

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

TUESDAY, 9 FEBRUARY 2016



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PLANNING

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-198	Council notice date	21/09/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01509-GCC	Date of response	21/09/2015
TasWater Contact	Amanda Coleman	Phone No.	6237 8229
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	9 LEIGHLAND RD, CLAREMONT	Property ID (PID)	3254698
Description of development	3 Multiple dwelling units		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
Another Perspective Pty Ltd	Site Plan/01/10	—	21/08/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56F(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections / sewerage system and connections to each unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
DEVELOPMENT ASSESSMENT FEES			
3. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$327.00 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.			
Advice			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Standards			
For application forms please visit http://www.taswater.com.au/Development/Forms			
The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developer's cost to locate the infrastructure.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning			



Authority Notice.

Authorised by

A handwritten signature in black ink, appearing to read "Jason Taylor".

Jason Taylor

Development Assessment Manager

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

Attachments - Glenorchy Planning Authority - 9 February 2016







[illegible]

Attachments - Glenorchy Planning Authority - 9 February 2016

THIS DWELLING IS BEING CONSTRUCTED IN AN AREA EXEMPT FROM BUSHFIRE RISK ASSESSMENT No additional restrictions for construction methods / materials apply.		NOTES - Builder to verify all dimensions and levels on site prior to commencement of work. - All work to be carried out in accordance with the current Building Code of Australia. - Dimensions to take precedence over scale. - Do not scale from these drawings.		ALL window sizes to be checked and/or confirmed on site prior to building.	
UNIT 1 ELEVATIONS 2 of 2 Drawn: SS WH8275 Date: 27 August 2015 Scale: 1:100 04/10 WILSON HOMES © 2015		Client / Project Info: PROPOSED QUERA UNIT DEVELOPMENT 9 Leighland Road, CLAREMONT		Designer: LANOTER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACC. NO. 002204 Ph: (08) 8231 4182 Email: info@lanoterperspective.com.au	
South Elevation		West Elevation		WILSON HOMES MULTI AWARD WINNING BUILDERS A Division of Wilson Homes (Australia) Pty Ltd	
GLENORCHY CITY COUNCIL PLANNING PROGRAM APPLICATION No: 15-198 PLAN No: P2 DATE RECEIVED: 11/12/15 PAGE 7 of 13					

THIS DWELLING IS BEING CONSTRUCTED IN AN AREA EXEMPT FROM BUSHFIRE RISK ASSESSMENT
No additional restrictions for construction methods / materials apply.

NOTES

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

FLOOR AREA = 103.77 sqm

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

Designer: ANOTHER PERSPECTIVE PTY LTD
PO BOX 1234
CLAREMONT NSW 1513
Ph: 02 9231 4122
Fax: 02 9231 4125
Email: info@anotherperspective.com.au

Client / Project Info: PROPOSED GLENORCHY UNIT DEVELOPMENT
9 Leighland Road
CLAREMONT

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes (Australia) Pty Ltd
www.wilsonhomes.com.au

UNIT 2 FLOOR PLAN

Drawn: SS 1/10/2015
Date: 21 August 2015
Scale: 1:100
WILSON HOMES © 2015

PLAN No: P2
DATE RECEIVED: 11/12/15
PAGE: 8 of 13

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No: 15-198

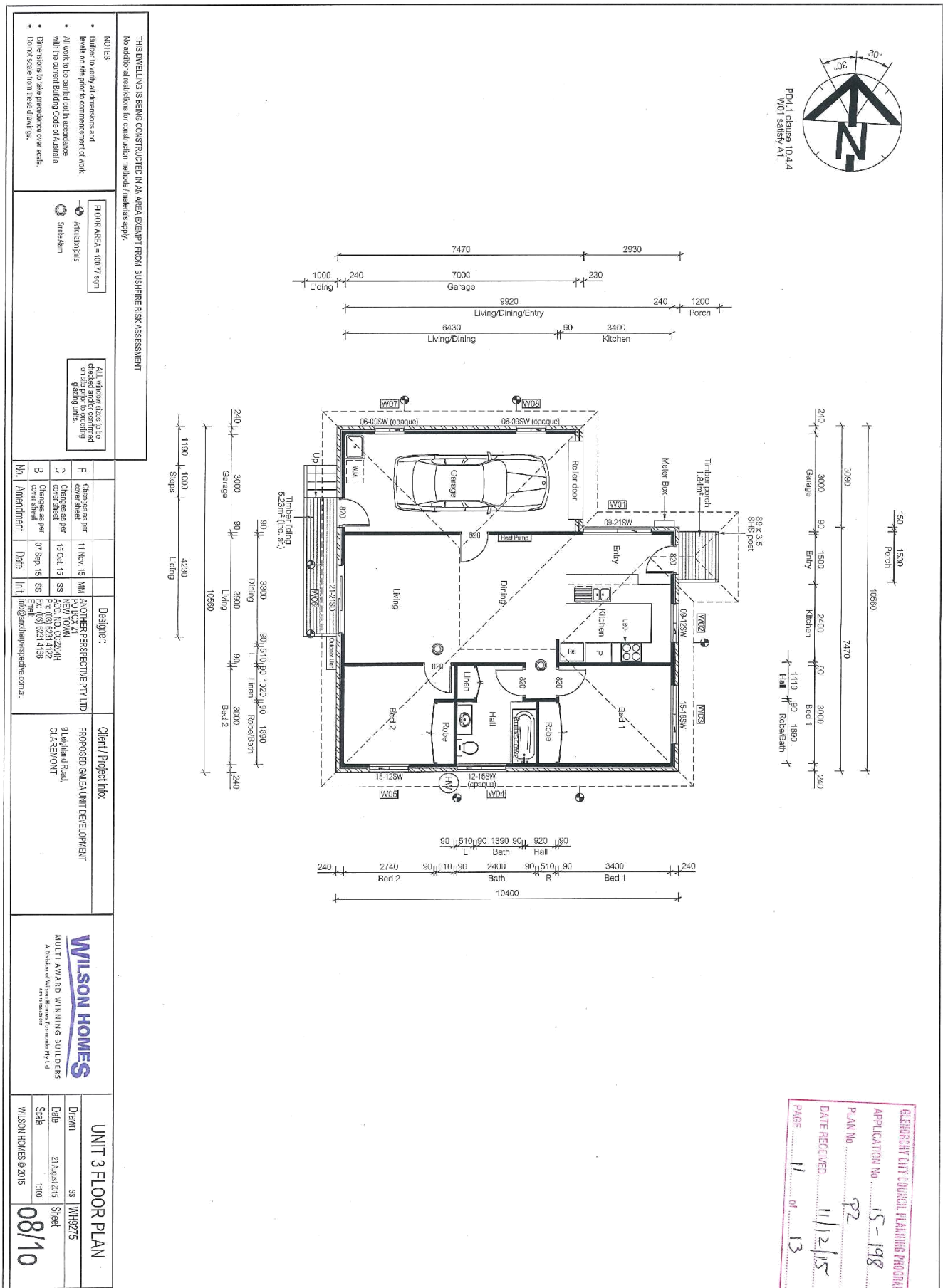
PD4.1 clause 10.4.4
WOT & WOT satisfy A1.

Dimensions:

- Overall Width: 10560
- Overall Depth: 7470
- Garage: 3060 x 1530
- Living/Dining: 6430 x 3400
- Kitchen: 3400 x 1530
- Bed 1: 3000 x 1530
- Bed 2: 3000 x 1530
- Bathroom: 1530 x 1530
- Robe: 1530 x 1530

Attachments - Glenorchy Planning Authority - 9 February 2016

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BLERACHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No. **15-198**

PLAN No. **P2**

DATE RECEIVED **11/12/15**

PAGE **12** of **13**

• WCA compliance to be
retrofit as per N.C.C.
3.9.2.5.

North Elevation

East Elevation

NOTES

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

THIS DWELLING IS BEING CONSTRUCTED IN AN AREA EXEMPT FROM BUSHPHIRE RISK ASSESSMENT

No additional restrictions for construction methods / materials apply.

UNIT 3 ELEVATIONS 1 of 2

Drawn **SS** WH92/5

Date **27 August 2015** Sheet

Scale **1:50**

09/10

WILSON HOMES

MULTI AWARD WINNING BUILDERS

A Division of Wilson Homes Development Pty Ltd

14415 15th Street

Client / Project Info:

PROPOSED GALEA UNIT DEVELOPMENT

9 Lagland Road,

CLAREMONT

Designer:

ANOTHER PERSPECTIVE PTY LTD

PO BOX 21

NEWNOM, VIC 3206H

Ph: 03 6231 4122

Fax: 03 6231 4166

Email: info@anotherperspective.com.au

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Attachments - Glenorchy Planning Authority - 9 February 2016





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-233	Council notice date	6/11/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01774-GCC	Date of response	13/11/2015
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	5 SURVEYORS DR, DERWENT PARK	Property ID (PID)	7486699
Description of development	Additions (Marina and Boat Lift) to existing port and marine industry		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
Taylor Bros. Marine	Site Plan / 0000-1004	B	18/09/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A high hazard backflow containment device (RPZD) must be provided on the property water connection at the property boundary and the property owner must be responsible for the ownership, operation, maintenance, inspection and testing of the devices in accordance with AS3500.1 and AS2845.3 and TasWater's Boundary Backflow Containment Selection Guideline.			
2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
3. Prior to use of the development, a boundary backflow prevention device and water meter must be installed to the satisfaction of TasWater.			
TRADE WASTE			
4. The property owner, its successors and/or assigns must ensure that the proprietor of a business operating from the property applies to and obtains from Tas Water written consent prior to discharging trade waste to sewer.			
DEVELOPMENT ASSESSMENT FEES			
5. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$197,000 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee until the date they are paid to TasWater, and payment is required within 30 days from the date of the invoice.			



Trade Waste
If liquid waste other than domestic wastewater will potentially be discharged to sewer trade waste requirements may apply. The applicant may seek advice from Tas Water regarding Trade Waste requirements. Please call Greg Cooper on 6237 8280.

TasWater Sewerage Outfall Pipe
A 750mm diameter sewage outfall pipe is located under the existing jetty and appropriate care should be taken when pile driving in the vicinity of this pipe to ensure it is not damaged. Any damage must be reported to TasWater immediately (call 136 992) and any repairs are to be at the developer's cost.

Miscellaneous

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

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

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

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

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

Authorised by

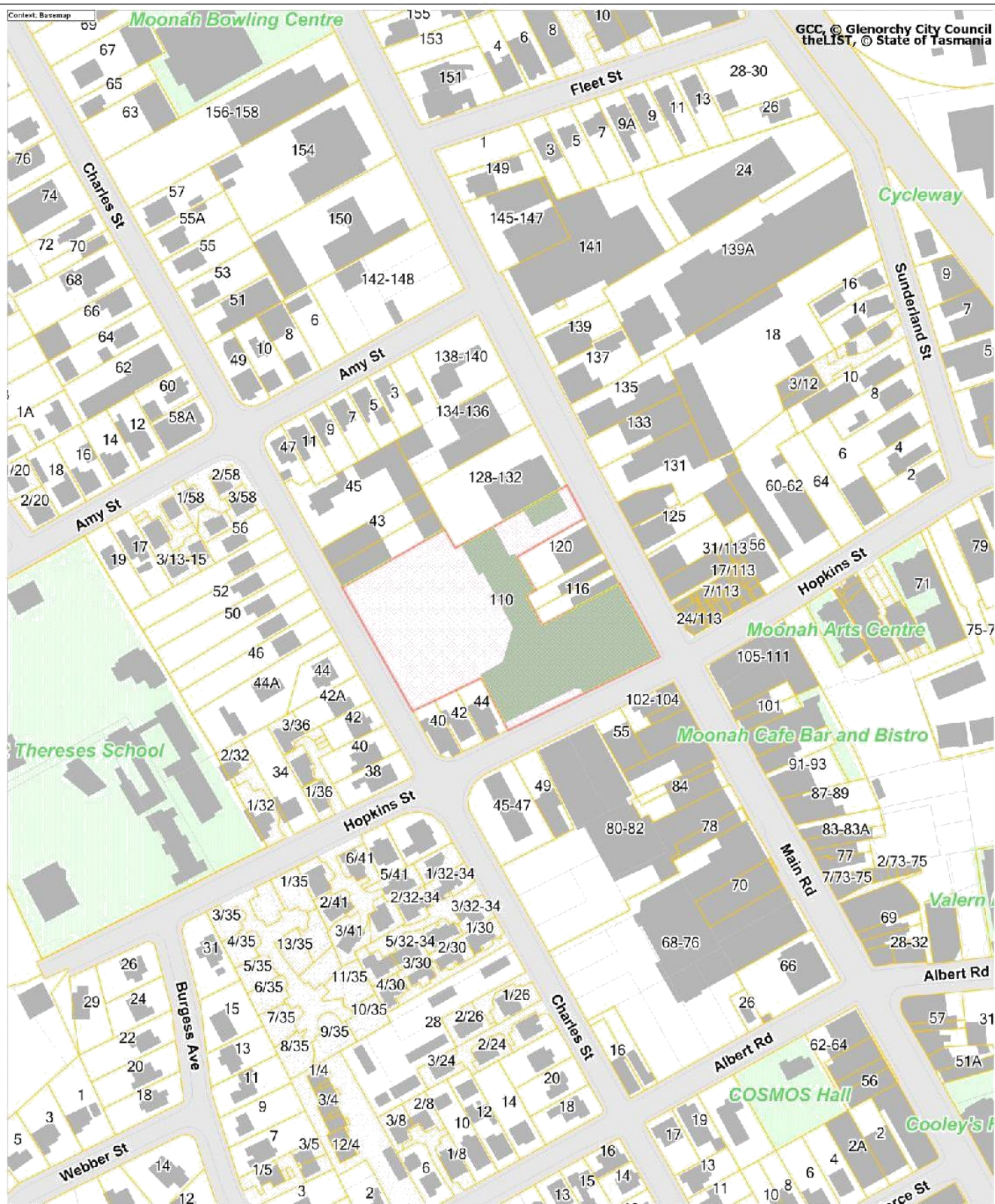
Jason Taylor
Development Assessment Manager

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





110 Main Road, Moonah

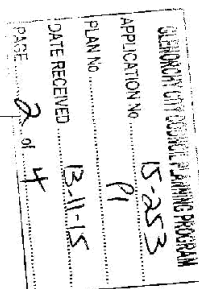


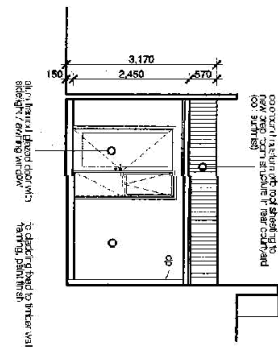
The graphic information on this map is produced by Glenorchy City Council.
As errors or omissions may occur please verify data before any projects are commenced.
The representation of roads or tracks is no evidence of right of way.
This map is not to be used as a site plan for making an application to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

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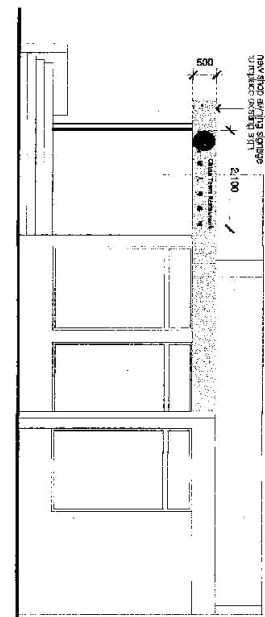
GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No	15-253
PLAN No	P1
DATE RECEIVED	13-11-15
PAGE	1
of	4



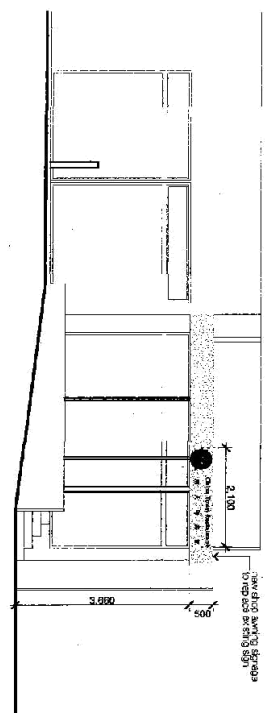




02 elevation E01
plan [1:100]



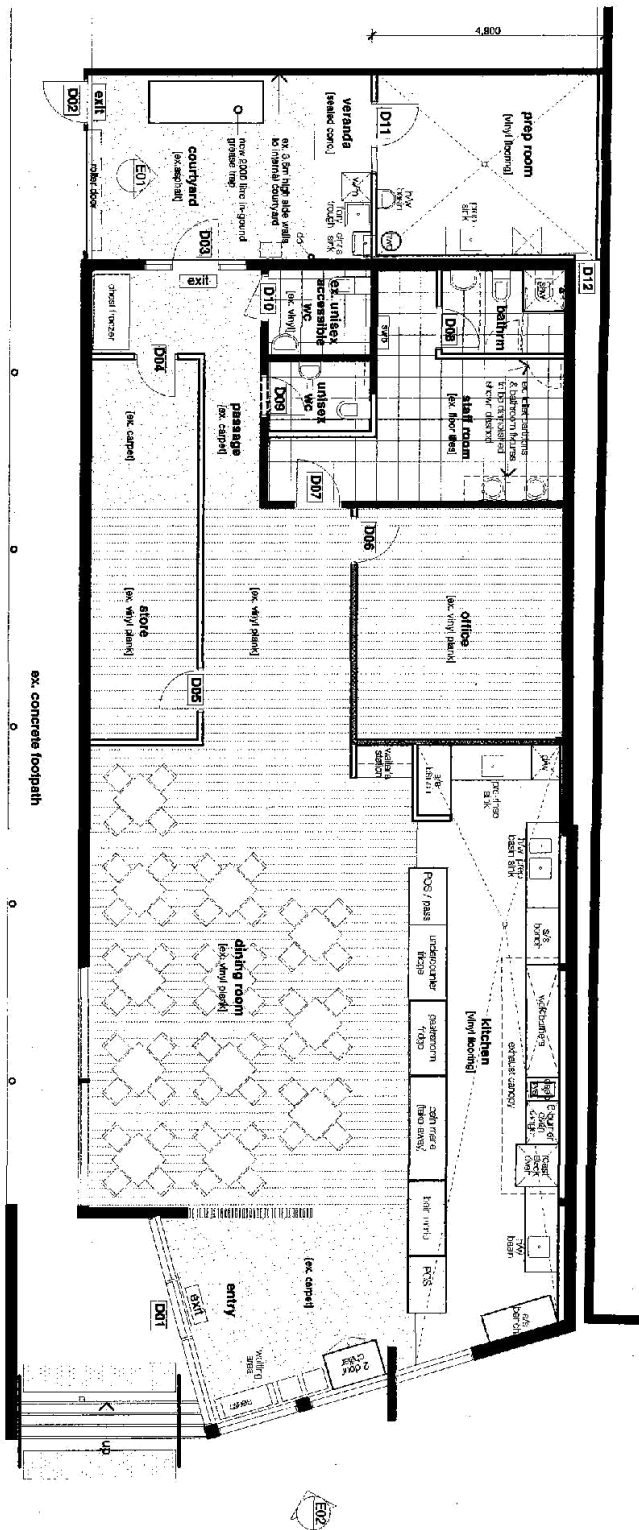
03 front elevation
plan scale 1:100



04 side elevation
plan scale 1:100

01 ground floor
plan scale 1:100

ex. driveway / carpark



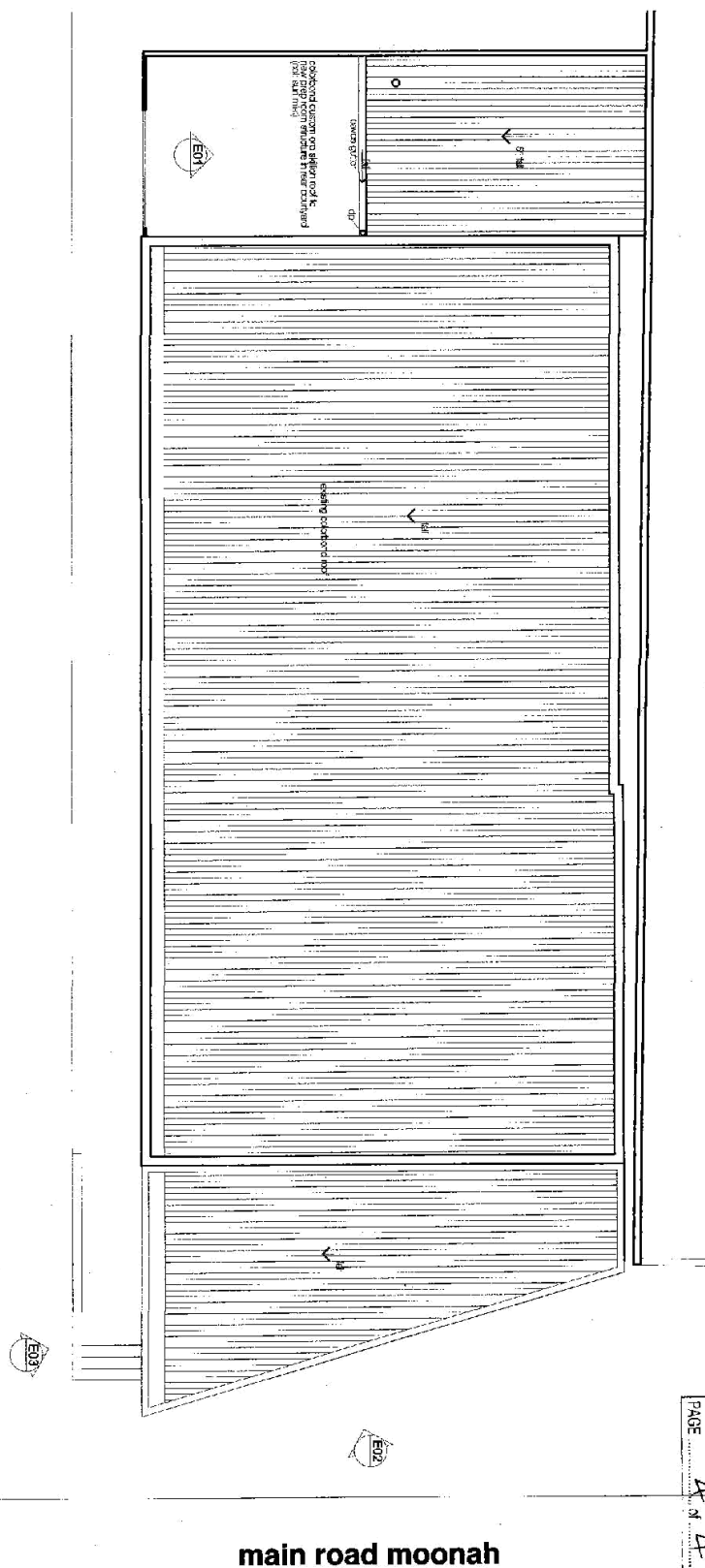
main road moonah

CHINA TOWN RESTAURANT RESTAURANT FIT-OUT 124 MAIN ROAD MOONAH PROPOSED FLOOR PLAN + ELEVATIONS 1:100 @ A3 12 NOVEMBER 2015	REVISION A PL02
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GLLENORCHY PLANNING AUTHORITY
APPLICATION No 15-253
PLAN No P1
DATE RECEIVED 13-11-15
PAGE 3 of 4

01 roof
- plan

scale 1:100



GLENORCHY CITY COUNCIL PLANNING PROVISION
APPLICATION NO 15-253
PLAN NO P1
DATE RECEIVED 13-11-15
PAGE 4 of 4

CHINA TOWN RESTAURANT
RESTAURANT FIT-OUT
124 MAIN ROAD
MOONAH
PROPOSED ROOF PLAN
1:100 @ A3 12 NOVEMBER 2015
PL03
REVISION A



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-253	Council notice date	24/11/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01861-GCC	Date of response	25/11/2015
TasWater Contact	Amanda Coleman	Phone No.	6237 8229
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	110 MAIN RD, MOONAH	Property ID (PID)	2892428
Description of development	Change of use to food services		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Unknown	Floor Plan/PL02	--	12/11/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
TRADE WASTE			
1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$197.00 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.			
Advice			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with: Drainage plans must specify the location, size (capacity in liters) and type of any proposed pre-treatment			



(eg. Grease arrestor) and specify the trade waste fixtures plumbed into any proposed pre-treatment.

Drainage plans must specify that non-bypassable basket strainers (eg. Dry basket arrestors) are fitted to all wash-up sinks;

Location of an accessible sampling point and hose tap within 6m of the pre-treatment device to facilitate maintenance.

Details of the proposed use of the premises, including the types of food that will be prepared and served and the estimated number of patrons and/or meals on a daily basis.

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

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

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

Declaration

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

Authorised by

Jason Taylor

Development Assessment Manager

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

Attachment 1:

Environment and Development Staff to receive authorisation under s 82 of LUPAA.

Emilio Reale

Paul Garnsey

Linda Gray

Kylie Williams

Peter Meloy

Lyndal Byrne

Sylvia Jeffreys

Chantelle Griffin

Georgina Young

Vanessa Tomlin

Grietje Van Randen