

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 9 AUGUST 2021**



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**GLENORCHY INTERIM PLANNING SCHEME 2015
AMENDMENT PLS43A-20/01**

The Glenorchy Interim Planning Scheme 2015 is amended as follows:

Land affected by this amendment: Bournville Crescent, 1 Bournville Crescent,
and 1A Bournville Crescent, Claremont

The Planning Scheme maps are amended by:

1. Amend the Claremont Peninsular Specific Area Plan designated as 'F01' on the planning scheme maps as shown in Annexure 1.
2. Amend the planning scheme zoning map as shown in Annexure 2.

The Planning Scheme Ordinance is amended by:

3. Delete Figure 1.1 to F1 Claremont Peninsula Specific Area Plan.
4. Insert a new Figure F1.1 to the Claremont Peninsula Specific Area Plan as shown in Annexure 3.

In witness whereof the common seal of
Glenorchy City Council has been affixed
on the day of 2021
as authorised by Council in the presence
of:

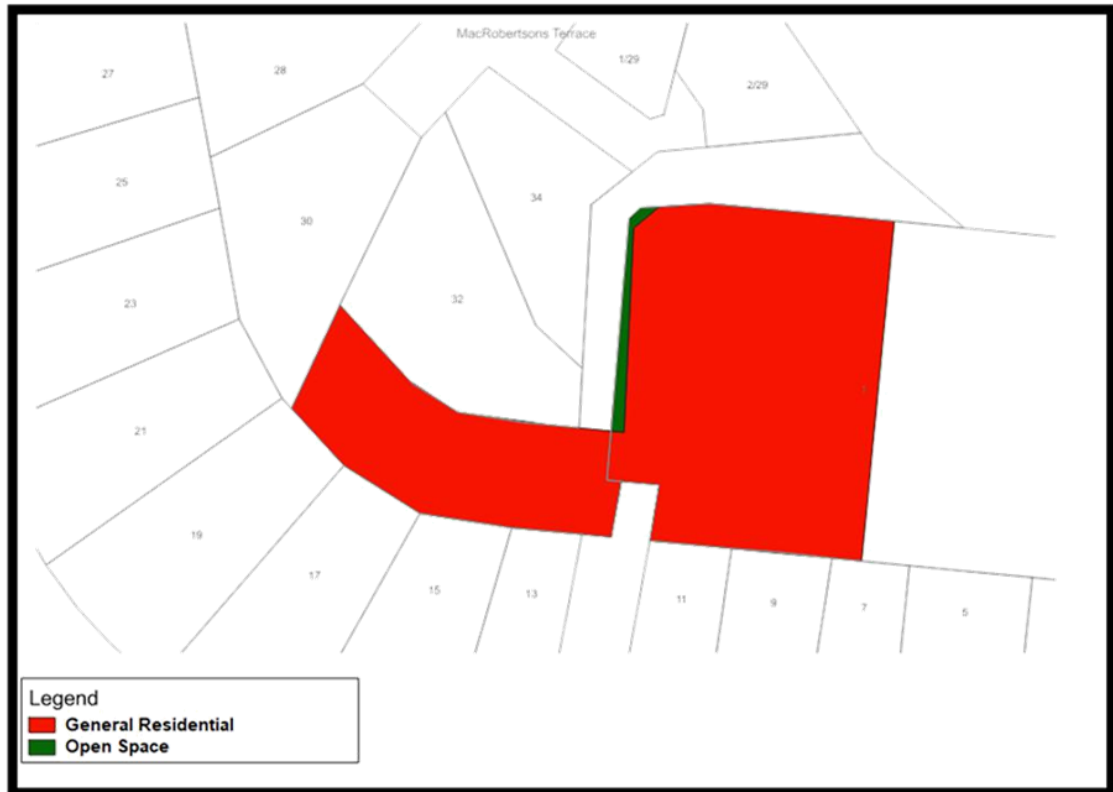
Council Delegate

Annexure 1

Extent of SAP to be designated as F01 on the planning scheme maps

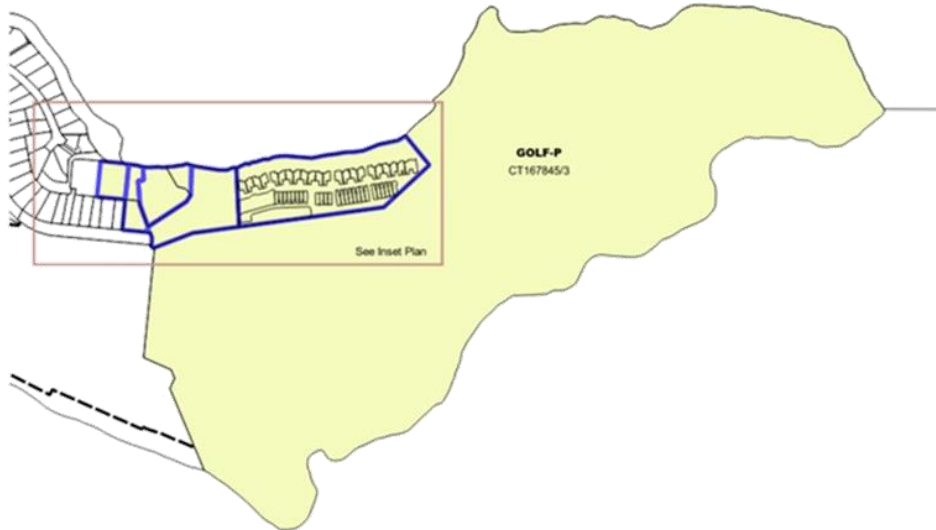


 Specific Area Plan

Annexure 2**Zoning changes to the Glenorchy Interim Planning Scheme 2015**

Annexure 3

Figure F1.1 Claremont Peninsula Precinct Map



Inset plan





© Glenorchy City Council



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.

2-Aug-2021



50 m



Document Set ID: 3010251
Version: 1 Version Date: 02/08/2021

Document Set ID: 3990381
Version: 1 Version Date: 07/02/2021

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the local authority and is subject to that approval. All measurements and areas are subject to the final survey.
Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



UNIT 1, 2 KENNEDY DRIVE
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PHONE: (03)6248 5898
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OWNER: CLAREMONT BOWLS CLUB INC.
TITLE REFERENCE: GLENORCHY CITY COUNCIL
LOCATION: C.T. 134788/1 & 2
"CLAREMONT BOWLS CLUB"
1 BOURNVILLE CRESCENT
CLAREMONT

Proposed Subdivision	
Date:	Reference:
16-6-2021	CBC001 11543-02
Scale:	Municipality:
1:750 (A3)	Glenorchy

Existing Titles



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLS43A-20/01
DATE RECEIVED 16/06/2021

Document Set ID: 2991541
Version: 1 Version Date: 16/06/2021

Document Set ID: 3990831
Version: 1 Version Date: 07/02/2021

This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the local authority and is subject to that approval. All measurements and areas are subject to the final survey.
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Base data from the LIST (www.thelist.tas.gov.au). © State of Tasmania



**ROGERSON
& BIRCH
SURVEYORS**

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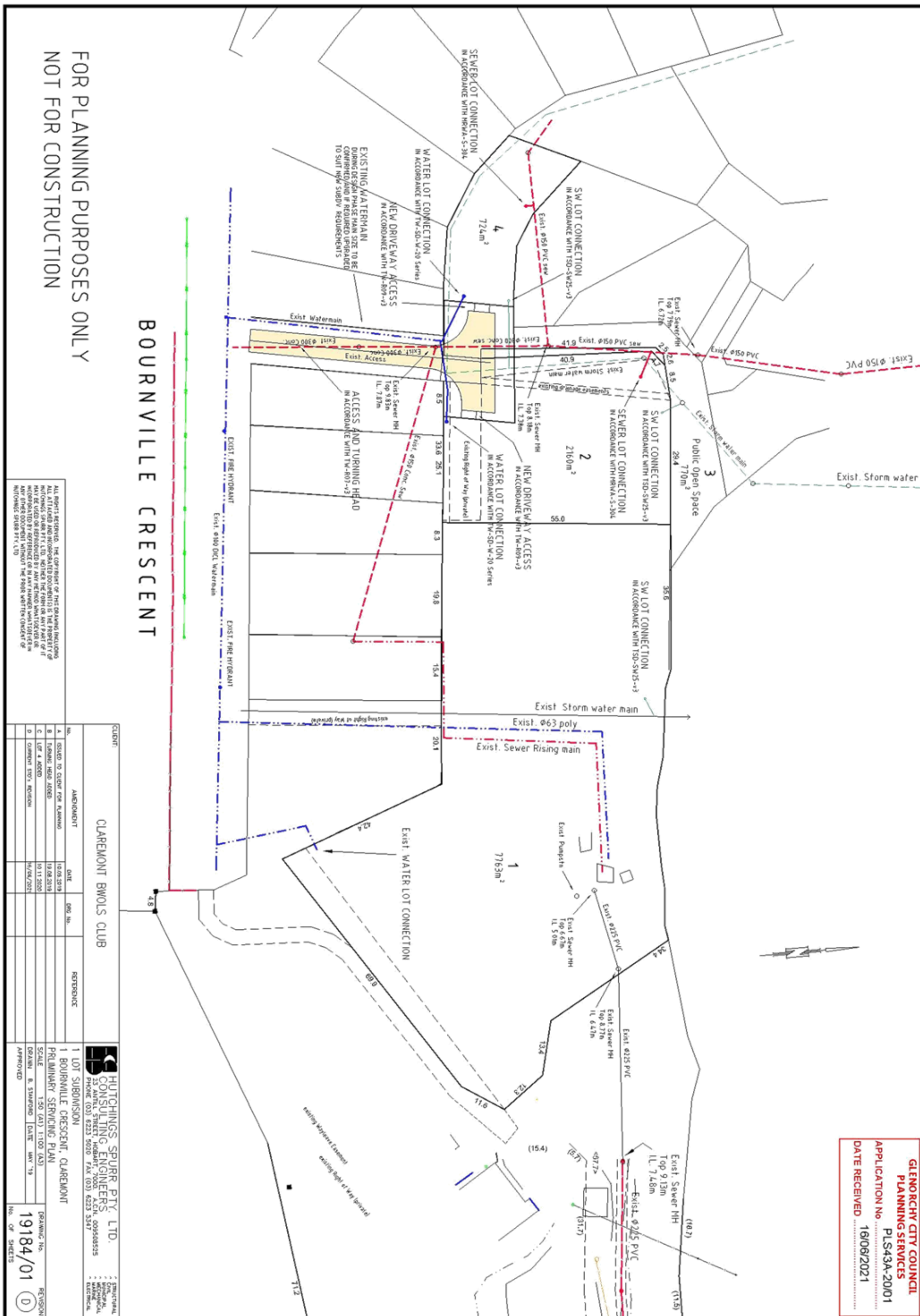
OWNER: CLAREMONT BOWLS CLUB INC.
TITLE REFERENCE: GLENORCHY CITY COUNCIL
LOCATION: C.T. 134788/1 & 2
"CLAREMONT BOWLS CLUB"
1 BOURNVILLE CRESCENT
CLAREMONT

Proposed Subdivision		
Date:	16-6-2021	Reference: CBC001 11543-02
Scale:	1:500 (A3)	Municipality: Glenorchy



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLS43A-20/01
DATE RECEIVED 16/06/2021

Document Set ID: 2991541
Version: 1 Version Date: 16/06/2021



APPENDIX A

10.0 General Residential Zone

Standard	Acceptable Solution	Proposed	Complies?
10.6 Development Standards for Subdivision			
10.6.1 Lot Design	A1 The size of each lot must comply with the minimum and maximum lot sizes specified in Table 10.1, except if for public open space, a riparian or littoral reserve or utilities.	The proposed lots in the General Residential Zone have areas of 1,925 m²(proposed Lot 2), 725 m² (proposed Lot 4) and, for the road lot, 440 m²(proposed Lot 100). For an ordinary lot, excluding balance lots, the minimum lot size is 450 m² and the maximum is 1000 m². Proposed Lot 4 complies. The proposed road lot is for transport networks (Utilities), and is therefore not required to comply with the minimum or maximum lot sizes. Proposed lot 2 is the smaller portion of the existing CT134788/1, containing the bowls club, and is not a balance lot. The proposed lot is to be designated for multiple dwellings, and complies	Yes
	A2 The design of each lot must provide a minimum building area that is rectangular in shape and complies with all of the following, except if for public open space, a riparian or littoral reserve or utilities: (a) clear of the frontage, side and rear boundary setbacks;	The proposed building areas for Lots 2 and 4 are subject to the Inundation Prone Areas Code.	No

Standard	Acceptable Solution	Proposed	Complies?
	(b) not subject to any codes in this planning scheme; (c) clear of title restrictions such as easements and restrictive covenants; (d) has an average slope of no more than 1 in 5; (e) the long axis of the building area faces north or within 20 degrees west or 30 degrees east of north; (f) is 10 m x 15 m in size.		
A3	The frontage for each lot must comply with the minimum and maximum frontage specified in Table 10.2, except if for public open space, a riparian or littoral reserve or utilities or if an internal lot.	The minimum required frontage for proposed Lot 4 is 15 m, and for proposed Lot 2 is 12 m. There is no maximum frontage for proposed Lot 4 as it is not adjoining or opposite public open space, on a public transport corridor or within 200 m walking distance of a business zone or local shop. There is no maximum frontage for proposed Lot 2 as it is to be designated for multiple dwellings. The proposed residential lots will have frontages to the proposed road lot. Proposed Lot 2 has two adjoining frontages at right angles to one another, with a combined length of 33.2 m. Proposed Lot 4 has a frontage length of 17.1 m.	Yes
A4	No lot is an internal lot.	No internal lots are proposed.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	A5 Subdivision is for no more than 3 lots	Three lots are proposed within the General Residential Zone. Although the planning report in support of the proposal considers the proposal against P5, proposed lots 1 (balance lot) and 3 are not within the General Residential Zone and the standard does not apply to them.	Yes
10.6.2 Roads	A1 The subdivision includes no new road.	The proposed subdivision includes a new road lot.	No
10.6.3 Ways and Public Open Space	A1 No Acceptable Solution.	No acceptable solution	No
10.6.4 Services	A1 Each lot must be connected to a reticulated potable water supply.	Connection is proposed.	Yes
	A2 Each lot must be connected to a reticulated sewerage system.	Connection is proposed.	Yes
	A3 Each lot must be connected to a stormwater system able to service the building area by gravity.	Connection is proposed.	Yes
	A4 The subdivision includes no new road.	A new road is proposed.	No

APPENDIX B

18.0 Recreation Zone

Standard	Acceptable Solution	Proposed	Complies?
18.5 Development Standards for Subdivision			
18.5.1 Subdivision	A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities	The proposed balance lot 1, within the Recreation Zone, is not for public open space, a riparian or littoral reserve, or utilities.	No
	A2 The frontage for each lot must be no less than 15 m.	Not applicable. The proposed balance lot 1 does not have a frontage.	NA
	A3 No Acceptable Solution.	Not applicable. The standard relates to ways and public open space, which are not relevant for the proposed balance lot 1, which forms part of the existing bowls club use.	NA
	A4 Services capable of adequately serving the intended purpose must be connected to each lot.	The existing service connections for the bowls club will be contained within the boundaries of the proposed balance lot 1.	Yes

APPENDIX C

19.0 Open Space Zone

Standard	Acceptable Solution	Proposed	Complies?
19.5 Development Standards for Subdivision			
19.5.1 Subdivision	A1 Subdivision is for the purpose of providing lots for public open space, a riparian or littoral reserve or utilities	Proposed Lot 3, within the Open Space Zone, is for public open space.	Yes
	A2 The frontage for each lot must be no less than 15 m.	The proposed frontage is 7.1 m.	No
	A3 No Acceptable Solution.	No acceptable solution.	No
	A4 Services capable of adequately serving the intended purpose must be connected to each lot.	The undeveloped public open space reserve does not require servicing in order to fulfil its purpose of providing public fore shore access.	NA

APPENDIX D

E5 Road and Railway Assets Code

Standard	Acceptable Solution	Proposed	Complies?
5.5 Use Standards			
E5.5.1 Existing road accesses and junctions	A1 The annual average daily traffic (AADT) of vehicle movements, to and from a site, onto a category 1 or category 2 road, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable. The site is not in an area subject to a speed limit of more than 60 km/h.	NA
	A2 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of more than 60km/h, must not increase by more than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable. The site is not in an area subject to a speed limit of more than 60 km/h.	NA
	A3 The annual average daily traffic (AADT) of vehicle movements, to and from a site, using an existing access or junction, in an area subject to a speed limit of 60km/h or less, must not increase by more than 20% or 40 vehicle movements per day, whichever is the greater.	No development is currently proposed that will generate additional traffic.	NA

Standard	Acceptable Solution	Proposed	Complies?
E5.5.2 Exiting Level Crossings	A1 Where use has access across part of a rail network, the annual average daily traffic (AADT) at an existing level crossing must not be increased by greater than 10% or 10 vehicle movements per day, whichever is the greater.	Not applicable. No access across the rail network is proposed.	NA
5.6 Development Standards			
E5.6.1 Development adjacent to roads and railways	A1.1 Except as provided in A1.2, the following development must be located at least 50m from the rail network, or a category 1 road or category 2 road, in an area subject to a speed limit of more than 60km/h: (a) new buildings; (b) other road or earth works; and (c) building envelopes on new lots.	Not applicable. The site is not in an area subject to a speed limit of more than 60 km/h.	NA
	A1.2 Buildings, may be: (a) located within a row of existing buildings and setback no closer than the immediately adjacent building; or (b) an extension which extends no closer than: (i) the existing building; or (ii) an immediately adjacent building.	Not applicable. No buildings are proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
E5.6.2 Road accesses and junctions	A1 No new access or junction to roads in an area subject to a speed limit of more than 60km/h	Not applicable. The site is not in an area subject to a speed limit of more than 60 km/h.	NA
	A2 No more than one access providing both entry and exit, or two accesses providing separate entry and exit, to roads in an area subject to a speed limit of 60km/h or less.	No more than one access providing both entry and exit is proposed for each proposed lot.	Yes
E5.6.3 New Level Crossings	A1 No Acceptable Solutions.	Not applicable.	NA
E5.6.4 Sight distance at accesses, junctions and level crossings	A1 Sight distances at: (a) an access or junction must comply with the Safe Intersection Sight Distance shown in Table E5.1; and (b) rail level crossings must comply with AS1742.7 Manual of uniform traffic control devices - Railway crossings, Standards Association of Australia.	The planning report in support of the application proposes compliance with Performance Criterion P1.	No

APPENDIX E

E6.0 Parking and Access Code

Standard	Acceptable Solution	Proposed	Complies?
E6.6 Use Standards			
E6.6.1 Number of Car Parking Spaces	A1 The number of on-site car parking spaces must be: (a) no less than the number specified in Table E6.1 and no more than 10% greater than that number; except if: (i) the site is subject to a parking plan for the area adopted by Council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (ii) this provision was not used in this planning scheme.	Not applicable. No development generating car parking requirements is proposed.	NA
E6.6.2 Number of Accessible Car Parking Spaces for People with a Disability	A1 Car parking spaces provided for people with a disability must: (a) satisfy the relevant provisions of the Building Code of Australia; (b) be incorporated into the overall car park design; (c) be located as close as practicable to the building entrance.	Not applicable. No development generating car parking requirements is proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
E6.6.3 Number of Motorcycle Parking Spaces	A1 The number of on-site motorcycle parking spaces provided must be at a rate of 1 space to each 20 car parking spaces after the first 19 car parking spaces except if bulky goods sales, (rounded to the nearest whole number). Where an existing use or development is extended or intensified, the additional number of motorcycle parking spaces provided must be calculated on the amount of extension or intensification, provided the existing number of motorcycle parking spaces is not reduced.	Not applicable. No development generating car parking requirements is proposed.	NA
E6.6.4 Number of Bicycle Parking Spaces	A1 The number of on-site bicycle parking spaces provided must be no less than the number specified in Table E6.2.	Not applicable. No development generating bicycle parking requirements is proposed.	NA
E 6.7 Development Standards			
E6.7.1 Number of Vehicle Accesses	A1 The number of vehicle access points provided for each road frontage must be no more than 1 or the existing number of vehicle access points, whichever is the greater.	One vehicle access point is proposed for each road frontage.	Yes
E6.7.2 Design of Vehicular Accesses	A1 Design of vehicle access points must comply with all of the following: (a) in the case of non-commercial vehicle access, the location, sight distance, width and gradient of an access must be designed and constructed to comply with section 3 – "Access Facilities to Off-street Parking Areas and Queuing Areas" of	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

Standard	Acceptable Solution	Proposed	Complies?
	AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) in the case of commercial vehicle access, the location, sight distance, geometry and gradient of an access must be designed and constructed to comply with all access driveway provisions in section 3 "Access Driveways and Circulation Roadways" of AS2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities		
E6.7.3 Vehicular Passing Areas Along an Access	A1 Vehicular passing areas must: (a) be provided if any of the following applies to an access: (i) it serves more than 5 car parking spaces; (ii) is more than 30 m long; (iii) it meets a road serving more than 6000 vehicles per day; (b) be 6 m long, 5.5 m wide, and taper to the width of the driveway; (c) have the first passing area constructed at the kerb; (d) be at intervals of no more than 30 m along the access	Not applicable. The proposal does not include any of the triggers for requiring vehicular passing areas	NA
E6.7.4 On-Site Turning	A1 On-site turning must be provided to enable vehicles to exit a site in a forward direction, except where the access complies with any of the following: (a) it serves no more than two dwelling units; (b) it meets a road carrying less than 6000 vehicles per day.	The proposed access meets a road carrying less than 6000 vehicles per day.	NA

Standard	Acceptable Solution	Proposed	Complies?
E6.7.5 Layout of Parking Areas	A1 The layout of car parking spaces, access aisles, circulation roadways and ramps must be designed and constructed to comply with section 2 "Design of Parking Module, Circulation Roadways and Ramps" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking and must have sufficient headroom to comply with clause 5.3 "Headroom" of the same Standard.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes
E6.7.6 Surface Treatment of Parking Areas	A1 Parking spaces and vehicle circulation roadways must be in accordance with all of the following: (a) paved or treated with a durable all-weather pavement where within 75m of a property boundary or a sealed roadway; (b) drained to an approved stormwater system, unless the road from which access is provided to the property is unsealed.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes
E6.7.7 Lighting of Parking Areas	A1 Parking and vehicle circulation roadways and pedestrian paths serving 5 or more car parking spaces, used outside daylight hours, must be provided with lighting in accordance with clause 3.1 "Basis of Design" and clause 3.6 "Car Parks" in AS/NZS 1158.3.1:2005 lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting.	Not applicable. No parking is proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
E6.7.8 Landscaping of Parking Areas	A1 Landscaping of parking and circulation areas must be provided where more than 5 car parking spaces are proposed. This landscaping must be no less than 5 percent of the area of the car park, except in the Central Business Zone where no landscaping is required.	Not applicable. No parking is proposed.	NA
E6.7.9 Design of Motorcycle Parking Areas	A1 The design of motorcycle parking areas must comply with all of the following: (a) be located, designed and constructed to comply with section 2.4.7 "Provision for Motorcycles" of AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-street car parking; (b) be located within 30 m of the main entrance to the building.	Not applicable. No motorcycle parking is proposed.	NA
E6.7.10 Design of Bicycle Parking Facilities	A1 The design of bicycle parking facilities must comply with all the following: (a) be provided in accordance with the requirements of Table E6.2; (b) be located within 30 m of the main entrance to the building. A2 The design of bicycle parking spaces must be to the class specified in table 1.1 of AS2890.3:1993 Parking facilities Part 3: bicycle parking facilities in compliance with section 2 "Design of Parking Facilities"	Not applicable. No bicycle parking is required or proposed. Not applicable. No bicycle parking is required or proposed.	NA NA

Standard	Acceptable Solution	Proposed	Complies?
	and clauses 3.1 "Security" and 3.3 "Ease of Use" of the same Standard.		
E6.7.11 Bicycle End of Trip Facilities	A1 For all new buildings where the use requires the provision of more than 5 bicycle parking spaces for employees under Table E6.2, 1 shower and change room facility must be provided, plus 1 additional shower for each 10 additional employee bicycle spaces thereafter.	Not applicable. No bicycle parking is required or proposed.	NA
E6.7.12 Siting of Car Parking	A1 Parking spaces and vehicle turning areas, including garages or covered parking areas in the Inner Residential Zone, Urban Mixed Use Zone, Village Zone, Local Business Zone and General Business Zone must be located behind the building line of buildings located or proposed on a site except if a parking area is already provided in front of the building line of a shopping centre.	Not applicable. No car parking or vehicle turning areas are proposed.	NA
E6.7.1.13 Facilities for Commercial Vehicles	A1 Commercial vehicles facilities for loading, unloading or manoeuvring must be provided on site in accordance with Australian Standard for Off-street Parking, Part 2 : Commercial Vehicle Facilities AS 2890.2:2002, unless: (a) the delivery of all inward bound goods is by a single person from a vehicle parked in a dedicated loading zone within 50 m of the site; (b) the use is not primarily dependent on outward delivery of goods from the site.	Not applicable. No commercial vehicle facilities are proposed.	NA

Standard	Acceptable Solution	Proposed	Complies?
E6.7.14 Access to a Road	A1 Access to a road must be in accordance with the requirements of the road authority.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

APPENDIX F

E7.0 Stormwater Management Code

Standard	Acceptable Solution	Proposed	Complies?
E7.7 Development Standards			
E7.7.1 Stormwater Drainage and Disposal	A1 Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure. A2 A stormwater system for a new development must incorporate water sensitive urban design principles R1 for the treatment and disposal of stormwater if any of the following apply: (a) the size of new impervious area is more than 600 m²; (b) new car parking is provided for more than 6 cars;	Council's Development Engineer has reviewed the proposal and does not object on this basis. Not applicable. The proposal does not include any of the triggers for requiring vehicular passing areas.	Yes NA

Standard	Acceptable Solution	Proposed	Complies?
	(c) a subdivision is for more than 5 lots		
	A3 A minor stormwater drainage system must be designed to comply with all of the following: (a) be able to accommodate a storm with an ARI of 20 years in the case of non-industrial zoned land and an ARI of 50 years in the case of industrial zoned land, when the land serviced by the system is fully developed; (b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes
	A4 A major stormwater drainage system must be designed to accommodate a storm with an ARI of 100 years.	Council's Development Engineer has reviewed the proposal and does not object on this basis.	Yes

APPENDIX G

E15.0 Inundation Prone Areas Code

Standard	Acceptable Solution	Proposed	Complies?
E15.8 Development Standards for Subdivision			
E15.8.1 Medium and High Inundation Hazard Areas	A1 No Acceptable Solution.	The site is marginally within medium and high Coastal Inundation Hazard Areas.	No
	A2 Subdivision is not prohibited by the relevant zone standards.	The applicable zone standards do not prohibit the proposed subdivision as detailed in this report.	Yes
E15.8.2 Subdivision Dependent on a Coastal Location	A1 No acceptable solution	Not applicable. The proposed subdivision is not dependent on a coastal location.	NA

APPENDIX H

E16.0 Coastal Erosion Hazard Code

Standard	Acceptable Solution	Proposed	Complies?
E16.8 Subdivision Standards			
E16.8.1 Subdivision in Coastal Erosion Hazard Areas	A1 No Acceptable Solution	No acceptable solution.	No
	A2 No Acceptable Solution	No acceptable solution.	No
E16.8.2 Subdivision dependant on a Coastal Location	A1 No Acceptable Solution	Not applicable.	NA
	A2 No Acceptable Solution	Not applicable.	NA



SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME AND PLANNING APPLICATION REFERRALS

Council Planning Permit No.	PLS43A-20/01	Council notice date	20/10/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01724-GCC	Date of response	21/06/2021
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1 BOURNVILLE CRES, CLAREMONT	Property ID (PID)	2027338
Description of development	Planning scheme amendment and subdivision - 2 lots		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Hutchins Spurr Pty Ltd	Preliminary Servicing Plan	D	16/06/2021
Rogerson & Birch Surveyors	CBC001 Sheet 11543-02		16/06/2021
Comments			
Pursuant to the Water and Sewerage Industry Act 2008 (TAS) Section 56P(1) TasWater makes the following submission(s): TasWater does not object to the draft amendment to planning scheme. The report prepared by the applicant outlines that part of the subdivision proposal is to "Correct an existing anomaly" with respect to the Claremont Peninsula Specific Area Plan. The application does not however propose to correct the issue relating to TasWater having an existing sewage pump station that is not located on Land that belongs to TasWater or council. Generally TasWater seek exclusive possession of its sewage pump station sites and in this case to correct the issue would require a fifth lot of suitable size containing the pump station, to be transferred to TasWater's ownership (this TasWater lot would then most likely be zoned as 'Utilities'). We note that there is a proposal to create a road reserve lot (lot 100 on Rogerson & Birch Plan) and we assumed that this would not be an unreasonable request to obtain a TasWater lot at the same time. Notwithstanding this TasWater are looking at acquiring the land through a separate process now as negotiated with the club.			
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act</i> 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 each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Advice: The pipe identified as "Existing Watermain" on the Preliminary Servicing Plan appears to be a disused customer service connection as there is no evidence of any customer service meter			



connected to it. It is unlikely that the proposed customer service connection to that pipe will be acceptable, in which case a suitably sized water main extension to the main in Bourneville Crescent will be required to service the development.

2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.
3. Prior to commencing construction of the subdivision, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

ASSET CREATION & INFRASTRUCTURE WORKS

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 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 showing the hydraulic servicing requirements 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 all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
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 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.
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". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.

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.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
15. Pipeline easements, to TasWater's satisfaction, must be created over all existing and/or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
16. 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 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.

DEVELOPMENT ASSESSMENT FEES

17. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

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

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

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 "J. 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

Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections.

Discovery of Aboriginal Relics other than Skeletal Material

Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

Step 2:

A temporary 'no-go' or buffer zone of at least 10m x 10m should be implemented to protect the suspected Aboriginal relics, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or Aboriginal Heritage Tasmania staff member.

Step 3:

Contact Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible and inform them of the discovery. Documentation of the find should be emailed to **aboriginal@heritage.tas.gov.au** as soon as possible. Aboriginal Heritage Tasmania will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

Discovery of Skeletal Material

Step 1:

Call the Police immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. The area should be managed as a crime scene. It is a criminal offence to interfere with a crime scene.

Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

Step 3:

A temporary 'no-go' or buffer zone of at least 50m x 50m should be implemented to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been assessed by the Police and/or Coroner.

Step 4:

If it is suspected that the skeletal material is Aboriginal, Aboriginal Heritage Tasmania should be notified.

Step 5:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995*.

Aboriginal Heritage Tasmania

Department of Primary Industries, Parks, Water and Environment

Document Set ID: 3009959
Version: 1 Version Date: 02/08/2021



Guide to Aboriginal site types

Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrenner and limpet, however they can also contain stone tools, animal bone and charcoal.

Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone.

Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

Further information on Aboriginal Heritage is available from:

Aboriginal Heritage Tasmania
Natural and Cultural Heritage Division
Department of Primary Industries, Parks, Water and Environment
GPO Box 44 Hobart TAS 7001

Telephone: **1300 487 045**

Email: **aboriginal@heritage.tas.gov.au**

Web: **www.aboriginalheritage.tas.gov.au**

This publication may be of assistance to you but the State of Tasmania and its employees do not accept responsibility for the accuracy, completeness, or relevance to the user's purpose, of the information and therefore disclaims all liability for any error, loss or other consequence which may arise from relying on any information in this publication.



GLENORCHY INTERIM PLANNING SCHEME 2015
AMENDMENT PLAM-21/01

The Glenorchy Interim Planning Scheme 2015 is amended as follows:

Land affected by this amendment: 5A Taree Street, Chigwell, 3 Edgar Street, Claremont and 345 Man Road, Glenorchy

The Planning Scheme maps are amended by:

1. Modify the Zoning Map as shown in Annexure 1 to include 5A Taree Street, Chigwell in a General Residential Zone
2. Modify the Zoning Map as shown in Annexure 2 to include 3 Edgar Street Claremont in a General Residential Zone
3. Modify the Zoning Map as shown in Annexure 3 to include 345 Main Road, Glenorchy in a Central Business Zone
4. Modify the area on the planning scheme maps shown as 'F09' to include the area shown in Annexure 4 within the Glenorchy Activity Centre Urban Design Specific Area Plan

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

 21 as
authorised by Council in the presence of:

Council Delegate

The map displays a grid of residential lots. Lot 13 is highlighted in red and labeled 'SA Taree Street Chigwell'. The lots are numbered as follows:

- Top row: 13, 15, 17, 19, 21, 23
- Second row: 17, 15, 17, 19, 21, 23
- Third row: 15, 13, 11, 9, 7
- Fourth row: 5, 4, 6, 8, 10
- Fifth row: 2, 4, 6, 8, 10

Streets shown include 'Taree Street' and 'Coraki Street'.

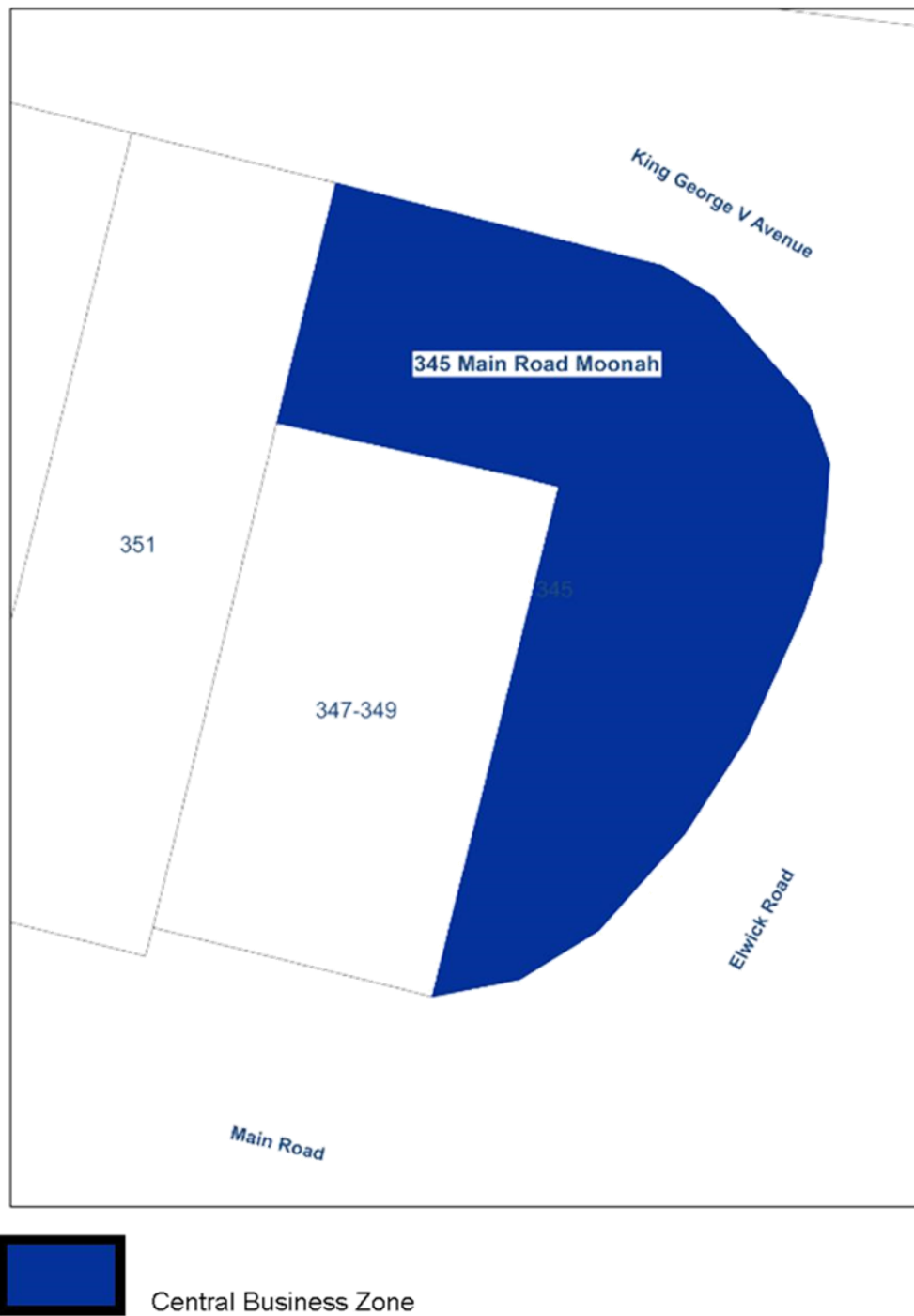


General Residential Zone

Annexure 2



Annexure 3



Annexure 4



Attachment 2 – Zone Comparison Table

Note that determining use class status under the Use Table is only one aspect of determining permissibility of a proposal. Permissibility will also be determined based on whether the proposal meets the acceptable solution or performance criteria of any applicable use or development standard within the scheme.

Open Space to General Residential

Use Class	Open Space Zone (GIPS 2015 Clause 19.2)	General Residential Zone (GIPS 2015)	General Residential Zone (SPPs Clause 8.2)
Business and Professional Services	Prohibited	Discretionary – Only if a consulting room, medical centre, veterinary surgery or child health clinic	Discretionary - If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services
Community Meeting and entertainment	Permitted	Discretionary – Only if church, art and craft centre or public hall	Discretionary - If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Domestic Animal Breeding, Boarding or Training	Discretionary – only if for training animals	Prohibited	Prohibited
Education and Occasional Care	Prohibited	No Permit Required – Only if for home-based child care in accordance with a license under the Child Care Act 2001	Discretionary – if not for a tertiary institution
		Discretionary – Except if No Permit Required. Only if a child care centre, kindergarten, primary school or day respite facility. Only if a secondary school on land at Allunga Road, Chigwell as shown on the overlay maps.	
Emergency Services	Discretionary	Discretionary	Discretionary
Food Services	Discretionary	Discretionary	Discretionary - If not for a take away food premises with a drive through facility.

General Retail and Hire	Discretionary	Discretionary – Only if a local shop	Discretionary – If for a local shop
Natural and Cultural Values Management	No Permit Required	No Permit Required	No Permit Required
Passive Recreation	No Permit Required	No Permit Required	No Permit Required
Pleasure Boat Facility	Discretionary	Prohibited	Prohibited
Residential	Prohibited	No Permit Required – Only if single dwelling. Only if home-based business with no more than 1 non-resident worker/employee, no more than 1 commercial vehicle and a floor area no more than 30m. Only an existing residential aged care home on a title which existed or had been approved by the Council on 1 June 2013	No Permit Required – if for a single Dwelling Permitted - if not listed as No Permit Required
Sports and Recreation	Discretionary	Permitted – Except if No Permit Required. Except if home-based business with more than 1 non-resident worker/employee, more than 1 commercial vehicle or a floor area more than 30m. Discretionary – Except if No Permit Required or Permitted	Discretionary - If for a fitness centre, gymnasium, public swimming pool or sports ground
Tourist Operation	Discretionary	Prohibited	Prohibited
Utilities	No Permit required – If for minor utilities Discretionary – Except if No Permit Required	No Permit Required – Only if minor utilities Discretionary – Except if No Permit Required	No Permit Required – If for minor utilities Discretionary – if not listed as No Permit Required

Vehicle Parking	Discretionary	Prohibited	Prohibited
Visitor Accommodation	Discretionary – Only if camping and caravan park or overnight camping area	Permitted	Permitted

Utilities to Central Business Zone

Use Class	Utilities Zone	Central Business Zone (GIPS 2015)	Central Business Zone (SPPs Clause 16.2)
Any Permitted Use	N/A	No Permit Required - Only if replacing an existing use on the site and there is no associated development requiring a permit	N/A
Bulky Goods Sales	Discretionary – Only if at a refuse disposal site or waste transfer station	Discretionary	Permitted
Business and Professional Services	Prohibited	Permitted	No Permit Required
Community Meeting and entertainment	Prohibited	Permitted	Permitted
Custodial Facility	Prohibited	Discretionary – only if a remand centre	Discretionary – if for a remand centre
Education and Occasional Care	Prohibited	Permitted – Only if an employment training centre	Permitted
Emergency Services	Discretionary	Discretionary – Except if permitted	Permitted
Equipment and Machinery Sales and hire	Prohibited	Discretionary	Discretionary
Extractive Industry	Discretionary – only if for landfill gas extraction	Prohibited	Prohibited
Food Services	Prohibited	Permitted – Except if a take away food premises with a drive through facility	No Permit Required

		Discretionary – Except if permitted Permitted – Except if adult sex product shop or supermarket	No Permit Required
General Retail and Hire	Prohibited		
Hospital Services	Prohibited	Discretionary – Except if permitted Discretionary	Discretionary
Hotel Industry	Prohibited	Discretionary	Permitted
Manufacturing and Processing	Prohibited	Prohibited	Discretionary – if for alterations or extensions to existing Manufacturing and Processing
Natural and Cultural Values Management	No Permit Required	Discretionary	No Permit Required
Passive Recreation	Discretionary	Permitted	No Permit Required
Recycling and Waste Disposal	Permitted – Only if existing facility	Prohibited	Prohibited
Research and Development	Discretionary – Except if Permitted	Permitted	Permitted
Residential	Prohibited	No Permit Required – Only if home-based business Permitted – Except if No Permit Required. Only if above ground floor level (except for access) Discretionary – Except if No Permit Required or Permitted.	No Permit Required – If for home-based business Permitted - if (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not listed as No Permit Required Discretionary – if not listed as No Permit Required or Permitted
Resource Processing	Prohibited	Prohibited	Discretionary – if for food or beverage production
Service Industry	Discretionary	Discretionary – Only if an extension to an existing use	Discretionary - If for alterations or extensions to an existing Service Industry.
Sports and Recreation	Discretionary	Discretionary	Permitted - If located above ground floor level (excluding pedestrian or vehicular access).

			Discretionary – if not listed as Permitted
Storage	Discretionary – Only if associated with a utility	Prohibited	Discretionary – If not for a liquid, solid or gas fuel depot
Tourist Operation	Discretionary - Only if visitor information or visitor centre adjacent to or on a road	Discretionary	Permitted
Transport Depot and Distribution	Discretionary	Discretionary - Only for public transport or a taxi service (other than a taxi depot)	Discretionary – If for a public transport facility
Utilities	No Permit Required – Only if minor utilities Permitted – Except if No Permit Required	No Permit Required – Only if minor utilities Permitted – Except if No Permit Required	No Permit Required – If for minor utilities Discretionary – if not listed as No Permit required
Vehicle Fuel Sales and Service	Prohibited	Discretionary	Discretionary
Vehicle Parking	Discretionary	Discretionary	Discretionary
Visitor Accommodation	Prohibited	Discretionary – Except if camping caravan or overnight camping area	Permitted – if (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not a camping and caravan park or overnight camping area
			Discretionary – if (a) not a camping and caravan park or overnight camping area; or (b) not listed as Permitted



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16 Laona Crescent, Granton

2-Aug-2021

Document Set ID: 3010290

Version: 1, Version Date: 02/08/2021

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



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HIGHLY REACTIVE SOIL SITE. ALTERNATE DRAINAGE PLAN TO BE USED

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S):	2445MM
FIRST FLOOR TOP OF WALL HEIGHT(S):	2505MM
(CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)	
ROOF PITCH (U.N.O.):	22.0°
ELECTRICITY SUPPLY:	SINGLE PHASE
GAS SUPPLY:	NONE
ROOF MATERIAL:	SHEET METAL
ROOF COLOUR:	N/A
ROOF INSULATION:	R4.1 BATTS
	SARKING
WALL MATERIAL:	BRICK VENEER, CLADDING
WALL INSULATION:	R2.0 BATTS
	WALL WRAP TO ENTIRE HOUSE
FLOOR INSULATION:	BAXX-POD TO GF, AIRCELL TO FF

SITE & ENGINEERING INFORMATION

WIND CLASSIFICATION:	N3
CLIMATE ZONE:	ZONE 7 - COOL TEMPERATE
WIND REGION:	A
TERRAIN CATEGORY:	TC2.5
SHIELDING FACTOR:	PS - PARTIAL SHIELDING
TOPOGRAPHIC CLASSIFICATION:	T2
DESIGN WIND SPEED:	50 m/sec
SITE CLASSIFICATION:	H2
SLAB CLASSIFICATION:	TBC

SLAB TO BE 100mm THICK (U.N.O.) WITH REINFORCEMENT TO ENGINEERS SPECIFICATIONS & DETAILS OVER A 200µm WATERPROOF MEMBRANE ON A BED OF FREE DRAINING COARSE SAND (WHERE SPECIFIED)

PROVIDE BRICK CONTROL JOINTS IN ACCORDANCE WITH N.C.C. & AS 3700

ALL TIMBER FRAMING TO BE DESIGNED TO AS 1684:2010

BAL-LOW BUSHFIRE REQUIREMENTS

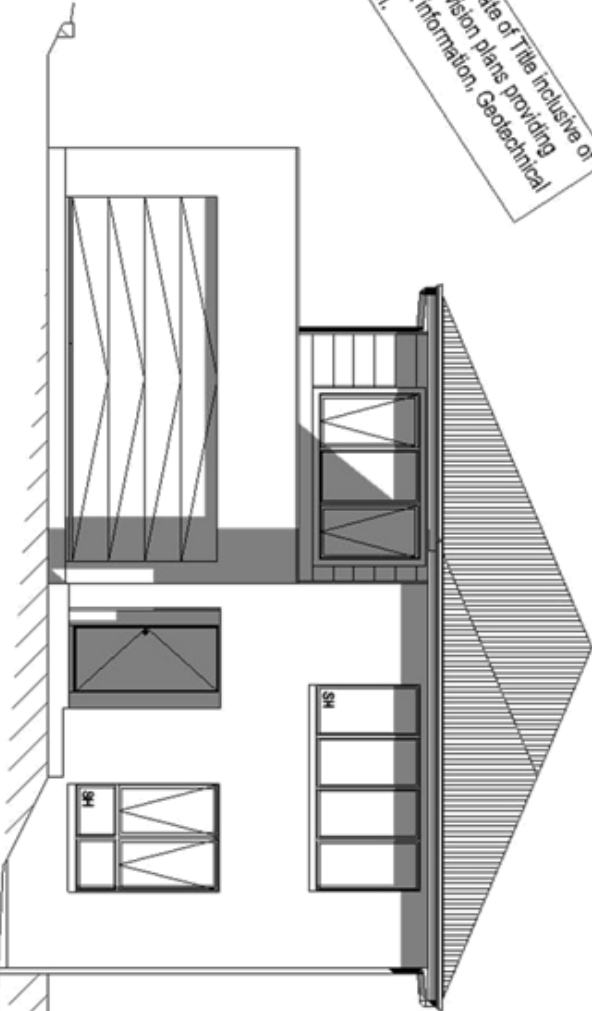
GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No	PLN-21-307
DATE RECEIVED	18/06/2021



SITE LOCATION

LOCATION MAP

This Plan has been prepared prior to the receipt of one or more of the following documents:- Certificate of Title inclusive of lot specific zoning, easement and covenant points, power and communications connection point information, Geotechnical crossover locations and service connection points, Site Investigation, Contour Survey, Dial Before You Dig information.



THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

PRELIMINARY PLAN SET

No.	AMENDMENT	1-6, 10, 12	2021.06.11	RMF	-
5	PRELIMINARY PLAN SET - VAR REF 001	ALL	2021.06.25	CPO	NSP
4	PRELIMINARY PLAN SET - INITIAL ISSUE				

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
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DRAWING	DRAWN
1 CT PLAN	DOI 2021.01.06
2 TWO STOREY OPTION	NSP 2021.02.19
3 CHANGED TO BELLA VISTA ONE	DOI 2021.05.06
4 PRELIM PLAN SET - INITIAL ISSUE	CPO 2021.05.25
5 PRELIMINARY PLAN SET - VAR REF 001	RMF 2021.06.11

CLIENT:	SANDEEP SINGH & AMANDEEP KAUR DILLON
ADDRESS:	16 LAOMA CRESCENT, GRANTON TAS 7020
LOT / SECTION / CT:	89 / - /
COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	BELLA VISTA ONE (MODIFIED)
FACADE DESIGN:	CLASSIC
SHEET TITLE:	COVER SHEET
SHEET NO.:	1 / 22
HOUSE CODE:	H-WELBLV10DA
FACADE CODE:	F-WELBLV10CLASA

DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND COMMENCEMENT OF ANY WORK. ALL DIMENSIONS ARE TO BE REPORTED TO THE DESIGNING OFFICE.	712700
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WIND CLASSIFICATION	NG
WITHIN 1 KM OF BREAKING SALT WATER	NO
WITHIN 100 M OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	NO
SURVEY AREA	NEW
LATITUDE	0° 00' 00" S
LONGITUDE	0° 00' 00" E
APPROX. IMPORT/EXPORT FILL	
CUT VOLUME	35.01 m ³
FILL VOLUME	35.79 m ³
DIFFERENCE	0.72 m ³
EVEN CUT & FILL	
LOT SIZE:	706 m ²
HOUSE:	155.29 m ²
SITE COVERAGE:	22%
DEB BRICKWORK AREA	
AREA (m ²)	6.84



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-307

DATE RECEIVED 18/06/2021

THIS PLAN ACCEPTED BY: _____

PLEASE NOTE: NO VARIATIONS WILL BE
ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE: _____

DATE: _____

HOUSE DESIGN:	HOUSE CODE:
BELLA VISTA ONE (MODIFIED)	H-MELBLV10DA
FACADE DESIGN:	FACADE CODE:
CLASSIC	F-MELBLV10CLASA
SHEET TITLE:	SHEET NO.:
SITE PLAN	2 / 22
	SCALE:
	1:200

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FIGURED DIMENSIONS ONLY. CHECK
AND VERIFY DIMENSIONS AND
LEVELS PRIOR TO THE
COMMENCEMENT OF ANY WORK.
DISCREPANCIES TO BE REPORTED
TO THE DRAFTING OFFICE

BAL-LOW BUSHFIRE REQUIREMENTS NO SPECIAL CONSTRUCTION REQUIREMENTS	
	
GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No PLN-21-307	
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Template Version: 21.020

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SIGNATURE: _____

DATE: _____

File Location: P:\8. Drafting\Job Files\1712700\1712700 - Dillon - A21\Plans\1712700 - Dillon - Prelim Plans - 2021.06.11.pln

BAL-LOW BUSHFIRE REQUIREMENTS

TOTAL FLOOR AREAS
GARAGE
LIVING (FIRST FLOOR)
LIVING (GROUND FLOOR)
PORCH

39.60
129.48
112.72
2.97
234.77 m³

REFER SHEET 1 (OVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

COP CHARGED DOWNPIPE DIRECTED TO TANK

SPP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

REFER BRICK COURSEING AND WINDOW FLASHING DETAIL FOR BRICK COURSEING & WINDOW FLASHING DETAILS

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 24" ABOVE FFL UNLESS NOTED OTHERWISE

FOR FULL DETAILS OF ALL WINDOWS AND DOORS

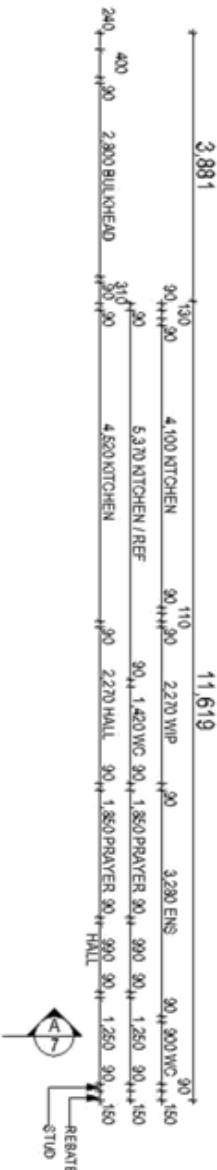
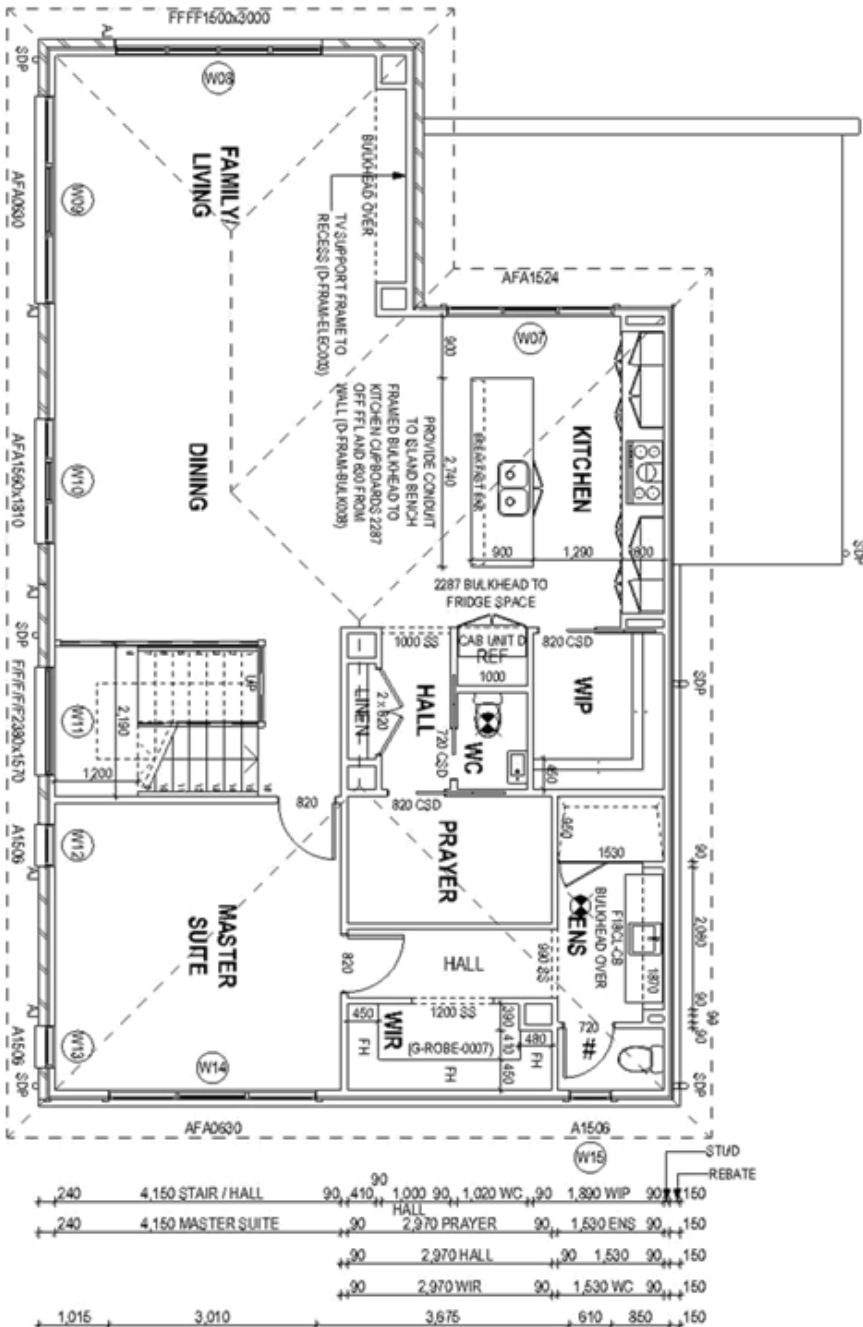
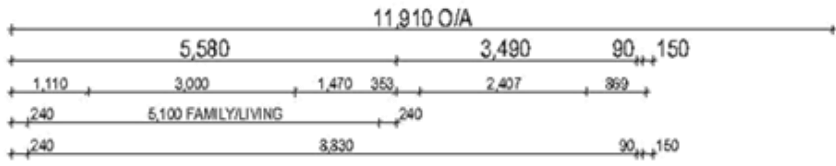
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

ALL STAIR TREADS TO PROVIDE A MINIMUM
SLIP RESISTANCE TO MEET MCC
REQUIREMENTS

UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:

FLOOR PLAN LEGEND

16 MS		HOG SPOUT / WALL SPOUT
15 MS		FACE BRICK / COMMON BRICK
14 MS		BAG & PAINT / RENDER
13 MS		SOUND INSULATION
12 MS		BRICK ARTICULATION JOINT
11 MS		DENOTES PLASTER SIDE
10 MS		MECHANICAL VENTILATION
9 MS		SWITCHED TO LIGHT
8 MS		LOAD BEARING WALL
7 MS		THIS DOOR OPENS FIRST
6 MS		SMOKE ALARM
5 MS		LIFT OFF HINGE
4 MS		WATER POINT
3 MS		FRIDGE WATER POINT
2 MS		GAS BAYONET
1 MS		GAS



GLENDORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No **PLN-21-307**
DATE RECEIVED **18/06/2021**

APPLICATION NO. PLN-21-307
DATE RECEIVED 18/06/2021

Document Set ID: 20210800

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HOMES

DRAWING		DRAWN	
1	CT PLAN	DOI	2021.01.06
2	TWO STOREY OPTION	MSR	2021.02.19
3	CHANGED TO BELAVISTA ONE	DOI	2021.05.06
4	PRELIM PLANSET - INITIAL ISSUE	CPO	2021.05.25
5	PRELIMINARY PLANSET - VAR REF 001	RMR	2021.06.11

CLIENT: SANDEEP SINGH & AMANDEEP KAUR DILLON

ADDRESS: 16 LAONA CRESCENT, GRANTON TAS 7020

LOT / SECTION / CT: 89 / - /

FOUND.: GLENORCHY COUNCIL

HOUSE DESIGN: BELAVISTA ONE (MODIFIED)

FACADE DESIGN: CLASSIC

SHEET TITLE: ELEVATIONS

HOUSE CODE: H-WELBLV10DA

FACADE CODE: F-WELBLV10CLASA

SHEET NO.: 5 / 22

SCALE: 1:100

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712700

10.42 BUILDING ENVELOPE (ENVELOPE IS ALIGNED TO NEAREST FACE OF DWELLING)

RT 20.280 - PITCHING BEAM FF

RT 17.866 - FIRST FLOOR

RT 17.275 - PITCHING BEAM FF

RT 14.830 - GROUND FLOOR

COLORBOND CORRUGATED / CUSTOM ORB METAL ROOFING + SARKING

JAMES HARBOE SCOTCHSTRA 350mm CLADDING

ARTICULATED FACE BRICKWORK

2125H SECTIONAL OVERHEAD DOOR + AUTO DOOR CONTROLLER

RETAINING WALL

350 x 350mm FACE BRICK PER WITH 80mm GALL SHE TO CORE

10.42 BUILDING ENVELOPE (ENVELOPE IS ALIGNED TO NEAREST FACE OF DWELLING)

10.42 BUILDING ENVELOPE (ENVELOPE IS ALIGNED TO NEAREST FACE OF DWELLING)

RT 20.280 - PITCHING BEAM FF

RT 17.866 - FIRST FLOOR

RT 17.275 - PITCHING BEAM FF

RT 14.830 - GROUND FLOOR

EXISTING GROUND LEVEL

CUT BATTER IN DISTANCE

CUT BATTER

Scale: 1:100

WEST ELEVATION

10.42 BUILDING ENVELOPE (ENVELOPE IS ALIGNED TO NEAREST FACE OF DWELLING)

RT 20.280 - PITCHING BEAM FF

RT 17.866 - FIRST FLOOR

RT 17.275 - PITCHING BEAM FF

RT 14.830 - GROUND FLOOR

COLORBOND CORRUGATED / TRADEX METAL ROOFING

SH - SWAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY THE NCC

Scale: 1:100

EAST ELEVATION

GLASS TYPE LEGEND

WINDOW TYPE LEGEND

THIS PLAN ACCEPTED BY:

PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING

SIGNATURE:

DATE:

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING: - SUSTAINABILITY REQUIREMENTS - SITE CLASSIFICATION - GENERAL BUILDING INFORMATION

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. PLN-21-307

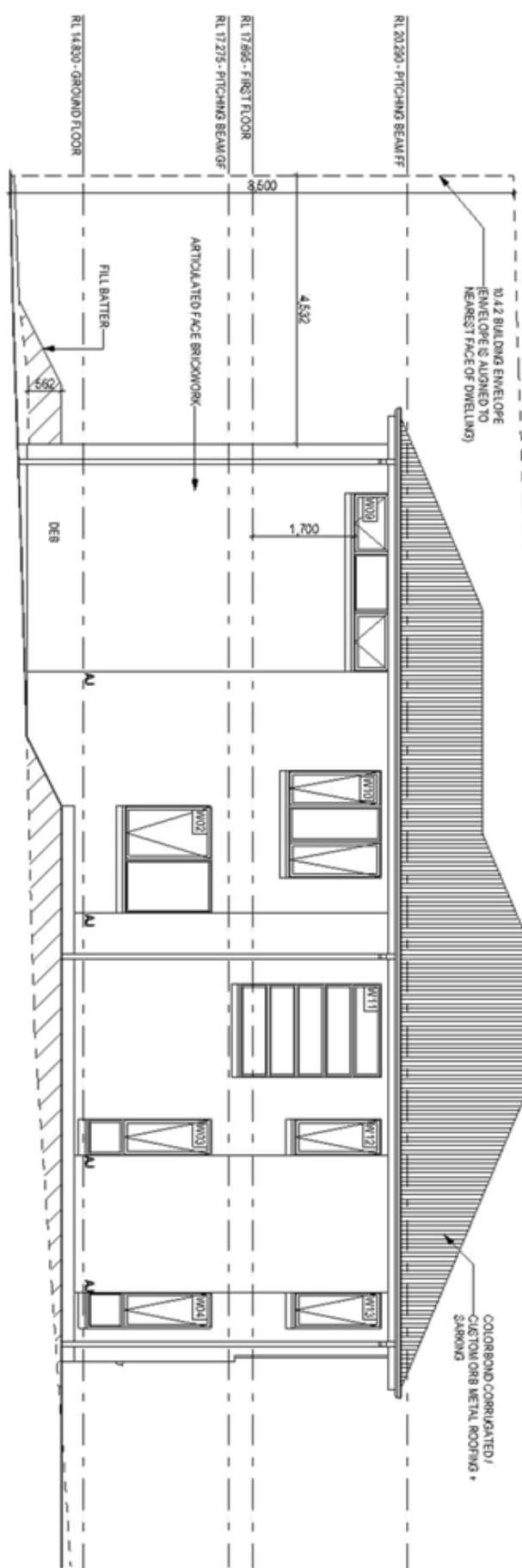
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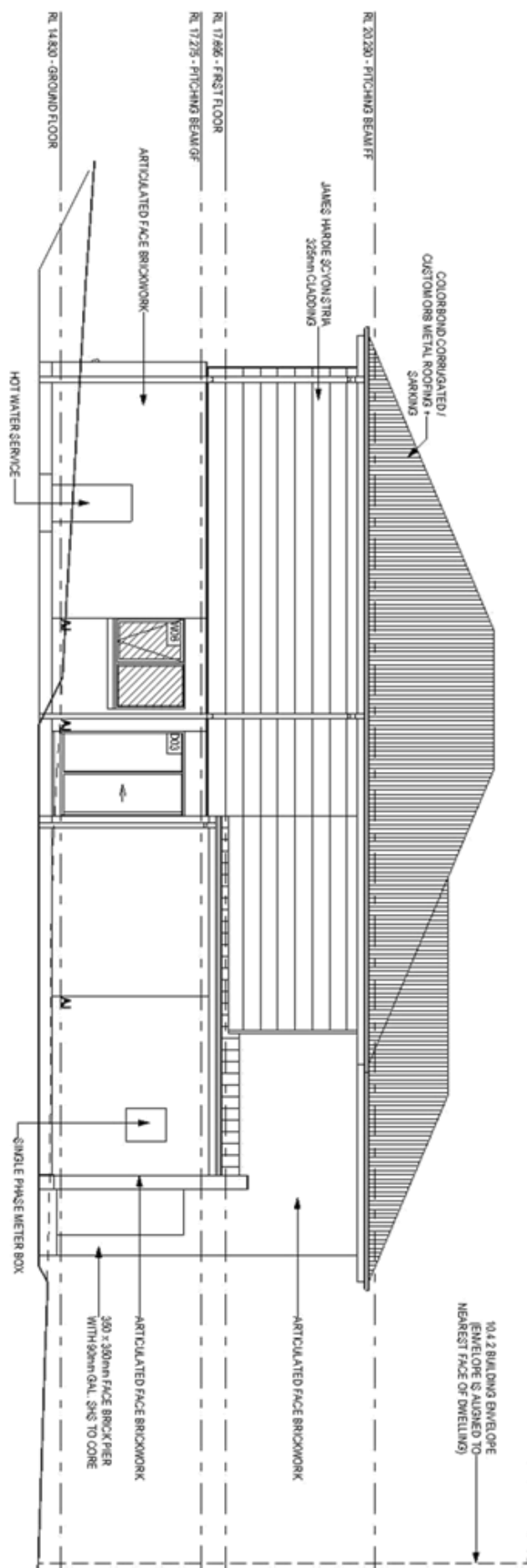
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Last Published: Friday, 11 June 2021 3:18 PM

Attachments - Glenorchy Planning Authority - 9 August 2021



NORTH ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100

GLASS TYPE LEGEND

				
CLEAR	OBSCURE	ACOUSTIC	LOW-E	TONED

WINDOW TYPE LEGEND

	AWNING
	DOUBLE HUNG
	FIXED
	LOUVRE
	SLIDING

THIS PLAN ACCEPTED BY:

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SIGNATURE:

DATE _____

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3	CHANGED TO BELLWITA ONE	DD
4	PRELIM PLAN SET - INITIAL ISSUE	DD
5	PRELIMINARY PLAN SET - VAR REF 001	DD

SANDEEP SINGH & AMANDEEP KAUR DHILLON

HOUSE DESIGN:
BELLAVISTA ONE (MODIFIED)

WELBLV10DA

16 LAONA CRESCENT, GRANTON TAS 7030

CLASSIC

MELEBLV10CLASA

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TO THE DRAFTING OFFICE

\$H - SNAP HEADER SILL
 FIRST FLOOR WINDOW OPENINGS TO BE
 RESTRICTED AS REQUIRED BY THE MOO

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

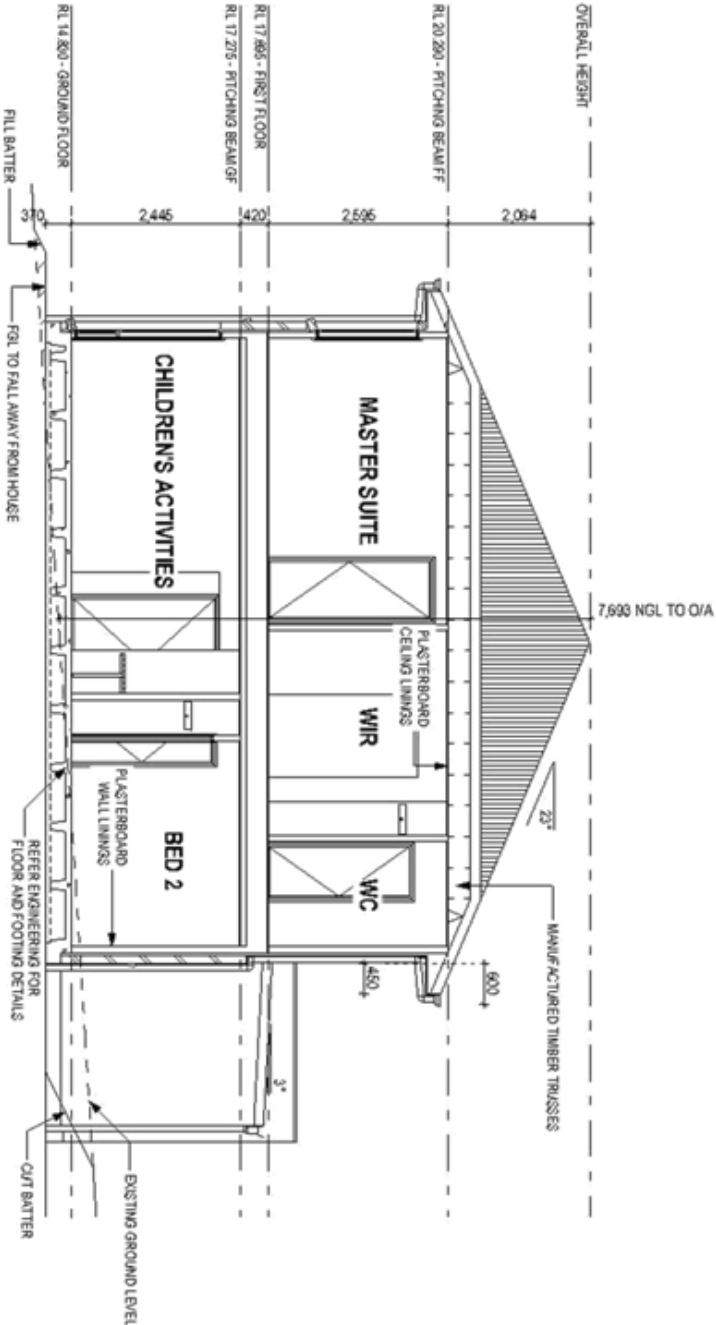
APPLICATION No **PLN-21-307**

DATE RECEIVED **18/06/2021**

BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-307
DATE RECEIVED 18/06/2021

REFER TO SHEET 1 (COVER SHEET) FOR
ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION
SH - SHIP HEADERS SILL
FIRST FLOOR WINDOW OPENINGS TO BE
RESTRICTED AS REQUIRED BY THE NCC



SECTION A-A
Scale: 1:100

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DATE:

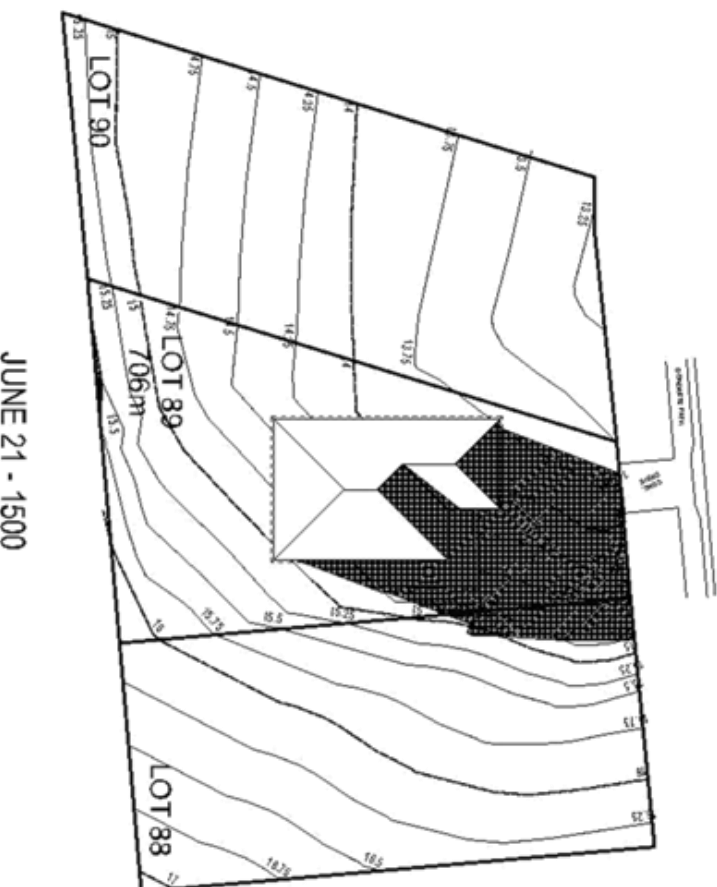
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DRAWING	DRAWN
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2 TWO STOREY OPTION	MSR 2021.02.19
3 CHANGED TO BELAVISTA ONE	DOI 2021.05.06
4 PRELIM PLANSET - INITIAL ISSUE	CPO 2021.05.26
5 PRELIMINARY PLANSET - VAR REF 001	RMR 2021.06.11

CLIENT:	SANDEEP SINGH & AMANDEEP KAUR DHILLON
ADDRESS:	16 LAONA CRESCENT, GRANTON TAS 7020
LOT / SECTION / CT:	89 / - /
COUNCIL:	GLENORCHY COUNCIL

HOUSE DESIGN:	BELAVISTA ONE (MODIFIED)
FACADE DESIGN:	CLASSIC
SHEET TITLE:	SECTION
SHEET NO.:	7122
SCALE:	1:100

HOUSE CODE:	H-WELBLV10DA
FACADE CODE:	F-WELBLV10CLASA
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HIGHLY REACTIVE SOIL NOTES:

- NO AG DRAIN WITHIN 1.5m OF THE BUILDING AND TO COMPLY WITH THE FOLLOWING:-

- (AS2870:5.6.3(d) SUBSURFACE DRAINS TO REMOVE GROUND WATER SHALL NOT BE USED WITHIN 1.5m OF THE BUILDING UNLESS DESIGNED IN ACCORDANCE WITH ENGINEERING PRINCIPLES.

- AS2870:5.6.4 (e) COLD WATER PIPES AND HEATED OR HOT WATER PIPES SHALL NOT BE INSTALLED UNDER A SLAB UNLESS THE PIPES ARE INSTALLED WITHIN A CONDUIT SO THAT IF THE PIPE LEAKS WATER IT WILL BE NOTICED ABOVE THE SLAB OR OUTSIDE THE SLAB AND WILL NOT LEAK UNDER THE SLAB.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-21-307

DATE RECEIVED 18/06/2021

DRAINS ATTACHED TO OR EMERGING FROM UNDERNEATH THE BUILDING SHALL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1000mm OF THE BUILDING PERIMETER IN ACCORDANCE WITH AS2870 SECTION 5.6.4(b)

INSTALLATION OF FLEXIBLE DRAINAGE PIPES TO BE IN ACCORDANCE WITH AS5800.3 SECT 5 AND 6, AND AS2899.2 FOR BURIED FLEXIBLE PIPELINES.

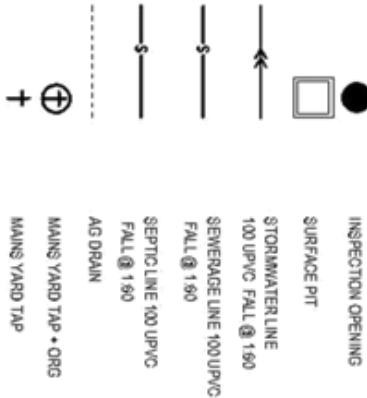
AS2870 6 (e) DURING CONSTRUCTION, WATER RUN OFF SHALL BE COLLECTED AND CHANNELLED AWAY FROM THE BUILDING

TRENCHES SHALL COMPLY WITH AS2870: 2011 PART 5.6.4 (b). WILL INCORPORATE FLEXIBLE JOINTS IMMEDIATELY OUTSIDE THE FOOTING AND COMMENCING WITHIN 1m OF THE BUILDING PERIMETER

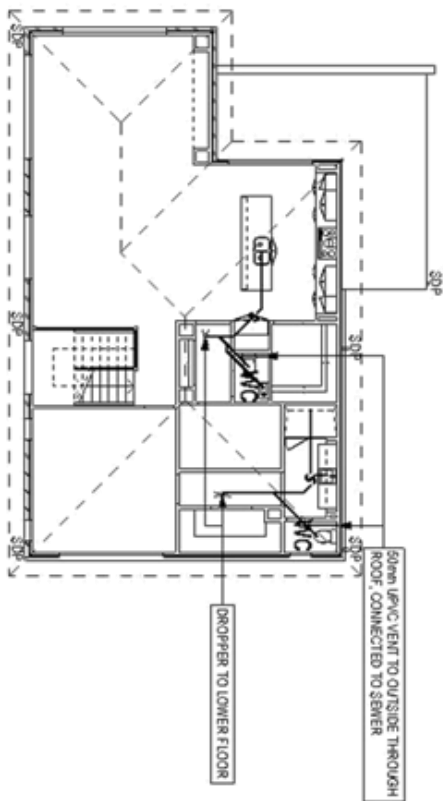
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:-
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

COOP CHARGED DOWNPIPE DIRECTED TO TANK
SPP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

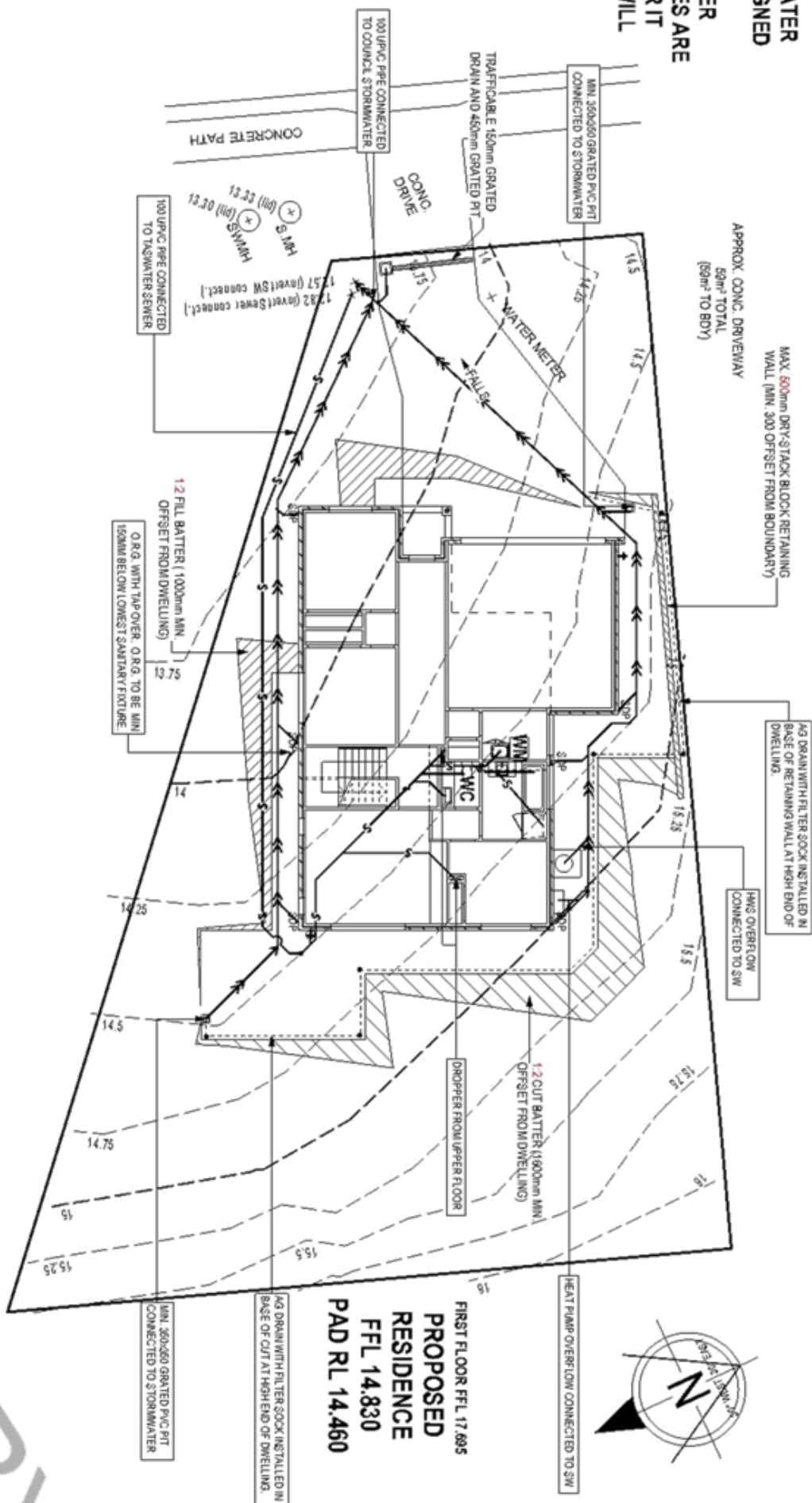
DRAINAGE LEGEND



DRAINAGE PLAN - FIRST FLOOR
Scale: 1:200



DRAINAGE PLAN - GROUND FLOOR
Scale: 1:200



BAL-LOW BUSHFIRE REQUIREMENTS
NO SPECIAL CONSTRUCTION REQUIREMENTS

THIS PLAN ACCEPTED BY:
PLEASE NOTE: NO VARIATIONS WILL BE ACCEPTED ON THIS PLAN AFTER SIGNING
SIGNATURE:
DATE:

DRAWING		DRAWN	
1	CT PLAN	DO	2021/01/06
2	TWO STOREY OPTION	MS	2021/02/19
3	CHANGED TO BELLA VISTA ONE	DO	2021/05/08
4	PRELIMINARY PLANSET - INITIAL ISSUE	CO	2021/05/26
5	PRELIMINARY PLANSET - VAR REF 001	RM	2021/08/11

CLIENT:		SANDEEP SINGH & AMANDEEP KAUR DILLON	
ADDRESS:		16 LAONA CRESCENT, GRANTON TAS 7020	
LOT / SECTION / CT:		89 / - / 1	
COUNCIL:		GLENORCHY COUNCIL	

HOUSE DESIGN:		BELLA VISTA ONE (MODIFIED)	
FACADE DESIGN:		FACADE CODE:	
CLASSIC		F-MEIBLV10CLASA	
SHEET TITLE:		DRAINAGE PLAN	
SHEET NO.:		12 / 22	
SHEET NO.:		1:200	

HOUSE CODE:		H-MEIBLV10DA	
FACADE CODE:		F-MEIBLV10CLASA	
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2-Aug-2021



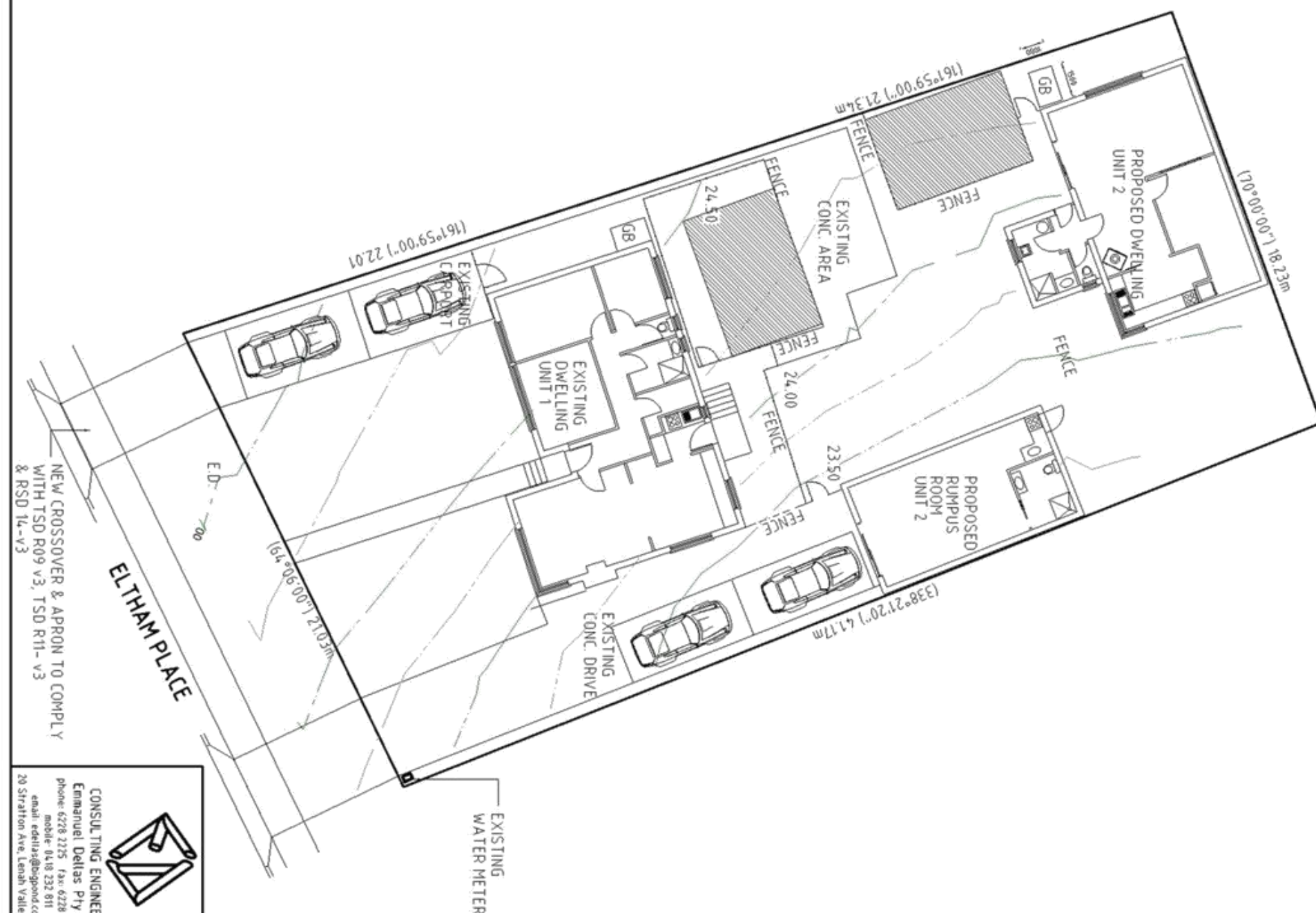
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Document Set ID: 3010240
Version: 1 Version Date: 02/08/2021



Document Set ID: 3010240
Version: 1 Version Date: 07/08/2021

SITE PLAN



REV:1 MINOR CHANGES MADE 07-06-21

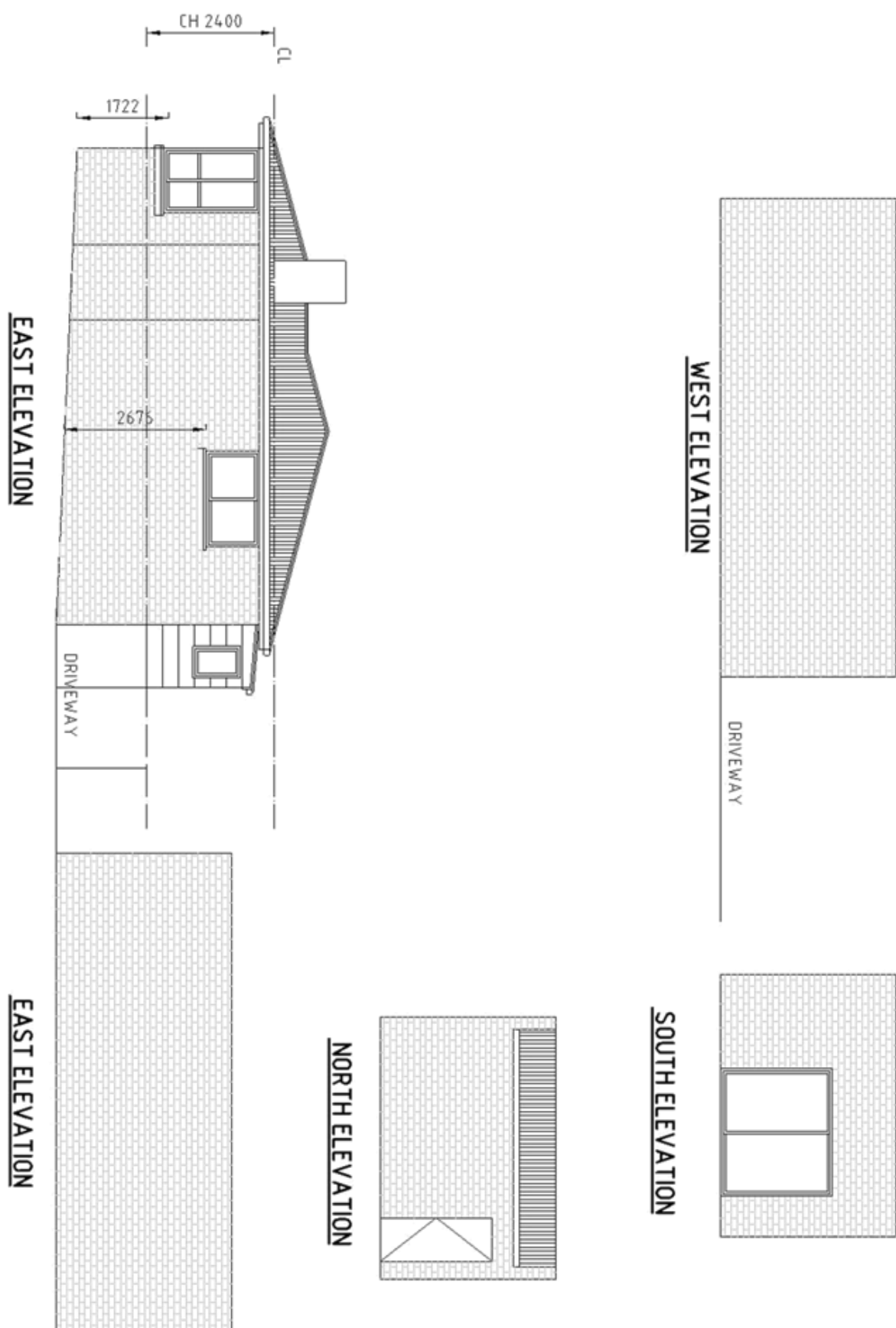
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-570
DATE RECEIVED 18/06/2021

Project Title
**PROPOSED DWELLING AT 2
ELTHAM PLACE CLAREMONT
FOR LEON ALBERT CHAN
SITE PLAN**

Designed by: E.D. ED Accreditation Number: CC164C Date: June '20

SCALE: 1:200 A3
Job No: 4874
Drawing No: A1
Rev: 1

CONSULTING ENGINEERS
Emmanuel Delias Pty Ltd
phone: 6228 2235 fax: 6228 2235
mobile: 0418 232 811
email: edelias@bigpond.com
20 Stratford Ave, Lenah Valley 7008



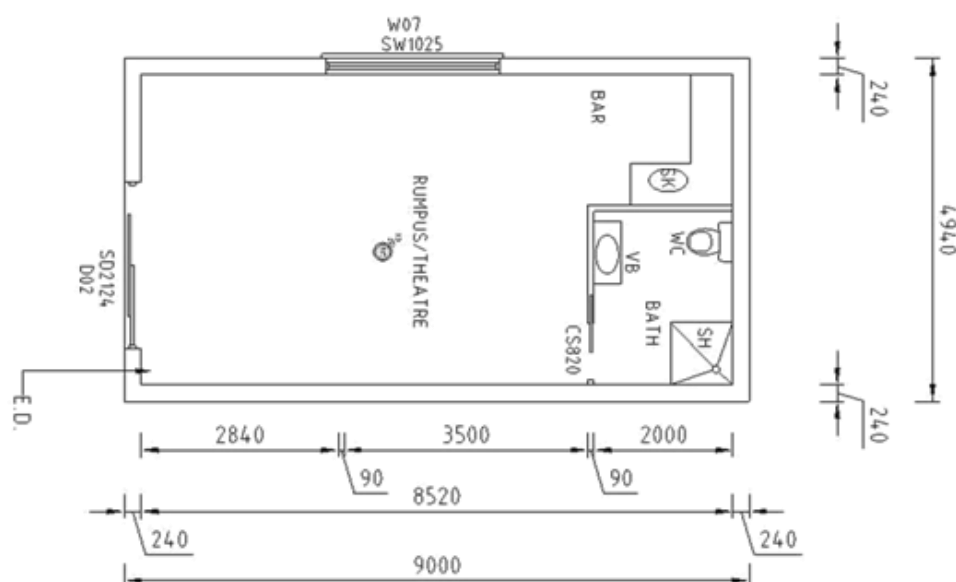
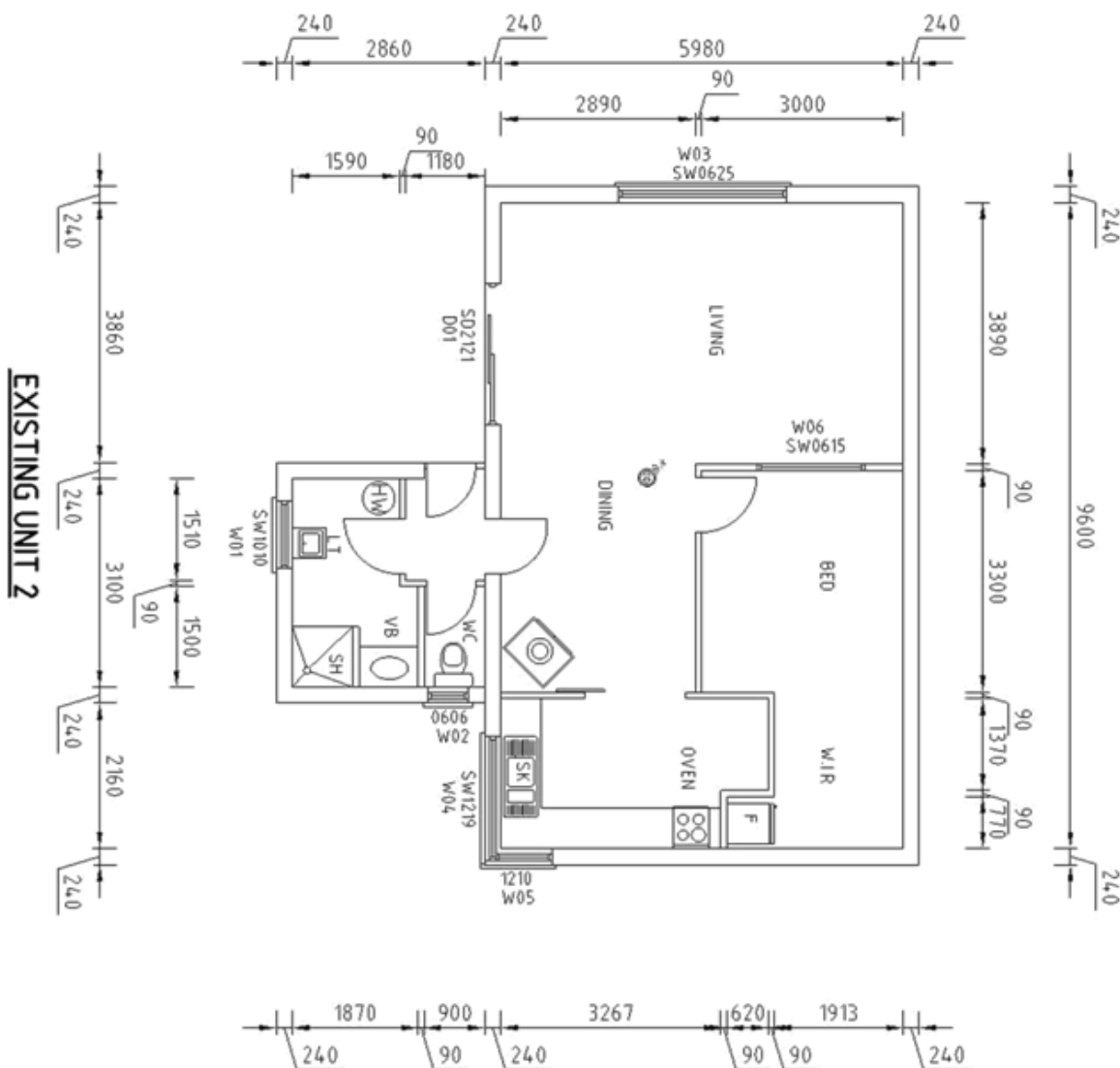
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION NO **PLN-20-570**

DATE RECEIVED **18/06/2021**

REV:1 EASTERN ELEVATION OF EXISTING DWELLING ADDED 07-06-21

 CONSULTING ENGINEERS Emmanuel Dallas Pty Ltd phone 6228 2225 fax 6228 2235 mobile 04 18 232 811 email: eddallas@bigpond.com 28 Stratford Ave, Lemah Valley 7008		Project Title: PROPOSED DWELLING AT 2 ELTHAM PLACE CLAREMONT FOR LEON ALBERT CHAN BUILDING ELEVATIONS SHEET 2/2	
Designed by: ED	ED Accreditation Number CCT64C	Date: June '20	Scale: 1:100
Drawing No. A4	Job No. 4874	Rev 1	A3



LEGEND :

- SMOKE DETECTOR HARD WIRED TO ELECTRICAL SYSTEM BATTERY BACKUP ALL SMOKE ALARMS TO BE INTERCONNECTED
- EXTRACTOR FAN WITH HEATING ELEMENTS (OPTIONAL)
- CL - CEILING LEVEL
- DP - DOWNPIPE
- DW - DISHWASHER
- F - FRIDGE
- FEL - FINISHED FLOOR LEVEL
- FW - FLOOR WASTE
- GL - GROUND LEVEL
- HP - HOTPLATES
- HW - HOT WATER CYLINDER
- MH - MANHOLE
- NGL - NATURAL GROUND LEVEL
- PTY - PANTRY
- SK - STAINLESS STEEL SINK
- SH - SHOWER
- SPA - SPA BATH
- LT - LAUNDRY TROUGH
- UBO - UNDER BENCH OVEN
- VB - VANITY BASIN
- WO - WALL OVEN BANK
- WC - TOILET
- WM - WASHING MACHINE

DOOR WIDTH 820

SELECTED TILES TO FLOOR AS REQUIRED (WET AREA FLOORS)

EXISTING FLOOR PLANS

- NOTES:**
1. STAIR TREADS NOSINGS TO COMPLY WITH BCA 2016-3.9
 2. WINDOW & GLAZING TO COMPLY WITH AS1288 & AS3740
 3. WET AREA CONSTRUCTION (BATH ROOM) TO COMPLY WITH BCA2016
 4. INSTALL CONTROL JOINT TO EXTERNAL BRICKWORK AS NOTED ON FLOOR PLAN. INSTALL IN ACCORDANCE WITH BCA 2016, 3.3.1.8
 5. CONTRACTOR TO BE RESPONSIBLE FOR SETTING OUT OF DIMENSIONS. VERIFY ANY DISCREPANCIES WITH DESIGNER PRIOR TO COMMENCING WORKS. ALL LEVELS TO BE CONFIRMED BY BUILDER.

NCC 2019 B.C.A VOL. 2-PART 3.4.1 FIGURE 3.4.1.1 CLIMATE ZONES & TABLE 3.4.1.1 SUB-FLOOR VENTILATION SUB-FLOOR VENTS REQUIRED IF CLAD TO GROUND 300mm LONG x 150mm HIGH PRESSED ALUMINIUM EFFECTIVE OPENINGS IN VENTS 3x70x30=6300mm² VENTS PLACED NO MORE THAN 600mm FROM CORNERS AND SPACED AT 1000 ALONG BUILDING

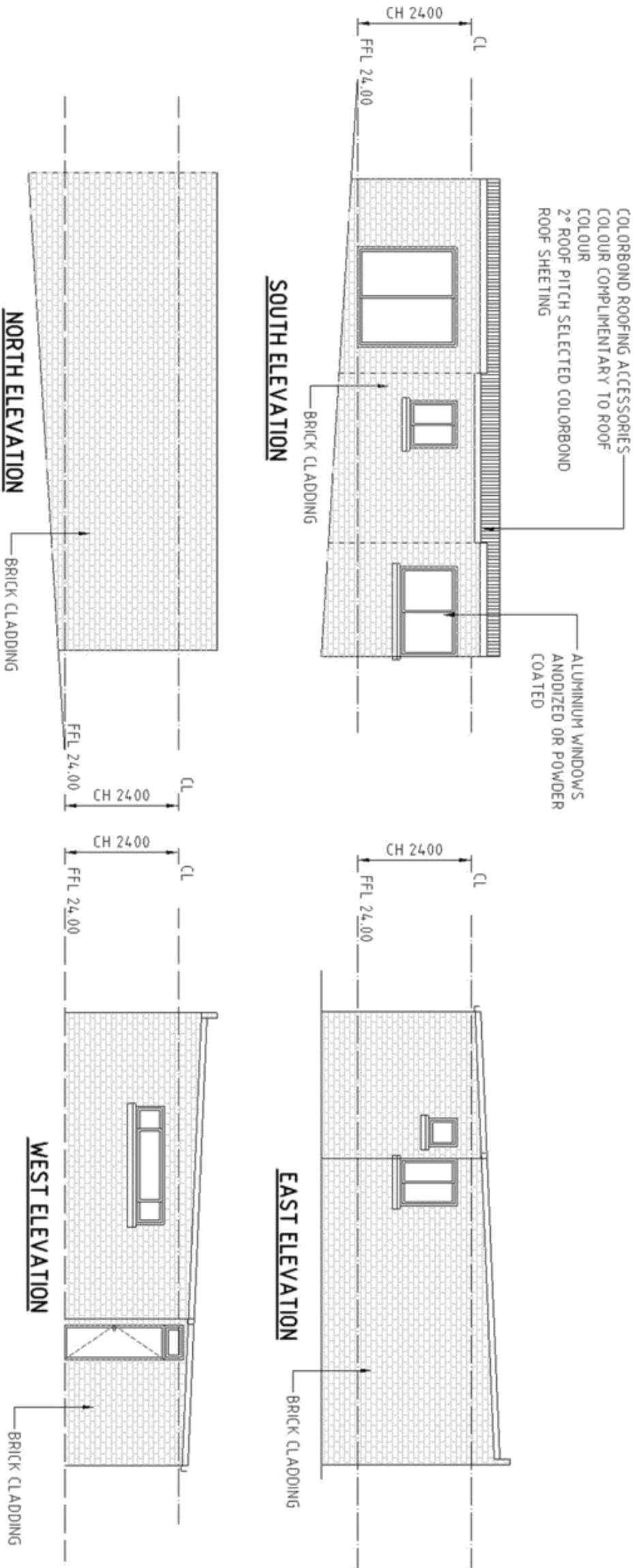
REV 1 : 10/3/2021 RUMPUS/THATRE ROOM / BAR AREA DETAILED

CONSULTING ENGINEERS Emmanuel Dellas Pty Ltd phone: 6228 2225 fax: 6228 2235 mobile: 0418 232 811 email: edellas@bigpond.com 20 Stratton Ave, Lenah Valley 7008		Project Title		SCALE:	
		PROPOSED MULTIPLE DWELLINGS AT 2 ELTHAM PLACE CLAREMONT FOR LEON ALBERT CHAN PROPOSED FLOOR PLANS - UNIT 2		1:100 A3	
Designed by:	ED	ED Accreditation Number:	CC164C	Date:	June '20
				Drawing No.	4874
				Rev.	1

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION NO PLN-20-570

DATE RECEIVED 01/04/2021



SUB FLOOR VENTILATION TO PART 3.4.1
REFER FIGURE 3.4.1 CLIMATE ZONES
REFER TABLE 3.4.1.1 VENTILATION AND CLEARANCE

FIGURE 3.4.1 PART OF CLIMATE ZONE

ZONE 3-9am RH > 70% and 3pm RH > 60%
RH = RELATIVE HUMIDITY

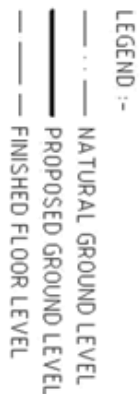
TABLE 3.4.1.1 SUB-FLOOR VENTILATION AND SPACING

CLIMATE ZONE (SEE Figure 3.4.1)	Minimum sub-floor ventilation mm 2/m of wall	Ground sealed with impermeous membrane
1	2000	1000
2	4000	2000
3	6000	3000

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-570
DATE RECEIVED 01/04/2021

		Project Title PROPOSED MULTIPLE DWELLINGS AT 2 ELTHAM PLACE CLAREMONT FOR LEON ALBERT CHAN PROPOSED ELEVATIONS - UNIT 2	
Designed by:	E.D.	ED Accreditation Number:	CC164C
Date:	June '20	Scale:	1:100
Drawing No:	A3	Job No:	4874
Rev:	0		

CONSULTING ENGINEERS
Emanuel Delias Pty Ltd
phone 6228 2225 fax 6228 2235
mobile 04 18 232 891
email edelias@edpand.com
28 Stratford Ave, Lenah Valley 7008



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION NO **PLN-20-570**

DATE RECEIVED **01/04/2021**

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Version: 1 Version Date: 07/08/2014



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-570		Council notice date	9/04/2021
TasWater details				
TasWater Reference No.	TWDA 2021/00532-GCC		Date of response	16/04/2021
TasWater Contact	Jake Walley	Phone No.	0467 625 805	
Response issued to				
Council name	GLENORCHY CITY COUNCIL			
Contact details	gccmail@gcc.tas.gov.au			
Development details				
Address	2 ELTHAM PL, CLAREMONT		Property ID (PID)	5318640
Description of development	Multiple dwellings x3 (2 existing)			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
Consulting Engineers Emmanuel Dellas	Drainage Plan H1	0	June 2020	
Conditions				
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connection and sewerage system and connection 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 commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. DEVELOPMENT ASSESSMENT FEES 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.				



Advice

General

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

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

Service Locations

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

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

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



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2-Aug-2021

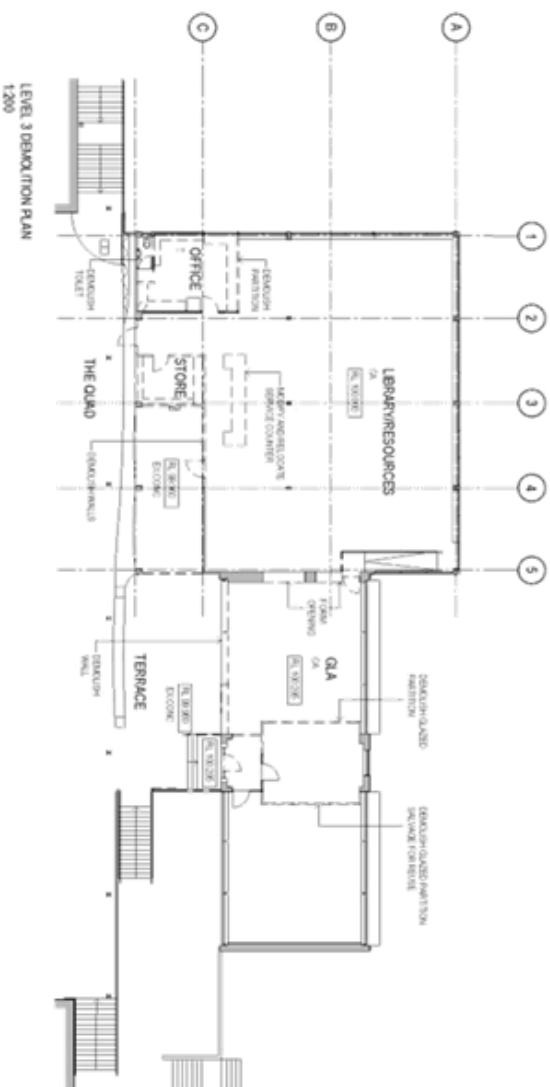
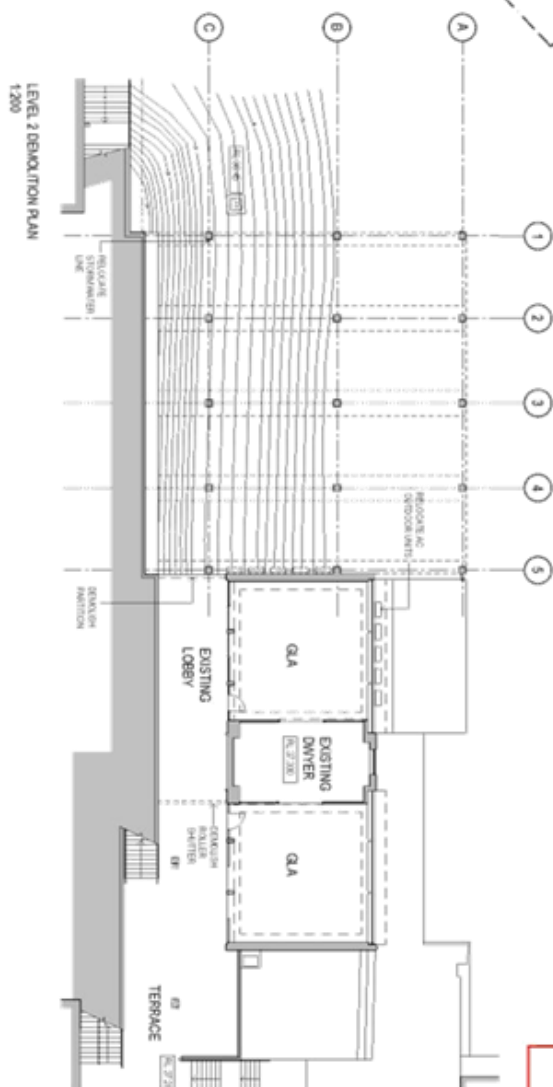
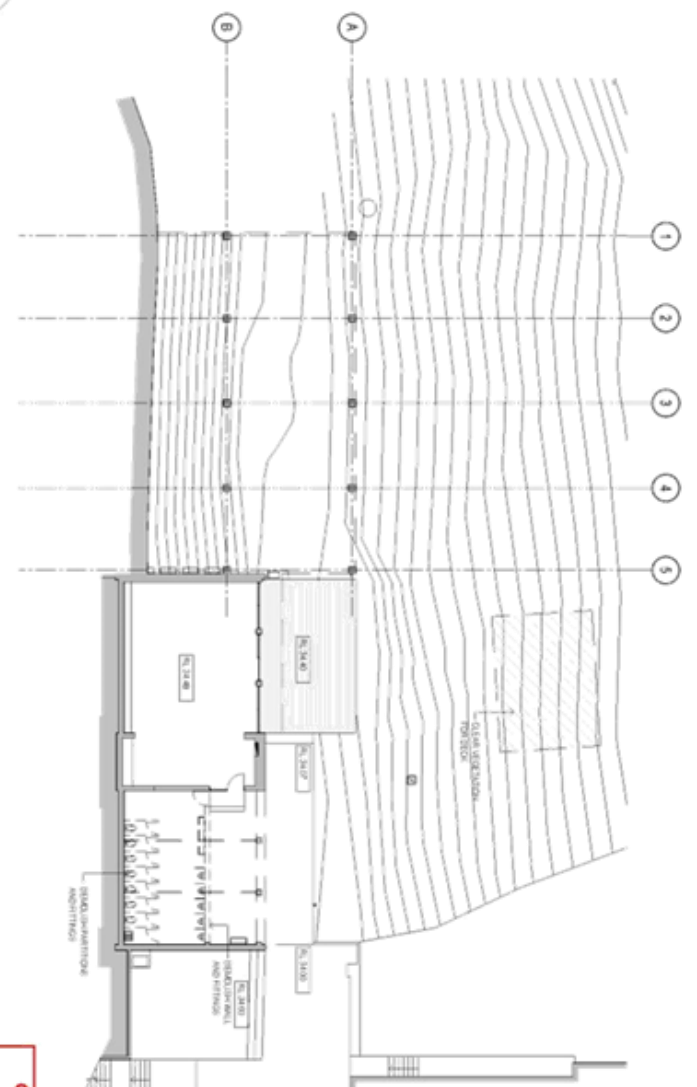
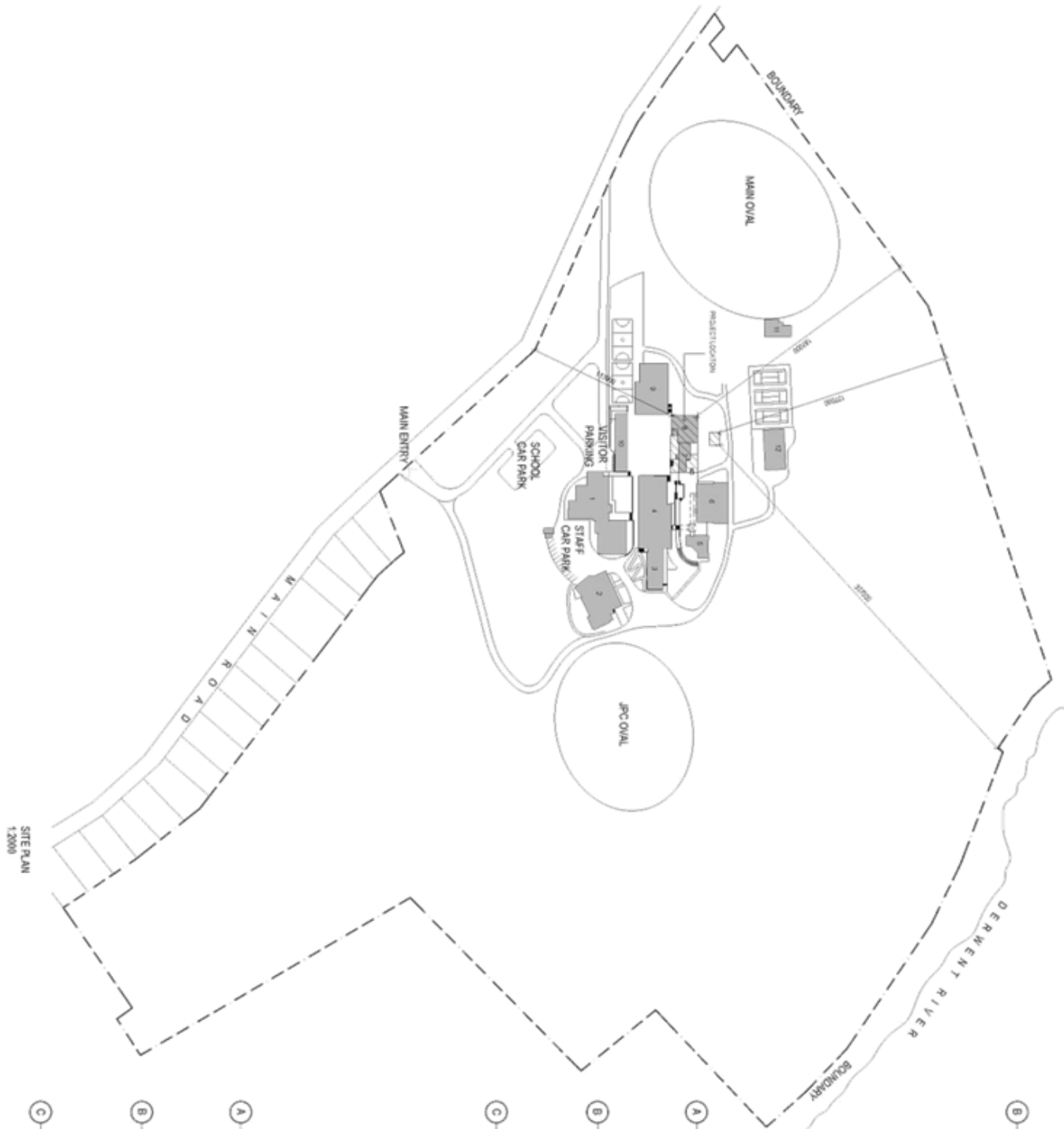


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PLANNING SERVICES**
APPLICATION No PLN-21-228
DATE RECEIVED 27/04/2021

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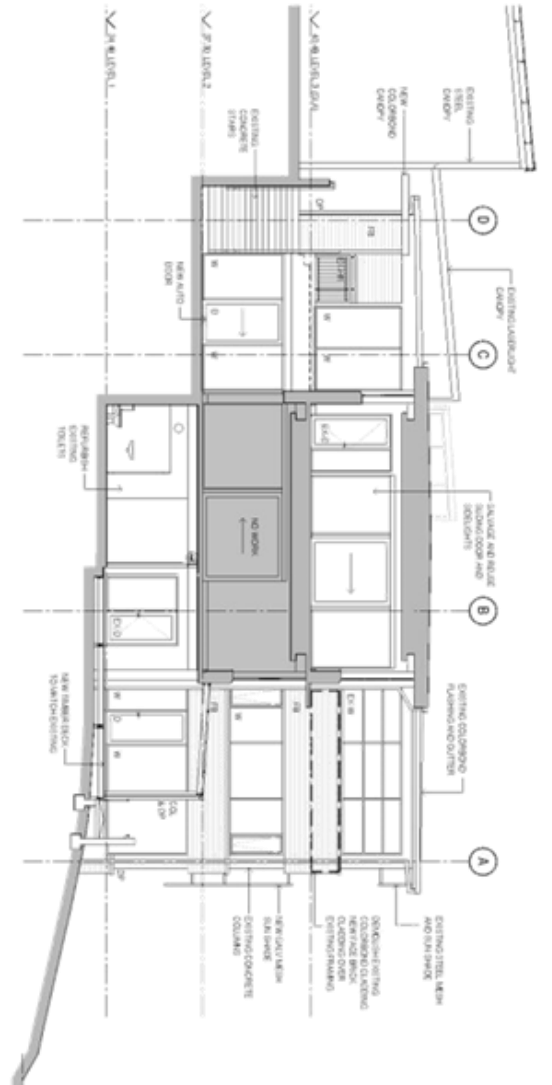
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2. AFTER PERMITS/ENGINEERING
3. FINAL DRAWING
4. EXISTING W.D.
5. EXISTING W.D.
6. EXISTING W.D.
7. EXISTING W.D.
8. EXISTING W.D.
9. EXISTING W.D.
10. EXISTING W.D.
11. EXISTING W.D.
12. EXISTING W.D.

**SITE PLAN & DEMOLITION
PLANS**
DA 01
NORTH

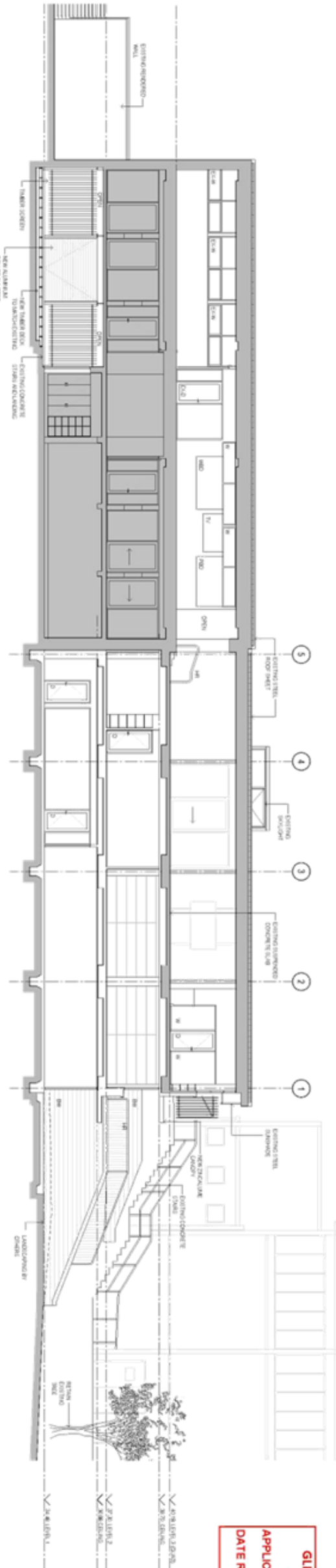




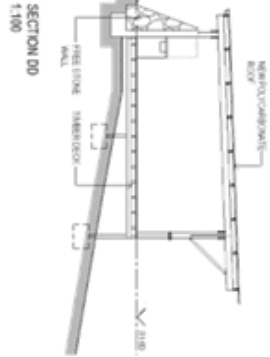




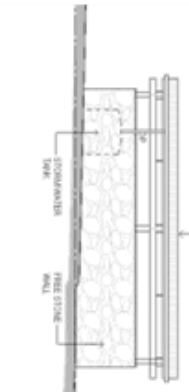
SECTION C
1:100



SECTION A
1:100



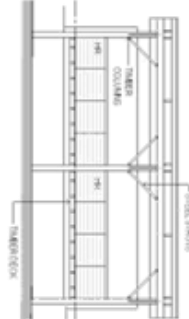
SECTION D0
1:100



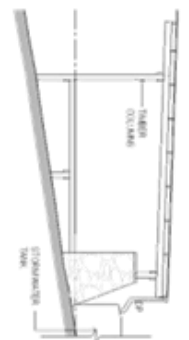
DECK SOUTH ELEVATION
1:100



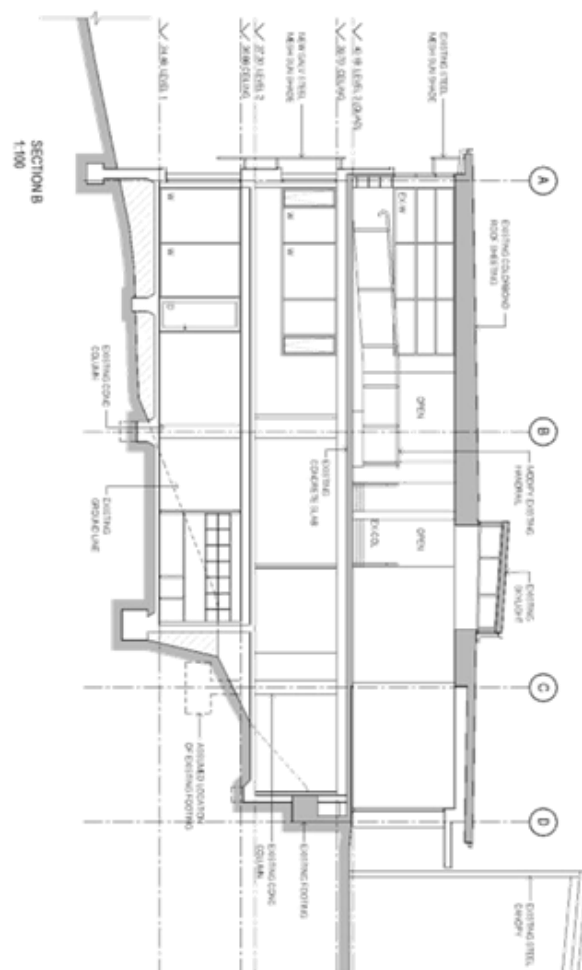
DECK EAST ELEVATION
1:100



DECK NORTH ELEVATION
1:100



DECK WEST ELEVATION
1:100



SECTION B
1:100

TIM PENNY ARCHITECTURE • INTERIORS

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HOBART TAS 7000
T. 03 6231 5655 F. 03 6231 4530

HOBART • LAUNCESTON • MELB

REVISION	DESCRIPTION	DATE

DRAWING KEY

NO.	DESCRIPTION
01	EXISTING CONCRETE
02	NEW CONCRETE
03	EXISTING STEEL
04	NEW STEEL
05	EXISTING GLASS
06	NEW GLASS
07	EXISTING ROOF
08	NEW ROOF
09	EXISTING FLOOR
10	NEW FLOOR
11	EXISTING WALL
12	NEW WALL
13	EXISTING DOOR
14	NEW DOOR
15	EXISTING WINDOW
16	NEW WINDOW
17	EXISTING STAIR
18	NEW STAIR
19	EXISTING ELEVATOR
20	NEW ELEVATOR
21	EXISTING RAMP
22	NEW RAMP
23	EXISTING CURB
24	NEW CURB
25	EXISTING DRIVEWAY
26	NEW DRIVEWAY
27	EXISTING PAVEMENT
28	NEW PAVEMENT
29	EXISTING LANDSCAPE
30	NEW LANDSCAPE

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-21-228

DATE RECEIVED 27/04/2021

CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE
BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS
THIS DRAWING IS FOR REFERENCE ONLY AND REMAINS THE
PROPERTY OF TIMPENNY ARCHITECTURE & INTERIORS
PTY LTD

ST VIRGIL'S COLLEGE
LIBRARY INFILL
195 MAIN ROAD,
AUSTIN FERRY

PROJECT NO : 00231
DATE : APRIL 2021
DRAWN : TK
CHECKED :
SCALE : 1:100 @ A1
REVISION :

DA 06

SECTIONS



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-228	Council notice date	18/05/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00796-GCC	Date of response	26/05/2021
TasWater Contact	Melissa Newell	Phone No.	
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	195-229 MAIN RD, AUSTINS FERRY	Property ID (PID)	5327694
Description of development	Library extension and deck		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Tim Penny Architecture & Interiors	DA01 – DA04		26/05/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections and sewerage system and connections to the Library of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the Library extension of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
General			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards			
For application forms please visit http://www.taswater.com.au/Development/Forms			

**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 "J. 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