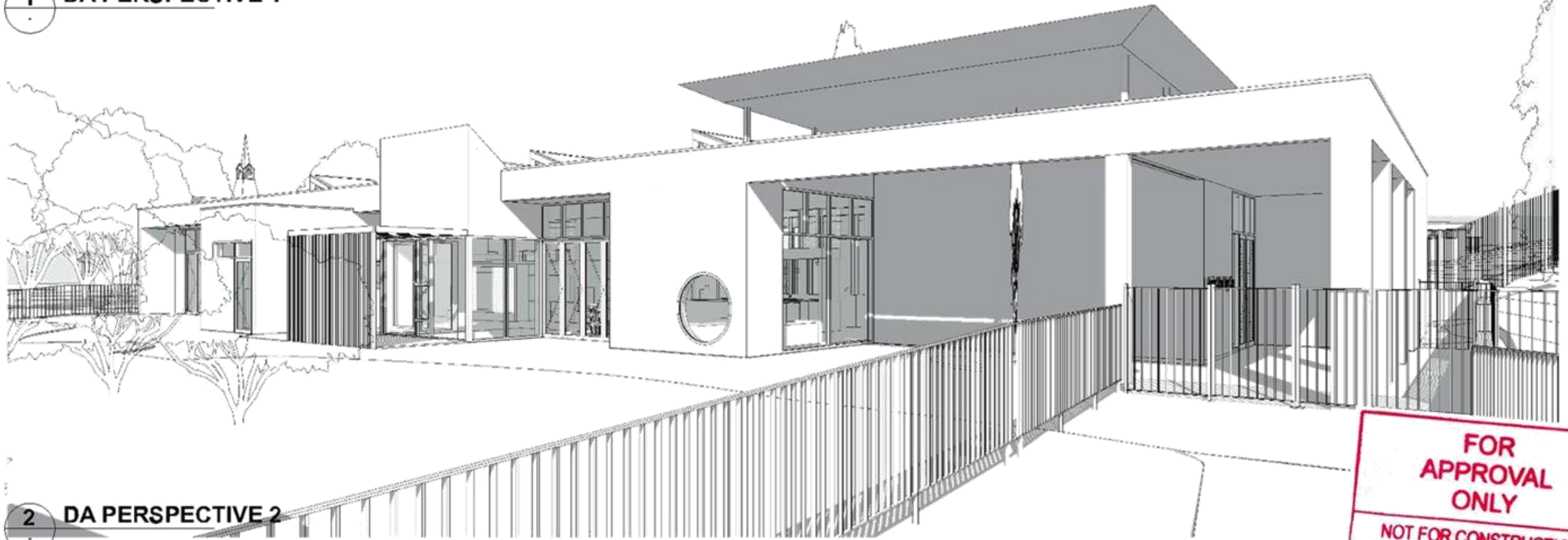
Attachment 1

Document Set ID: 3148598

GPA Attachment - 452 Main Road Glenorchy

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-168
DATE RECEIVED 28/04/2022

1 DA PERSPECTIVE 1



2 DA PERSPECTIVE 2

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27/4/22

Attachments - Glenorchy Planning Authority - 8 August 2022

Attachment 1

Document Set ID: 3168696
Version: 2, Version Date: 08/08/2022

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PLANNING SERVICES
APPLICATION No PLN-22-168
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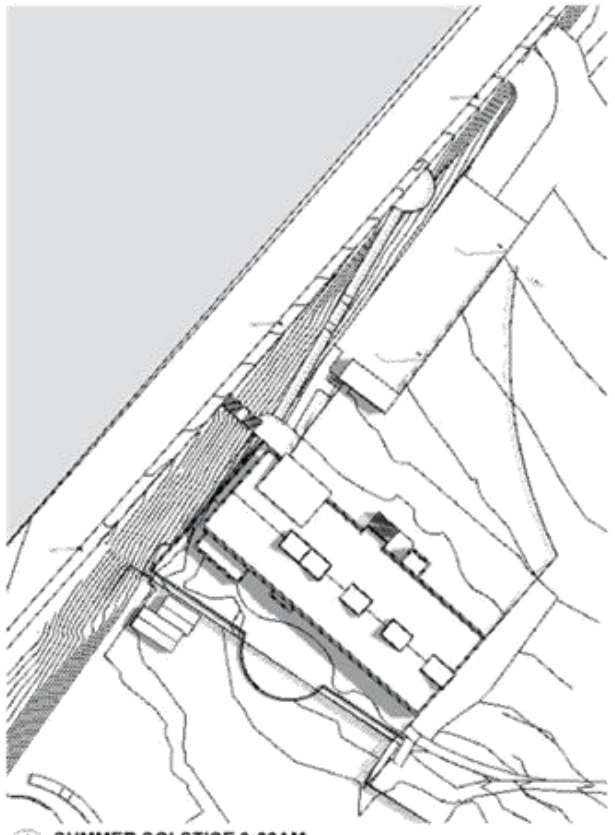

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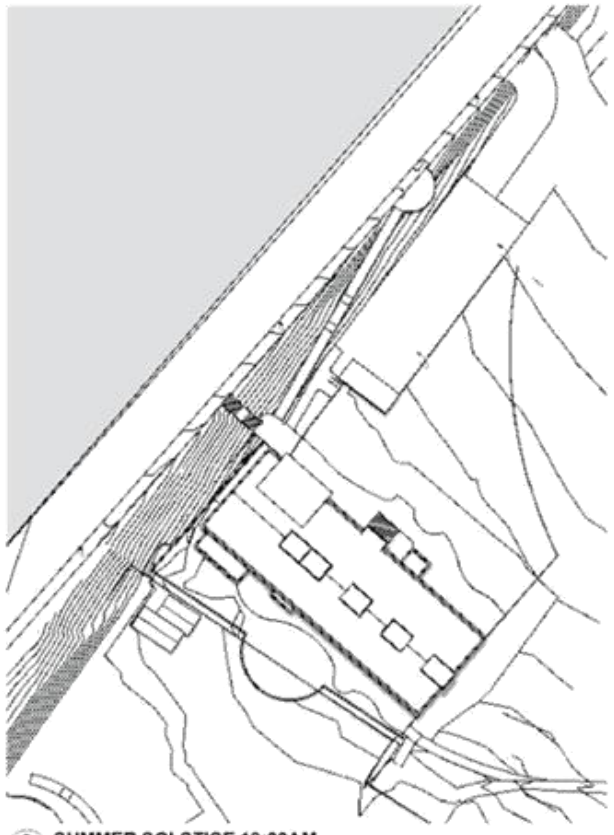

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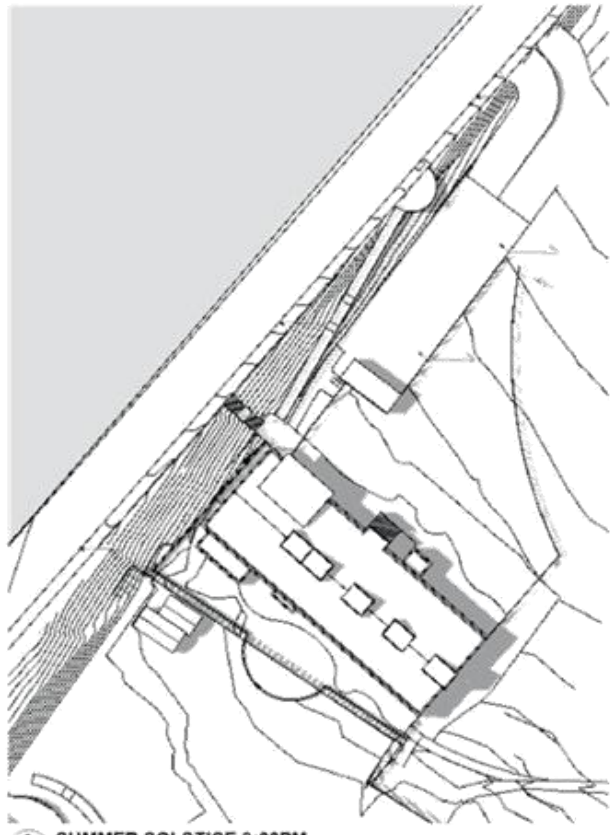

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REV	DESCRIPTION	DATE
D1	UPDATED DOCUMENTATION	11/3/22
A	DA SET	20/3/22
F	DA SET SUBMISSION	27/4/22

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SHADOW DIAGRAMS 1

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PLANNING SERVICES
APPLICATION No PLN-22-168
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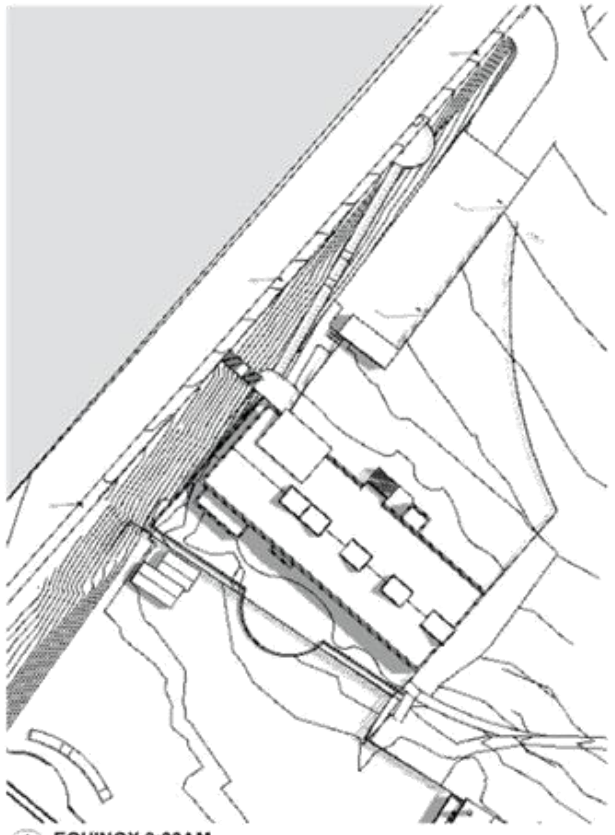

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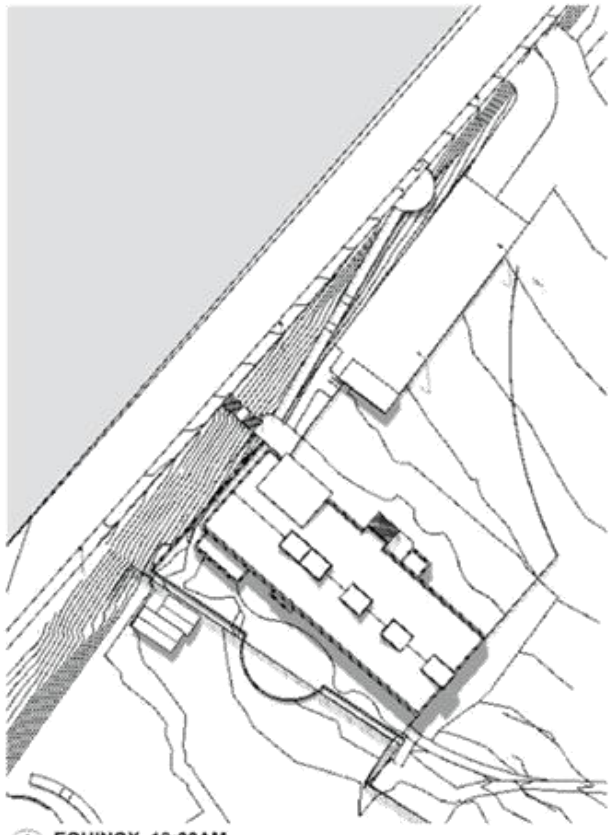

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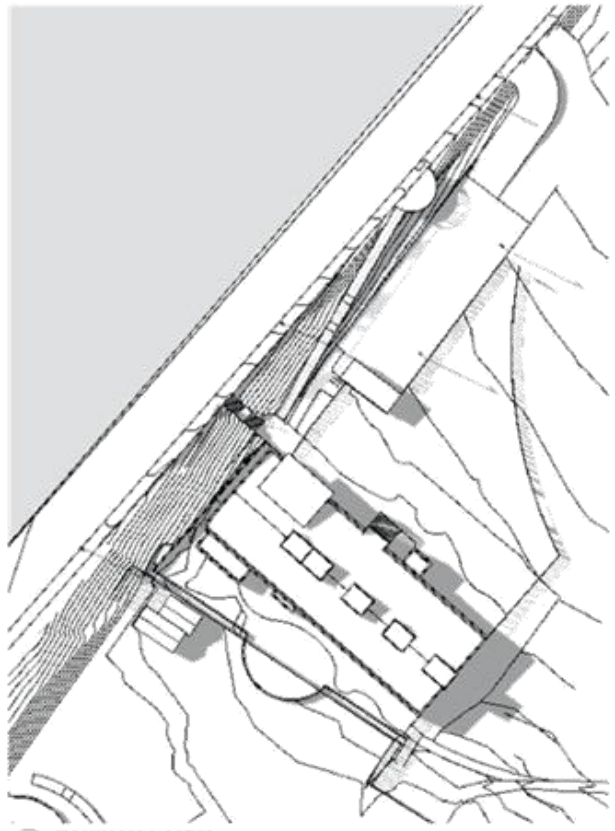

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A	DA SET	25/03/22
F	DA SET SUBMISSION	27/4/22

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50 Warwick Street Hobart | GPO Box 720 Hobart 7001 Australia
T 03 6231 2555 | F 03 6231 2554 | E jmorg@jmorrison.com.au
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SHADOW DIAGRAMS 2

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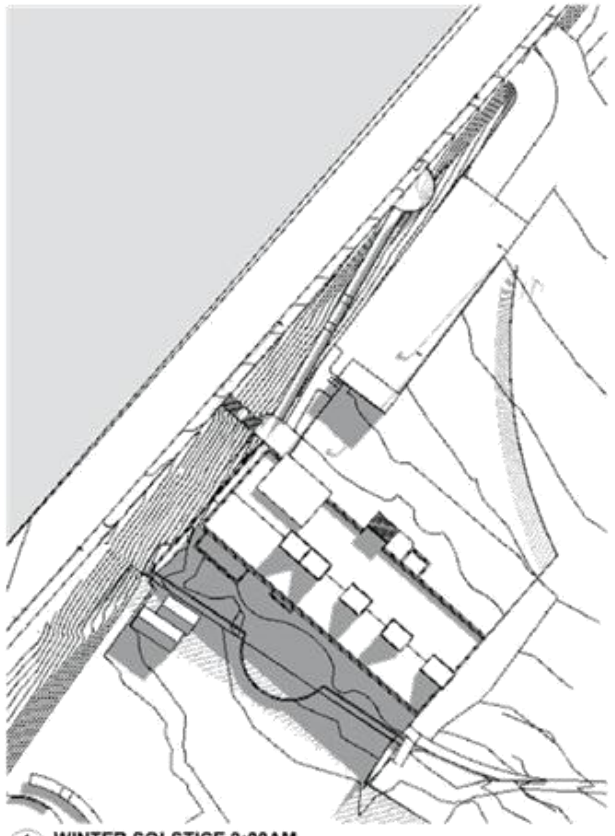

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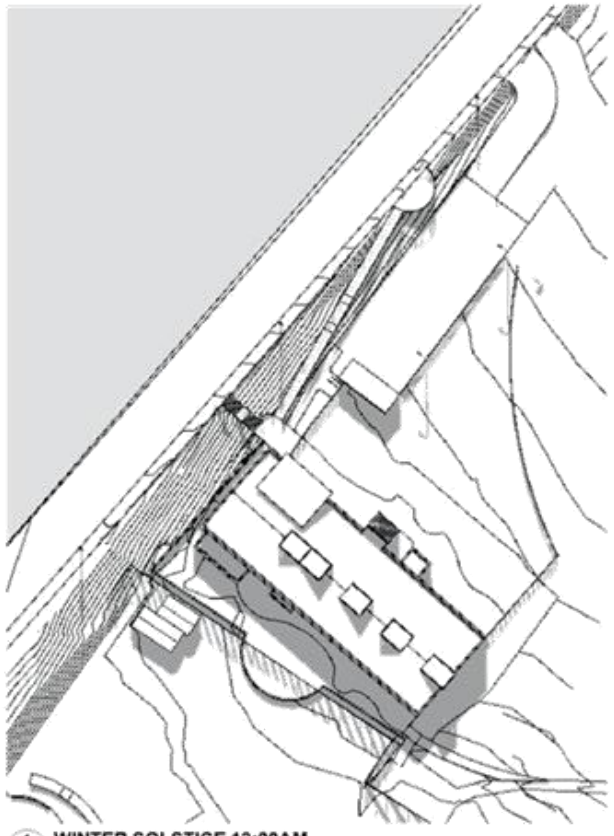

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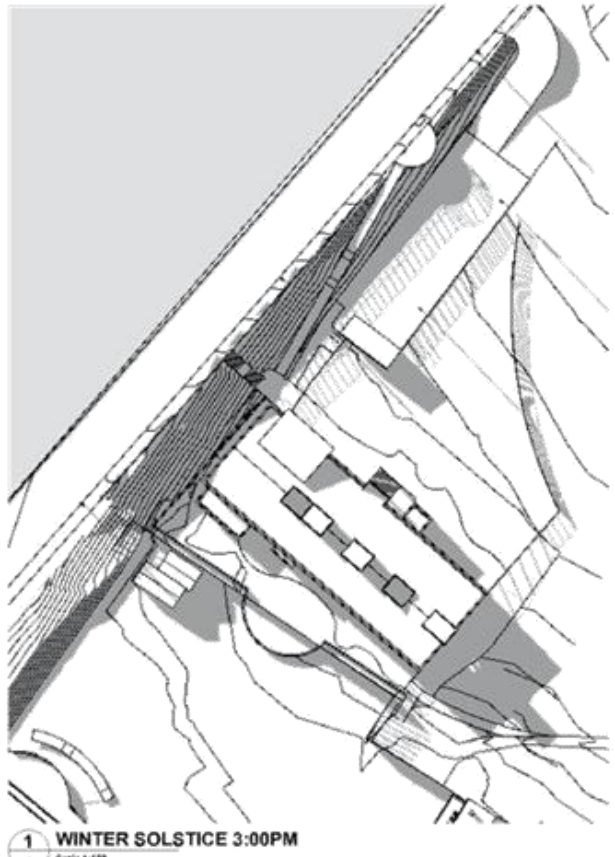

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A	DA SET	20/04/22
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50 Warwick Street Hobart | GPO Box 726 Hobart 7001 Australia
T 03 6231 2555 | F 03 6231 2554 | E jmorg@morrisonbreytenbach.com.au
Morrison & Breytenbach Architects P/L Building Practitioners Accreditation: James Morrison CC1099

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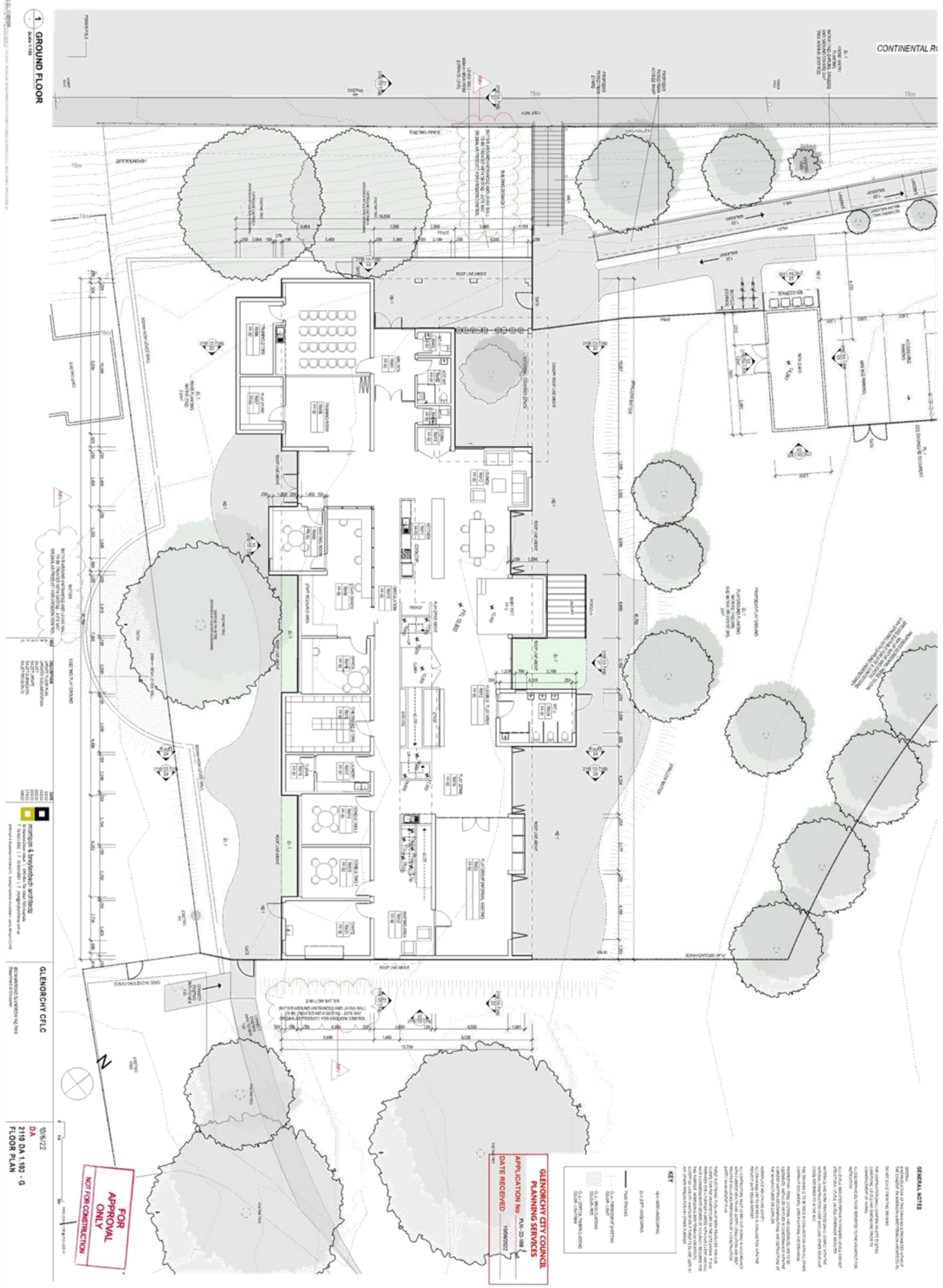
SHADOW DIAGRAMS 3

Document Set ID: 3146186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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-169
DATE RECEIVED 10/06/2022
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GENERAL NOTES
KEY
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DA
2110 DA 1.103 - G
FLOOR PLAN
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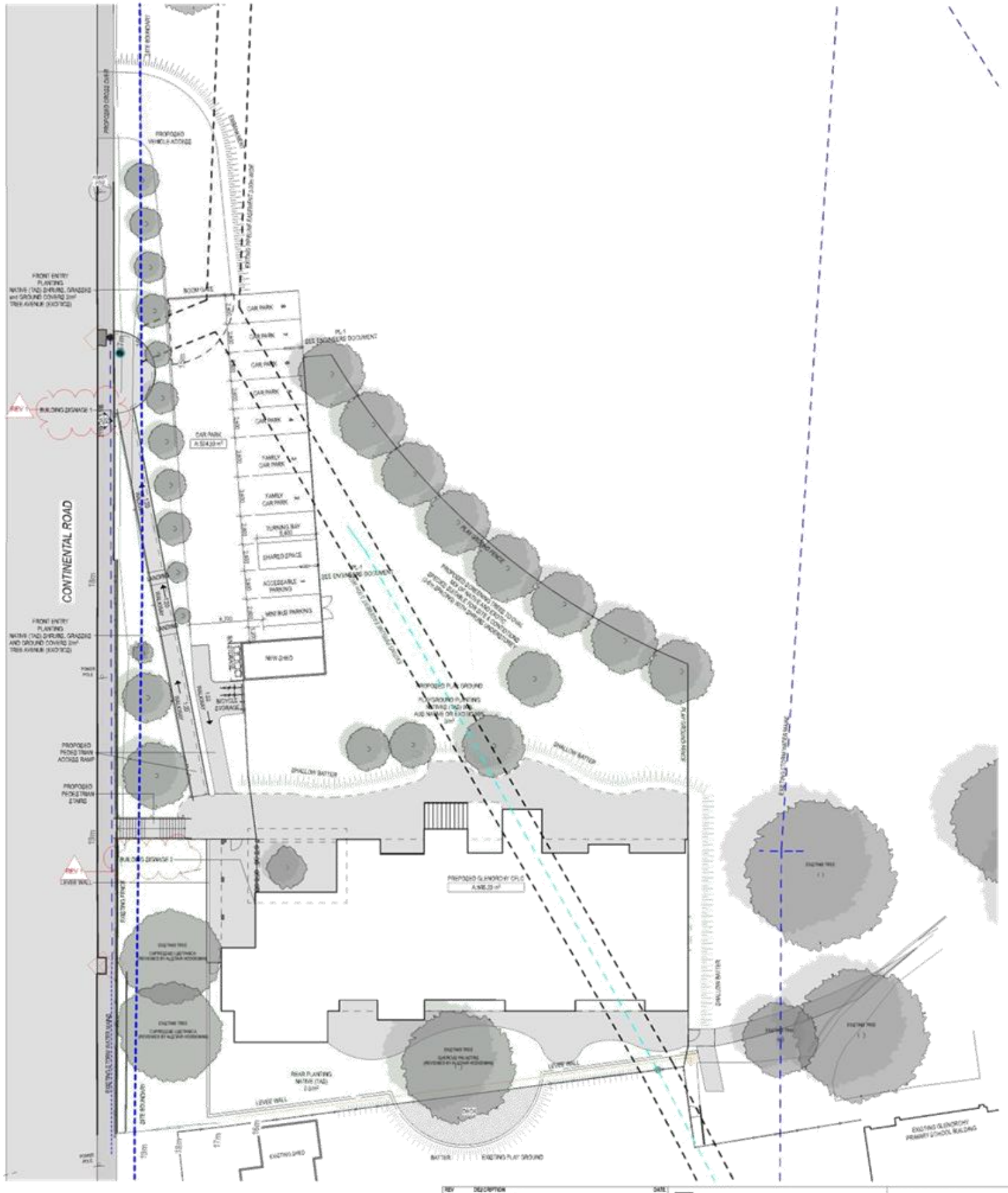

1 SITE PLAN
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REV	DESCRIPTION	DATE
A	CARPARK CHANGES	03/02
B	UPDATED DOCUMENTATION	14/03
C	DA SET	22/03
D	DA SET UPDATE	29/03
E	DA SET SUBMISSION	17/05
F	DA SET REVISION D	10/06

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60 Warwick Street Hobart | GPO Box 735 Hobart 7001 Australia
T 03 6231 2555 | F 03 6231 2577 | E jmy@jmyarchitects.com.au

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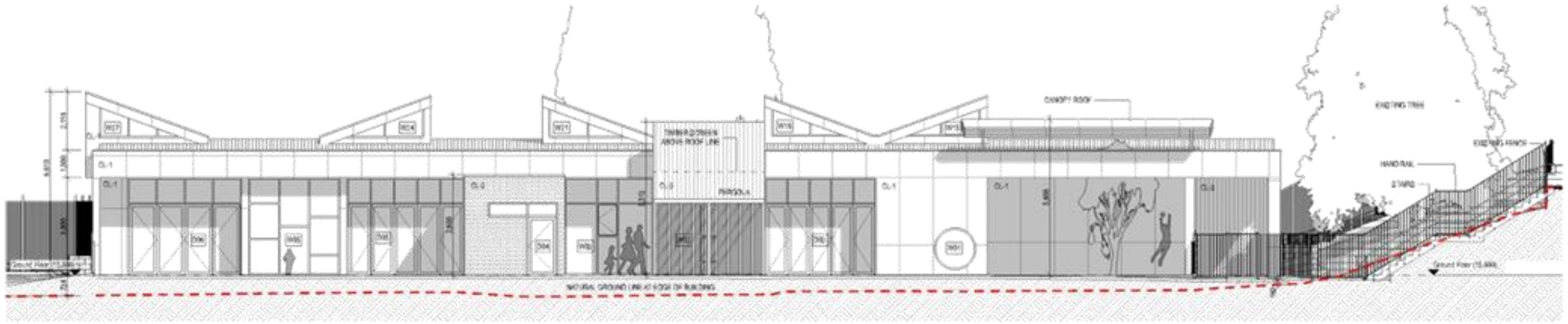
SITE PLAN

Attachments - Glenorchy Planning Authority - 8 August 2022



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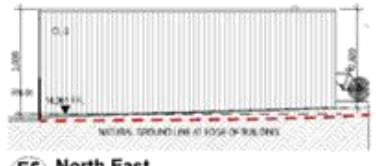

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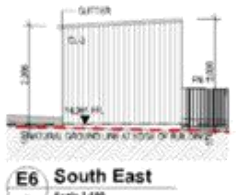

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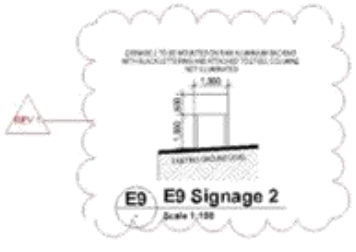

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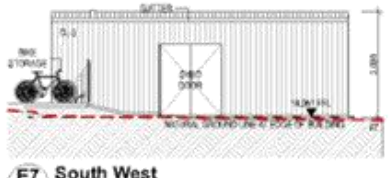

E7 South West
Scale 1:100

E8 North West
Scale 1:100

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7	DA SET SUBMISSION	27/4/22
5	DA SET REVISION 5A	15/4/22

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2110 DA 1.105 - G
ELEVATIONS

Tasmanian Heritage Council

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PLN-22-168
THC WORKS REF: 7895
REGISTERED PLACE NO: 1604
APPLICANT: Morrison & Breytenbach Architects
DATE: 29 July 2022

NOTICE OF HERITAGE DECISION

(*Historic Cultural Heritage Act 1995*)

The Place: Glenorchy Primary School, 452 Main Road, Glenorchy.
Proposed Works: Construction of new Child and Family Learning Centre.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-22-168, advertised on 13/07/2022, subject to the following conditions:

1. **An external colour and finishes schedule for the new buildings must be submitted to Heritage Tasmania and must be to the satisfaction of the Works Manager, prior to the commencement of works.**

Reason for condition
To ensure that the new buildings are visually recessive and complementary to the heritage building.

2. **(i) A landscaping plan for the development site must be prepared by a suitably qualified consultant. The landscaping plan must include detailed information about all new fences, driveways, ramps, paved areas, and must provide a detailed planting plan for soft landscaping and screen planting. The landscaping plan must also include the provision of tree protection zones for all the mature trees in the vicinity of the new buildings. The landscaping plan must be submitted to Heritage Tasmania and must be to the satisfaction of the Works Manager, prior to the commencement of works.**

(ii) The endorsed landscape plan, including tree protection zones and planting plan must be fully implemented. The tree protection zones must be established prior to the commencement of any site works and must be maintained until the completion of works. All new plantings must be established within 6 months of the building's occupation.

Reason for condition
To ensure that existing mature trees are retained and conserved, and that the new development is appropriately screened and complementary to the setting of the Glenorchy Primary School.

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Should you require clarification of any matters contained in this notice, please contact Deirdre Macdonald on 0419 589 283 or on 1300 850 332.

Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

Document Set ID: 3145695
Version: 1, Version Date: 02/08/2022

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-168	**Council notice date**	2/05/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00631-GCC	**Date of response**	13/05/2022
TasWater Contact	Phil Papps **Phone No.**	0474 931 272	
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	452 MAIN RD, GLENORCHY	**Property ID (PID)**	5382300
Description of development	Child Family and Learning Centre		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Morrison & Breytenbach Architects	Site Plan / 2110 DA 1.102	F	27/4/2022
Aldanmark Engineers	Sewer Main Diversion / C105	B	22/03/2022

Conditions

Pursuant to the *Water and Sewerage Industry Act* 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized water supply with metered connections and sewerage system and connections to 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 use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS (Sewer Diversion)

4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains.
5. Prior to applying for a Certificate for Certifiable Work (Building and/or Plumbing) and Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person detailing the sewer diversion and the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.

8. Prior to the issue of a Consent to Register a Legal Document and 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 completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.

9. 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.

10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document 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. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

    Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.

12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

14. 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

15. Prior to the issue of Certificate of Water and Sewerage Compliance (Building and/or Plumbing) and 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.

16. 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 precedent and conditions.

17. Prior to the issue of a Consent to Register a Legal Document and Certificate of Water & Sewerage Compliance (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 to cover existing/proposed TasWater infrastructure as required by condition 16. All costs and expenses related to the transfer of easement(s)/lots to TasWater are to be paid by the developer.

18. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:

    a. the exact location of the existing sewerage infrastructure,

    b. the easement protecting that infrastructure.

    The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

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 if applicable is built within two metres of TasWater infrastructure.

DEVELOPMENT ASSESSMENT FEES

20. The applicant or landowner as the case may be, must pay a development assessment fee of $363.57 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 https://www.taswater.com.au/building-and-development/technical-standards

For application forms please visit https://www.taswater.com.au/building-and-development/development-application-form

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.
The location of this infrastructure as shown on the GIS is indicative only.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or

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(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 size, depth, location and proposed finished surface levels over the pipe relative to proposed footings;

(b) Footings must be located outside of easements and no closer than 1.0m from TasWater's sewerage infrastructure;

(c) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;

(d) A note on the plan indicating how the pipe location and depth were ascertained.

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.

TasWater Contact Details

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

GLENORCHY LOCAL PROVISIONS SCHEDULE
AMENDMENT PLAM-22/02

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment:

- 622 Main Road, Granton
- 651-655 Main Road, Berriedale
- 36 Cadbury Road, Claremont
- 18 Church Road, Collinsvale
- 2-6 Goodwood Road, Goodwood
- 123 Barossa Road and 564, 566 and 568 Kalang Avenue, Glenorchy
- 612 Main Road, Granton
- 1A Bourneville Crescent, Claremont
- 10 and 16 Dove Court, Claremont
- The following titles and properties at Whitestone Point subdivision area:
  - CT 177847/1-8 and 23-30
  - CT 179338/9-11, 31-34 and 66-135
  - CT 179927/12-22, 35-65 and 136-141
  - CT 181554/142-213
  - CT 181368/1-2
  - CT 179927/214
  - CT 179927/307 (19 – 21 Stoney Point Drive Austins Ferry)

The Planning Scheme maps are amended by:

1. Modifying the zoning maps to include all of 31 Whitestone Drive and 48 Stony Point Drive Austins Ferry in a Local Business Zone, all of 39 Whitestone Drive, Austins Ferry in a General Residential Zone and part CT 179927/307 (19 – 21 Stoney Point Drive Austins Ferry) in an Environmental Management Zone as shown in Annexure 1.

The Planning Scheme Ordinance is amended by:

2. Making the changes identified in Annexure 2.

In witness whereof the common seal of Glenorchy City Council has been affixed on the

day of 2022

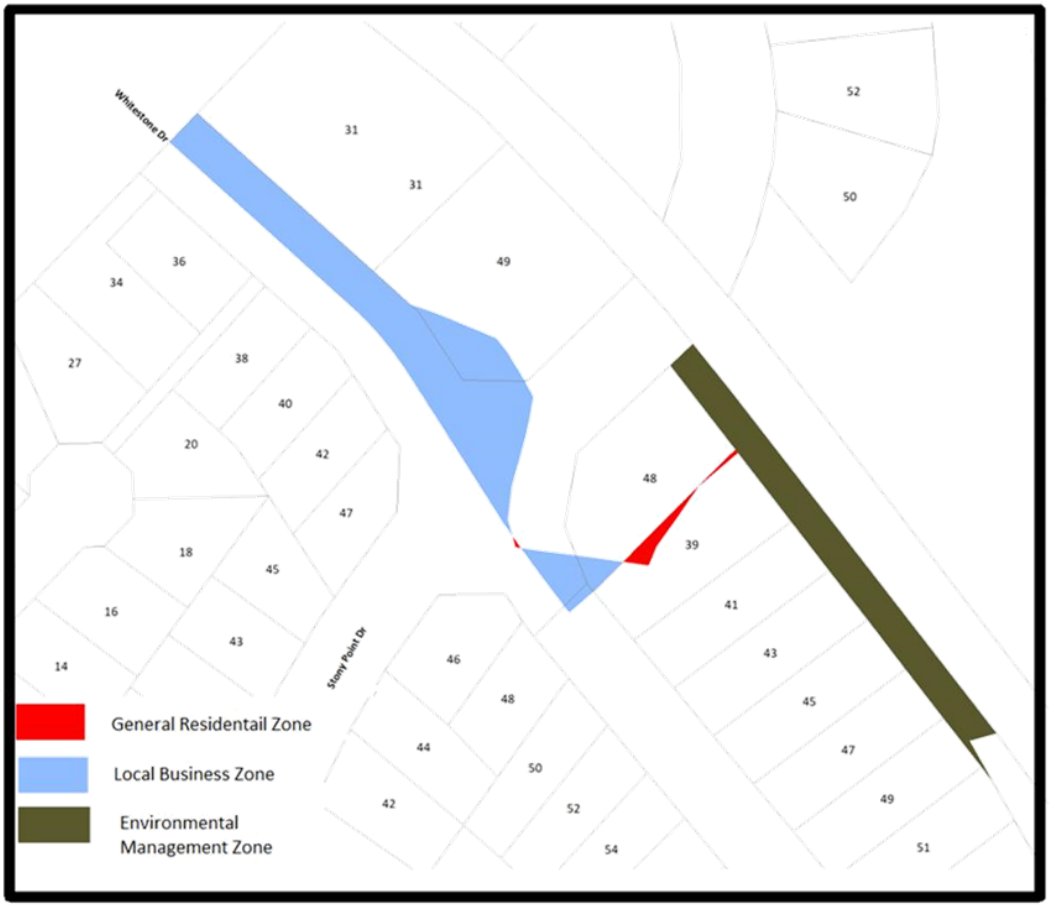
as authorised by Council in the presence of:

_____

Council Delegate

Annexure 1

Image 1 – Land to be included in a Local Business Zone, General Residential Zone or Environmental Management Zone



Annexure 2

1. Amend GLE-C6.1.15 (Moorilla/MONA) by deleting '7088' and inserting '11971' in the THR Number column.
2. Amend GLE-C6.1.57 (Former Claremont Primary School, 'Ashburton') by deleting '1/36 and 2/36 Cadbury Road' and inserting '36 Cadbury Road' in the Street address column
3. Amend GLE-C6.1.57 (Former Claremont Primary School, 'Ashburton') by deleting '167249/0, 167249/1, 167249/2' and inserting'179351/1' in the Folio of the Register and Specific Extent column s.
4. Amend GLE-C6.1.62 (1A Bournville Crescent) by deleting 'All of CT167845/11' and inserting 'All of CT167845/1' in the Specific Extent column.
5. Amend GLE-C6.1.73 (Collinsvale Methodist Church) by deleting 'Cottage and Dwelling' and inserting 'Former Church' in the Description column.
6. Amend GLE-C6.1.184 (612 Main Road, Granton) by deleting 'Building' and inserting 'Former cemetery' in the Description column.
7. Amend GLE-C6.1.180 (Duke of York Hotel) by deleting '624' and inserting '622' in the Street address column.
8. Amend GLE-C6.1.180 (Duke of York Hotel) by deleting '40307/1, 40308/1' and inserting '142062/5' in the Folio of the Register column.
9. Delete the entry for GLE-C6.1.127 (Tattersalls Park) from GLE-Table C6.1 Glenorchy and inserting it in GLE-Table C6.1 Goodwood.
10. Amend GLE-C6.1.127 (Tattersalls Park) by deleting 'Glenorchy' and inserting 'Goodwood' in the Town/Locality column.
11. Amend GLE-C6.4.1 (Ashburton farm complex) by deleting '1/36 and 2/36 Cadbury Road' and inserting '36 Cadbury Road' in the Street address column
12. Amend GLE-C6.4.1 (Ashburton farm complex) by deleting '167249/0, 167249/1, 167249/2' and inserting '179351/1' in the Folio of the Register and Specific Extent column s.
13. Amend GLE-C6.5.8 (16 Dove Court), by deleting '1' and inserting '2' in the No. of trees column.
14. Amend GLE-C6.5.9 (10 Dove Court) by deleting '2' and inserting '1' in the No. of trees column.
15. Amend the title and A1 and P1 of GLE-S7.7.1.1 Density by deleting text shown as strikethrough and inserting the text shown as underlined:

    GLE-S7.7.1.1 Density for multiple dwellings

    This sub-clause is in substitution for General Residential Zone – Clause 8.4.1 Residential density for multiple dwellings.

Objective:	
To provide for sustainable residential density	
Acceptable Solutions	**Performance Criteria**
A1	**P1**

Multiple dwellings ~~Development~~ must provide for a minimum net density of 25 dwellings per hectare.	Multiple dwellings ~~Development~~ may provide for a minimum net density less than 25 dwellings per hectare provided it is otherwise suitable to meet any site constraints.

16. Amend A1, P1, A5 and P5 of GLE-S7.7.1.2 Protection of natural values, by deleting text shown as strikethrough and inserting the text shown as underlined:

GLE-S7.7.1.2 Protection of natural values

This sub-clause is in addition to General Residential Zone – Clause 8.4 Development Standards for Dwellings or Clause 8.5 Development Standards for Non-dwellings as appropriate.

Objective:	
To protect native flora and fauna species.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings must be designed to: (a) eliminate corner windows or opposing windows that allow sight lines through buildings; and (b) have external glazing with: (i) low reflectance glass surfaces; or (ii) angled glass surfaces to reflect the ground or built fabric, rather than the sky or habitat~~; and~~ ~~(c) where fences are higher than 1.2m, be:~~ ~~(i) constructed from solid materials; or~~ (ii) ~~constructed from materials easily perceptible to birds in flight, such as chain mesh, covered with an obscure material, such as hessian or sunshade.~~	**P1** Buildings must be designed to minimise the risk of bird strike, having regard to: (a) the location of any nesting habitat or foraging vegetation in the surrounding area; (b) the topography of the site and surrounding area; (c) the type of construction; (d) any mitigation measures to reduce the impact of glazing or sight lines through buildings or structures; and (e) any advice from a relevant State or Commonwealth department or agency.

...	...
A5 Buildings and works do not result in ~~soil disturbance or~~ the removal of native vegetation.	**P5** Removal of vegetation ~~or soil disturbance~~ must: (a) protect natural values; (b) maintain natural streambank and streambed condition; where it exists; (c) provide for mitigation of any adverse erosion, sedimentation and runoff impacts on natural values; and (d) avoid or mitigate any adverse impacts on riparian vegetation.

17. Amend the operational sentence, A1, P1, A5 and P5 of GLE-S7.7.2.2 Protection of natural values, by deleting text shown as strikethrough and inserting the text shown as underlined:

GLE-S7.7.2.2 Protection of natural values

This sub-clause is in addition to Local Business Zone – Clause ~~8~~ 14.4 Development Standards for Buildings and Works.

Objective:	
To protect native flora and fauna species.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings must be designed to: (a) eliminate corner windows or opposing windows that allow sight lines through buildings; and (b) have external glazing with: (i) low reflectance glass surfaces; or (ii) angled glass surfaces to reflect the ground or built fabric, rather than the sky or habitat~~; and~~ ~~(c) where fences are higher than 1.2m, be:~~ ~~(i) constructed from solid materials; or~~	**P1** Buildings must be designed to minimise the risk of bird strike, having regard to: (a) the location of any nesting habitat or foraging vegetation in the surrounding area; (b) the topography of the site and surrounding area; (c) the type of construction; (d) any mitigation measures to reduce the impact of glazing or sight lines through buildings or structures; and

(ii) ~~constructed from materials easily perceptible to birds in flight, such as chain mesh, covered with an obscure material, such as hessian or sunshade.~~	(e) any advice from a relevant State or Commonwealth department or agency.
....	...
A5 Buildings and works do not result in ~~soil disturbance or~~ the removal of native vegetation.	**P5** Removal of vegetation ~~or soil disturbance~~ must: (a) protect natural values; (b) maintain natural streambank and streambed condition; where it exists; (c) provide for mitigation of any adverse erosion, sedimentation and runoff impacts on natural values; and (d) avoid or mitigate any adverse impacts on riparian vegetation.

GLENORCHY CITY COUNCIL

CERTIFICATION OF DRAFT AMENDMENT UNDER SECTION 40F OF THE LAND USE PLANNING AND APPROVALS ACT 1993

The Planning Authority has prepared the attached draft amendment, Amendment PLAM-22/02, to the Glenorchy Local Provisions Schedule.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the LPS Criteria specified in Section 34 of the Land Use Planning and Approvals Act 1993 (LUPAA), and

- in accordance with Section 40F(2) of LUPAA, certifies that the draft amendment meets those requirements.

In witness whereof the common seal of Glenorchy City Council has been affixed on the

day of 2022

as authorised by Council in the presence of:

_____

Council Delegate