

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 9 NOVEMBER 2020



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79-89 Allunga Road Chigwell



HOUSING DEVELOPMENT. 79-89 ALLUNGA ROAD, CHIGWELL



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No ... PLN-20-326

DATE RECEIVED ... 24/9/20

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING

CONFIRM ALL DIMENSIONS AND SITUATIONS ON SITE PRIOR TO MANUFACTURE & INSTALLATION

ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS

TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

LEGEND

DRAWING REGISTER

DWG#	DWG NAME	SCALE @A3	REVISION	DWG#	DWG NAME	SCALE @A3	REVISION
DA - 00-00	COVER PAGE	N/A	02	DA - 50-09	SUN STUDIES - 5PM (EQUINOX)	1:250	02
DA - 00-01	LOCATION PLAN	1:500	02	DA - 50-10	SUN STUDIES - 9AM (WINTER)	1:250	02
DA - 10-00	LEVEL 0 PLAN	1:200	02	DA - 50-11	SUN STUDIES - 11AM (WINTER)	1:250	02
DA - 10-10	LEVEL 1 PLAN	1:200	02	DA - 50-12	SUN STUDIES - 1PM (WINTER)	1:250	02
DA - 10-20	LEVEL 2 PLAN	1:200	02	DA - 50-13	SUN STUDIES - 3PM (WINTER)	1:250	02
DA - 10-30	ROOF PLAN	1:200	02	DA - 50-14	SUN STUDIES - 4PM (WINTER)	1:250	02
DA - 20-00	ALLUNGA ROAD ELEVATIONS	1:500	02	DA - 50-15	SUNLIGHT AND SHADOW DIAGRAM	N/A	02
DA - 20-10	ELEVATIONS 1:200	1:200	02	DA - 50-16	SUNLIGHT AND SHADOW DIAGRAM	N/A	02
DA - 20-20	SECTIONS 1 1:200	1:200	02	DA - 50-17	SUNLIGHT AND SHADOW DIAGRAM	N/A	02
DA - 20-21	SECTIONS 2 1:200	1:200	02	DA - 50-18	SUNLIGHT AND SHADOW DIAGRAM	N/A	02
DA - 20-40	BUILDING ENVELOPE DIAGRAM	N/A	02	DA - 50-19	SUNLIGHT AND SHADOW DIAGRAM	N/A	02
DA - 30-00	MATERIALS SCHEDULE	N/A	02	DA - 50-20	SUNLIGHT AND SHADOW DIAGRAM	N/A	02
DA - 40-00	NORTH PERSPECTIVE	N/A	02				
DA - 40-10	SOUTH PERSPECTIVE	N/A	02				
DA - 50-00	SUN STUDIES - 9AM (SUMMER)	1:250	02				
DA - 50-01	SUN STUDIES - 11AM (SUMMER)	1:250	02				
DA - 50-02	SUN STUDIES - 1PM (SUMMER)	1:250	02				
DA - 50-03	SUN STUDIES - 3PM (SUMMER)	1:250	02				
DA - 50-04	SUN STUDIES - 5PM (SUMMER)	1:250	02				
DA - 50-05	SUN STUDIES - 9AM (EQUINOX)	1:250	02				
DA - 50-06	SUN STUDIES - 11AM (EQUINOX)	1:250	02				
DA - 50-07	SUN STUDIES - 1PM (EQUINOX)	1:250	02				
DA - 50-08	SUN STUDIES - 3PM (EQUINOX)	1:250	02				

02	23.09.2020	DEVELOPMENT APPLICATION
01	04.09.2020	DEVELOPMENT APPLICATION
Rev	Date	Description
sydney	Love 2, 79 Myrtle St Chippendale 2008 Nominated Architect: Gorard Roimuth 0629 T 02 96982198 F 02 96982333	
hobart	131 Elizabeth St Hobart 7000 Nominated Architect: Scott Balmforth 504 T 03 6234 6372 F 03 6231 4939	

TERROIR

Project:
RESIDENTIAL DEVELOPMENT
79-89 ALLUNGA ROAD, CHIGWELL

Drawing Description:
COVER PAGE

Drawn by: MR	Checked by: DM	Scale: N/A
PROJECT NO: 20310	DWG NO: DA-00-00	REV NO: 02
Drawing Status: Development Application		



General Notes

PROJECT

DESIGNER

TERROIR Pty Ltd.
 Certified Architect: Scott Balmforth
 Accreditation No. CC1041T
 Architects Address: 181 Elizabeth Street
 Hobart TAS 7000
 03 6234 6372

LOCATION

Project No. 20310
 Project Name: Allunga Road Housing
 Title reference: CT 2034/36
 CT 2034/37
 CT 2034/37
 Project Address: 79-89 Allunga Road
 Chigwell
 TAS

SITE DETAILS

Site Area: 1848m²
 Site Coverage: 48.5%
 BAL: N/A
 Climate Zone: Zone 7
 Wind Speed: Refer Eng
 Soil Class: Refer Eng
 Alpine Area: No
 Corrosion: N/A

APARTMENTS

5 X 1 Bed apartments
 18 x 2 Bed apartments
 23 TOTAL

CAR PARKING
 32 RESIDENTIAL CARPARKS
 INCLUDING 5 VISITOR CARPARKS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-20-326
 DATE RECEIVED 24/9/20

GENERAL NOTES

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 ENGINEERS DOCUMENTS

LEGEND

01 LOCATION PLAN
 1:1500

PRELIMINARY AREA SCHEDULE				PRELIMINARY AREA SCHEDULE				PRELIMINARY AREA SCHEDULE				PRELIMINARY AREA SCHEDULE				PRELIMINARY AREA SCHEDULE			
Storey	Apt. No.	Type	Sqm	Storey	Apt. No.	Type	Sqm	Storey	Apt. No.	Type	Sqm	Storey	Apt. No.	Type	Sqm	Storey	Apt. No.	Type	Sqm
Ground Floor				First Floor				First Floor Cont.				First Floor Cont.				First Floor Cont.			
	G.01 TOTAL	2 Bed	63		1.01 TOTAL	1 Bed	41		1.07 TOTAL	2 Bed	61		1.13 TOTAL	2 Bed	61		1.19 TOTAL	2 Bed	61
	G.01 LIVING		21		1.01 LIVING		18		1.07 LIVING		15		1.13 LIVING		15		1.19 LIVING		15
	G.01 POS		27		1.01 POS		8		1.07 POS		7		1.13 POS		7		1.19 POS		7
	G.02 TOTAL	1 Bed	40		1.02 TOTAL	2 Bed	61		1.08 TOTAL	2 Bed	61		1.14 TOTAL	2 Bed	61				
	G.02 LIVING		14		1.02 LIVING		15		1.08 LIVING		15		1.14 LIVING		15				
	G.02 POS		20		1.02 POS		7		1.08 POS		7		1.14 POS		7				1273
	G.03 TOTAL	1 Bed	48		1.03 TOTAL	2 Bed	61		1.09 TOTAL	2 Bed	61		1.15 TOTAL	2 Bed	61				
	G.03 LIVING		14		1.03 LIVING		15		1.09 LIVING		15		1.15 LIVING		15				
	G.03 POS		20		1.03 POS		7		1.09 POS		7		1.15 POS		7				
	G.04 TOTAL	1 Bed	39		1.04 TOTAL	2 Bed	61		1.10 TOTAL	2 Bed	61		1.16 TOTAL	2 Bed	61				
	G.04 LIVING		13		1.04 LIVING		15		1.10 LIVING		15		1.16 LIVING		15				
	G.04 POS		18		1.04 POS		7		1.10 POS		7		1.16 POS		7				
			285		1.05 TOTAL	2 Bed	61		1.11 TOTAL	2 Bed	61		1.17 TOTAL	2 Bed	61				
					1.05 LIVING		15		1.11 LIVING		15		1.17 LIVING		15				
					1.05 POS		7		1.11 POS		7		1.17 POS		7				
					1.06 TOTAL	2 Bed	61		1.12 TOTAL	2 Bed	61		1.18 TOTAL	2 Bed	61				
					1.06 LIVING		15		1.12 LIVING		15		1.18 LIVING		15				
					1.06 POS		7		1.12 POS		7		1.18 POS		7				

Date Plotted: 23.09.20 File Path: External

02 23.09.2020
 DEVELOPMENT APPLICATION
 01 04.09.2020
 DEVELOPMENT APPLICATION

Rev Date
 Description

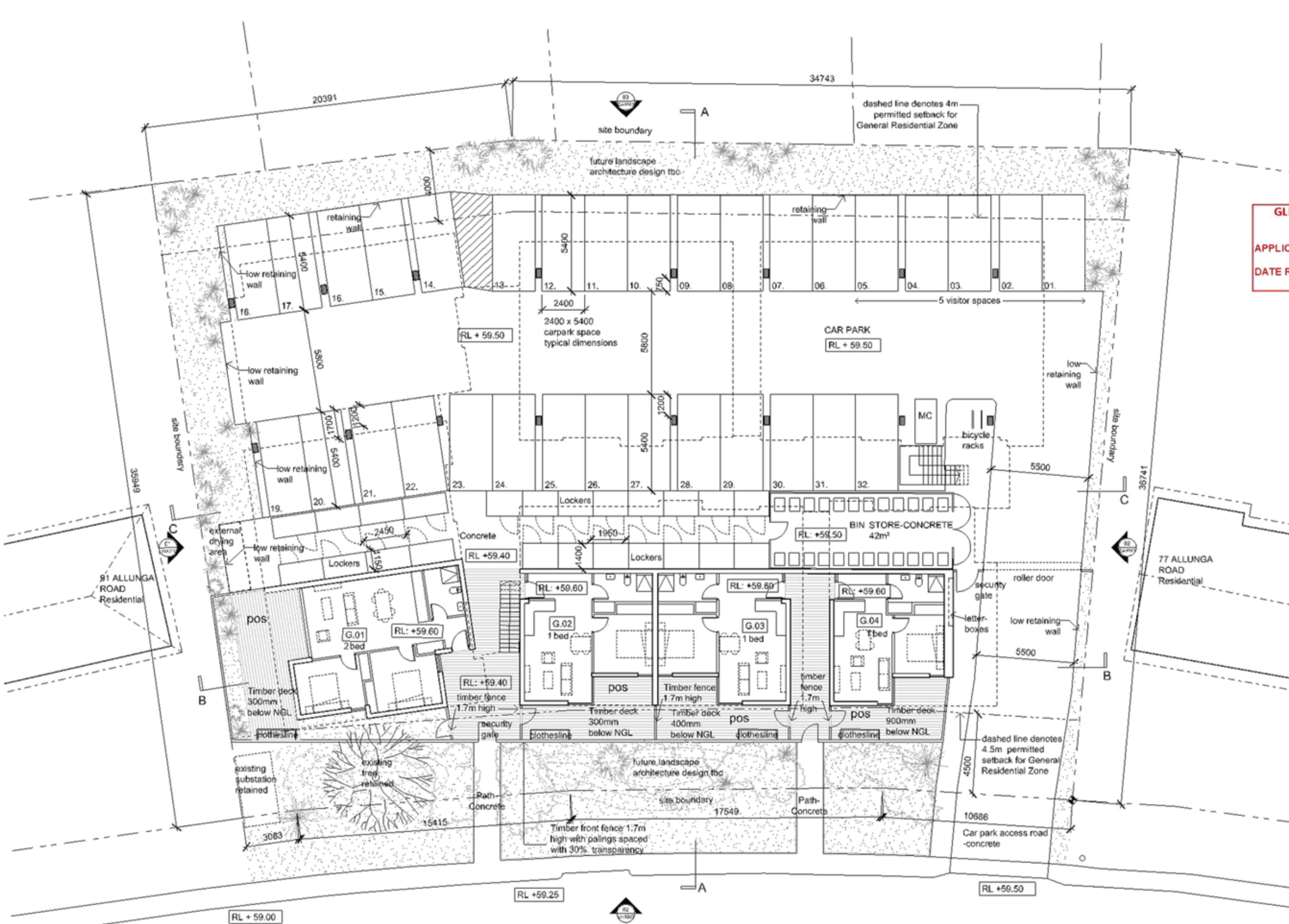
sydney Love 2, 79 Myrtle St
 Chigwell 2008
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 T 02 96982198
 F 02 96982353
 181 Elizabeth St
 Hobart 7000
 Nominated Architect: Scott Balmforth 504
 T 03 6234 6372
 F 03 6231 4939

TERROIR

Project:
 RESIDENTIAL DEVELOPMENT
 79-89 ALLUNGA ROAD, CHIGWELL

Drawing Description:
 LOCATION PLAN

Drawn by: MR Checked by: DM Scale: 1:500
 PROJECT NO: 20310 DA-00-01 REV NO: 02
 Drawing Status: Development Application



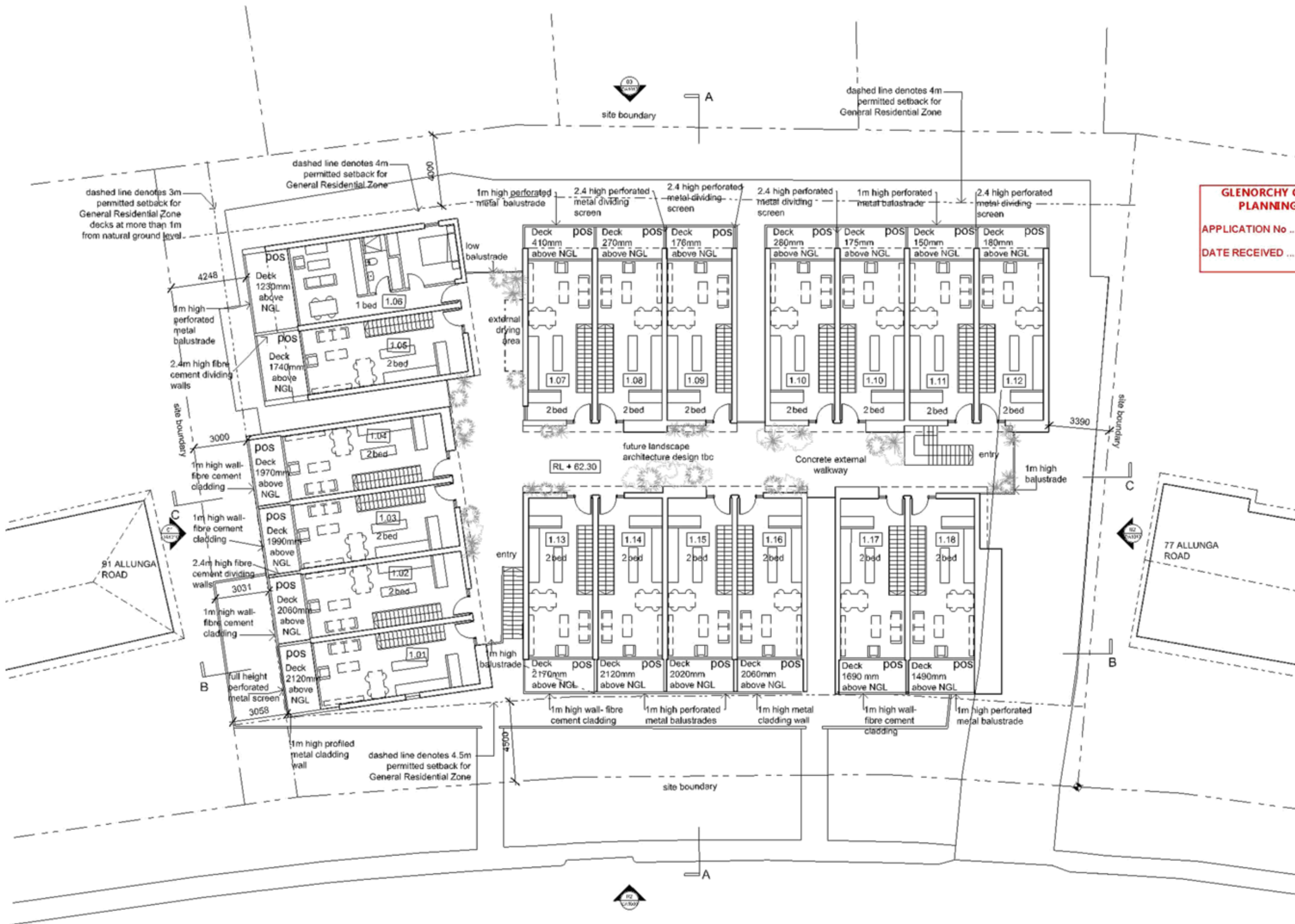
GENERAL NOTES
 DO NOT SCALE FROM THIS DRAWING
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LEGEND

**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**
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02	23.09.2020	DEVELOPMENT APPLICATION
01	04.09.2020	DEVELOPMENT APPLICATION
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sydney	Love 2, 79 Myrtle St Chippendale 2008 Nominated Architect: Gorard Reinmuth 6629 T 02 96982198 F 02 96982353	
hobart	1311 Elizabeth St Hobart 7000 Nominated Architect: Scott Balmforth 504 T 03 6234 6372 F 03 6231 4939	

TERROIR
 Project:
 RESIDENTIAL DEVELOPMENT
 79-89 ALLUNGA ROAD, CHIGWELL
 Drawing Description:
 LEVEL 0 PLAN

Drawn by: DM Checked by: SB Scale: 1:200 @ A3
 PROJECT NO: 20310 DA-10-00 REV NO: 02
 Drawing Status: Development Application



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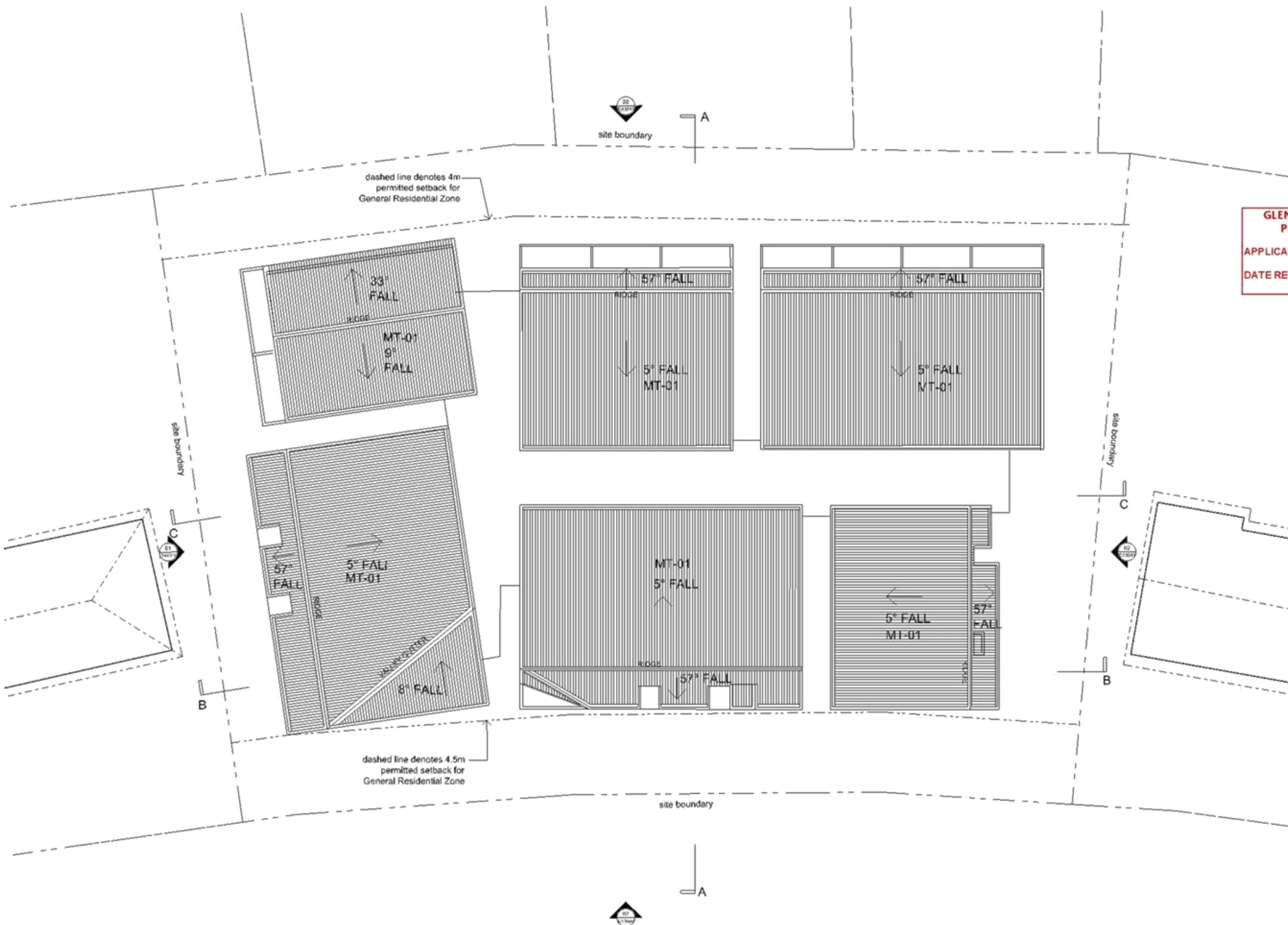
TERROIR

Project:
 RESIDENTIAL DEVELOPMENT
 79-89 ALLUNGA ROAD, CHIGWELL

Drawing Description:
 LEVEL 1 PLAN

Drawn by: DM Checked by: SB Scale: 1:200 @ A3
 PROJECT NO: 20310 DA-10-10 REV NO: 02
 Drawing Status: Development Application





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hobart	

TERROIR

Project:
RESIDENTIAL DEVELOPMENT
79-89 ALLUNGA ROAD, CHIGWELL

Drawing Description:
ROOF PLAN

Drawn by: DM Checked by: XX Scale: 1:200 @ A3

PROJECT NO:	DATE NO:	REV NO:
20310	DA-10-30	02

Drawing Status: Development Application

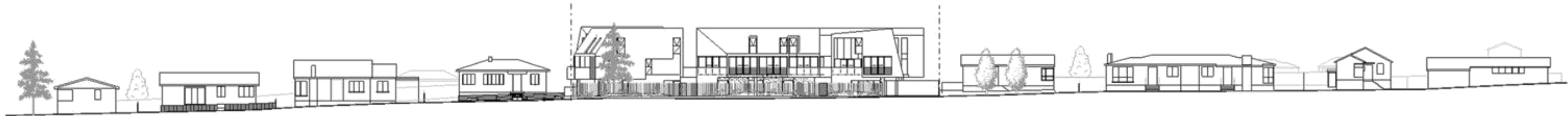
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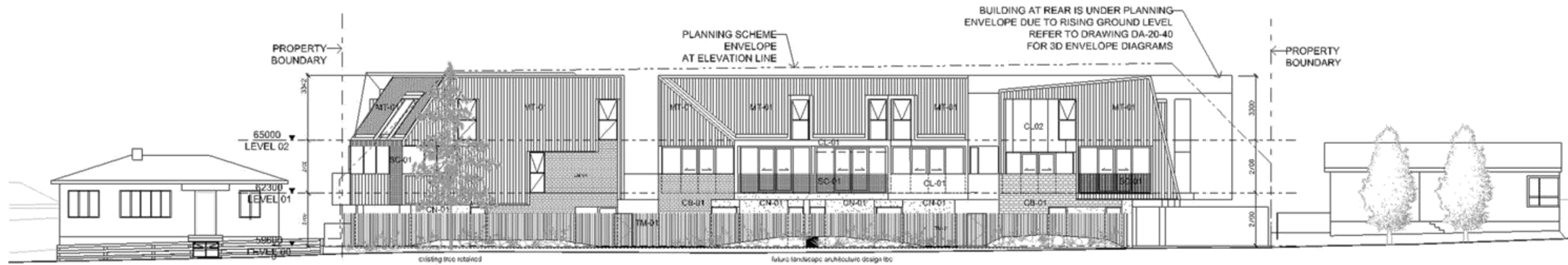
LEGEND

**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**

APPLICATION No PLN-20-326
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01 WESTERN STREET ELEVATION
 1:200



02 WESTERN ELEVATION
 1:200

Materials & Finishes

MT-01 Profiled metal roofing with earrow
 vertical rib and wide pan
 Colorbond 'Woodland Grey' paint finish
 CN-01 Off form concrete wall panel
 CL-01 Fibre cement cladding,
 Clear seal finish
 CL-02 Fibre cement cladding,
 Paint finish to match Colorbond
 'Woodland Grey'
 CB-02 Feature concrete bricks
 SC-01 Perforated metal screen. Powder coat
 finish to match Colorbond Woodland Grey
 Uniform transparency to be no more than 25%
 TM-01 Timber fence palings varied widths and
 spacing to achieve 30% transparency

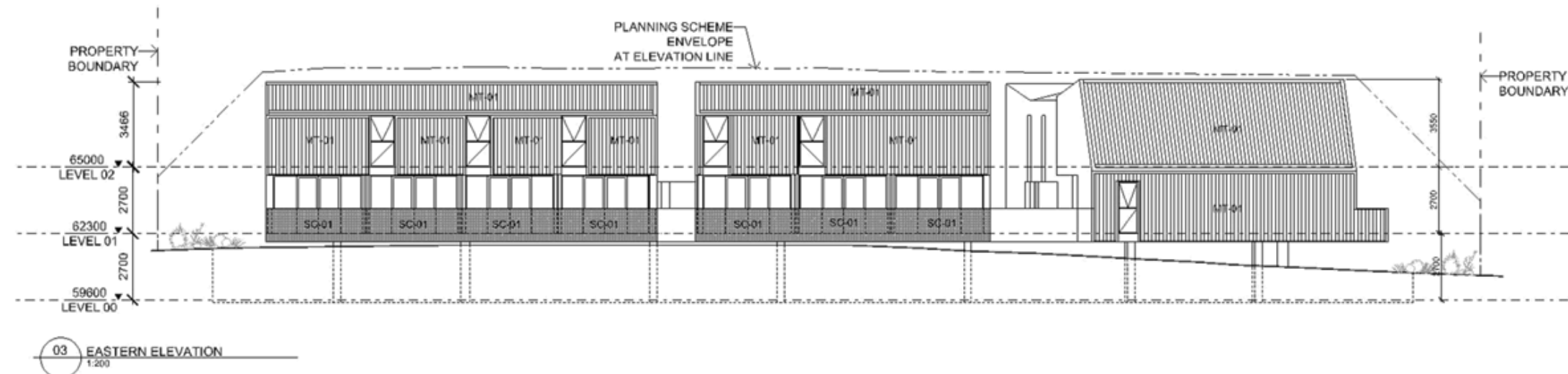
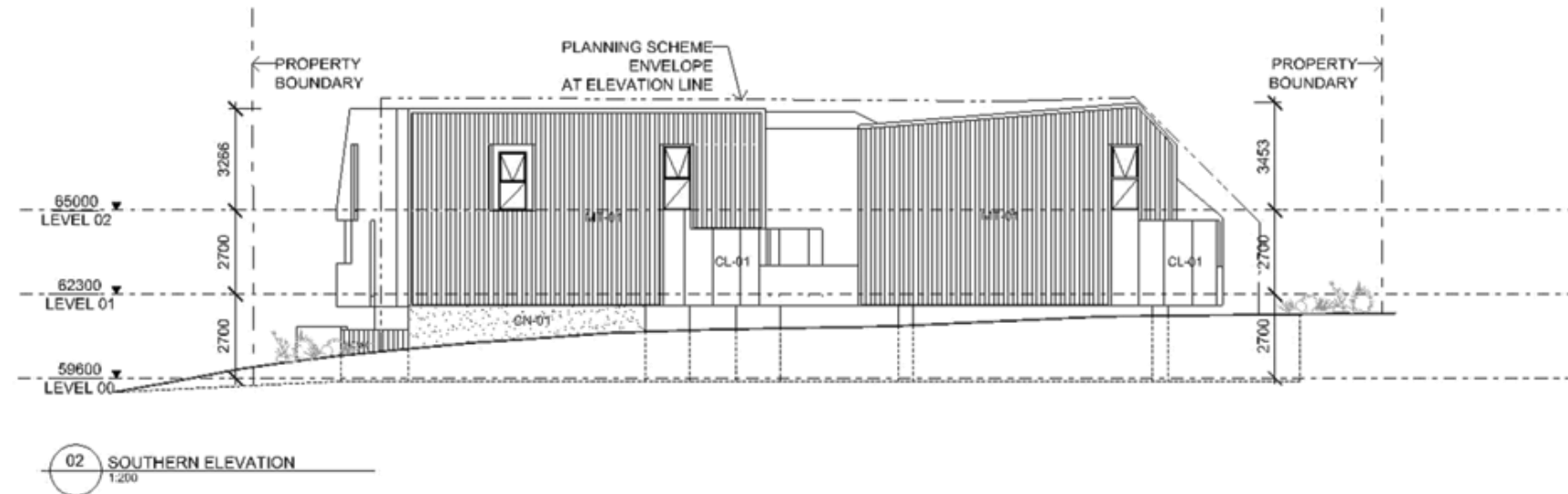
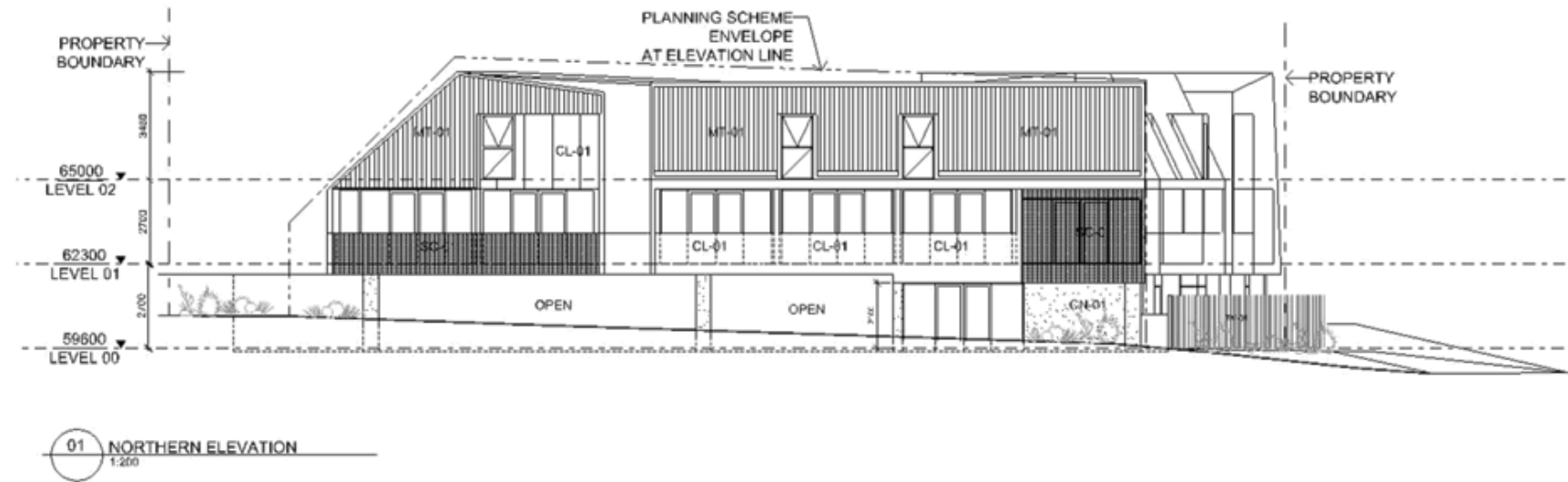
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01	03.09.2020 DEVELOPMENT APPLICATION
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TERROIR

Project:
**RESIDENTIAL DEVELOPMENT
 79-89 ALLUNGA ROAD, CHIGWELL**

Drawing Description:
ELEVATIONS

Drawn by: DM Checked by: SB Scale: 1:200@A3
 PROJECT NO: 20310 DWG NO: DA-20-00 REV NO: 02
 Drawing Status: Development Application



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LEGEND

Materials & Finishes

MT-01 Profiled metal roofing with narrow vertical rib and wide pan
Colorbond 'Woodland Grey' paint finish
CN-01 Off form concrete wall panel
CL-01 Fibre cement cladding.
Clear seal finish
CL-02 Fibre cement cladding.
Paint finish to match Colorbond 'Woodland Grey'
CB-02 Feature concrete bricks
SC-01 Perforated metal screen. Powder coat finish to match Colorbond Woodland Grey
Uniform transparency to be no more than 25%
TM-01 Timber fence palings varied widths and spacing to achieve 30% transparency

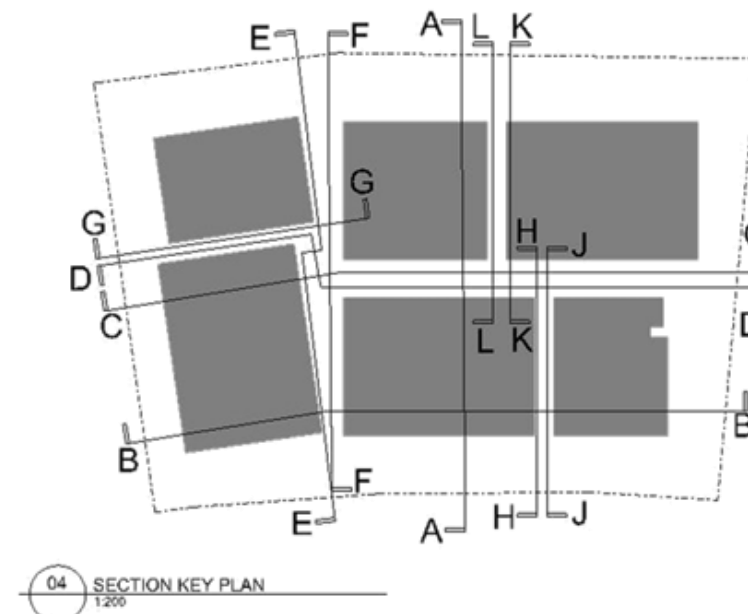
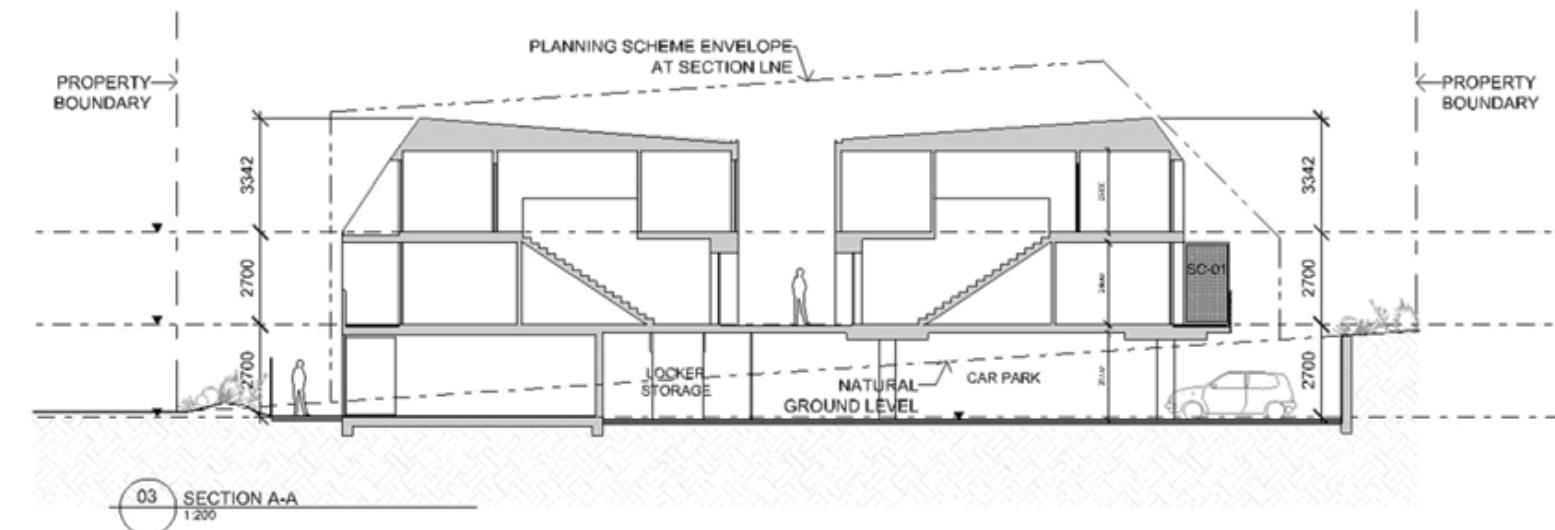
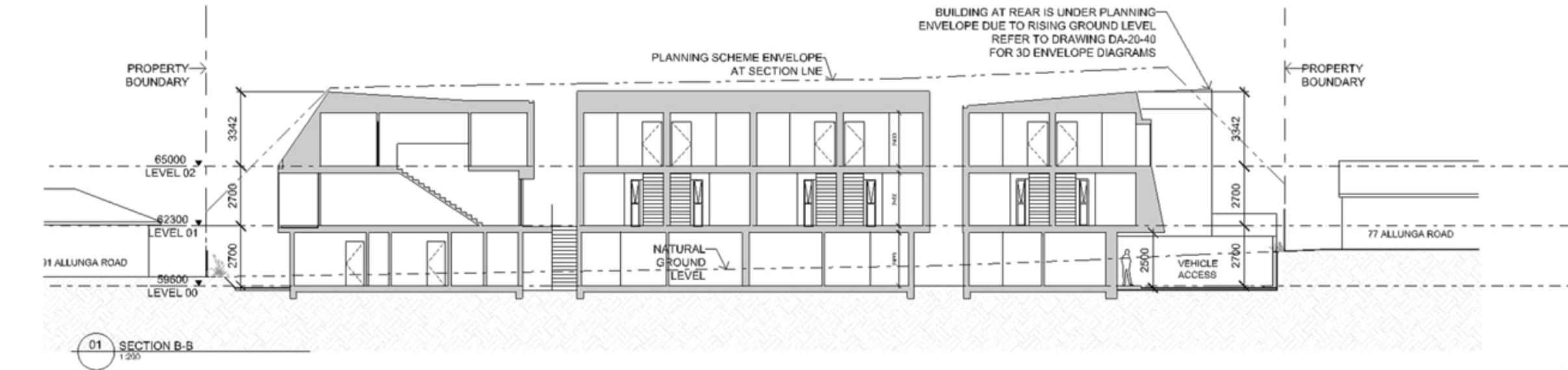
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TERROIR

Project:
**RESIDENTIAL DEVELOPMENT
79-89 ALLUNGA ROAD, CHIGWELL**

Drawing Description:
ELEVATIONS 2

Drawn by: DM Checked by: SB Scale: 1:200 @ A3
PROJECT NO: 20310 Dwg NO: DA-20-10 REV NO: 02
Drawing Status: Development Application



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PLANNING SERVICES

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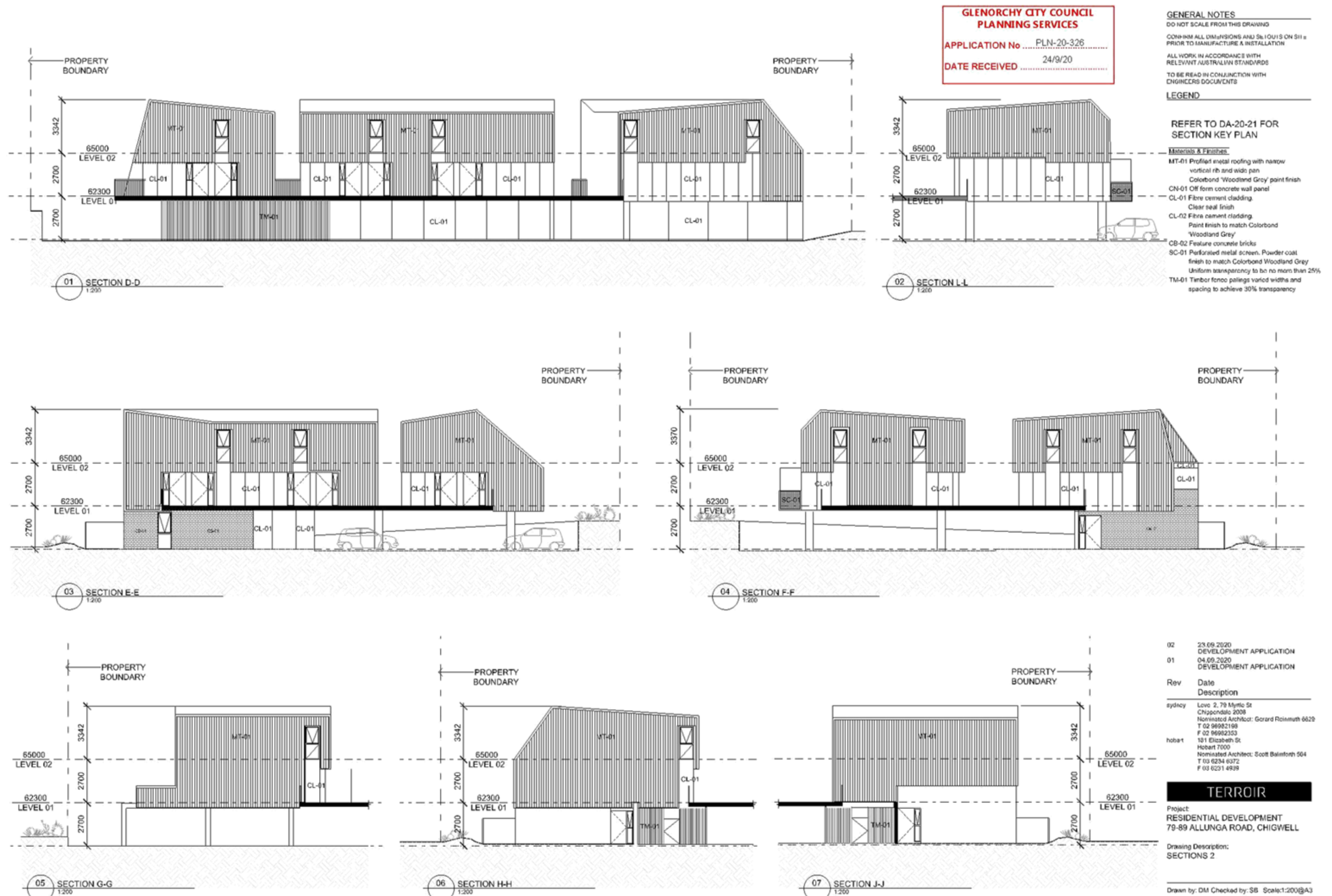
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TERROIR

Project:
 RESIDENTIAL DEVELOPMENT
 79-89 ALLUNGA ROAD, CHIGWELL

Drawing Description:
 SECTIONS 1

Drawn by: DM Checked by: SB Scale: 1:200 @ A3
 PROJECT NO: 20310 DA-20-20 REV NO: 02
 Drawing Status: Development Application



Date Plotted: 23.09.20 File Path: External



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-326	Council notice date	12/08/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01208-GCC	Date of response	17/08/2020
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	79-89 ALLUNGA RD, CHIGWELL	Property ID (PID)	5296832
Description of development	Multiple dwellings x 23		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Terroir	20310 Sheets DA-00-00 to DA-40-10	00	
JMG	Concept Services Report	1	21/07/2020
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered 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. <i>Advice: TasWater will not permit sub-meters for this development as mentioned in the JMG Servicing Report, as it is not a proposed strata arrangement.</i> 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. ASSET CREATION & INFRASTRUCTURE WORKS 4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing redundant and/or proposed property services and mains. 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 Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
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 Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
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.
14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

DEVELOPMENT ASSESSMENT FEES

15. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 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.

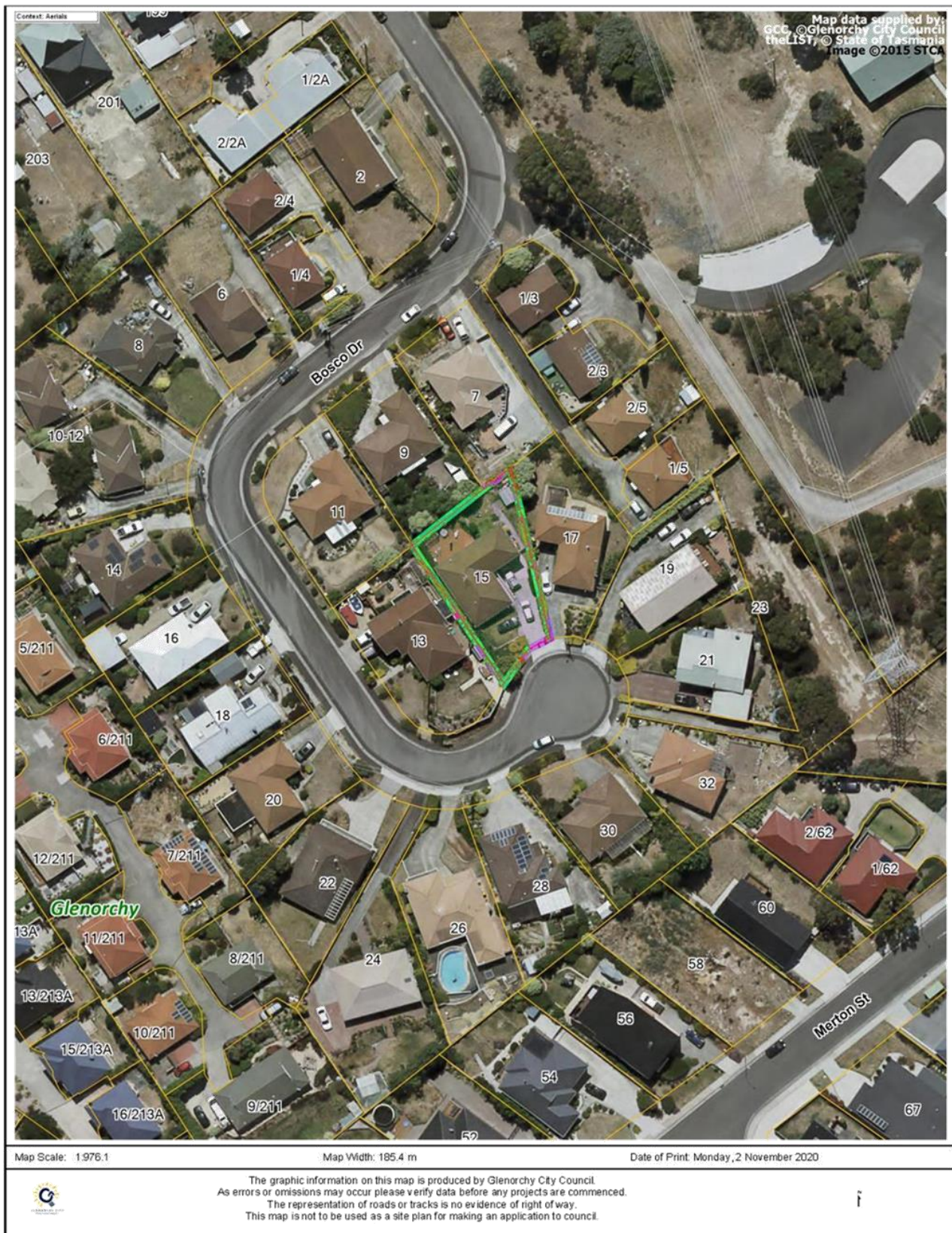
Authorised by

Jason Taylor
Development Assessment Manager

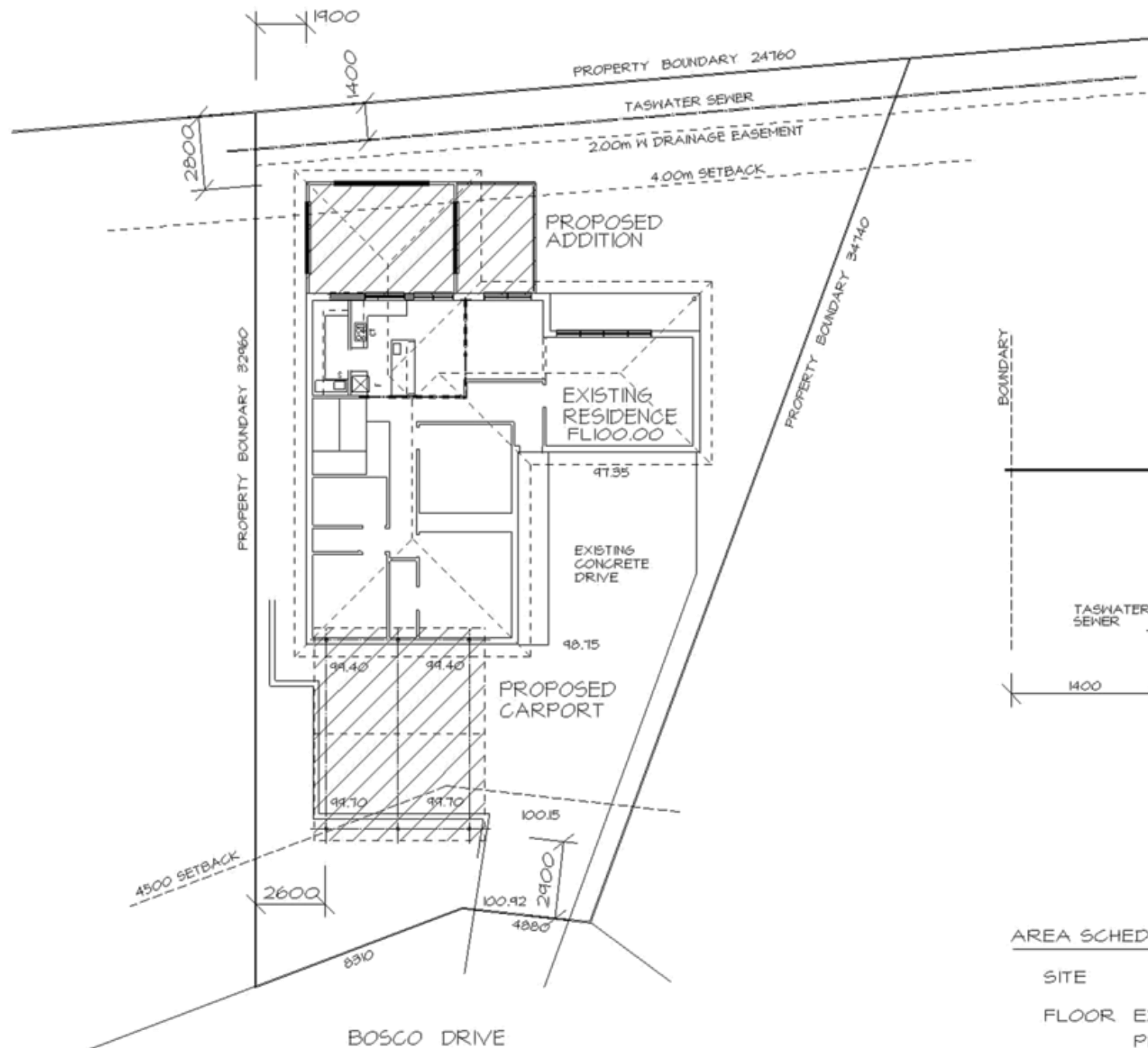
TasWater Contact Details

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

15 Bosco Drive Glenorchy



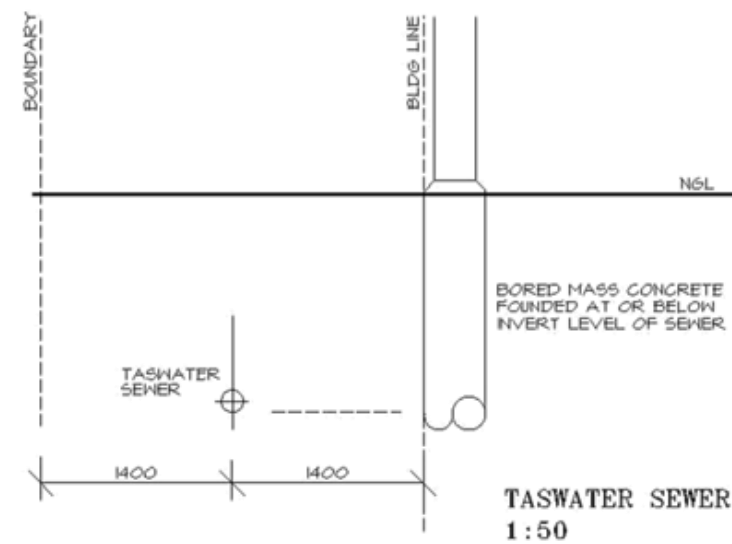
REV A 09.20 DRIVEWAY LEVELS INDICATED



SITE PLAN
1:200

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-20-201
DATE RECEIVED 9/9/20

BUILDING INCLUDING ROOF LINE TO BE MIN 1.00m CLEAR OF TASWATER SEWER LINE
ALL NEW FOOTINGS TO BE MIN 1.00m CLEAR OF SOUTHERN WATER SEWER AND PIERED / FOUNDED AT OR BELOW INVERT LEVEL OF SEWER
LOCATION OF MAIN TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK AND LOCATION CLEARLY MARKED

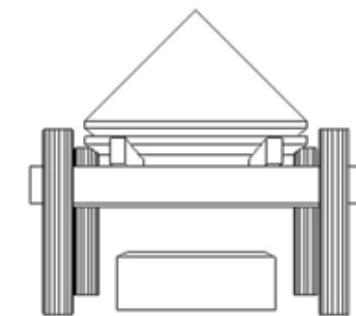


AREA SCHEDULE

SITE	588.00sqm
FLOOR EXISTING	147.50sqm
PROPOSED	24.00sqm
TOTAL	171.50sqm
CARPORT	40.00sqm
COVERAGE	213.50/588.00 36.30%



MAY 2020



TONY PARKER

6A Elboden St
SOUTH HOBART 7004

(mob) 0419 583 048

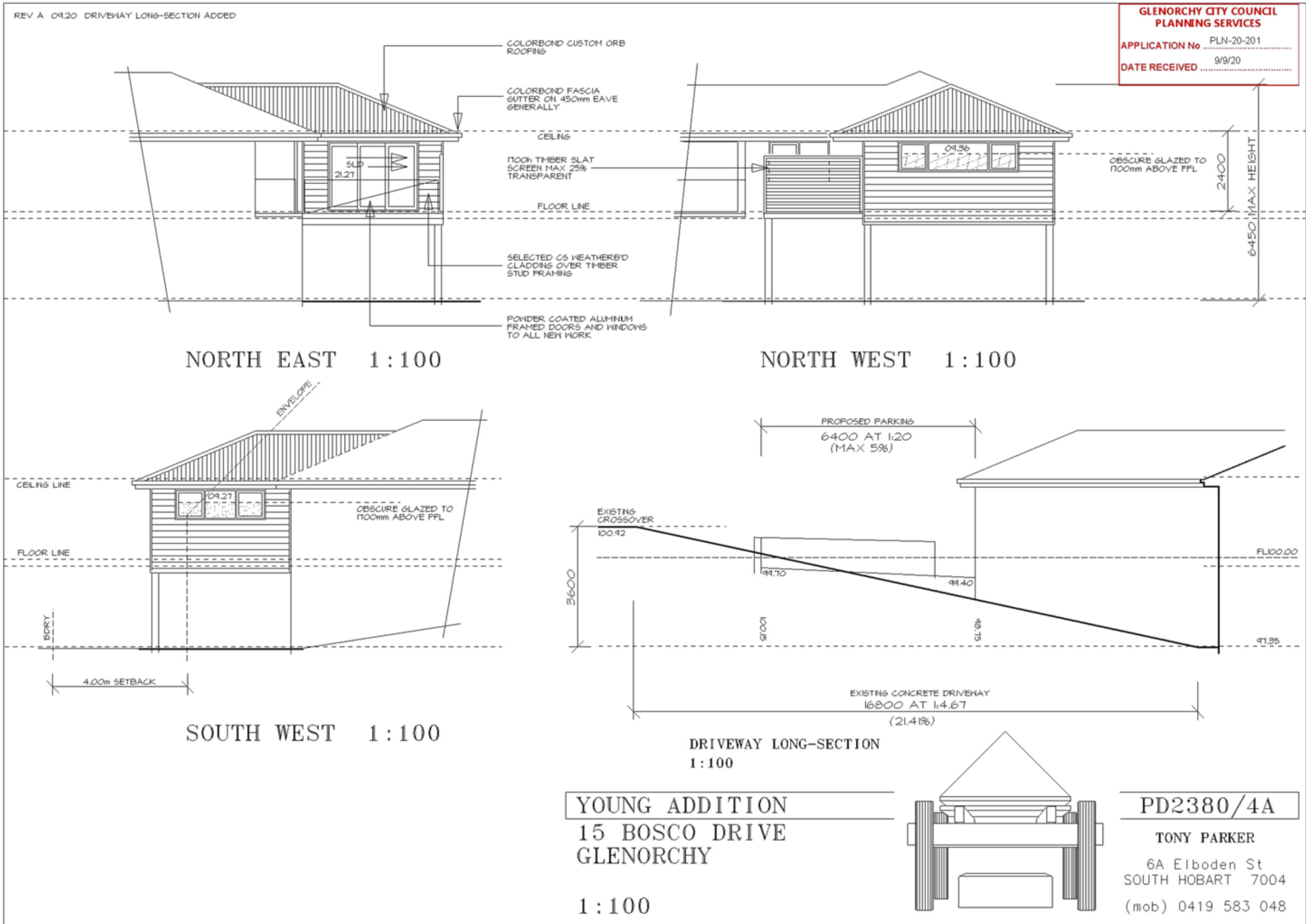
ACCREDITED PRACTITIONER
NUMBER CC 2338 S

**YOUNG
ADDITION**

15 BOSCO DRIVE
GLENORCHY

1:200 1:50

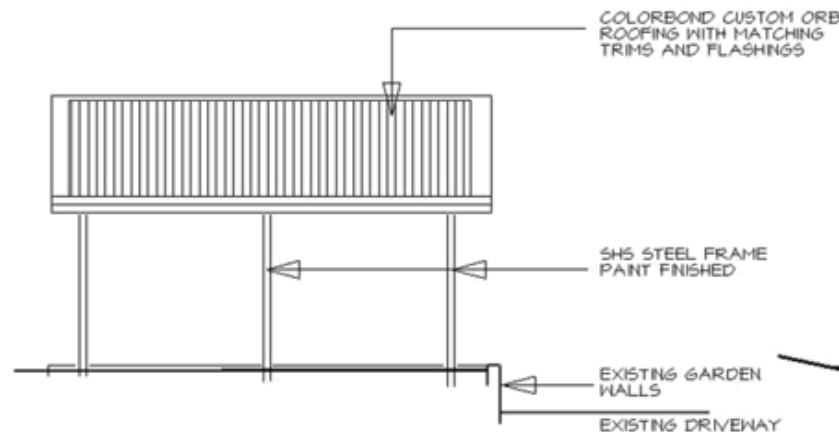
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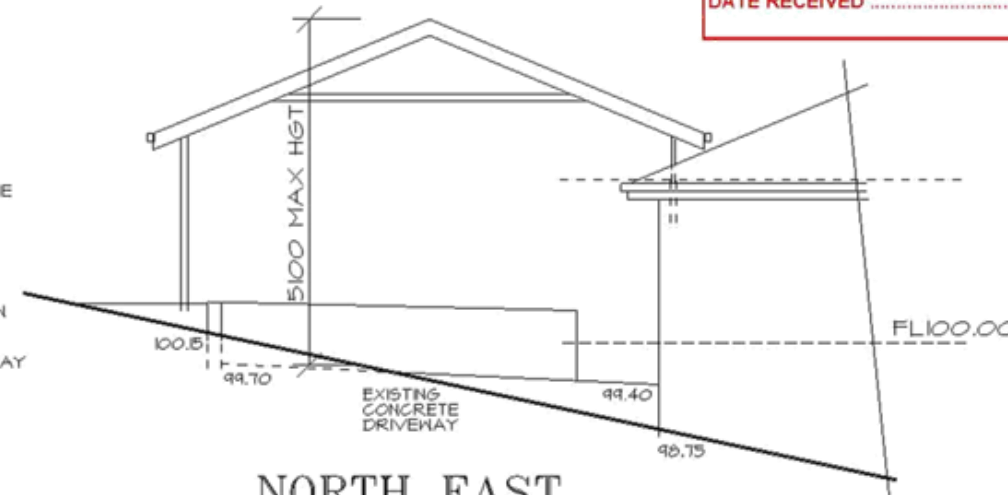
REV A 09.20 FINISHED LEVELS ADDED
EXISTING DRIVEWAY LEVELS ADDED

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

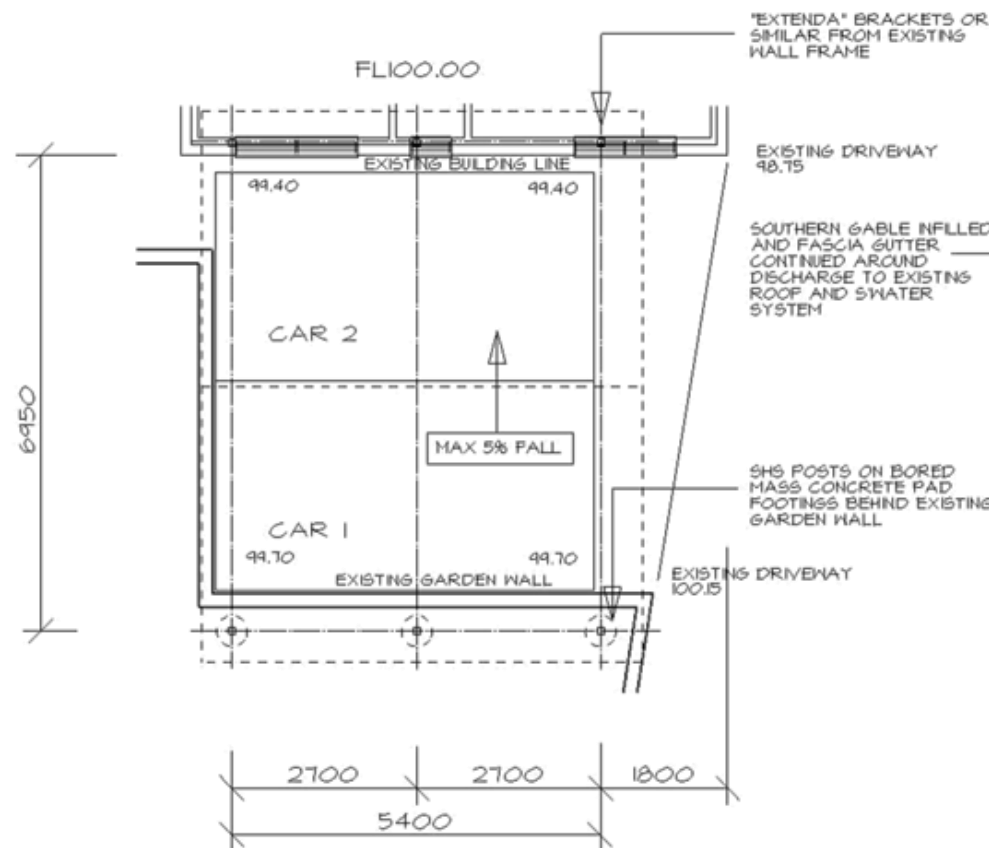
APPLICATION No PLN-20-201
DATE RECEIVED 9/9/20



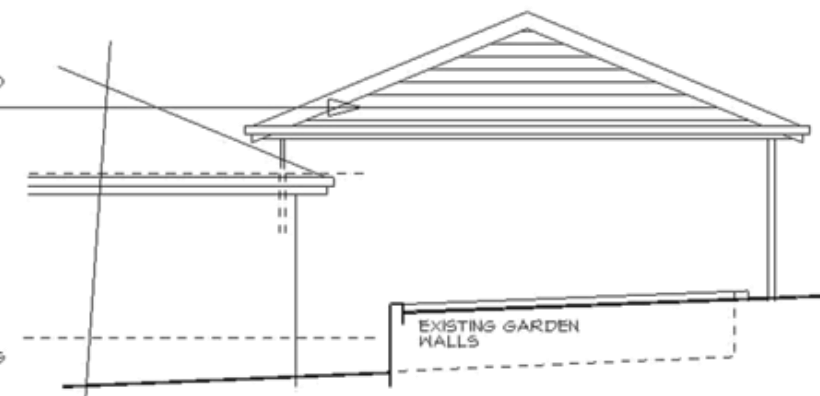
SOUTH EAST



NORTH EAST



FLOOR PLAN

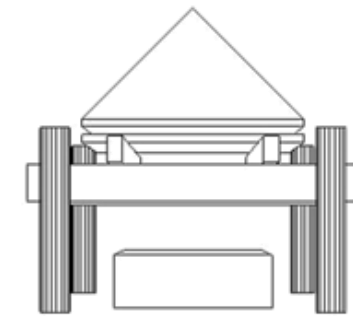


SOUTH WEST

CARPORT



MAY 2020



TONY PARKER

6A Elboden St
SOUTH HOBART 7004

(mob) 0419 583 048

ACCREDITED PRACTITIONER
NUMBER CC 2338 S

**YOUNG
ADDITION**

15 BOSCO DRIVE
GLENORCHY

1:100

PD2380/5A



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-201	Council notice date	10/07/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00983-GCC	Date of response	20/07/2020
TasWater Contact	Daria Rech	Phone No.	0474 916 179
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	15 BOSCO DR, GLENORCHY	Property ID (PID)	7443429
Description of development	Extension to dwelling - Living Room and Carport		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Tony Parker	Site Plan / PD2380/1	--	May 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: 56W CONSENT 1. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure. DEVELOPMENT ASSESSMENT FEES 2. 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.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.

TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit <http://www.taswater.com.au/News/Outages---Alerts> for a current list of these areas.

Declaration

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

Authorised by

Jason Taylor
Development Assessment Manager

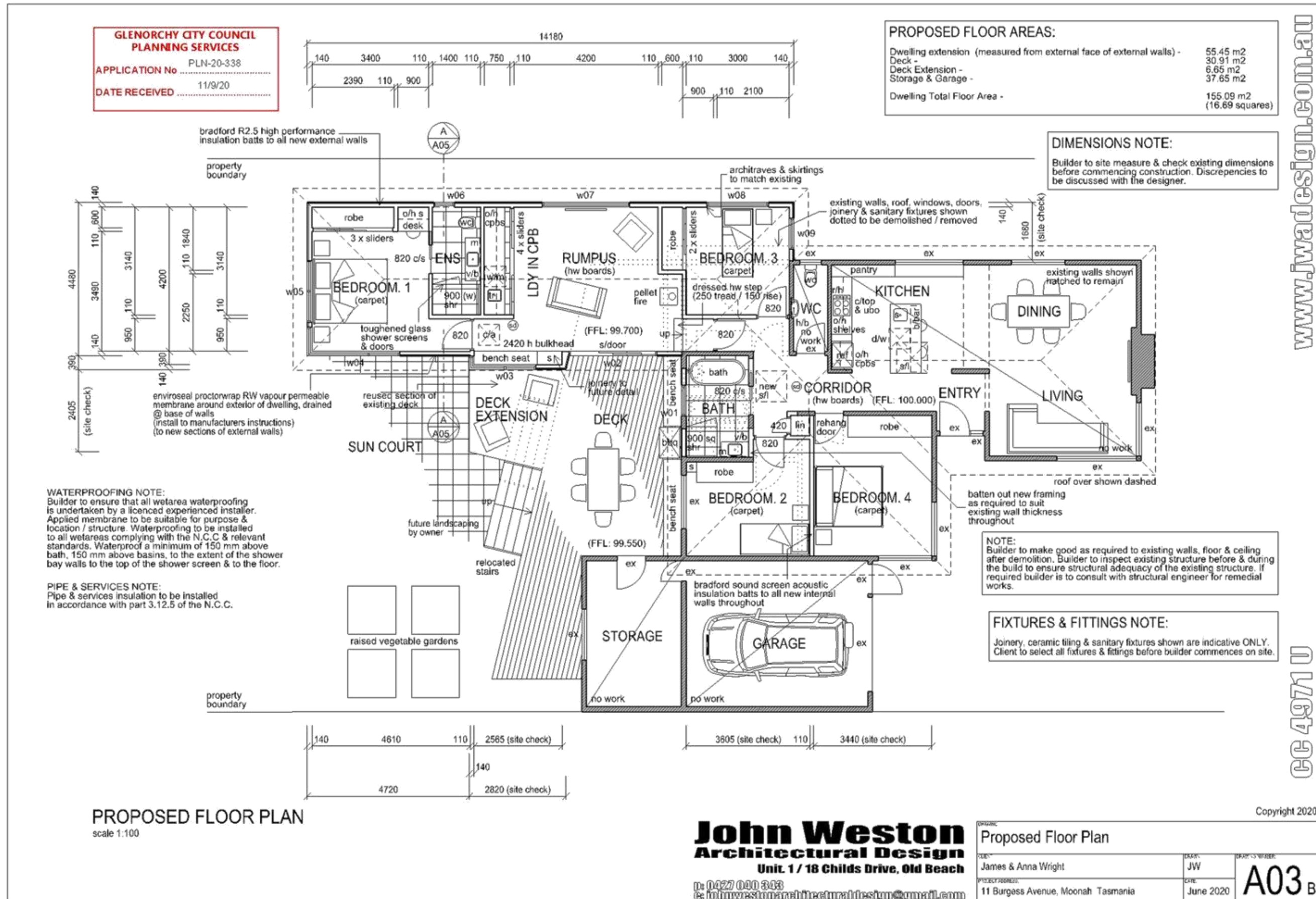
TasWater Contact Details

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

11 Burgess Avenue Moonah



Document Set ID: 2894839
Version: 1 Version Date: 22/09/2020



www.jwdesign.com.au

CC 4971 U





SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GROUND FLOOR PLAN	3
EXISTING DWELLING - FLOOR PLAN	4
EXISTING DWELLING - ELEVATIONS	5
ELEVATIONS	6
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WINDOW & DOOR SCHEDULES	8
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CALCULATIONS AND SCHEDULES	10
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INCLUSIONS

- DISCOVERY INCLUSIONS
- REAL BLACK FRIDAY UPGRADE
- HOME HAPPINESS UPGRADE
- FISHER AND PAYKEL UPGRADE
- CLIX TO ENTRY AND KITCHEN
- CARPET TO BEDROOMS AND LIVING AREAS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-20-323

DATE RECEIVED 16/09/2020



SITE LOCATION

LOCATION MAP

BUILDING INFORMATION

GROUND FLOOR TOP OF WALL HEIGHT(S):	2445mm
(CEILING HEIGHT 45mm LOWER THAN TOP OF WALL)	
ROOF PITCH (U.N.O.):	23.0°
ELECTRICITY SUPPLY:	SINGLE PHASE
GAS SUPPLY:	NONE
ROOF MATERIAL:	SHEET METAL
ROOF COLOUR:	MEDIUM
ROOF INSULATION:	R4.1 BATTS
WALL MATERIAL:	BRICK VENEER
WALL INSULATION:	R2.0 BATTS
	WALL WRAP TO ENTIRE HOUSE
FLOOR INSULATION:	R22 BIAx XPOD

SITE & ENGINEERING INFORMATION

WIND CLASSIFICATION:	N2
CLIMATE ZONE:	ZONE 7 - COOL TEMPERATE
WIND REGION:	A
TERRAIN CATEGORY:	TC3
SHIELDING FACTOR:	PS - PARTIAL SHIELDING
TOPOGRAPHIC CLASSIFICATION:	T2
DESIGN WIND SPEED:	40 m/sec

SITE CLASSIFICATION:	M
SLAB CLASSIFICATION:	TBC

SLAB TO BE 85mm 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

PRELIM PLAN SET

No.	AMENDMENT	SHEET	DATE	DRAWN	CHECK
8	PRELIM PLAN SET - ADDRESSED COUNCIL RFI, ADDED EXISTING DWELLING INFORMATION, UPDATED STORMWATER INFORMATION	2, 4, 5, 11	2020.09.15	CPO	-
7	PRELIM PLAN SET - ADDED SEWER AND SW CONNECTION LOCATIONS FROM UDM REPORT, ADJUSTED SPLASHBACK WINDOW, NOTED PRE CONSTRUCTION DEMOLITION AND REMOVAL WORKS	3, 9	2020.08.04	CPO	-
6	PRELIM PLAN SET - DRIVEWAY AND PARKING AMENDMENTS	2, 9	2020.07.21	CPO	-
5	PRELIM PLAN SET - BATHROOM AND LAUNDRY AMENDMENTS	3, 14, 15	2020.07.20	CPO	-
4	PRELIM PLAN SET - PLAN PRESENTATION UPDATES	2, 3, 4, 5, 6, 10	2020.07.01	CPO	-
3	PRELIM PLAN SET - INITIAL ISSUE	ALL	2020.05.11	RMF	DDI

THIS DWELLING IS BEING CONSTRUCTED IN A NO BAL REQ. AREA
(NO RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY)

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DRAWING	DRAWN
4 PRELIM PLAN SET - PLAN PRES UPDATES	CPO 2020.07.01
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6 PRELIM PLAN SET - DRIVEWAY & PARKING	CPO 2020.07.21
7 PRELIM PLAN SET - REFER COVER	CPO 2020.08.04
8 PRELIM PLAN SET - ADDRESSED COUNCIL RFI	CPO 2020.09.15

CLIENT:	MISS. ELEN VAILAS
ADDRESS:	71 BOWEN ROAD
SUBURB:	LUTANA
POSTCODE:	7009
COUNCIL:	GLENORCHY

LOT No.:	10
CT No.:	55403

HOUSE DESIGN:	VASEY (MODIFIED)
FACADE DESIGN:	CLASSIC
SHEET TITLE:	COVER SHEET

HOUSE CODE:	H-WDCVSY10SA
FACADE CODE:	F-WDCBAI20CLASA
SCALES:	
SHEET No.:	1 / 18

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

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file sha512sum: 0a18190071e291a2001a2001a2001a20

```


REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

CDP CHARGED DOWNPIPE DIRECTED TO TANK
SDP STANDARD DOWNPIPE DIRECTED TO STORMWATER DISCHARGE

REFER 'BRICK COURSING AND WINDOW FLASHING DETAIL' FOR BRICK COURSING & WINDOW FLASHING DETAILS

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

REFER TO WINDOW & DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS

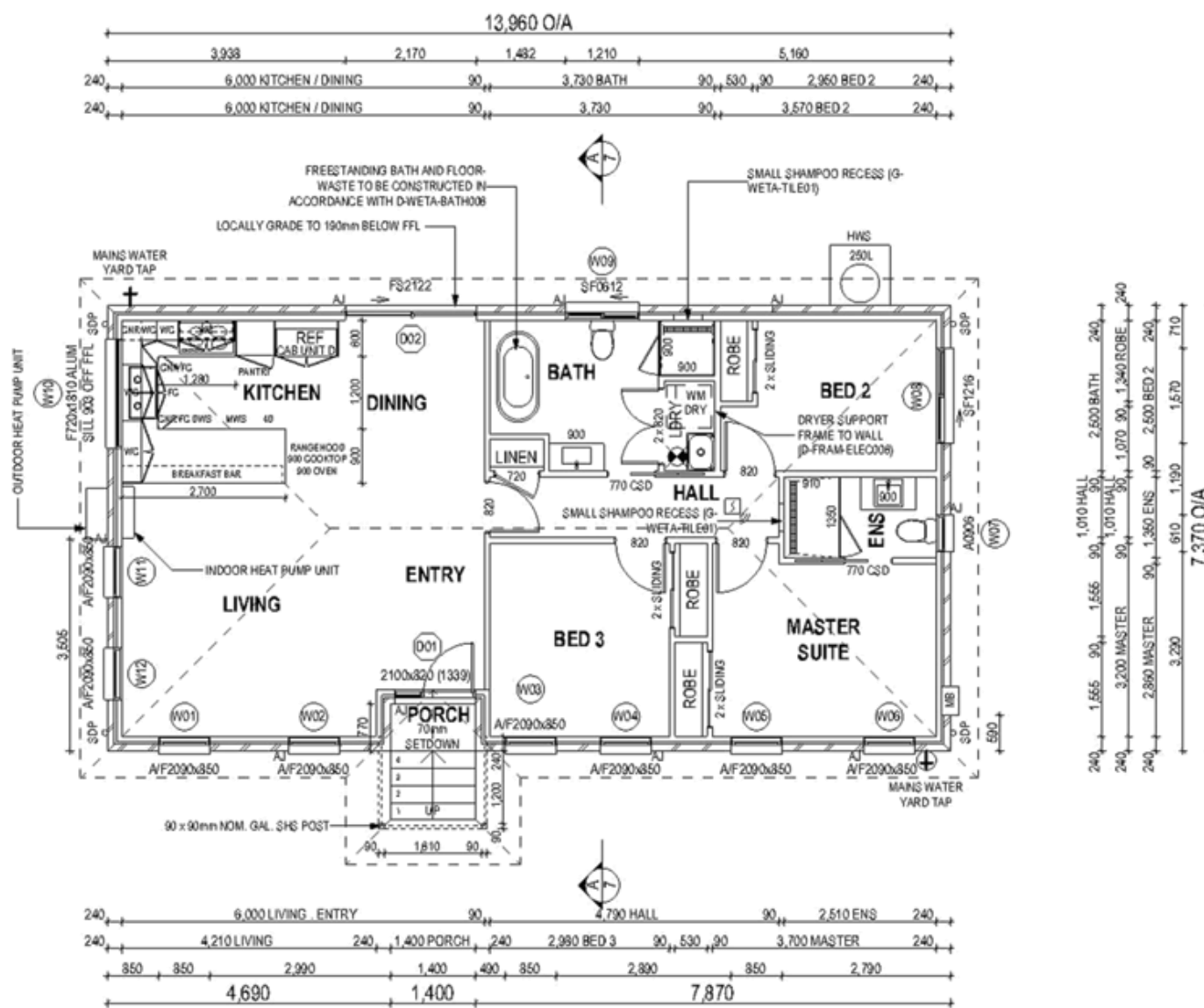
FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:



TOTAL FLOOR AREAS

UNIT 1 LIVING (EXISTING)	116.31
UNIT 2 LIVING (PROPOSED)	100.73
UNIT 2 PATIO (PROPOSED)	2.16
	219.20 m ²



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-20-323

DATE RECEIVED: 16/09/2020



W07 COMPLIANT WITH PART 10.4.4 (A1)
SUNLIGHT AND OVERSHADOWING

FLOOR PLAN LEGEND

HS / WS	HOB SPOUT / WALL SPOUT
FACE BRICK / COMMON BRICK	
HEBEL	
SOUND INSULATION	
AJ	BRICK ARTICULATION JOINT
3D	DENOTES DRAWER SIDE
MECHANICAL VENTILATION SWITCHED TO LIGHT	
L.B.W	LOAD BEARING WALL
THIS DOOR OPENS FIRST	
SMOKE ALARM	
#	LIFT OFF HINGE
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

THIS DWELLING IS BEING CONSTRUCTED IN A NO BAL REQ. AREA
(NO RESTRICTIONS FOR CONSTRUCTION METHODS/ MATERIALS APPLY)

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ALL DIMENSIONS ARE FRAME DIMENSIONS

SHAMPOO RECESS SIZE		STRUCTURAL DIMENSION:	
		WIDTH	HEIGHT
SMALL	470 x 380mm	543mm	446mm
MEDIUM	800 x 380mm	873mm	446mm
LARGE	1500 x 380mm	1573mm	446mm
REFER WILSON HOPES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION			

REFER WILSON HOMES' DETAIL G-WETA-TILE01 FOR FURTHER DETAIL PRIOR TO INSTALLATION.

THIS PLAN ACCEPTED BY:

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SIGNATURE:

DATE:



DRAWING	DRAWN
4 PRELIM PLAN SET - PLAN PRES UPDATES	CPO 2020.07.01
5 PRELIM PLAN SET - BATHROOM UPDATES	CPO 2020.07.20
6 PRELIM PLAN SET - DRIVEWAY & PARKING	CPO 2020.07.21
7 PRELIM PLAN SET - REFER COVER	CPO 2020.08.04
8 PRELIM PLAN SET - ADDRESSED COUNCIL RFI	CPO 2020.09.15

CLIENT:	MISS. ELEN VAILAS
ADDRESS:	71 BOWEN ROAD
SUBURB:	LUTANA
POSTCODE:	7009
COUNCIL:	GLENORCHY

LOT No.:	10
CT No.:	55403

HOUSE DESIGN:	VASEY (MODIFIED)
FACADE DESIGN:	CLASSIC
SHEET TITLE:	GROUND FLOOR PLAN

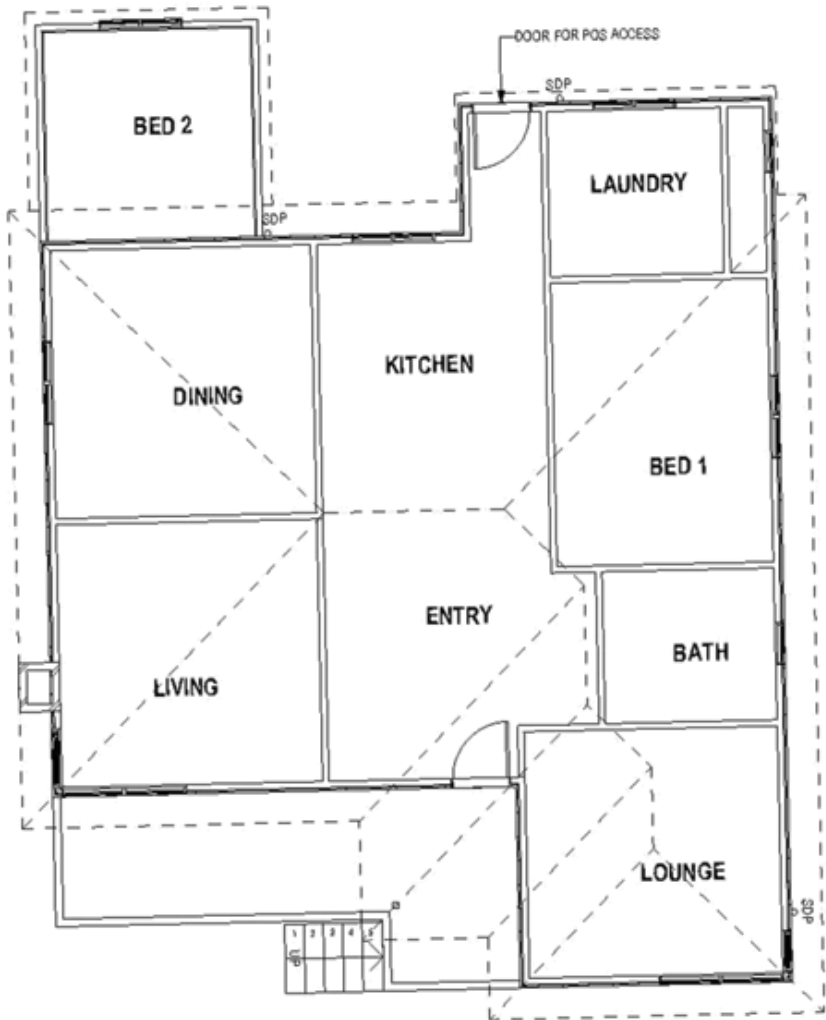
HOUSE CODE:	H-WDCVSY10SA
FACADE CODE:	F-WDCBAI20CLASA
SCALES:	1:100
SHEET No.:	3 / 18

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GLENORCHY CITY COUNCIL
PLANNING SERVICES

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CT No.:	55403

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FACADE DESIGN:	CLASSIC
SHEET TITLE:	EXISTING DWELLING - FLOOR PLAN

HOUSE CODE:	H-WDCVSY10SA
FACADE CODE:	F-WDCBAI20CLASA
SCALES:	
SHEET No.:	4 / 18

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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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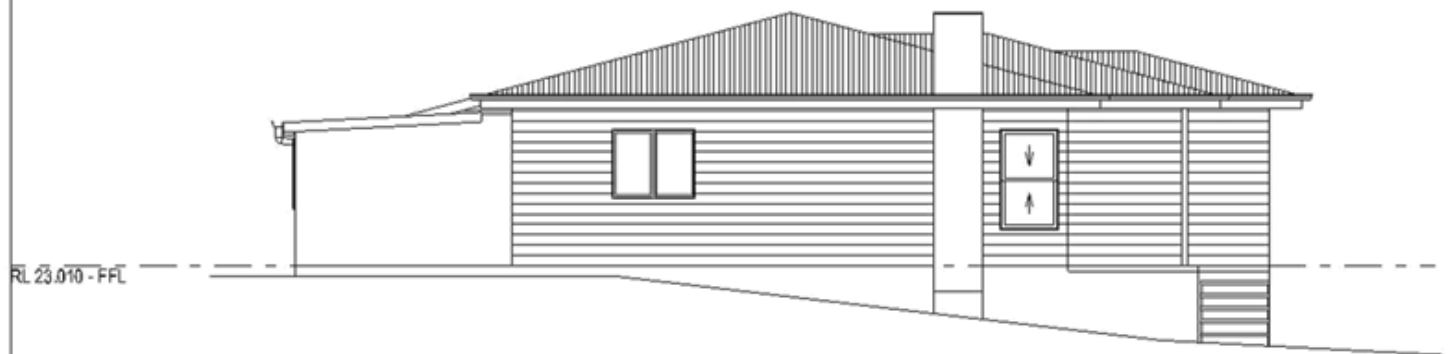
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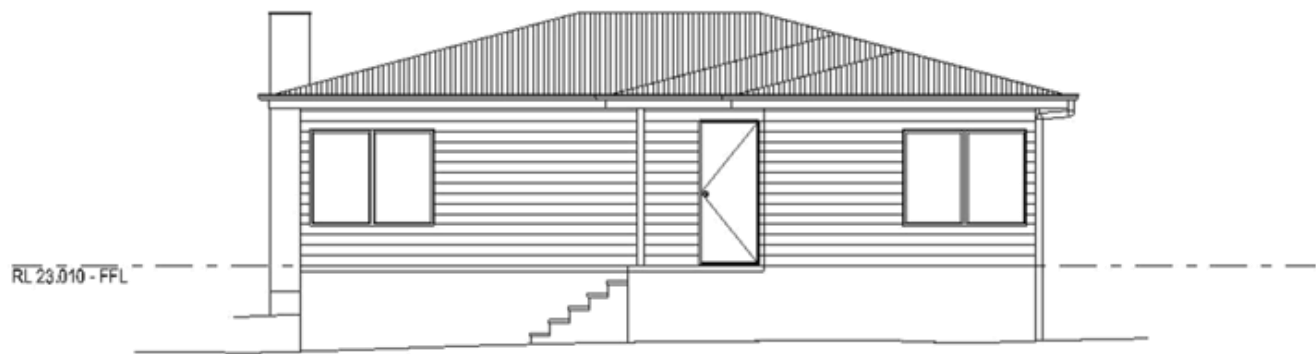
NORTH ELEVATION
Scale: 1:100



EAST ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100



WEST ELEVATION
Scale: 1:100

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FACADE CODE:	F-WDCBAI20CLASA
SCALES:	
SHEET No.:	5 / 18

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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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DATE: _____

WINDOW TYPE LEGEND

				
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

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Document Set ID: 2908995
Version: 1 Version Date: 03/11/2020

PROPOSED UNITS 66 BRENT STREET, GLENORCHY WILSON HOMES PD20193

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No . PLN-20-336
DATE RECEIVED .. 09/10/2020

PLANNING

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	SITE LANDSCAPING PLAN
04	SITE SHADOW DIAGRAMS
05	SITE SECTION

UNIT 2 BUILDING DRAWINGS

No	DRAWING
U2 - 01	GROUND FLOOR PLAN
U2 - 02	FIRST FLOOR PLAN
U2 - 03	DOOR AND WINDOW SCHEDULES
U2 - 04	ELEVATIONS
U2 - 05	ELEVATIONS
U2 - 06	ROOF PLAN

UNIT 1 BUILDING DRAWINGS

No	DRAWING
U1 - 01	EXISTING FLOOR PLAN

UNIT 3 BUILDING DRAWINGS

No	DRAWING
U3 - 01	GROUND FLOOR PLAN
U3 - 02	FIRST FLOOR PLAN
U3 - 03	DOOR AND WINDOW SCHEDULES
U3 - 04	ELEVATIONS
U3 - 05	ELEVATIONS
U3 - 06	ROOF PLAN

GENERAL PROJECT INFORMATION

TITLE REFERENCE: 28924/3
SITE AREA: 1072m2
DESIGN WIND SPEED:
SOIL CLASSIFICATION:
CLIMATE ZONE: 7
ALPINE AREA: NO
CORROSIVE ENVIRONMENT: NO
BAL RATING:
OTHER KNOWN HAZARDS: NONE KNOWN



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p(t) +03 6332 3790
160 New Town Road, New Town, Hobart 7008
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info@primedesigntas.com.au primedesigntas.com.au
Accredited Building Practitioner: Frank Geskus -No CC246A

SEPTEMBER 2020

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A., CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:

THE DETAIL SHOWN / RECORDED

- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.2m

PLANNING DIRECTIVE 4.1

CLAUSE 10.4.2

SETBACKS

REFER TO DIMENSIONS AND ELEVATIONS FOR FURTHER DETAILS.

DRIVEWAY GRADIENT

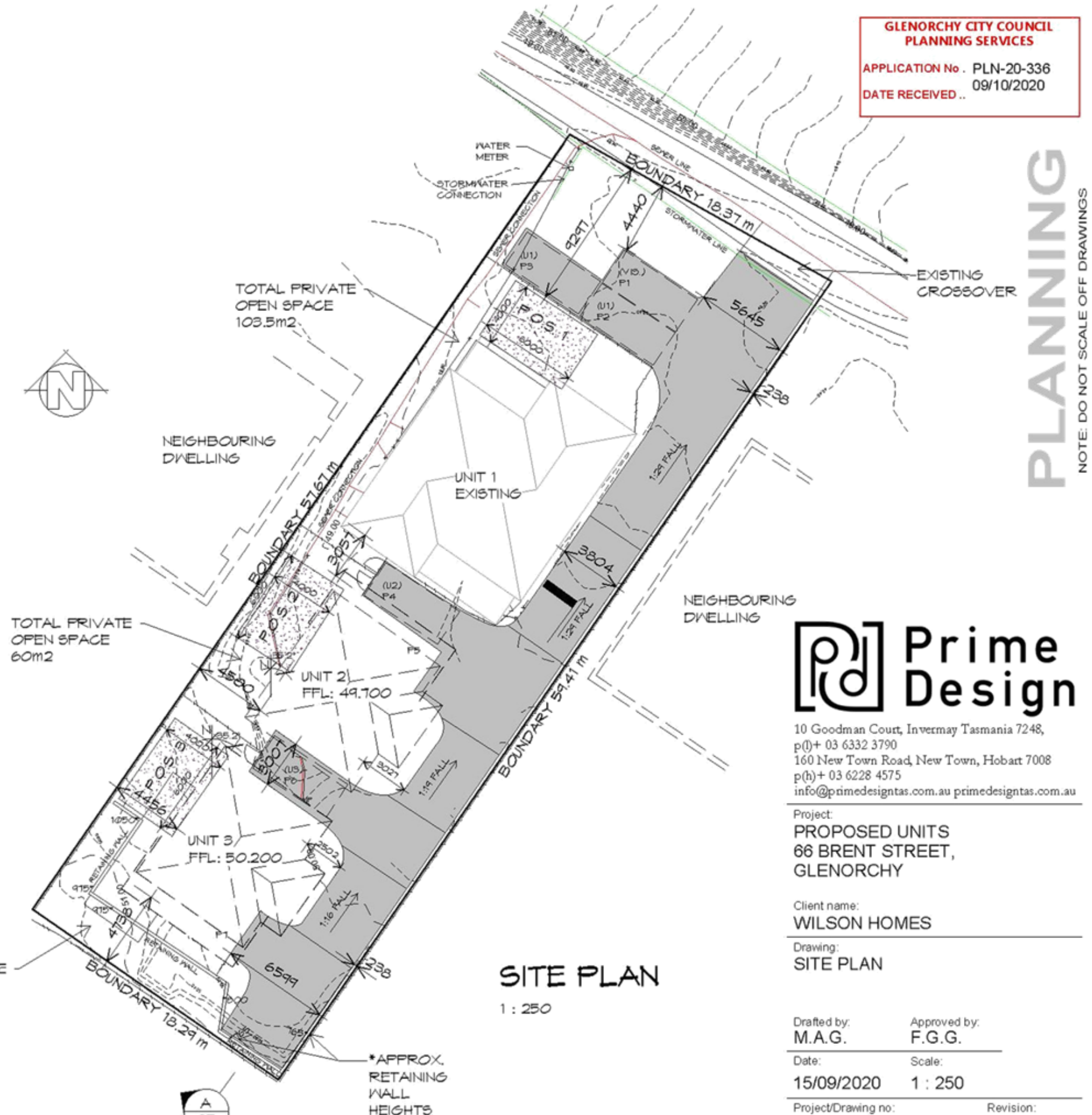
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT

PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

Document Set ID: 2908995

Version: 1 Version Date: 03/11/2020



GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
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- CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:

THE DETAIL SHOWN / RECORDED

- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND UNDERGROUND DETAIL.
- SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.

THE LOCATIONS OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.

PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES FOR DETAILED LOCATION OF ALL SERVICES.

CONTOUR INTERVAL 0.2m

SEWER AND WATER SERVICES

- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
- WORKS TO BE DONE BY TASWATER AT DEVELOPER'S COST

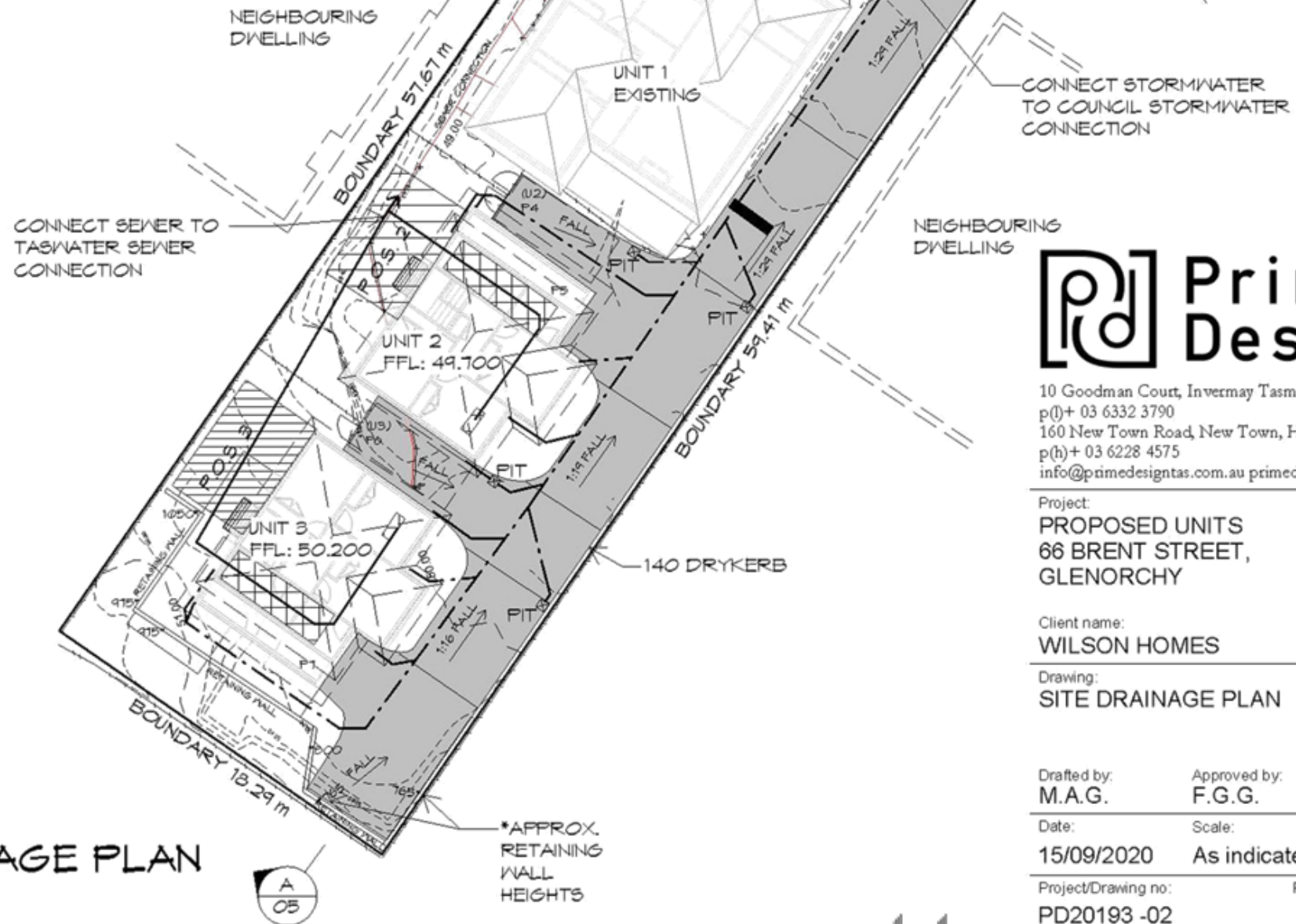
LEGEND

- PIT  450X450X450 SURFACE DRAINAGE PIT
- STORMWATER LINE
- SEWER LINE
-  WET AREAS

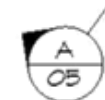
PLUMBING NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.

ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500 & THE TASMANIAN PLUMBING CODE, AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

**SITE DRAINAGE PLAN**

1:250



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-336

DATE RECEIVED .. 09/10/2020

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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p(t) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED UNITS
66 BRENT STREET,
GLENORCHY**

Client name:
WILSON HOMES

Drawing:
SITE DRAINAGE PLAN

Drafted by: M.A.G. Approved by: F.G.G.
Date: 15/09/2020 Scale: As indicated

Project/Drawing no: PD20193 -02 Revision: 01

Accredited building practitioner: Frank Gekus -No CC246A



LEGEND

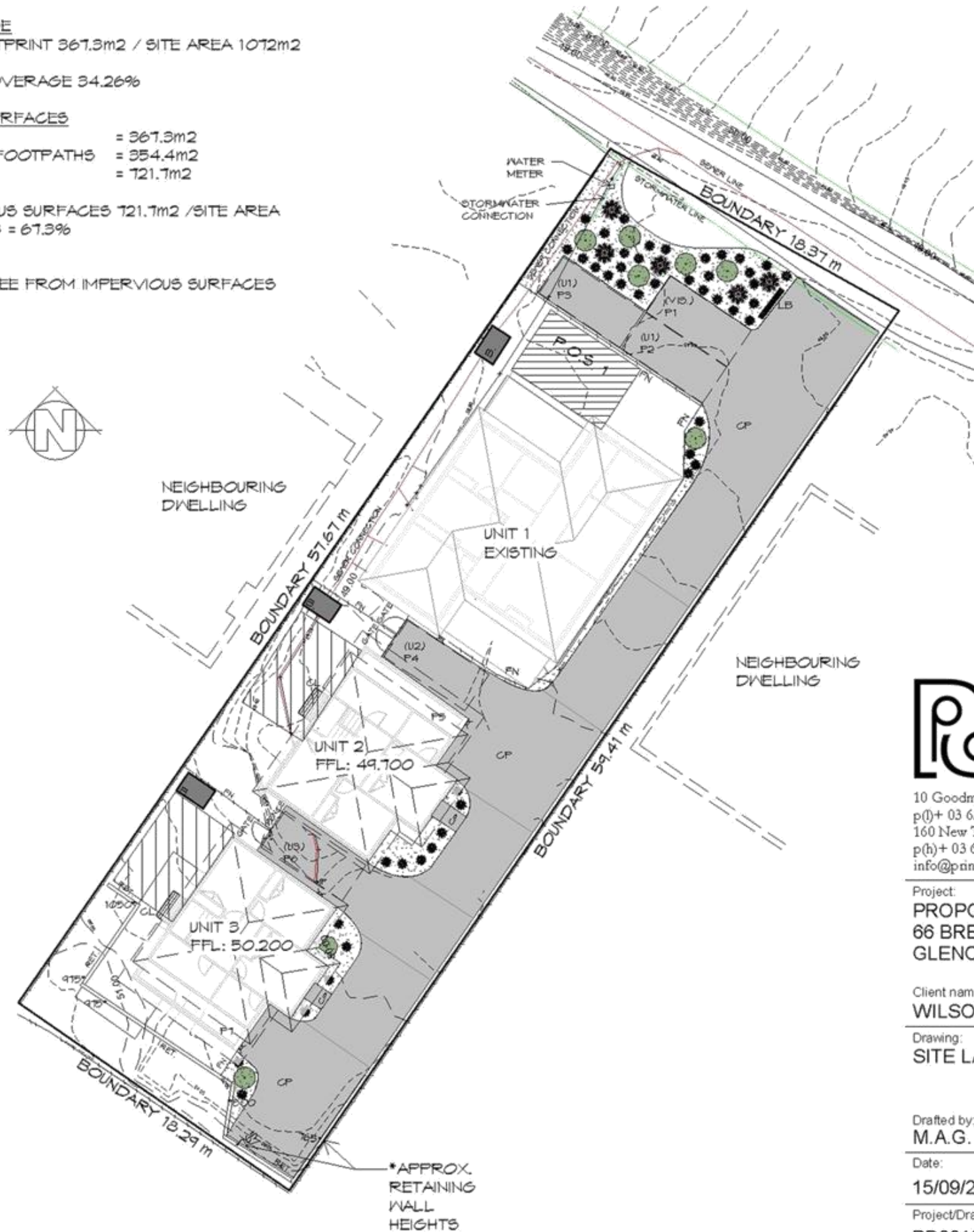
- WASTE STORAGE 1.5m²**
CLOTHES LINES - WALL MOUNT
ISLAND BLOCK & PAVING RETAINING WALL SYSTEM OR SIMILAR
GATE
LETTER BOX
CONCRETE PATH/PAVING
MULCH OR SIMILAR
SECURITY LIGHTS
FENCE 1.2m HIGH
- GRASSES**
 - 'FAN FLOWER' SCAEVOLA SP
 - LOMANDRA LONGIFOLIA
SHRUBS 1000-1500
 - GREVILLIA SERICEA
 - GREVILLIA SP
MULCH
 - 'BOYER BARK' OR SIMILAR

SITE COVERAGE
 BUILDING FOOTPRINT 367.3m² / SITE AREA 1072m²
 = 0.3426
 TOTAL SITE COVERAGE 34.26%

IMPERVIOUS SURFACES
 DWELLINGS = 367.3m²
 DRIVEWAYS & FOOTPATHS = 354.4m²
 TOTAL = 721.7m²

NON-IMPERVIOUS SURFACES 721.7m² / SITE AREA
 1072m² = 0.673 = 67.3%

TOTAL SITE FREE FROM IMPERVIOUS SURFACES
 = 32.7%



**GLENORCHY CITY COUNCIL
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Project:
**PROPOSED UNITS
 66 BRENT STREET,
 GLENORCHY**

Client name:
WILSON HOMES

Drawing:
SITE LANDSCAPING PLAN

Drafted by: M.A.G.
 Approved by: F.G.G.
 Date: 15/09/2020
 Scale: As indicated

Project/Drawing no: PD20193 -03
 Revision: 01
 Accredited building practitioner: Frank Gekus -No CC246A

bda
 BUILDING DESIGNERS
 AUSTRALIA

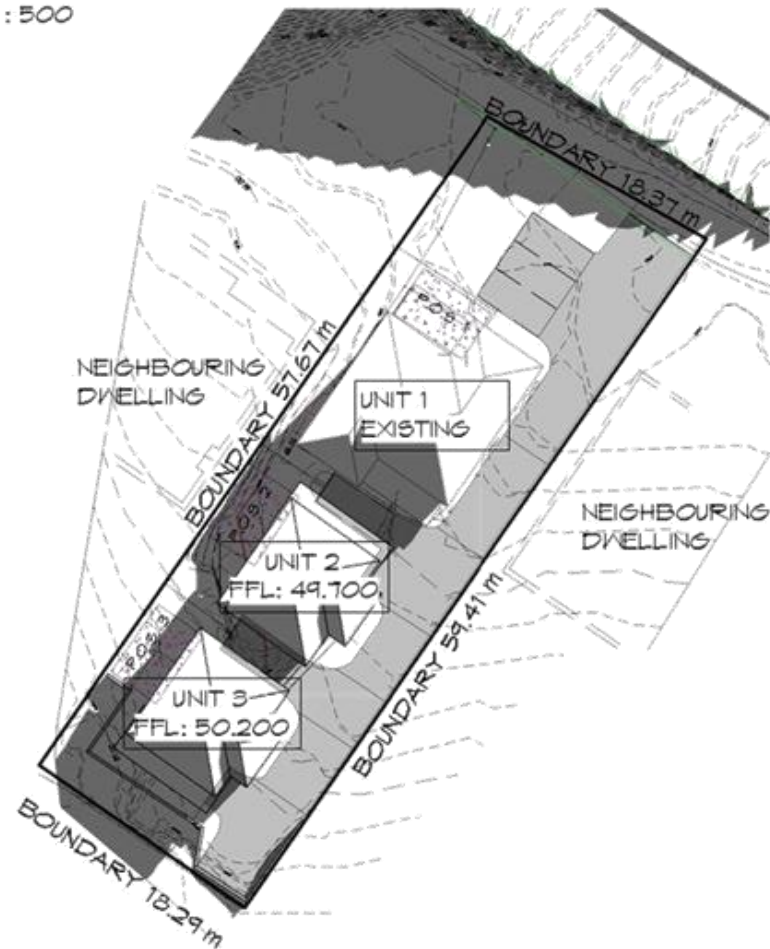
SITE LANDSCAPING PLAN

1:250

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-20-336
DATE RECEIVED .. 09/10/2020

SHADOW DIAGRAM 21ST JUNE @ 9AM

1:500



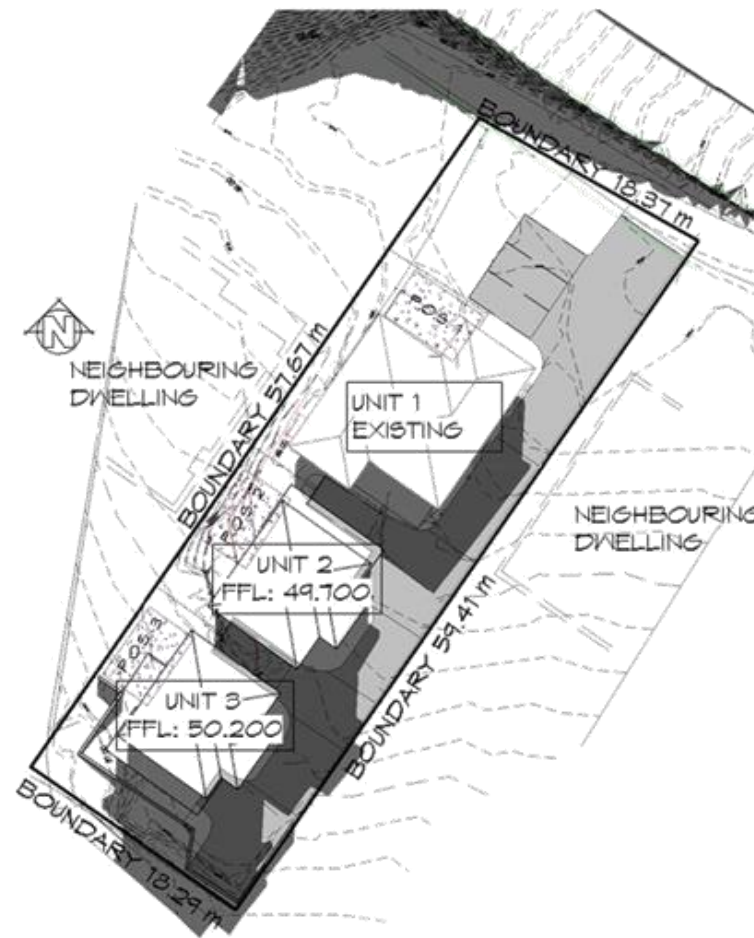
SHADOW DIAGRAM 21ST JUNE @ 3PM

1:500



SHADOW DIAGRAM 21ST JUNE @ 12PM

1:500



PLANNING
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Project:
PROPOSED UNITS
66 BRENT STREET,
GLENORCHY

Client name:
WILSON HOMES

Drafted by: M.A.G. Approved by: F.G.G.

Drawing:
SITE SHADOW DIAGRAMS

Date: 15/09/2020 Scale: 1:500

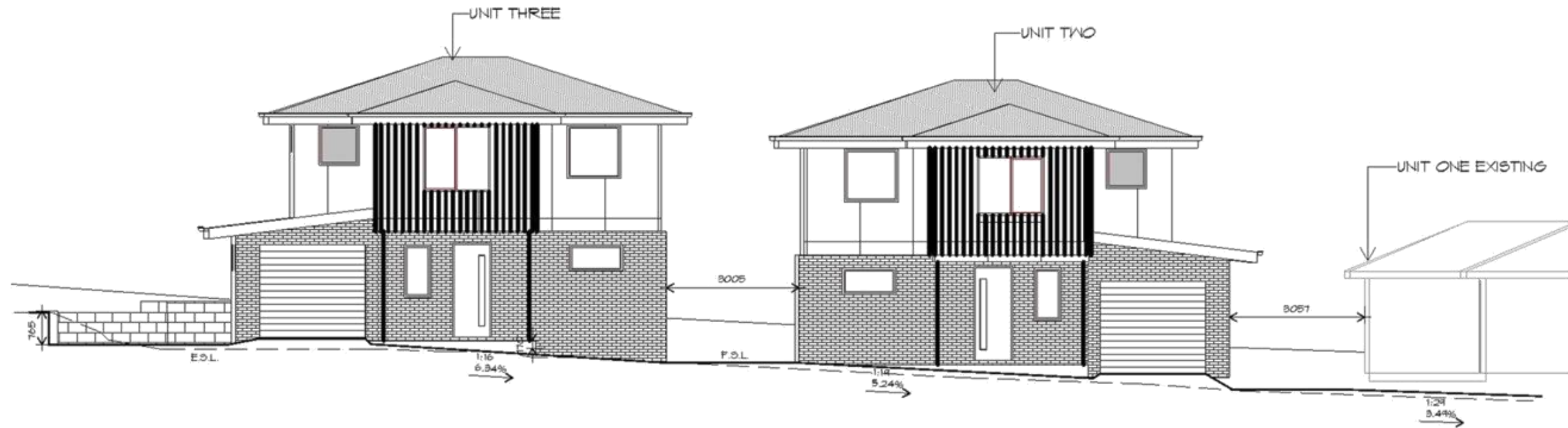
Project/Drawing no: PD20193 04 Revision: 01



Accredited building practitioner: Frank Gekus -No CC246A

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No . PLN-20-336
DATE RECEIVED .. 09/10/2020

PLANNING
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SECTION
1 : 100

A
01

**Prime
Design**

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Project:
**PROPOSED UNITS
66 BRENT STREET,
GLENORCHY**

Client name:
WILSON HOMES

Drafted by: M.A.G. Approved by: F.G.G.

Drawing:
SITE SECTION

Date: 15/09/2020 Scale: 1 : 100

Project/Drawing no: PD20193 05 Revision: 01

bda
BUILDING
DESIGNERS
AUSTRALIA

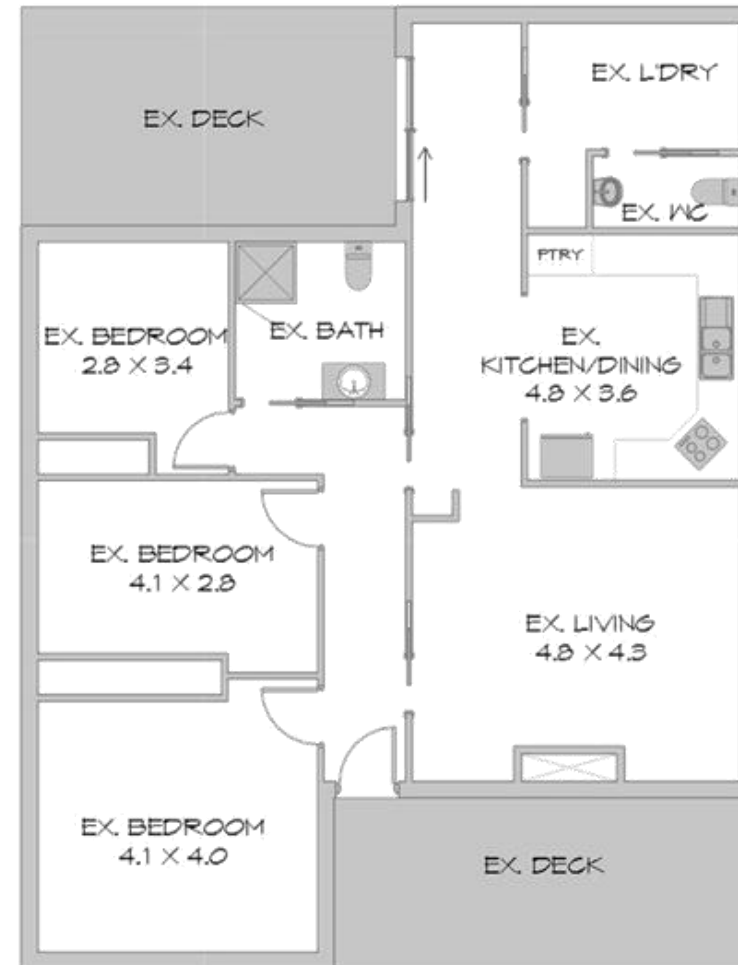
Accredited building practitioner: Frank Gekus -No CC246A

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No . PLN-20-336
DATE RECEIVED .. 09/10/2020

PLANNING

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EXISTING FLOOR PLAN

1 : 100

TOTAL APPROX. LIVING AREAS	108.00 m2	(11.61 SQUARES)
TOTAL AREA	108.00	11.61

Prime Design

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Project:
**PROPOSED UNITS
66 BRENT STREET,
GLENORCHY**

Client name:
WILSON HOMES

Drawing:
EXISTING FLOOR PLAN

Drafted by: M.A.G. Approved by: F.G.G.
Date: 15/09/2020 Scale: 1 : 100

Project/Drawing no: PD20193 -U1 - 01 Revision: 01

Accredited building practitioner: Frank Gekus -No CC246A



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-336
09/10/2020

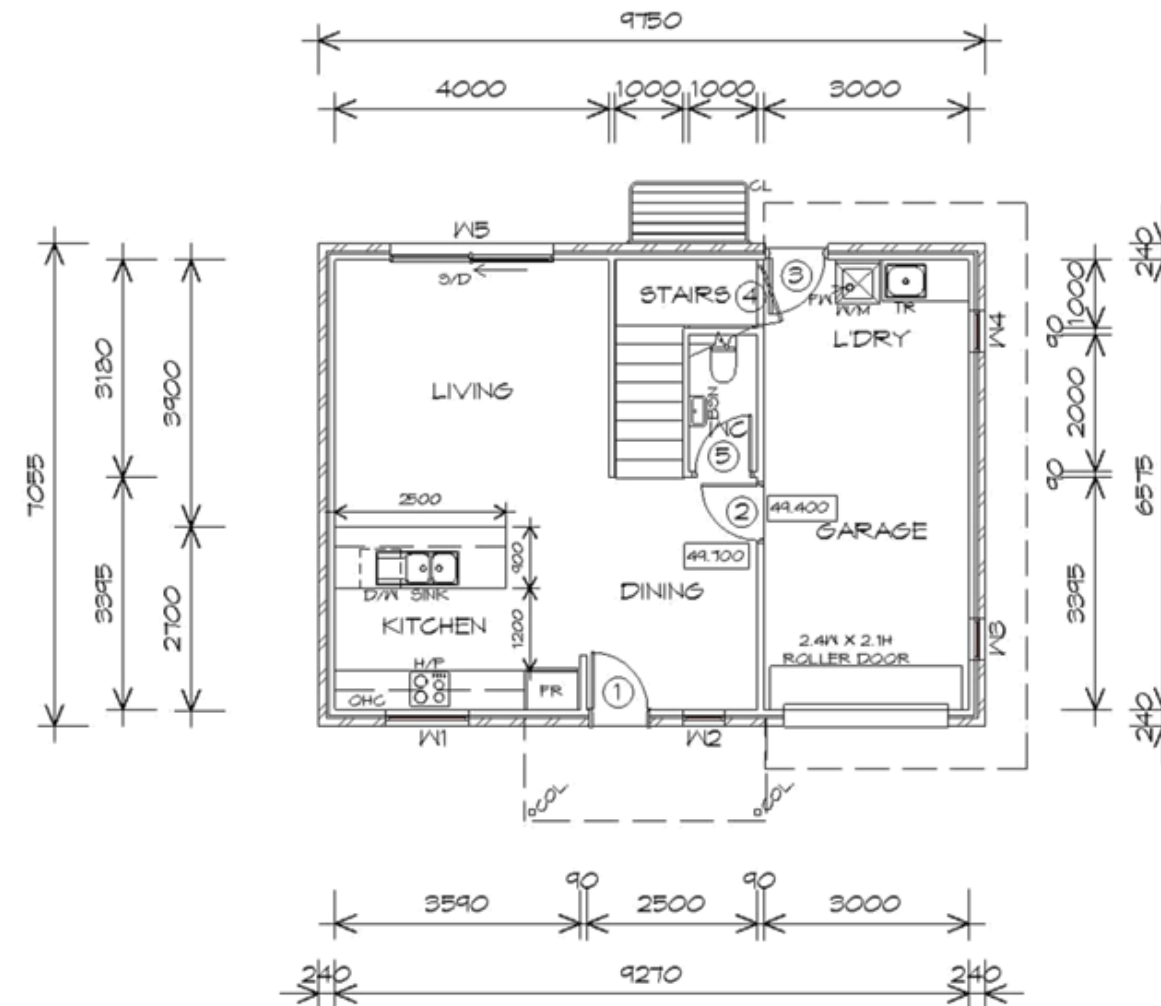
DATE RECEIVED ..

LEGEND

- Ⓕ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓖ 240V SMOKE ALARM
- ⒸSD CAVITY SLIDING DOOR
- ⒶSD SLIDING DOOR
- Ⓕ FW FLOOR WASTE
- ⒶL SIDELIGHT
- ⒸOL COLUMN
- ⒶS GLASS SCREEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	65.87	m2	(7.08 SQUARES)
FIRST FLOOR AREA	62.20	m2	(6.69 SQUARES)
TOTAL AREA	128.07		13.77

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



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Project:
**PROPOSED UNITS
66 BRENT STREET,
GLENORCHY**

Client name:
WILSON HOMES

Drawing:
GROUND FLOOR PLAN

Drafted by:
M.A.G.

Approved by:
F.G.G.

Date:
15/09/2020

Scale:
1 : 100

Project/Drawing no:
PD20193 -U2 - 01

Revision:
01

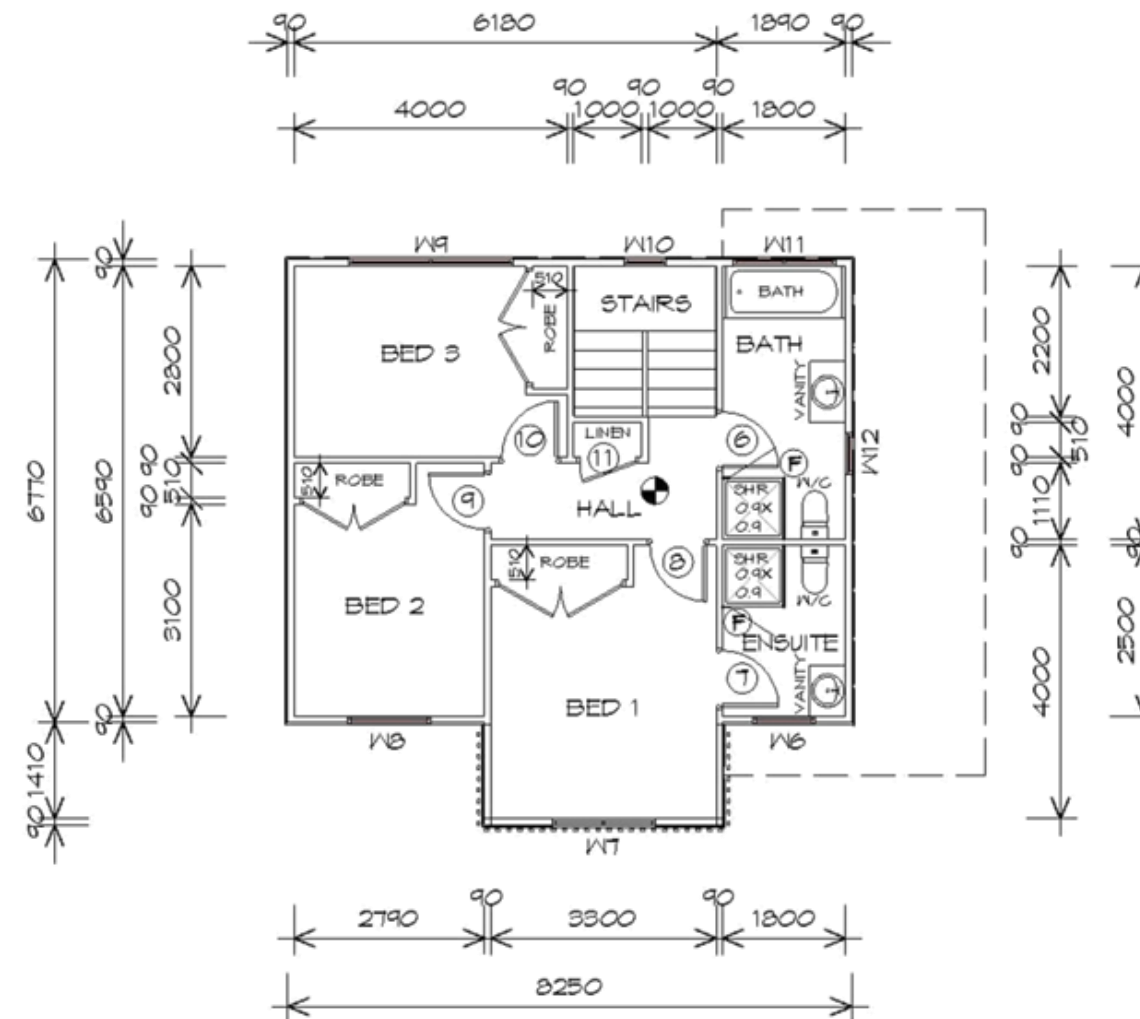
Accredited building practitioner: Frank Gekus -No CC246A



GLENORCHY CITY COUNCIL
PLANNING SERVICESAPPLICATION No. PLN-20-336
DATE RECEIVED .. 09/10/2020

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- Ⓢ CAVITY SLIDING DOOR
- Ⓢ SLIDING DOOR
- Ⓢ FLOOR WASTE
- Ⓢ SIDELIGHT
- Ⓢ COLUMN
- Ⓢ GLASS SCREEN



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	65.87	m ²	(7.08 SQUARES)
FIRST FLOOR AREA	62.20	m ²	(6.69 SQUARES)
TOTAL AREA	128.07		13.77

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



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Project:
PROPOSED UNITS
66 BRENT STREET,
GLENORCHY

Client name:
WILSON HOMES

Drawing:
FIRST FLOOR PLAN

Drafted by:
M.A.G.

Approved by:
F.G.G.

Date:
15/09/2020

Scale:
1 : 100

Project/Drawing no:
PD20193 -U2 - 02

Revision:
01

Accredited building practitioner: Frank Gekus -No CC246A



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	Elegance Entrance Doors Solid - MDF core with skin of Oak/Oak Veneer	
2	820	INTERNAL TIMBER DOOR	
3	820	EXTERNAL HALF GLASS	
4	820	ROBE DOOR	UNDER STAIRS
5	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1210	AWNING WINDOW	
W2	1200	610	AWNING WINDOW	
W3	600	610	AWNING WINDOW	
W4	600	610	AWNING WINDOW	
W5	2100	2400	SLIDING DOOR	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	ROBE DOOR	LINEN

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W6	900	910	AWNING WINDOW	OPAQUE
W7	1500	1510	AWNING WINDOW	
W8	1200	1210	AWNING WINDOW	
W9	600	2410	AWNING WINDOW	
W10	1200	610	AWNING WINDOW	
W11	600	1510	AWNING WINDOW	OPAQUE
W12	600	610	AWNING WINDOW	OPAQUE
W22	1500	1510	AWNING WINDOW	

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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PLANNING

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info@primedesign.com.au primedesign.com.au

Project:
PROPOSED UNITS
66 BRENT STREET,
GLENORCHY

Client name:
WILSON HOMES

Drafted by: M.A.G. Approved by: F.G.G.

Drawing:
DOOR AND WINDOW
SCHEDULES

Date: 15/09/2020

Project/Drawing no: PD20193 U2 - 03

Revision: 01



Accredited building practitioner: Frank Gekus -No CC246A

UNIT TWO

Document Set ID: 2908995

Version: 1 Version Date: 03/11/2020

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-336
DATE RECEIVED .. 09/10/2020

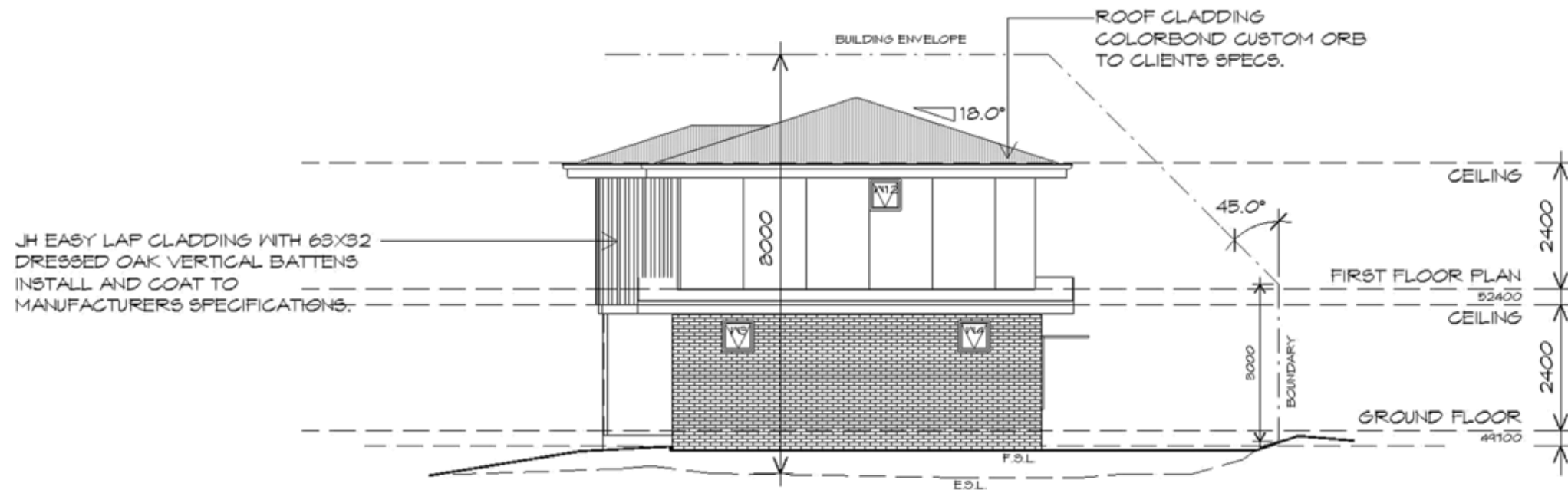
PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



NORTHWESTERN ELEVATION

1 : 100



NORTHEASTERN ELEVATION

1 : 100

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info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED UNITS
66 BRENT STREET,
GLENORCHY**

Client name:
WILSON HOMES

Drawing:
ELEVATIONS

Drafted by: M.A.G. Approved by: F.G.G.

Date: 15/09/2020 Scale: 1 : 100

Project/Drawing no: PD20193 - U2 - 04 Revision: 01

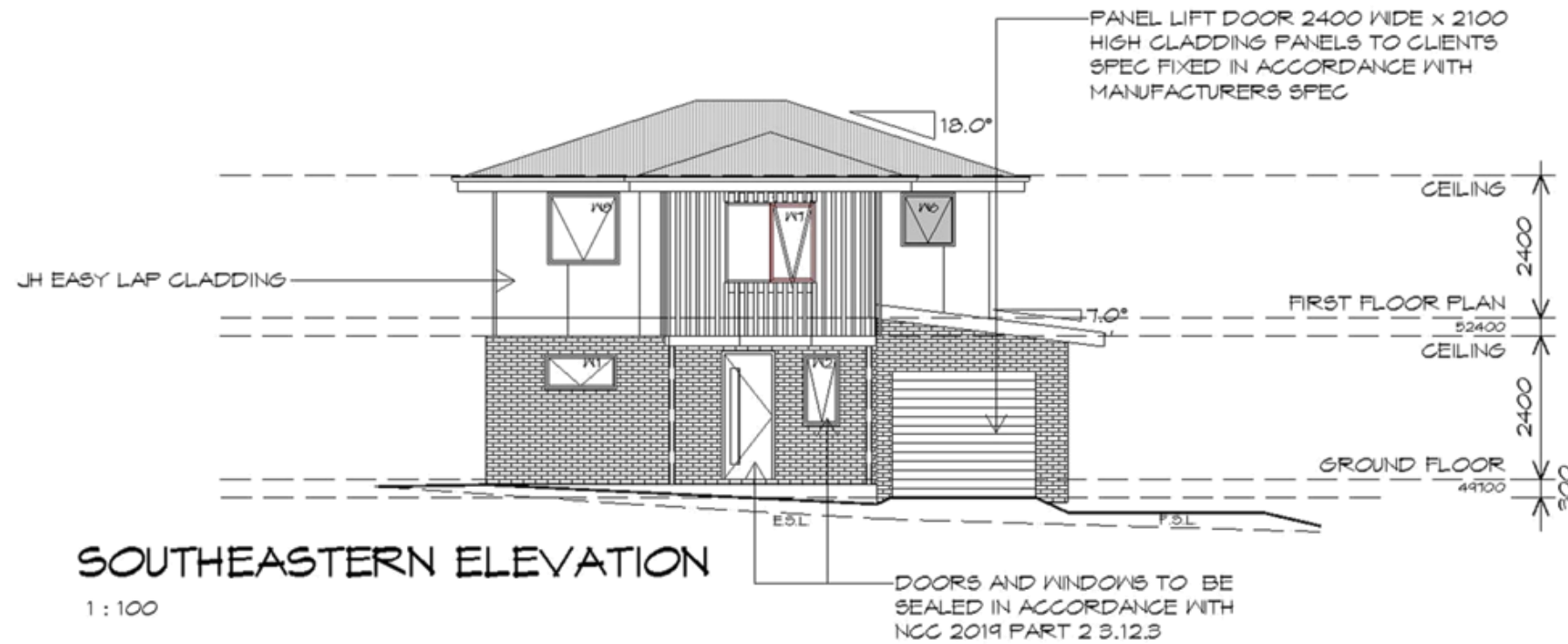
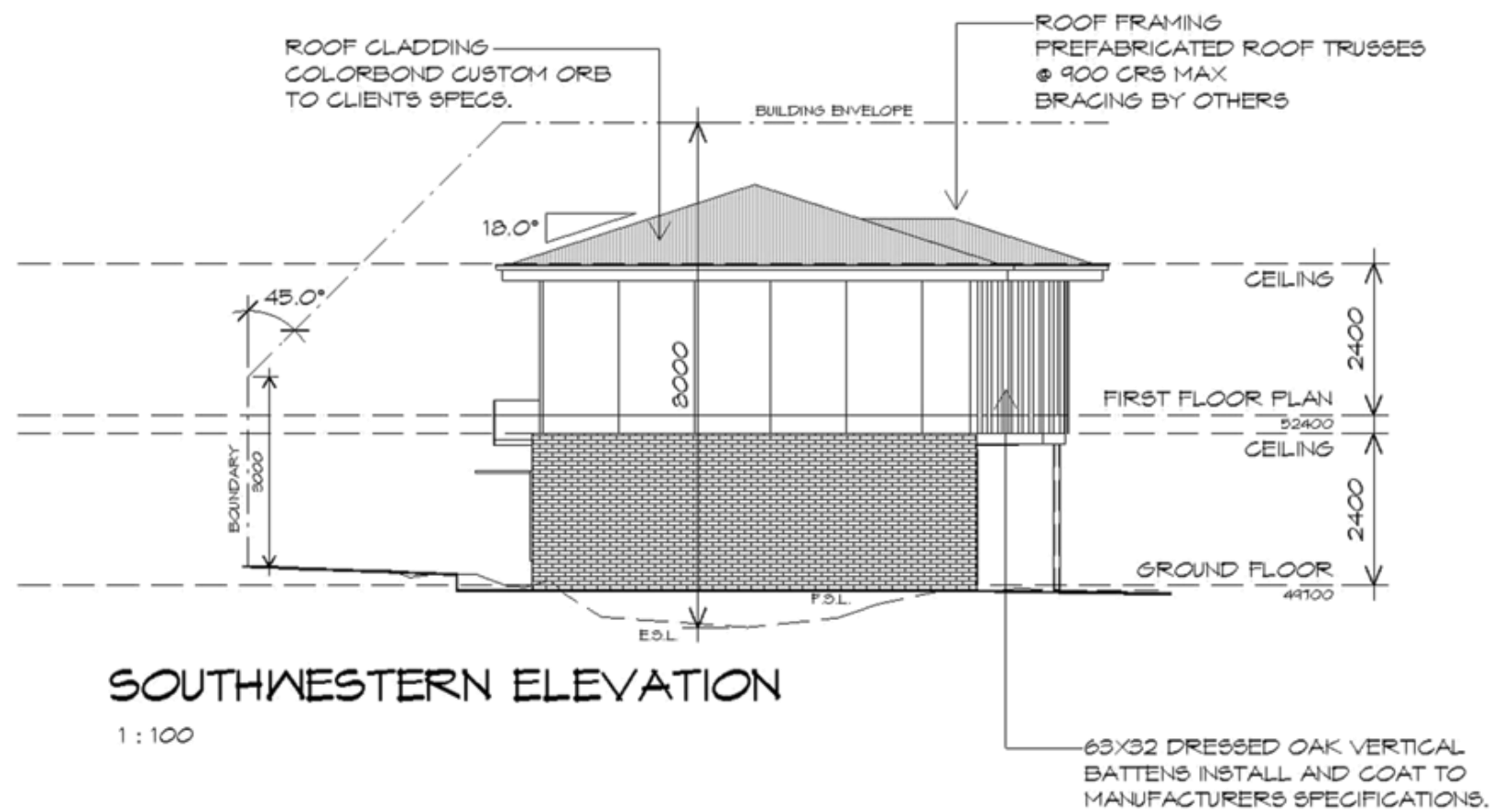
Accredited building practitioner: Frank Gekus - No CC246A

bda
BUILDING DESIGNERS
AUSTRALIA

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-336

DATE RECEIVED .. 09/10/2020


PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS


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Project:
**PROPOSED UNITS
66 BRENT STREET,
GLENORCHY**

Client name:
WILSON HOMES

Drawing:
ELEVATIONS

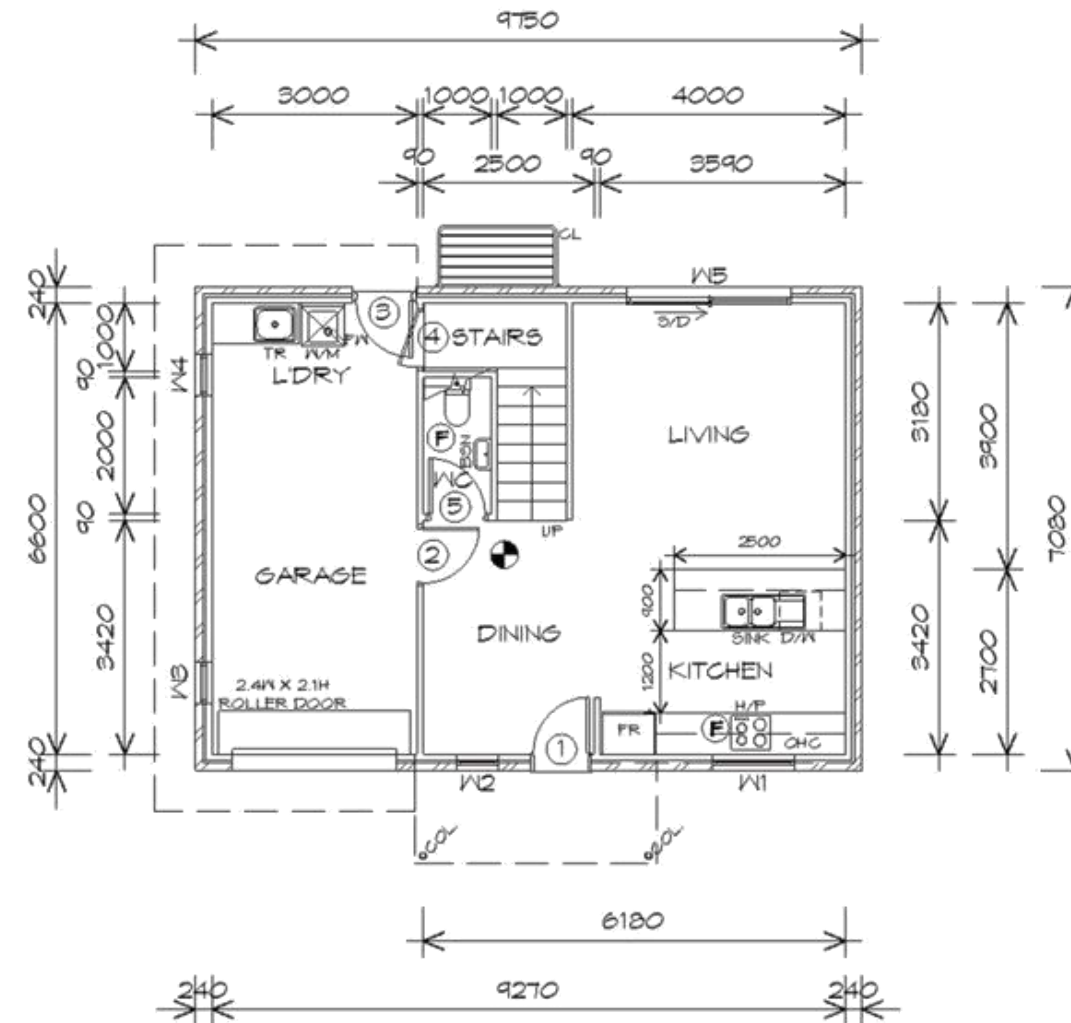
Drafted by: M.A.G. Approved by: F.G.G.

Date: 15/09/2020 Scale: 1:100

Project/Drawing no: PD20193 -U2 - 05 Revision: 01

Accredited building practitioner: Frank Gekus -No CC246A





GROUND FLOOR PLAN

1 : 100

GROUND FLOOR AREA	69.03	m2	(7.42 SQUARES)
FIRST FLOOR AREA	62.20	m2	(6.69 SQUARES)
TOTAL AREA	131.23		14.11

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-336
DATE RECEIVED .. 09/10/2020

LEGEND

- Ⓟ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ☯ 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- Ⓢ^{FW} FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED UNITS
66 BRENT STREET,
GLENORCHY

Client name:
WILSON HOMES

Drawing:
GROUND FLOOR PLAN

Drafted by: M.A.G.	Approved by: F.G.G.
Date: 15/09/2020	Scale: 1 : 100

Project/Drawing no:	Revision:
PD20193 -U3 - 01	01
Accredited building practitioner: Frank Gekus-No CC246A	

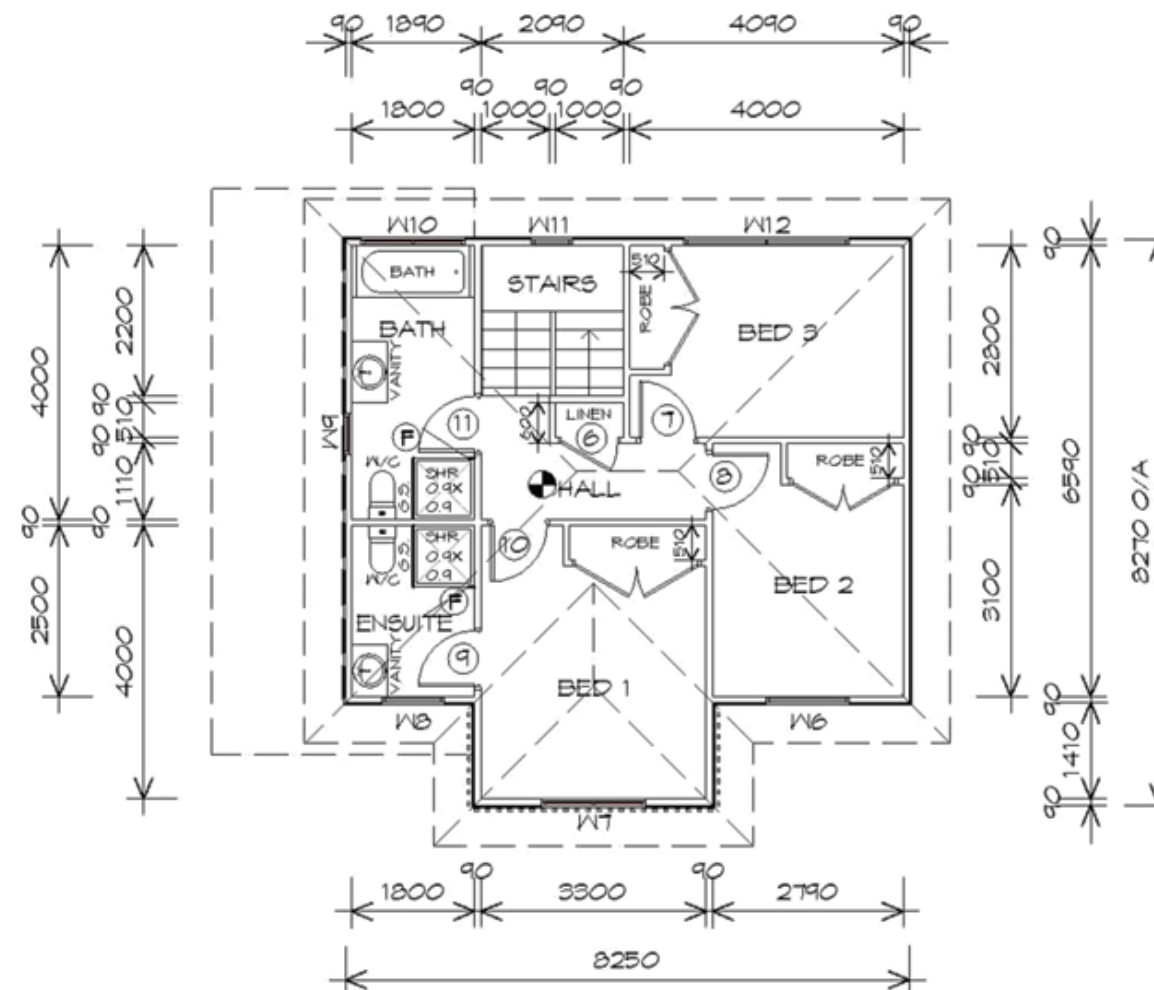
APPLICATION No. PLN-20-336
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LEGEND

- Ⓟ EXHAUST FAN-VENT TO OUTSIDE AIR.
- ⦿ 240V SMOKE ALARM
- CSD CAVITY SLIDING DOOR
- S/D SLIDING DOOR
- Ⓡ^{FW} FLOOR WASTE
- S/L SIDELIGHT
- COL COLUMN
- G.S. GLASS SCREEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



FIRST FLOOR PLAN

1 : 100

GROUND FLOOR AREA	69.03	m2	(7.42 SQUARES)
FIRST FLOOR AREA	62.20	m2	(6.69 SQUARES)
TOTAL AREA	131.23		14.11

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.



Prime
Design

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED UNITS
66 BRENT STREET,
GLENORCHY

Client name:
WILSON HOMES

Drawing:
FIRST FLOOR PLAN

Drafted by: M.A.G. Approved by: F.G.G.

Date: 15/09/2020 Scale: 1 : 100

Project/Drawing no:	Revision:
PD20193 -U3 - 02	01

Accredited building practitioner: Frank Gekus-No CC246A

GROUND FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	Elegance Entrance Doors Solid - MDF core with skin of Oak/Oak Veneer	
2	820	INTERNAL TIMBER DOOR	
3	820	EXTERNAL HALF GLASS	
4	820	ROBE DOOR	UNDER STAIRS
5	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	600	1210	AWNING WINDOW	
W2	1200	610	AWNING WINDOW	
W3	600	610	AWNING WINDOW	
W4	600	610	AWNING WINDOW	
W5	2100	2400	SLIDING DOOR	

ALUMINIUM WINDOWS DOUBLE GLAZING COMPLETE
WITH FLY SCREENS TO SUIT ??? BAL RATING.
ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE
PRIOR TO ORDERING

FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
6	820	ROBE DOOR	LINEN
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	INTERNAL TIMBER DOOR	

FIRST FLOOR WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W6	1200	1210	AWNING WINDOW	
W7	1500	1510	AWNING WINDOW	
W8	900	910	AWNING WINDOW	OPAQUE
W9	600	610	AWNING WINDOW	OPAQUE
W10	600	1510	AWNING WINDOW	OPAQUE
W11	1200	610	AWNING WINDOW	
W12	600	2410	AWNING WINDOW	

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No . PLN-20-336
DATE RECEIVED .. 09/10/2020

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED UNITS
66 BRENT STREET,
GLENORCHY

Client name:
WILSON HOMES

Drafted by: M.A.G. Approved by: F.G.G.

Drawing:
DOOR AND WINDOW
SCHEDULES

Date: 15/09/2020 Scale:

Project/Drawing no: PD20193 U3 - 03 Revision: 01



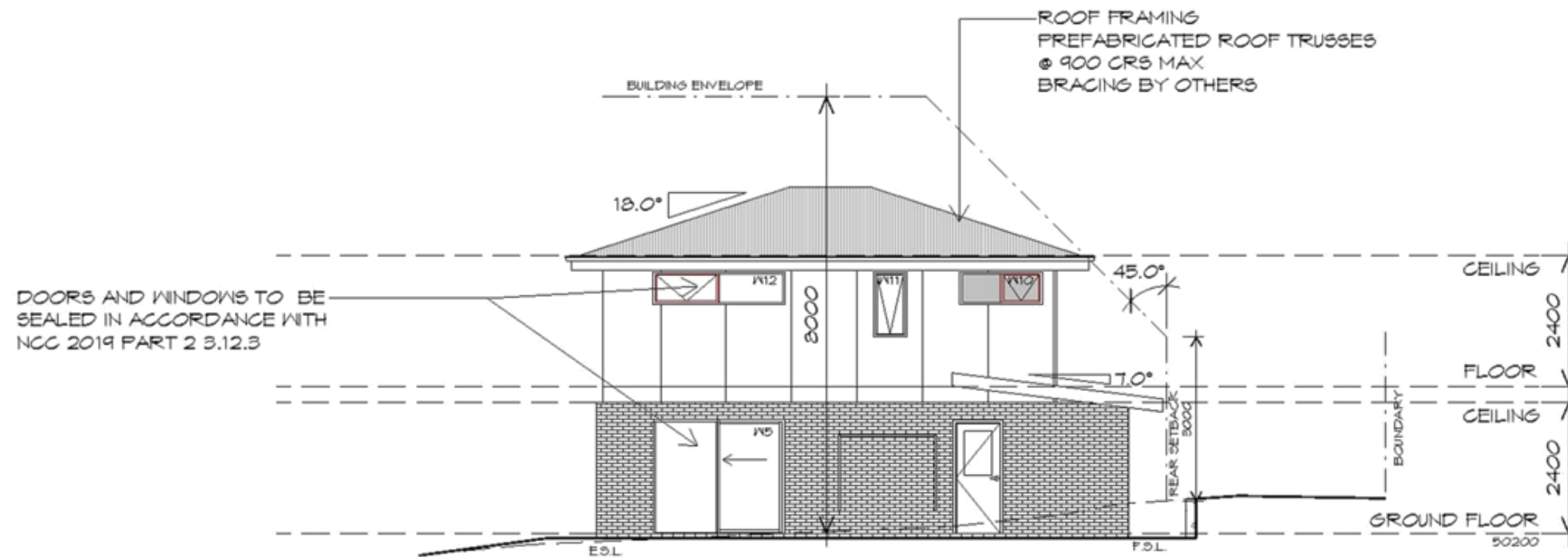
Accredited building practitioner: Frank Geskus -No CC246A

UNIT THREE

Document Set ID: 2908995
Version: 1 Version Date: 03/11/2020

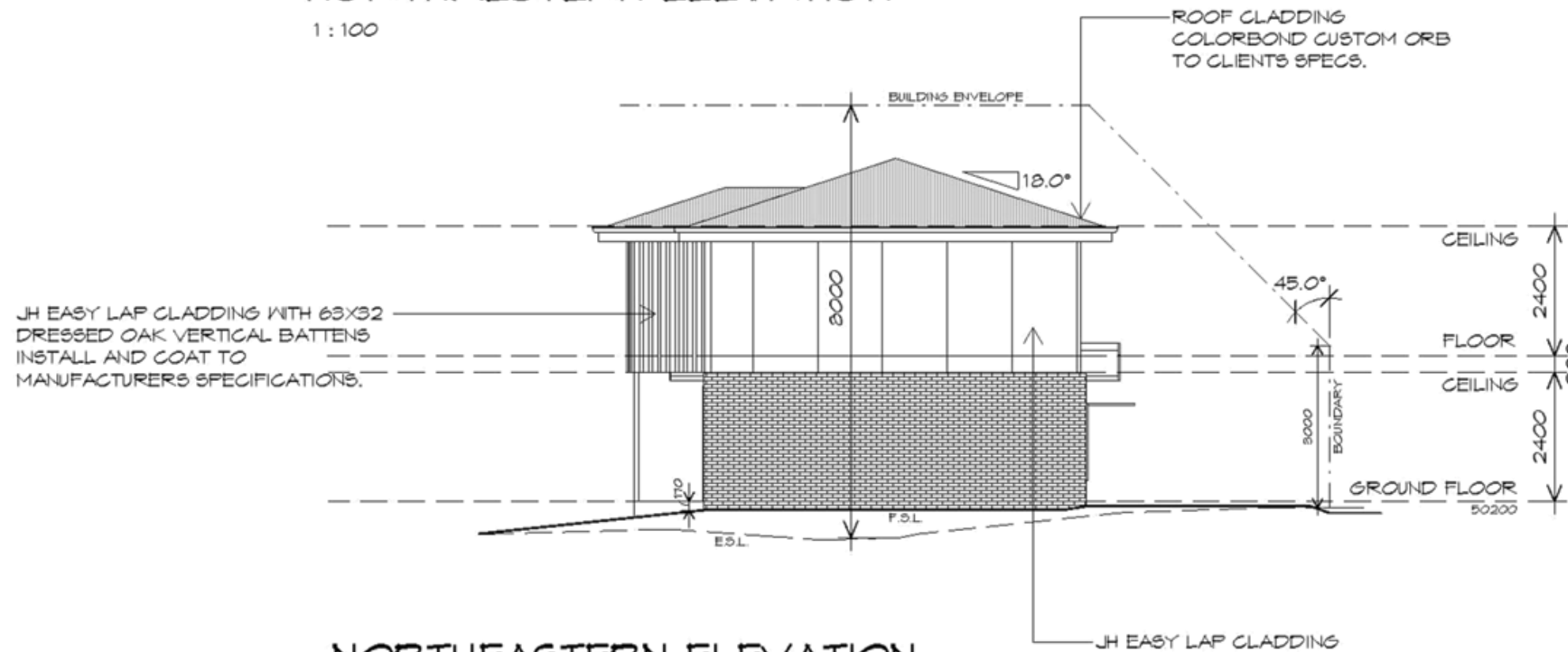
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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NORTHWESTERN ELEVATION

1:100



NORTHEASTERN ELEVATION

1:100

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Project:
**PROPOSED UNITS
66 BRENT STREET,
GLENORCHY**

Client name:
WILSON HOMES

Drawing:
ELEVATIONS

Drafted by: M.A.G. Approved by: F.G.G.

Date: 15/09/2020 Scale: 1:100

Project/Drawing no: PD20193 -U3 - 04 Revision: 01

Accredited building practitioner: Frank Gekus -No CC246A

bda BUILDING DESIGNERS AUSTRALIA

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

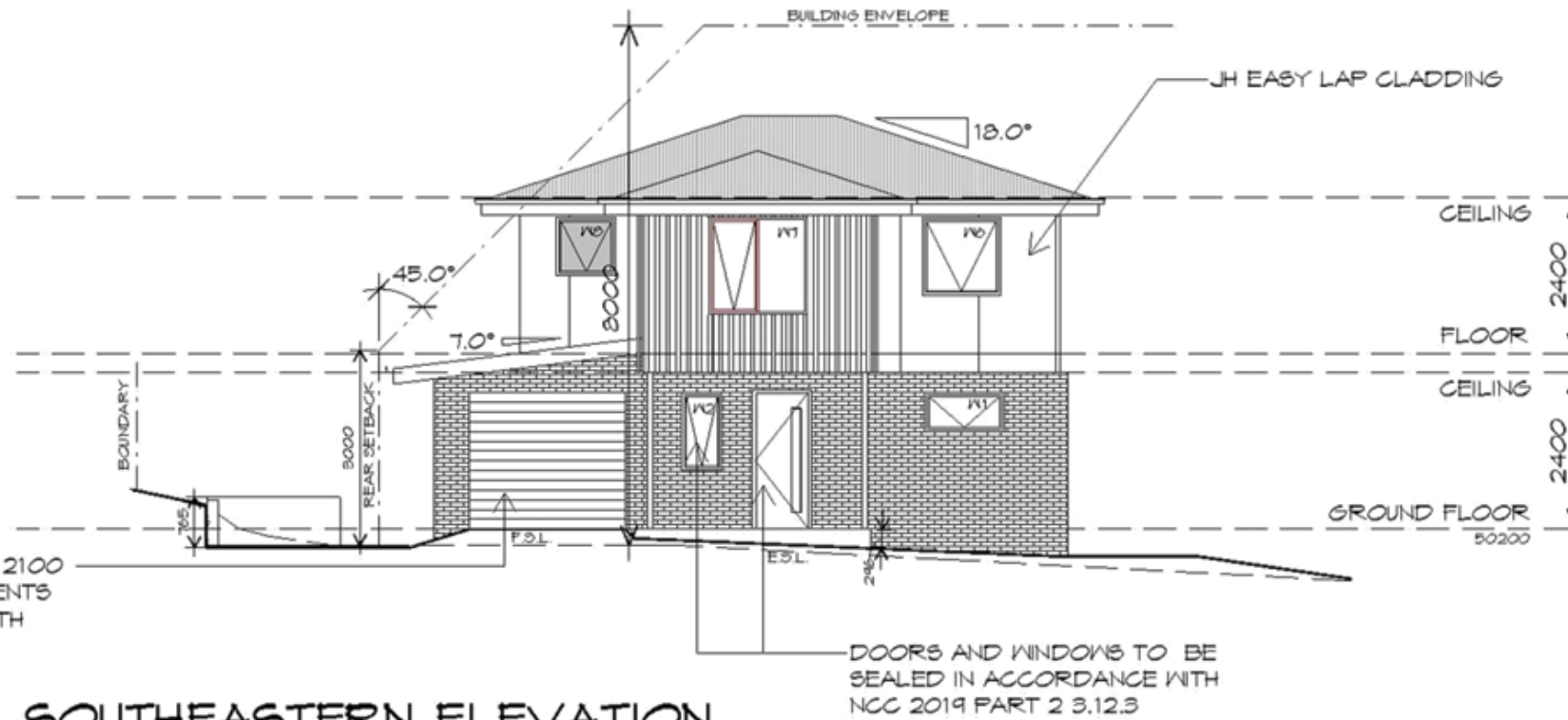
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-336
DATE RECEIVED .. 09/10/2020

PLANNING

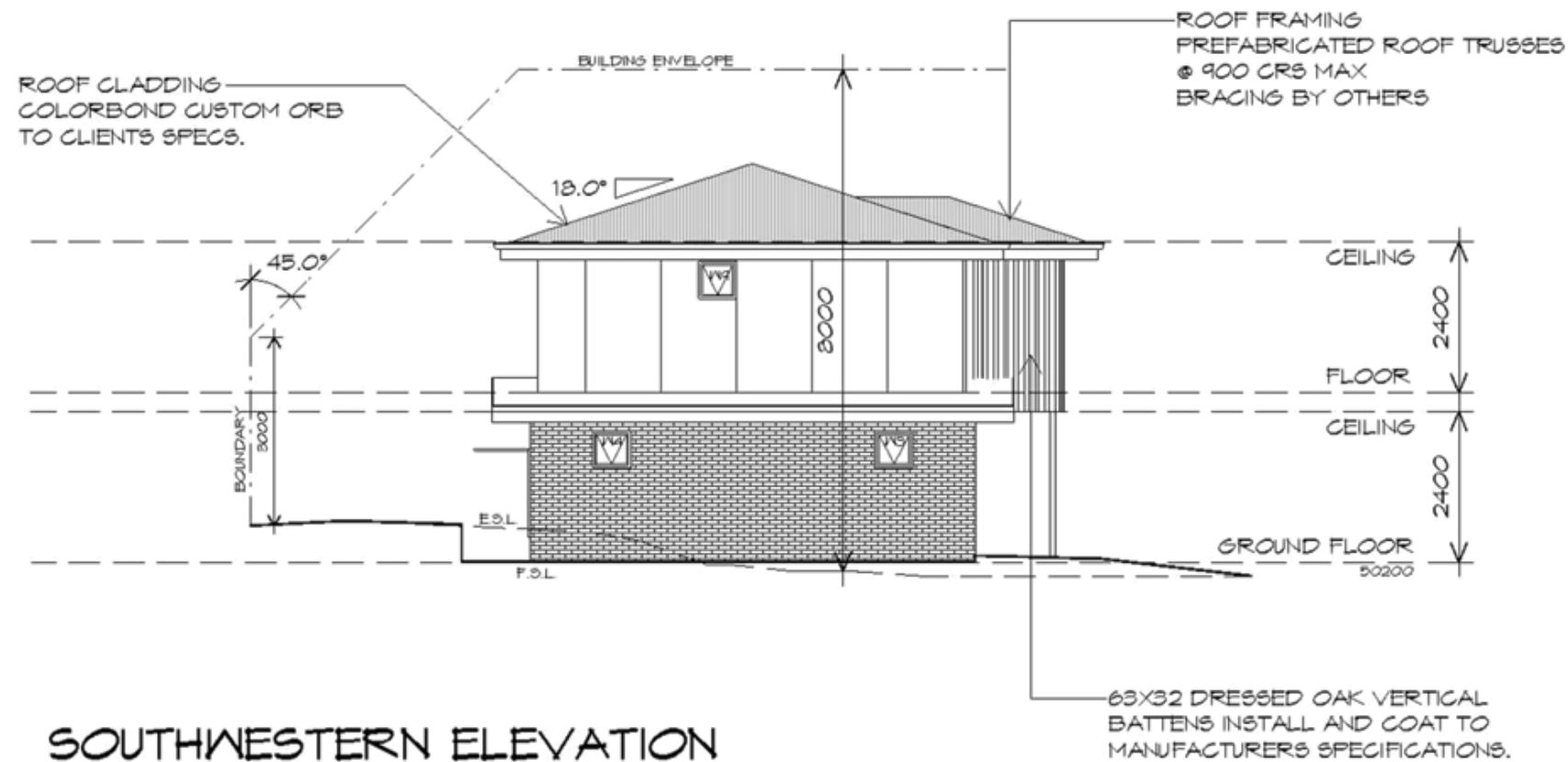
NOTE: DO NOT SCALE OFF DRAWINGS

PANEL LIFT DOOR 2400 WIDE x 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC



SOUTHEASTERN ELEVATION

1:100



SOUTHWESTERN ELEVATION

1:100

**Prime
Design**

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Project:
**PROPOSED UNITS
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GLENORCHY**

Client name:
WILSON HOMES

Drawing:
ELEVATIONS

Drafted by:
M.A.G.

Approved by:
F.G.G.

Date:
15/09/2020

Scale:
1 : 100

Project/Drawing no:
PD20193 -U3 - 05

Revision:
01

Accredited building practitioner: Frank Gekus -No CC246A

bda
BUILDING
DESIGNERS
AUSTRALIA



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-336	Council notice date	20/08/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01265-GCC	Date of response	27/08/2020
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	66 BRENT ST, GLENORCHY	Property ID (PID)	5357375
Description of development	Multiple Dwellings x 3		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Prime Design	PD20193 Sheets 02 to U3-05	00	Received by Council 12/08/2020
UDM	20110-1	1	22/06/2020
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections 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 \$351.28 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