GLENORCHY PLANNING AUTHORITY ATTACHMENTS

MONDAY, 10 AUGUST 2020

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PLANNING

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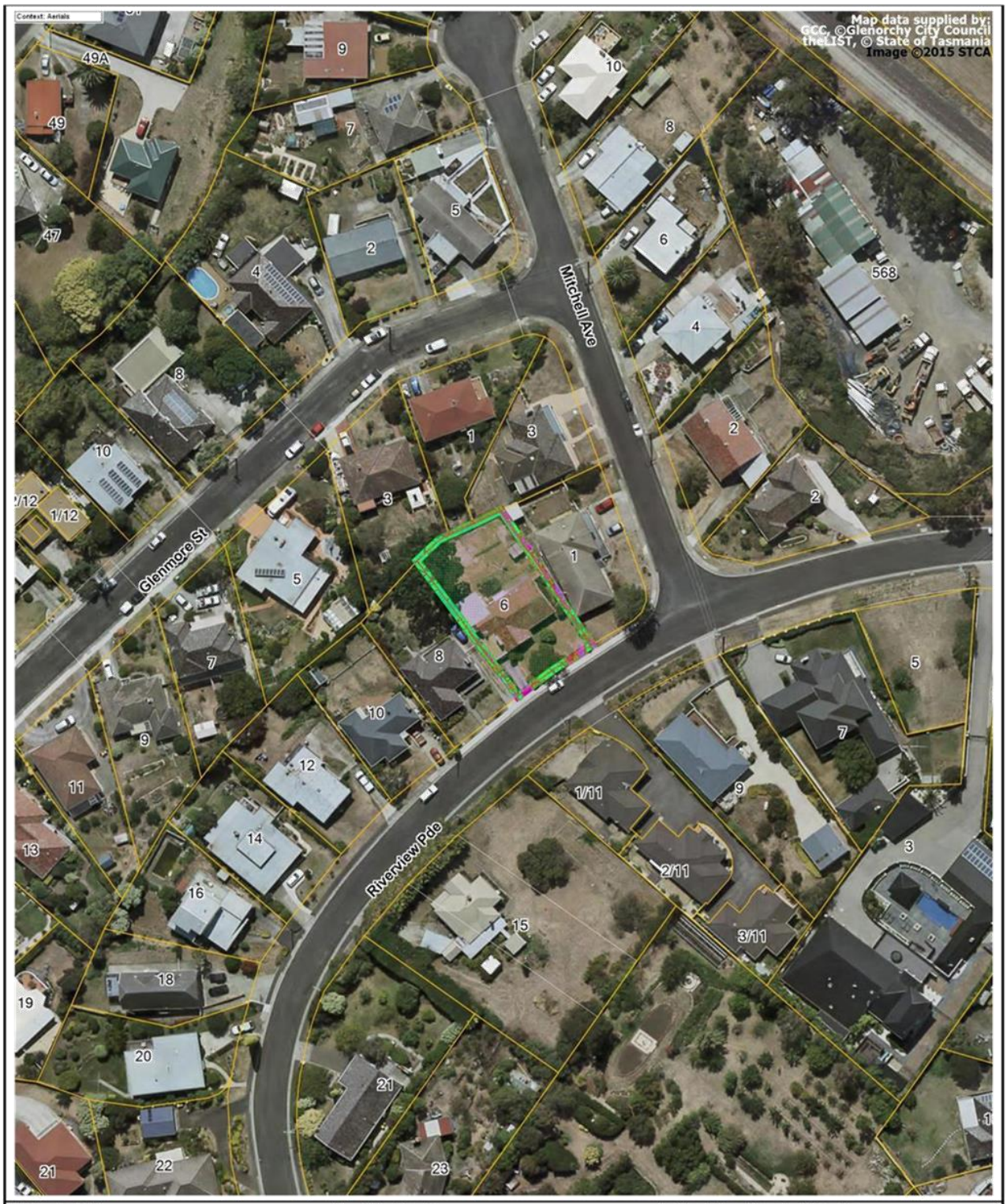

Map Scale: 1:1,152 Map Width: 218.9 m Date of Print: Wednesday, 29 July 2020

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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.

Document Set ID: 2873255
Version: 1, Version Date: 29/07/2020

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-212
DATE RECEIVED 2/07/2020

Document Set ID: 2853255
Version: 1, Version Date: 09/07/2020

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-212
DATE RECEIVED 2/07/2020

Document Set ID: 2853255
Version: 1, Version Date: 09/07/2020

8 Parkwood Court and Poimena Reserve

Map Scale: 1:7,847 Map Width: 1491 m Date of Print: Monday, 3 August 2020

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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.

Document Set ID: 2875443
Version: 1, Version Date: 03/08/2020

Amended Submission to Planning Authority Notice

Council Planning Permit No.	PL18-127	Council notice date	2/07/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01080-GCC	Date of response Amended	16/07/2018 24/06/2020
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	8 PARKWOOD CT, CLAREMONT	Property ID (PID)	2291278
Description of development	Subdivision of 18 Lots + 1 POS		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Brooks Lark & Carrick	MAGAZ04 Proposed Subdivision	D	03/06/2020

Conditions

SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL

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

CONNECTIONS, METERING & BACKFLOW

1. A suitably sized sewerage system and connection 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.
2. Any removal/supply and installation of new and modified property service connections must be carried out by TasWater at the developer's cost.

ASSET CREATION & INFRASTRUCTURE WORKS

3. 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.
4. 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 for water and sewerage to TasWater's satisfaction.
5. 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.
6. 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.
7. 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.

8. 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.

9. 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. As constructed drawings must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

10. 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.

11. 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.

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

FINAL PLANS, EASEMENTS & ENDORSEMENTS

13. 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.

14. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

15. The Plan of Subdivision Council Endorsement Page is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot provide a full water supply to all lots on the plan.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees

will be indexed, until the date they are paid to TasWater, as follows:

a. $675.71 for development assessment; and

b. $149.20 for Consent to Register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.

17. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

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

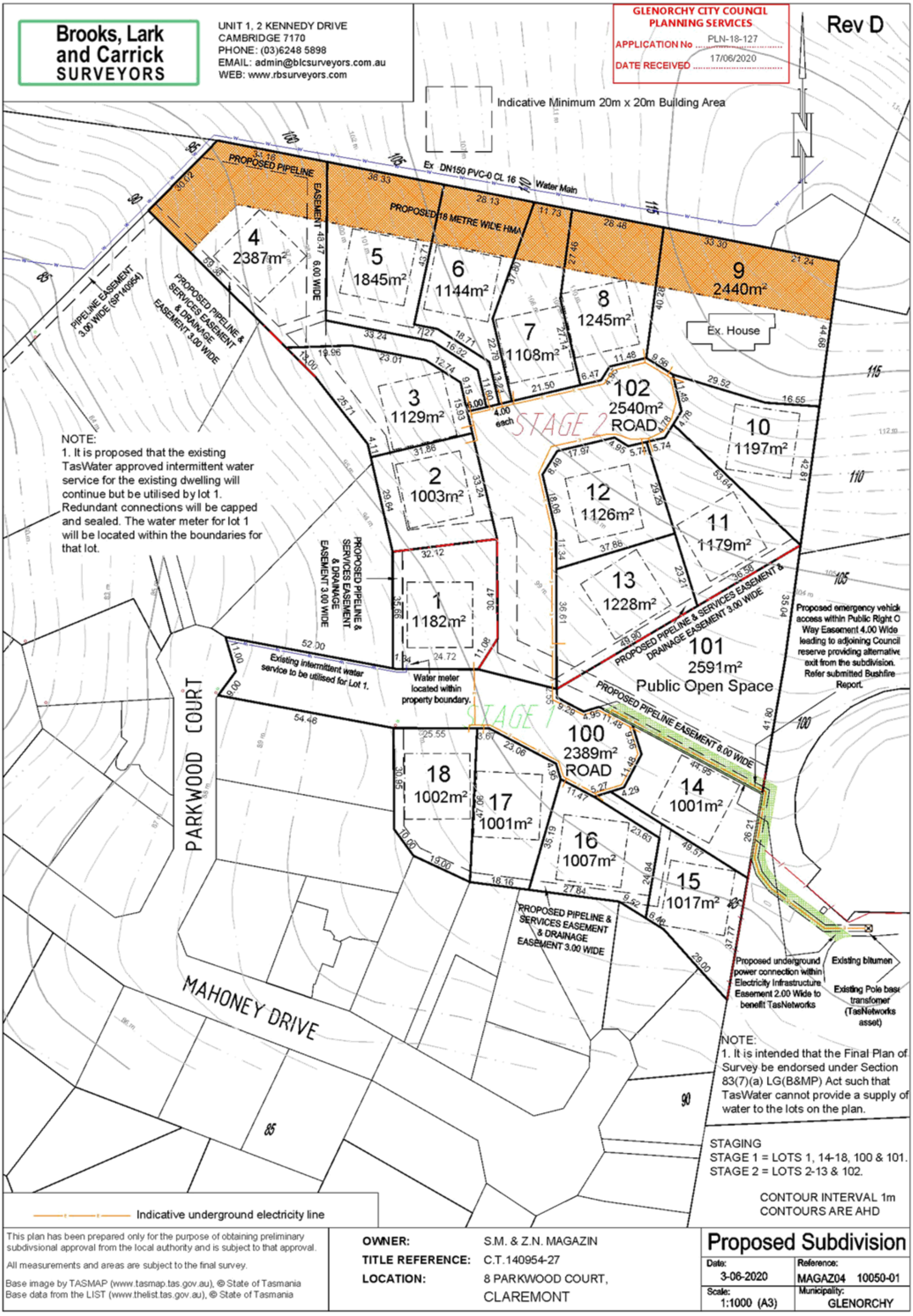
Declaration

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

Authorised by

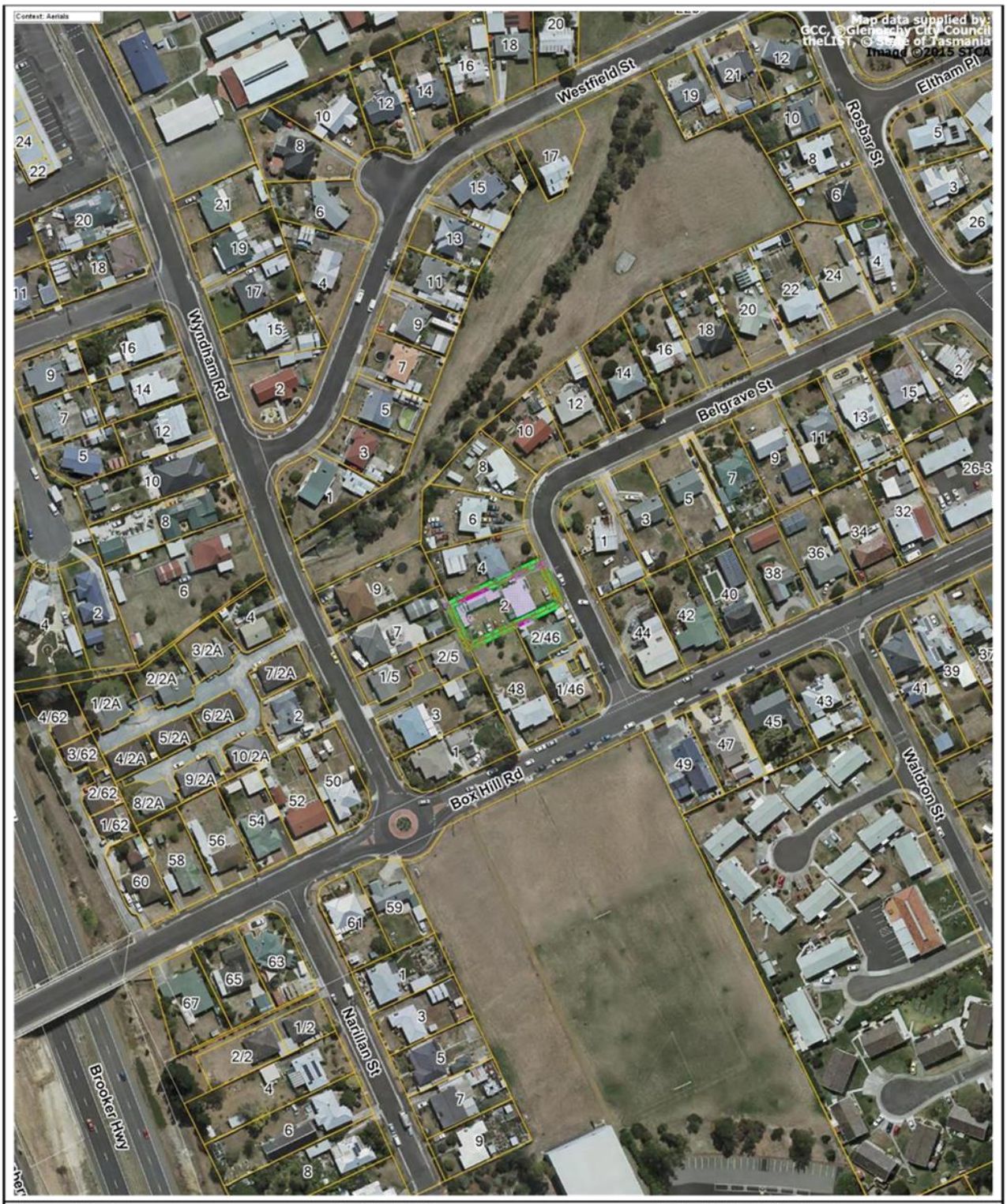
Jason Taylor
Development Assessment Manager

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



Document Set ID: 2875443
Version: 1, Version Date: 03/08/2020

2 Belgrave Street, Claremont



Map Scale: 1:2,060 Map Width: 391.5 m Date of Print: Monday, 3 August 2020

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As errors or omissions may occur please verify data before any projects are commenced.
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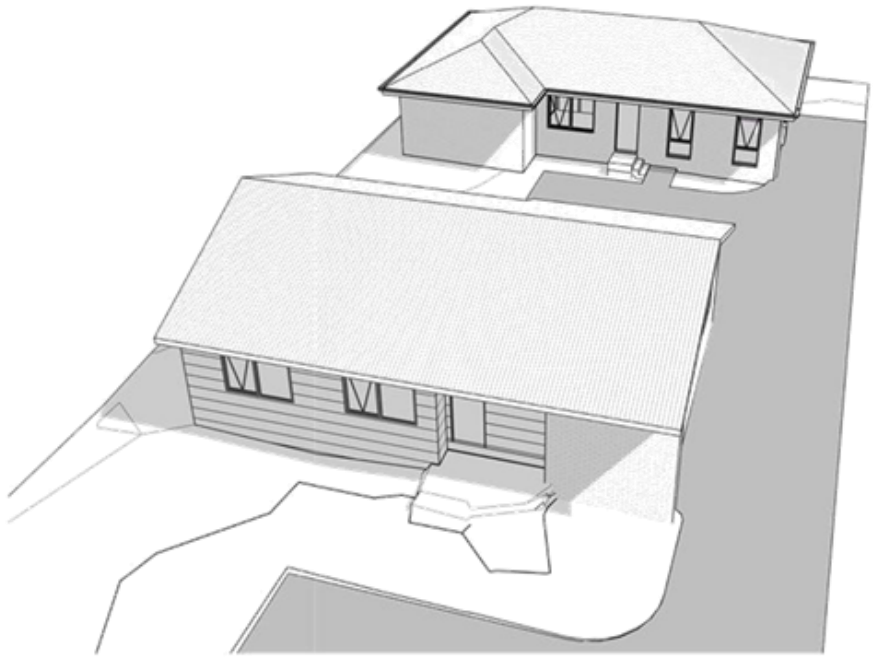
Document Set ID: 2875389
Version: 1, Version Date: 03/08/2020

WILSON MULTI

WH712458 - PROPOSED UNIT DEVELOPMENT
2 Belgrave Street,
CLAREMONT

SHEET		DRAWING TITLE
01		DEMOLITION PLAN
01a	A	SITE PLAN
01b	A	DRAINAGE PLAN
01c		EXISTING U1 FLOOR PLAN
01d		LINE OF INFLUENCE 1
01e		LINE OF INFLUENCE 2
01f	A	LANDSCAPING PLAN
02	A	UNIT 2 FLOOR PLAN
03	A	UNIT 2 ELEVATIONS
03a		PERSPECTIVE VIEWS

Unit 1 is Exisiting



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-193
DATE RECEIVED 1/7/20

A	Council RFI: Show opaque glazing to existing windows adjacent to driveway, remove 1 parking space from front of unit 1, show kerbing & adjust driveway to suit, relocate U2 POS to north & minor steps at landing, add note re trafficable box for rainwater meter	18 June 2020	RJ	CK	01a,01e,01f, 02,03 & U2 Elevations
	DA PLAN SET	06 May 2020	JM	RJ	01 - 03
No.	Amendment	Date	Drawn	Checked	Sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions are to take precedence over scale.
- Do not scale from these drawings.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
L.C. NO: CC2204H (A. Stagnell)
Ph: (03) 6231 4122
Fax: (03) 6231 4165
Email:
info@anotherperspective.com.au

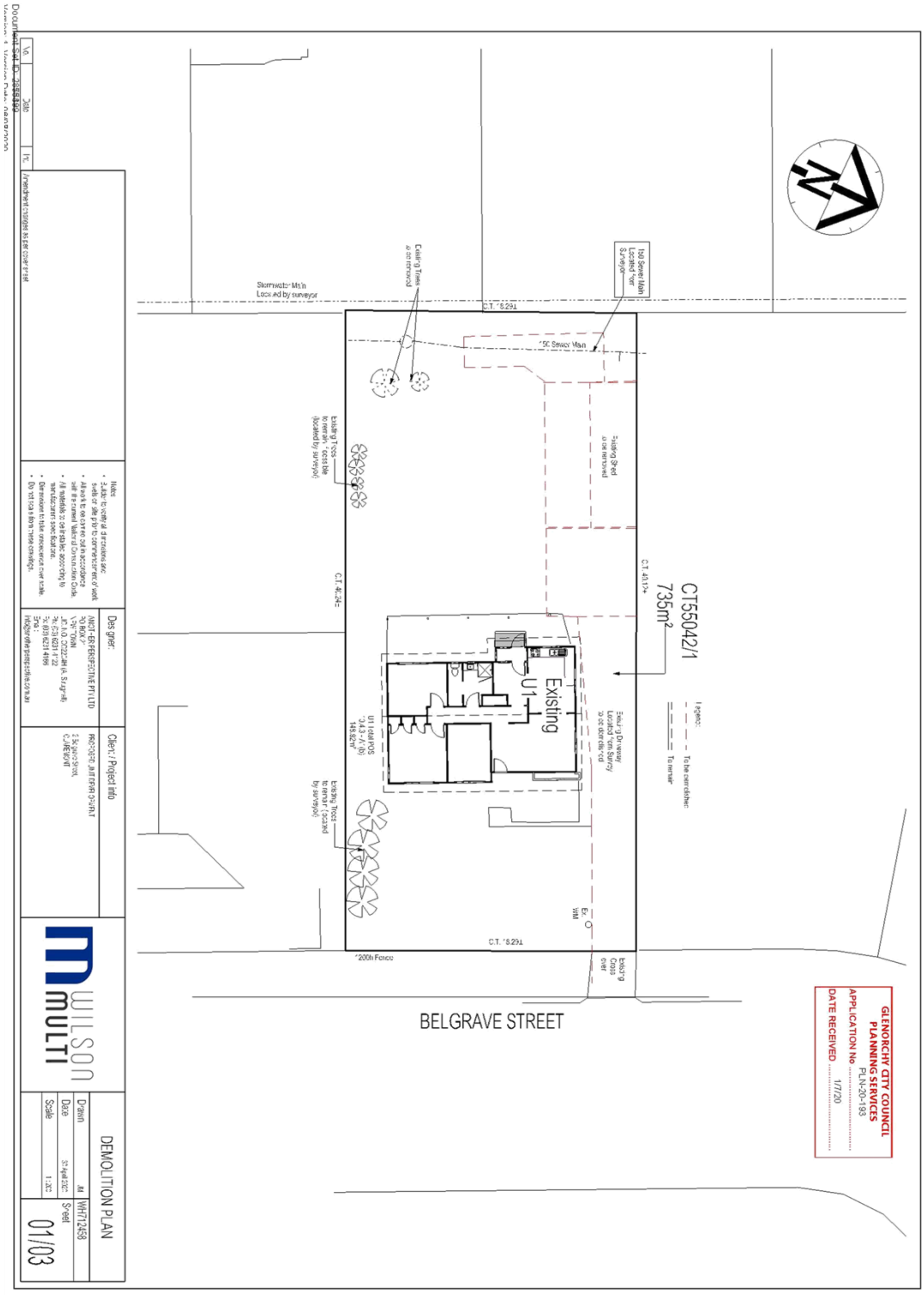
Client / Project info
PROPOSED UNIT DEVELOPMENT
2 Belgrave Street
CLAREMONT

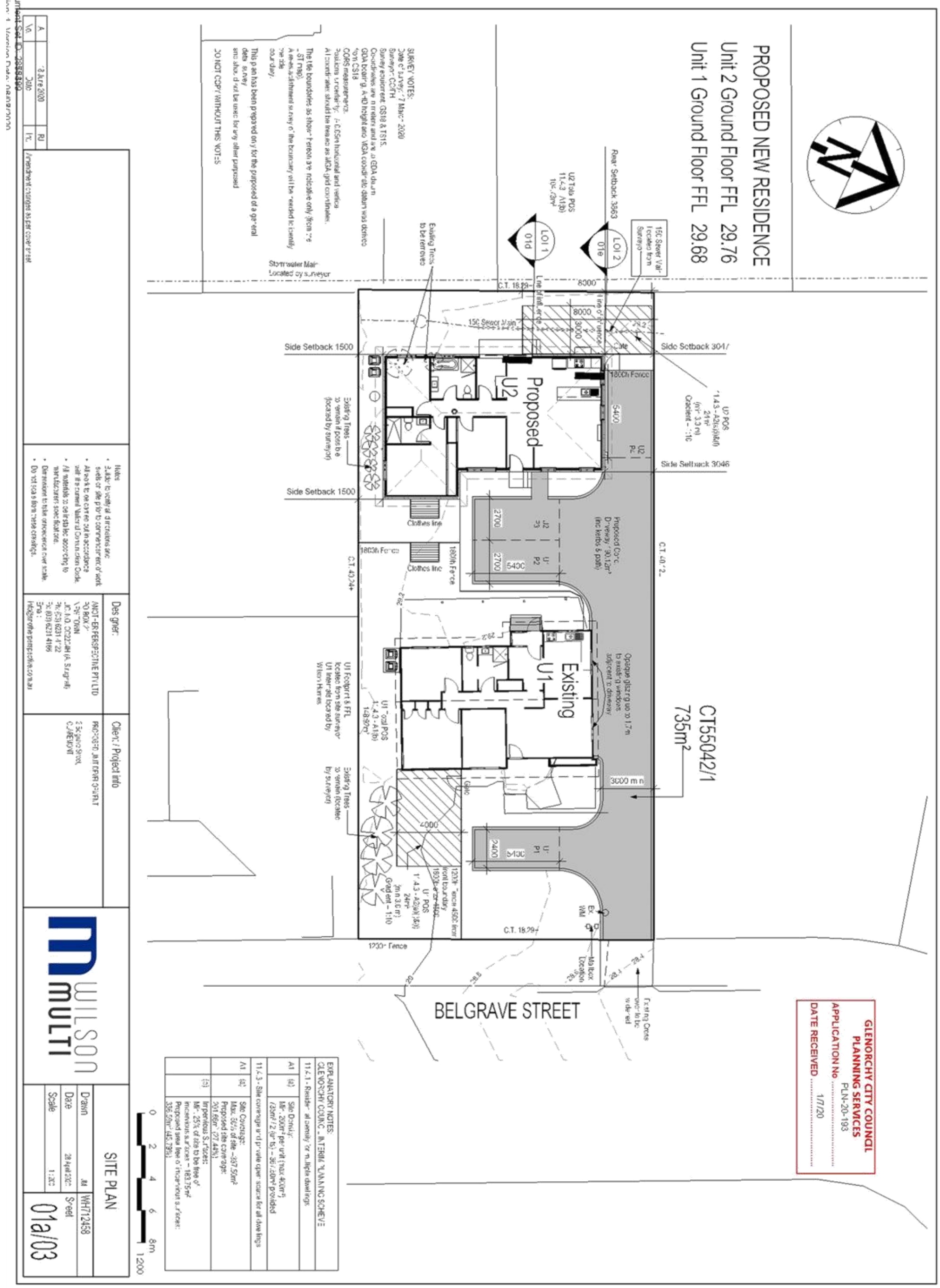
Soil Classification:	H1
Title Reference:	CT 250121
Floor Areas:	168.11m²
Porch / Deck Areas:	5.82m²
Wind Speed	N2
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	Moderate
Certified BAL:	40
Designed BAL:	40
(Refer to Standard Notes for Explanation)	

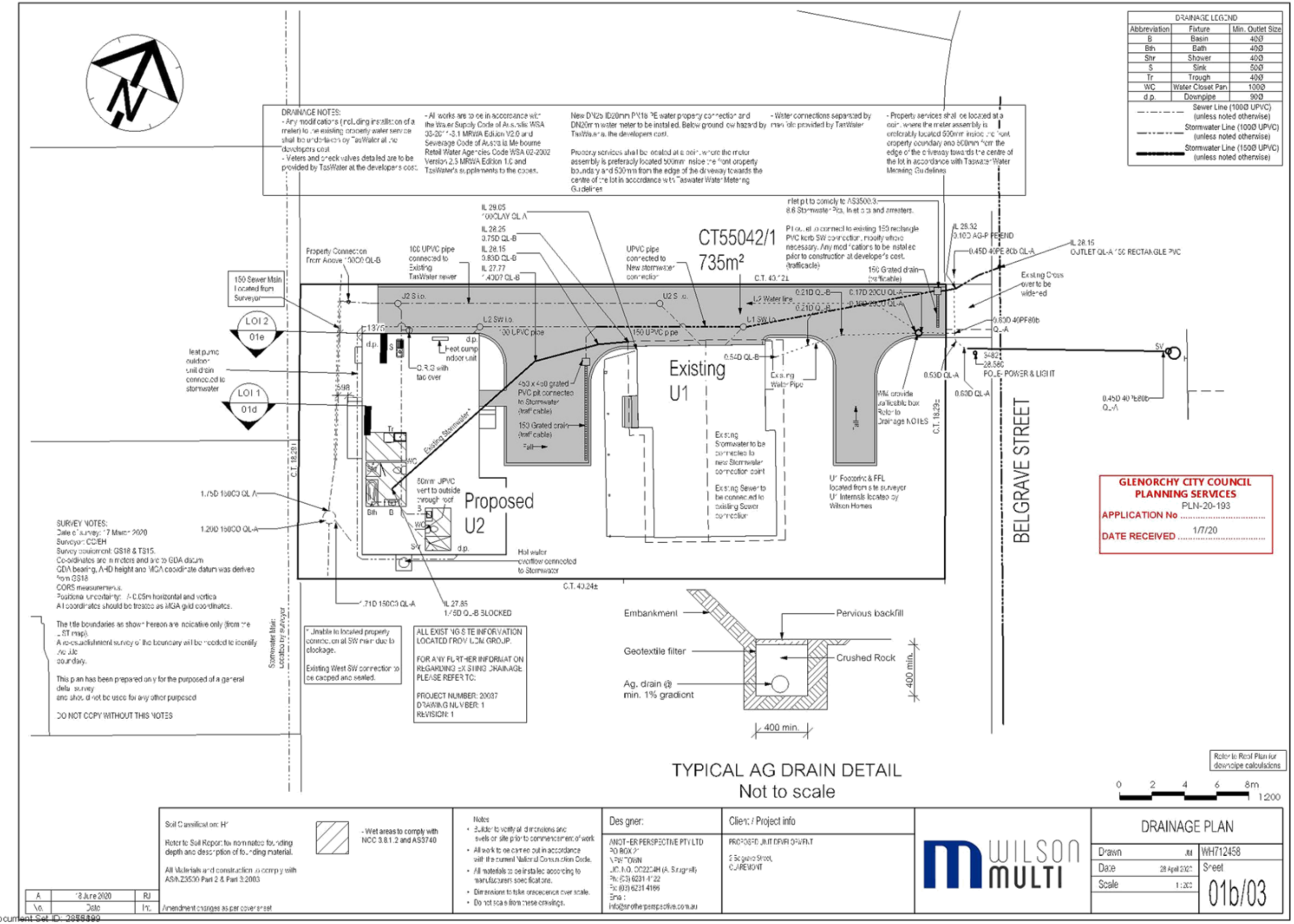
COVER SHEET

	WH712458
Date 30 April 2020	Sheet
Scale	00/03

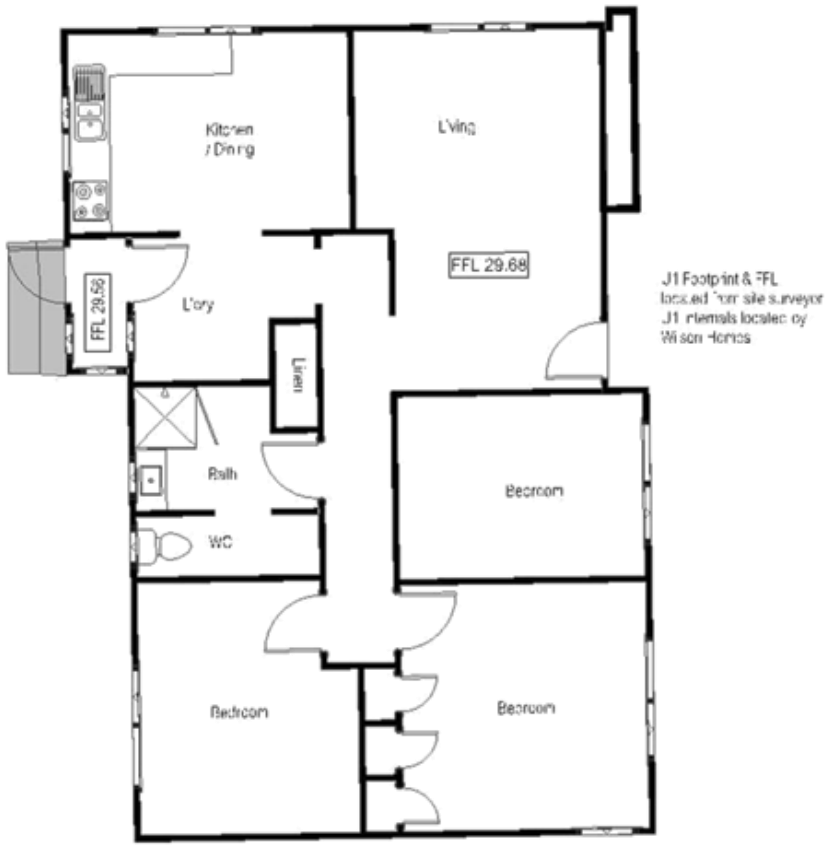
Document Set ID: 2858399
Version: 1, Version Date: 08/08/2020


CT55042/1
735m²
C.T. 40124
C.T. 40124
C.T. 5291
C.T. 5291
Existing
U1
U1 total POS
343 - A (b)
149.92m²
Existing Driveway
Located from Survey
to be demolished
Existing Shed
to be removed
Existing Trees
to be removed
Stormwater Main
Located by surveyor
150 Sewer Main
150 Sewer Main
Located from
Surveyor
Existing Trees
to remain (located
by surveyor)
Existing Trees
to remain accessible
(located by surveyor)
Ex.
WM
Existing
Cross
over
200h Fence
BELGRAVE STREET
Legend:
To be demolished
To remain
Notes
Subject to verifying all dimensions and levels on site prior to commencement of work.
All work to be carried out in accordance with the current National Construction Code.
All materials to be installed according to manufacturers specification.
Dimensions to take precedence over scale.
Do not scale from these drawings.
Designer:
MADE IN PERSPECTIVE PTY LTD
PO BOX 2
NEW TOWN
TEL: 0362231422
FAX: 0362314166
Email:
info@madeinperspective.com.au
Client / Project info
PROPOSED MULTI DWELLING
2 Belgrave Street,
GLENORCHY
WILSON
MULTI
Drawn
Date
Scale
1:200
WH712458
Sheet
01/03
DEMOLITION PLAN
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-193
DATE RECEIVED 1/7/20


PROPOSED NEW RESIDENCE
Unit 2 Ground Floor FFL 29.76
Unit 1 Ground Floor FFL 29.68
Proposed U2
Existing U1
CT55042/1
735m²
BELGRAVE STREET
Side Setback 1500
Side Setback 3046
Rear Setback 3563
Clothes line
1800h Fence
Existing Trees to be removed
Stormwater Main Located by surveyor
Proposed Conc. Driveway (inc kerbs & path)
Opaque glazing up to 1.7m to existing windows adjacent to driveway
3000 min
Existing Crossover to be widened
Mailbox Location
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-193
DATE RECEIVED 1/7/20
EXPLANATORY NOTES:
GLENORCHY COUNCIL INTERIM PLANNING SCHEME
11.4.1 - Residential density for multiple dwellings
A1 (a) Site Density: Min. 250m² per unit (max 4 units) (735m²/2 units) – 367.50m² provided
11.4.3 - Site coverage and private open space for all dwellings
A1 (a) Site Coverage: Max. 50% of site – 367.50m² Proposed site coverage: 201.66m² (27.44%)
(b) Impervious Surfaces: Min. 25% of site to be free of impervious surfaces – 183.75m² Proposed area free of impervious surfaces: 326.50m² (44.42%)
0 2 4 6 8m
1:200
SITE PLAN
Drawn
Date
Scale
Client / Project info
Designer
WILSON MULTI
01a/03
Notes
Document Set ID: 5088390
Version: 1, Version Date: 08/07/2020



Document Set ID: 2858399
Version: 1, Version Date: 08/08/2020



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-193
DATE RECEIVED 1/7/20

No.	Date	Inc.	
			Amendment changes as per cover sheet

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 2
NEW TOWN
JIC. NO. CC2224H (A. Sugnelli)
Ph: (03) 6231 4122
Fax (03) 6231 4166
Email :
info@another perspective.com.au

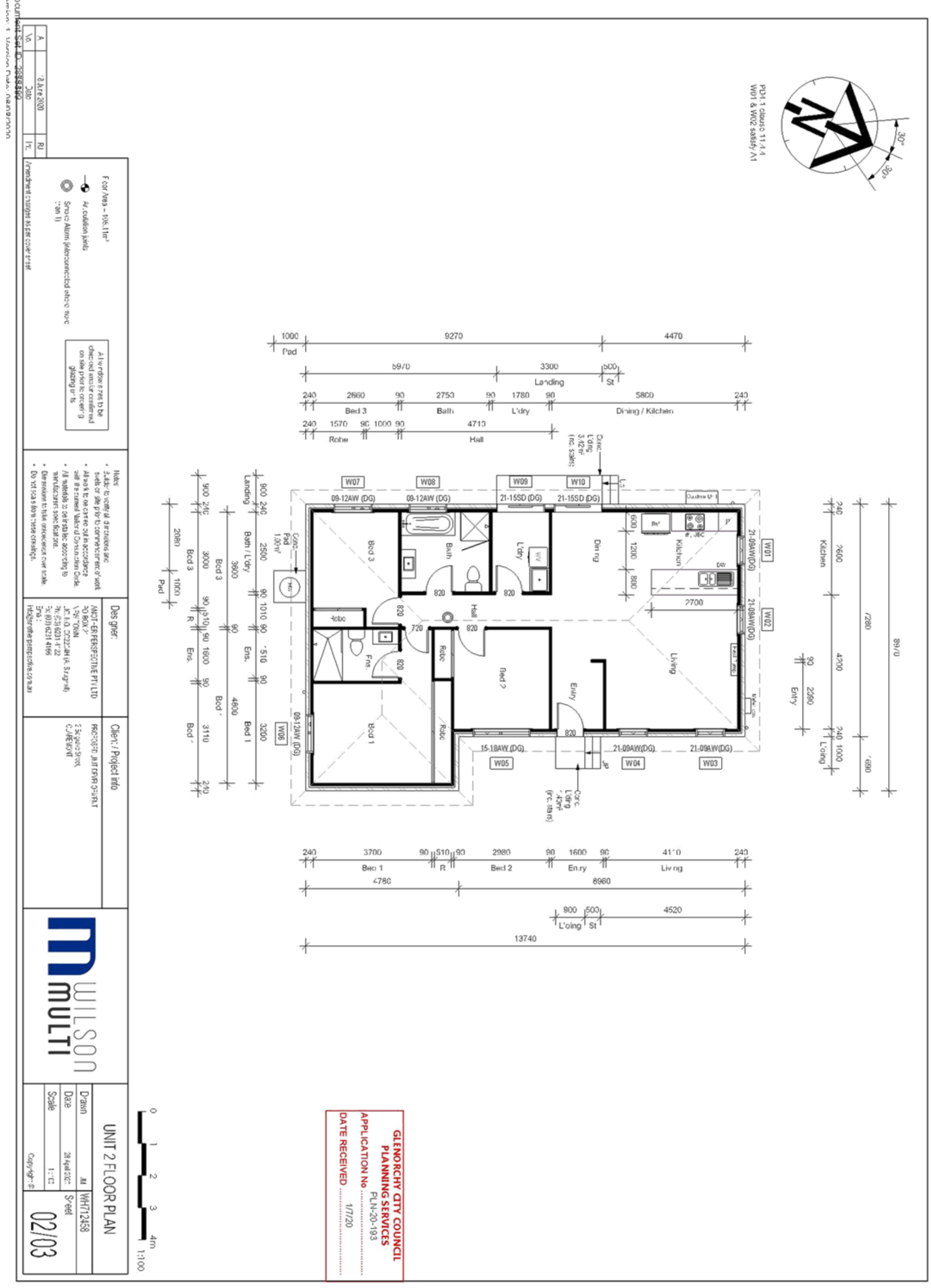
Client / Project info
PROPOSED UNIT DEVELOPMENT
2 Belgrave Street,
CLAREMONT

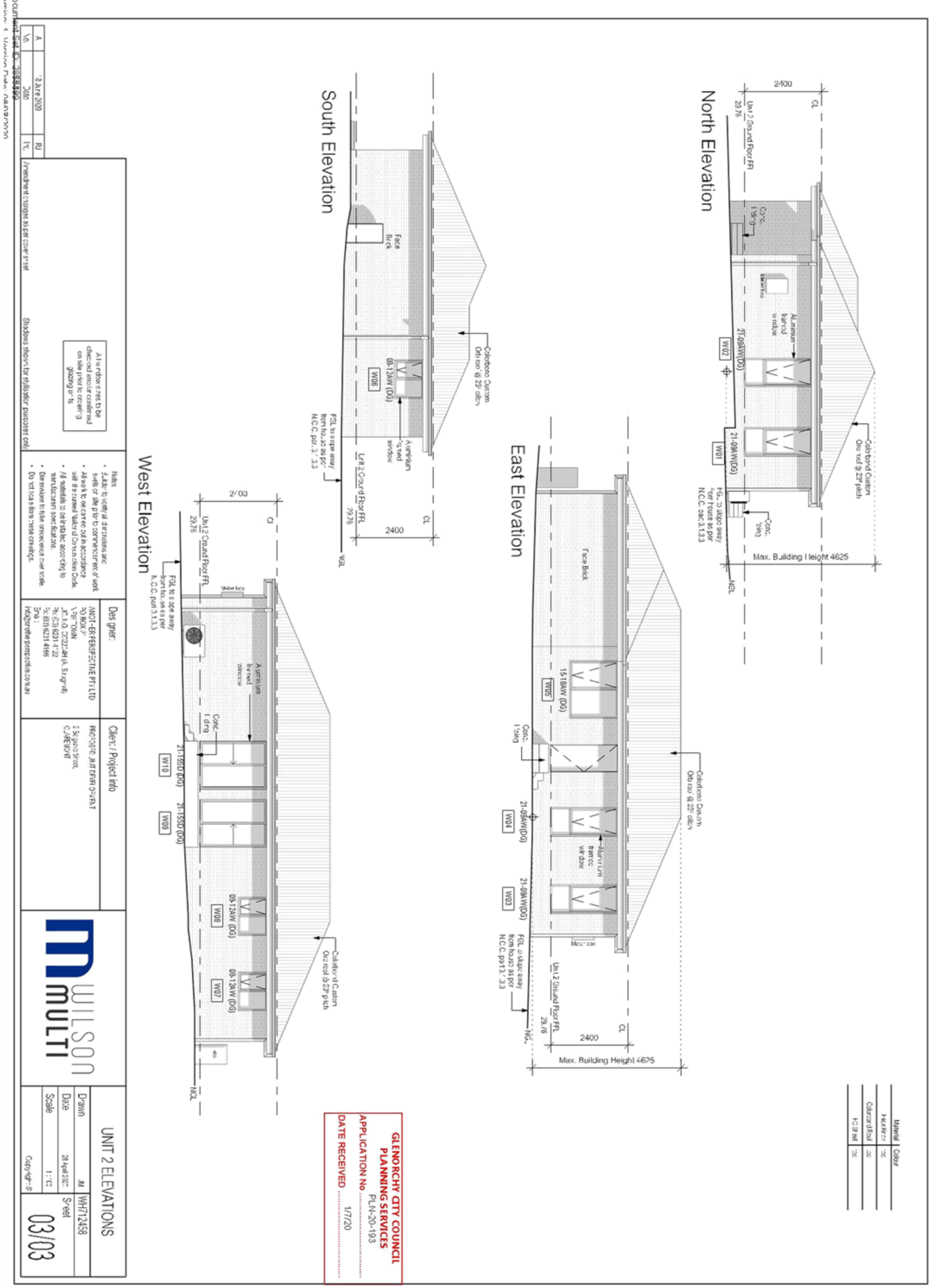
WILSON MULTI

EXISTING U1 FLOOR PLAN

Drawn	JM	WH712458
Date	28 April 2020	Sheet
Scale	1:100	01c/03

Document Set ID: 2858399
Version: 1, Version Date: 06/08/2020


PD4.1 clause 11.4.4
W01 & W02 satisfy A1
30°
30°
Pad
Landing
St
Bed 3
Bath
L'dry
Dining / Kitchen
Robe
Hall
Kitchen
Entry
L'oing
Living
Bed 2
Bed 1
R
Ens.
W01
W02
W03
W04
W05
W06
W07
W08
W09
W10
09-12AW (DG)
21-15SD (DG)
21-09AW (DG)
15-18AW (DG)
Conc. Pad 1.00m²
Conc. L'dng 3.42m² (inc. steps)
Conc. L'dng 4.42m² (inc. steps)
Floor Area – 108.11m²
Air circulation joints
Smoke Alarm (interconnected where more than 1)
Air window sizes to be checked and/or confirmed on site prior to ordering glazing units
Amendment changes as per cover sheet
Notes
• Subject to verifying all dimensions and levels on site prior to commencement of work
• All work to be carried out in accordance with the current National Construction Code.
• All materials to be installed according to manufacturers specification.
• Dimensions to take precedence over scale.
• Do not scale from these drawings.
Designer:
MINOT-ERPERSPECTIVE PTY LTD
PO BOX 2
NEW TOWN
JMBO 0022-ABN (A. Surgeon)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@minotperspective.com.au
Client / Project info
PROPOSED UNIT DEVELOPMENT
2 Belgrave Street,
GLENORCHY
WILSON MULTI
Drawn
Date
Scale
1:100
Copyright
UNIT 2 FLOOR PLAN
WH712458
Sheet
02/03
0 1 2 3 4m
1:100
GLENORCHY CITY COUNCIL
PLANNING SERVICES
PLN-20-193
APPLICATION No
DATE RECEIVED 1/7/20


North Elevation
South Elevation
East Elevation
West Elevation
Max. Building Height 4625
Colorbond Custom Orb roof @ 23° pitch
Face Brick
Aluminium framed window
Concrete Lintel
Unit 2 Ground Floor FFL 29.76
FGL to slope away from house as per N.C.C. part 3.1.3.3
NGL
CL
2400
21-09AW(DG)
09-12AW (DG)
15-18AW (DG)
21-15SD (DG)
W01
W02
W03
W04
W05
W06
W07
W08
W09
W10
Material
Colour
Face Brick
Colorbond Roof
Colorbond Fascia
GLENORCHY CITY COUNCIL
PLANNING SERVICES
PLN-20-193
APPLICATION No
DATE RECEIVED 1/7/20
Amendment changes as per cover sheet
Shadows shown for illustration purposes only
Notes
Do not scale from these drawings.
Designer:
ANCOT-ERPERSPECTIVE PTY LTD
PO BOX 2
NEW TOWN
JL.N.O. 0C222.4H (A. Sugrelli)
Ph: (03) 6231 4122
Fax: (03) 6231 4166
Email:
info@anotperspective.com.au
Client / Project info
PROPOSED UNIT FOR DEVELOPMENT
2 Belgrave Street,
GLENORCHY
WILSON MULTI
UNIT 2 ELEVATIONS
Drawn
Date
Scale
WH712458
Sheet
03/03
Copyright

CT55042/1
735m²
Proposed U2
Existing U1
BELGRAVE STREET
Stormwater Main: Location by surveyor
150 Sewer Main Location from Surveyor
Existing Trees to remain if possible (located by surveyor)
Clothes line
1800h Fence
1200h Fence
Gate
Mailbox Location
Shrub - Medium Sized Plan
Jacaranda
Japanese Maple
Pine Bark
Scoria Lawn
Notes
Dimensions to take precedence over scale.
Do not scale from these drawings.
Designer:
Client / Project info
LANDSCAPING PLAN
WILSON MULTI
Drawn
Date
Scale
Sheet
01f/03
GLENORCHY CITY COUNCIL
PLANNING SERVICES
PLN-20-193
APPLICATION No
DATE RECEIVED
1/7/20

Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-193	Council notice date	1/06/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00737-GCC	Date of response	12/06/2020
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	2 BELGRAVE ST, CLAREMONT	Property ID (PID)	5300854
Description of development	Multiple dwellings x 2 (1 new+ 1 ex)		

Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilson Homes	Site Plan / WH712458 / 01a	--	28/04/2020

Conditions

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

CONNECTIONS, METERING & BACKFLOW

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

56W CONSENT

4. 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 two metres of TasWater's DN150 sewer located adjacent to the rear boundary.

DEVELOPMENT ASSESSMENT FEES

5. 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

(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.

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