

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 11 JULY 2022**



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PLANNING

5.	PROPOSED USE AND DEVELOPMENT - DEMOLITION AND STAGED REDEVELOPMENT OF SHOWGROUNDS (COMMUNITY MEETING AND ENTERTAINMENT, GENERAL RETAIL AND HIRE, SPORTS AND RECREATION, VISITOR ACCOMMODATION, FOOD SERVICES AND HOTEL INDUSTRY) - 2 HOWARD ROAD GLENORCHY	
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DRAWING LIST				
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DA-000	Cover	F	17/05/2022	DA RFI Update Room Names
DA-010	Location Plan	F	28/01/2022	DA RFI Update Room Names
DA-011	Groundwork Site Level	B	28/01/2022	DA RFI Update Room Names
DA-012	Groundwork Site Elevation	B	28/01/2022	DA RFI Update Room Names
DA-013	Grading Plan	B	28/01/2022	Project Burding Issue
DA-014	Site Landmarks Plan	B	16/03/2022	Project Burding Issue
DA-020	Site Plan	H	16/03/2022	Project Burding Issue
DA-050	Grounded Site Plan	F	17/05/2022	DA RFI Update Room Names
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DA-101	Mazzonee Room Plan	E	17/05/2022	DA RFI Update Room Names
DA-102	Caveat Levels Plan	D	16/03/2022	Project Burding Issue
DA-103	Roof Plan	D	16/03/2022	Project Burding Issue
DA-105	Entrances	D	16/03/2022	Project Burding Issue
DA-106	Entrances	D	16/03/2022	Project Burding Issue
DA-107	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-108	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-109	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-110	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-111	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-112	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-113	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-114	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-115	Entrances	D	17/05/2022	DA RFI Update Room Names
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DA-150	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-151	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-152	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-153	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-154	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-155	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-156	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-157	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-158	Entrances	D	17/05/2022	DA RFI Update Room Names
DA-159	Entrances	D	17/05/2022	DA RFI Update Room Names

**Royal Agricultural Society of
Tasmania
Development Application
Pavilion, Arena and Enabling Infrastructure
Snowgum Renewal Project**

Glenorchy, Tasmania
August 2021

For Glenorchy City Council

"...help us create something extraordinary and transformative at the Showground."

Partners Hill

Head office
60 Kensington Street, Hobart, TAS 7000
Branches
704 Commercial Road, Newcastle, NSW 2090
McArthur
40 King Street, Fremantle, VIC 3191
mailto:partnership@mc.com | www.partnership.com
After 24 136 064 687

THESE COMMENTS ARE FOR INFORMATION ONLY

These findings, therefore, are consistent with the suggestion that the use of a single, standardised questionnaire to assess the prevalence of mental health problems in the community is not sufficient.

GLIMMICH CITY COUNCIL
PLANNING SERVICES
APPLICATION NO. PLN-21-543
DATE RECEIVED 1/10/2022

[illegible]

NOT FOR
CONSTRUCTION

Shengrui Renewal Project
Q1/17

Royal Agricultural Society of Tasmania
 1892-1911

P1516

DISCUSSION

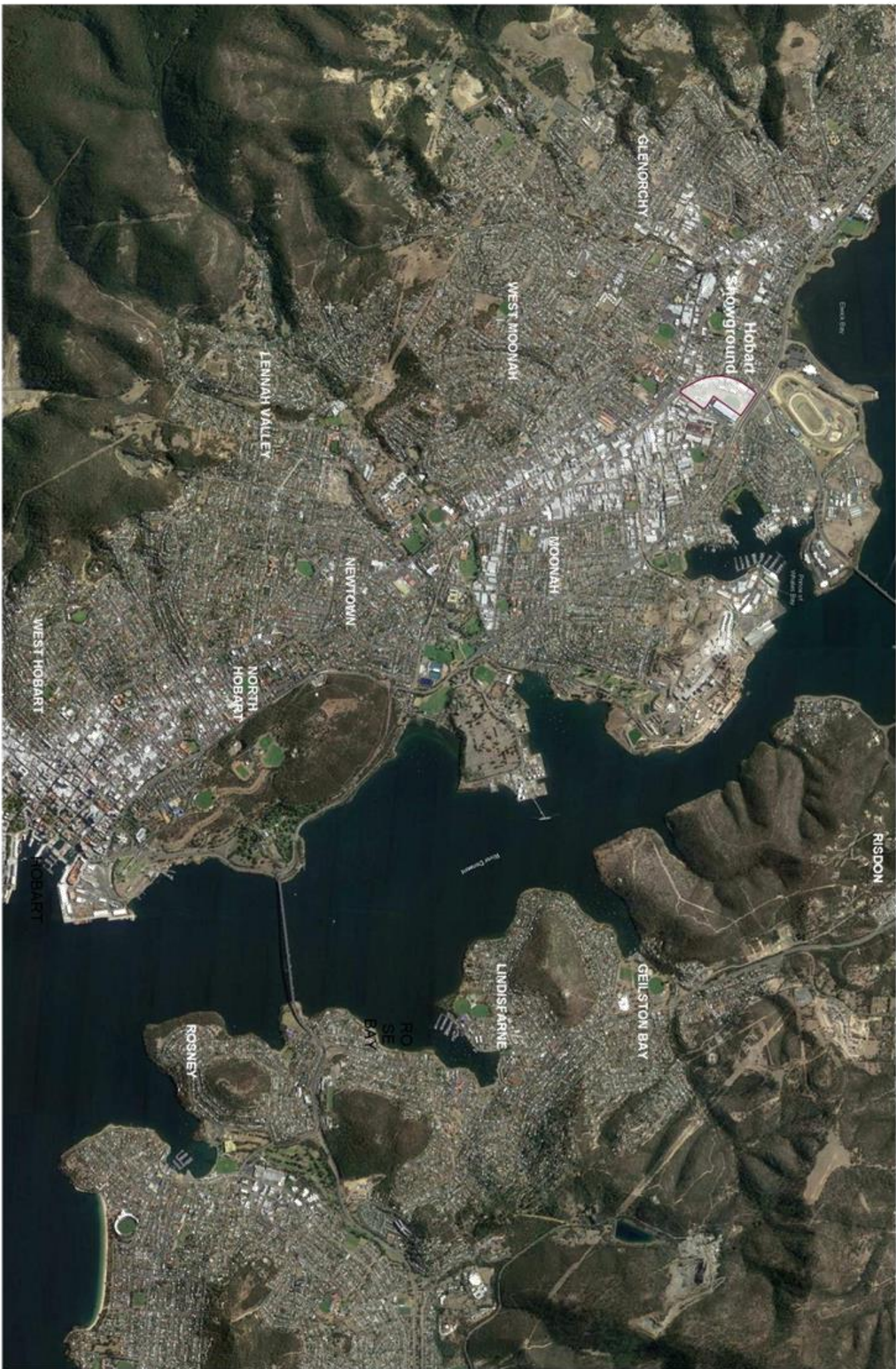
Conclusion

EXPERIMENTAL

UK

Cover

DA-000	F
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Headstart
89 Macarthur Street, Westmead, NSW 2100
Enrolment
2354 Commercial Road, Newbury, QLD 4008
Meals/snacks
40 King Street, Fremont, VIC 3191
enrolment@nsw.gov.au | www.parliament.nsw.gov.au
enrolment@sa.gov.au | 1300 666 467

THESE OPERATIONS ARE FOR INFORMATION ONLY

CLINTONBURY CITY COUNCIL
PLANNING SERVICES
APPLICATION NO. **PLN-21-543**
DATE RECEIVED **1/10/2022**

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NOT FOR
CONSTRUCTION

1000

Shogun Roadwork Project
CLINIC

Royal Agricultural Society of Tasmania
PO Box 104, Sandy Bay, TAS 7015
0062 333 1000

61814

 GLOBE

08/06/95 11:54 AM

1000

9-78000	60-78000
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2

(continued)

Location Plan

1

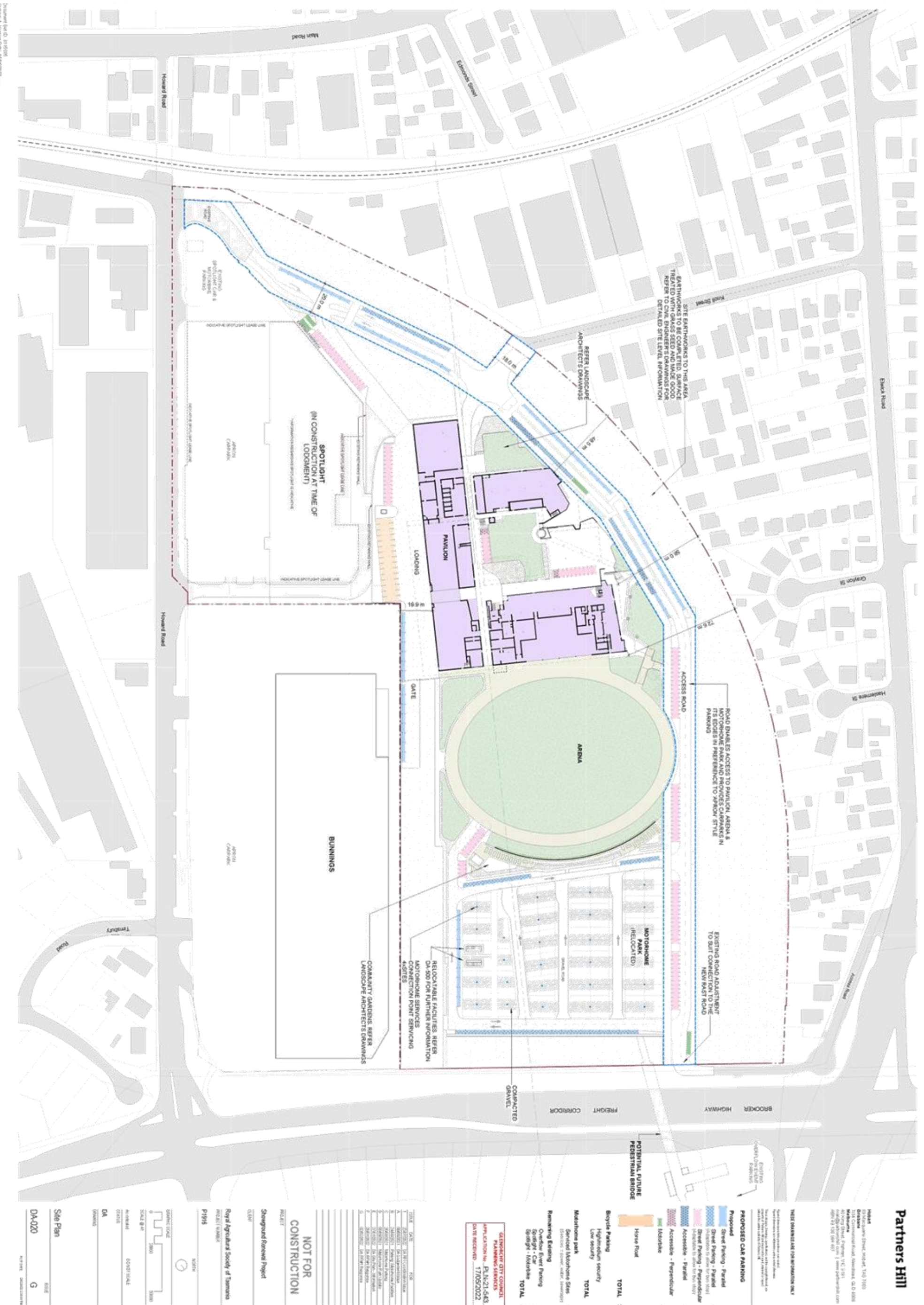
DA-010 B













FINISHES SCHEDULE

Key	Description	Colour/Finish	Location
1	Fixed Translucent Cladding	Semi-Opaque	External Walls



Key	Description	Colour/Finish	Location
2	Metal Sheeting over insulated wall	Coloured	External Walls



Key	Description	Colour/Finish	Location
3	Fixed Translucent Cladding	Grey Concrete	External Walls



Retaining Wall

Partners Hill

Notes
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are in millimetres unless otherwise stated.
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN/21/543
DATED 17/05/2022

Key	Description	Colour/Finish	Location
4	Fixed & Operable Chair Glazing	Chair	External Walls, Windows & Passade



Key	Description	Colour/Finish	Location
5	Concrete	Grey Concrete	External Walls & Orders



Key	Description	Colour/Finish	Location
6	Asbestos Roof & Walling	Coloured	Roof & Roof Turn-down Walls

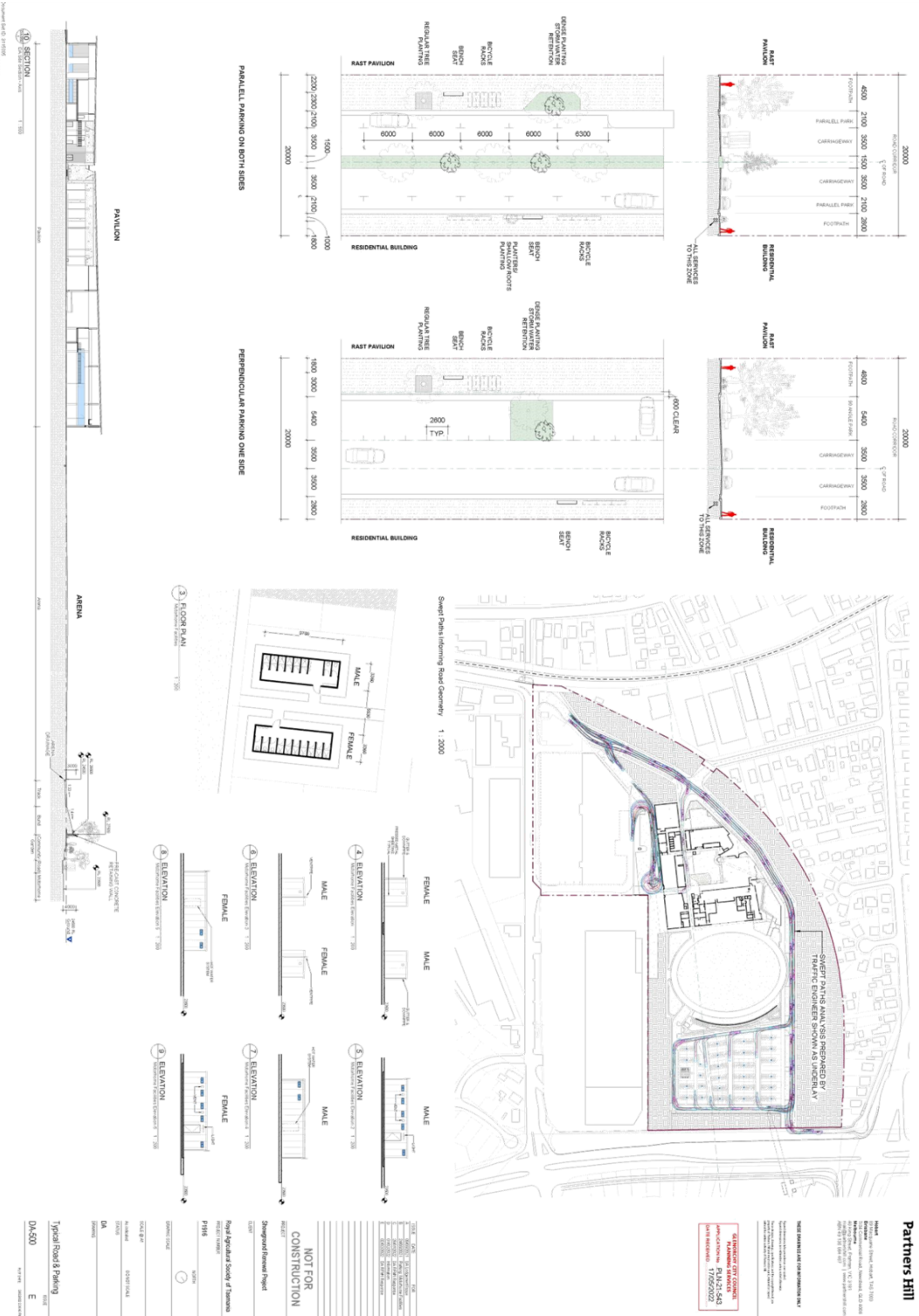


NOT FOR
CONSTRUCTION

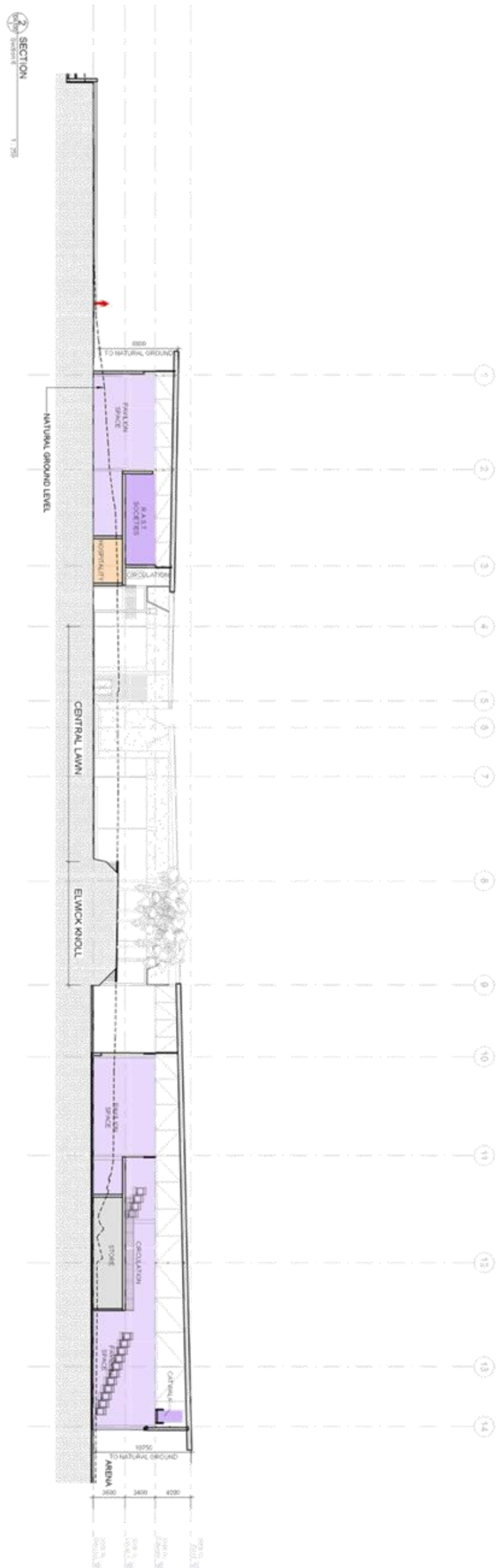
Shangrui Renewal Project
Client
Royal Agricultural Society of Tasmania
Project Number
P1816

Drawing Title
Scale & Unit
1:200
Drawing Number
DA
Drawn By

Finishes Schedule
Revision
DA-600
A







Sections	ISSUE
DA-302	D





Partners Hill

Paula Kim
69 Kensington Street, Malvern, VIC 3009
Brisbane
10/4 Commercial Road, Theebank, QLD 4008
Ma Schurman
40 King Street, Pyrmont, VIC 3061
ma@paulakim.com | www.paulakim.com
Aber 09 136 064 687

These drugs, though, are also used to help control an epileptic patient's seizures and, in some cases, to control severe alcohol withdrawal.

[illegible]Showground Renewal Project
Q1/17

Royal Agricultural Society of Tasmania
PO BOX 10000
HOBART TAS 7000

GRAPHIC SYMBOL



0 2000

SCALE 200V

0 - 2000

0.25000 SCALE

STATUS

DA

COMPONENT

Sections	Issue
DA-300	D

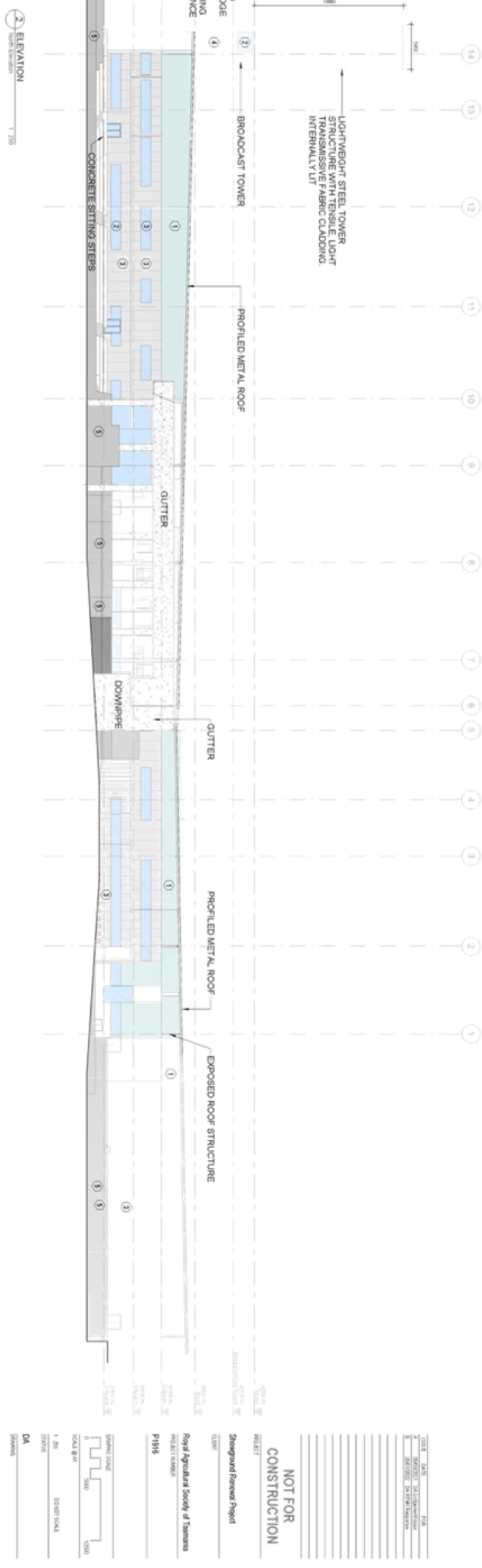




Figure 1 demonstrates that the estimated mean predicted log-odds ratios are significantly different from zero for all three risk factors.

LEGEND

- Aramark Roof Is Waiting**

34. *Salmonella* *Salmonella*

PROJECT _____

0.0001

P1916

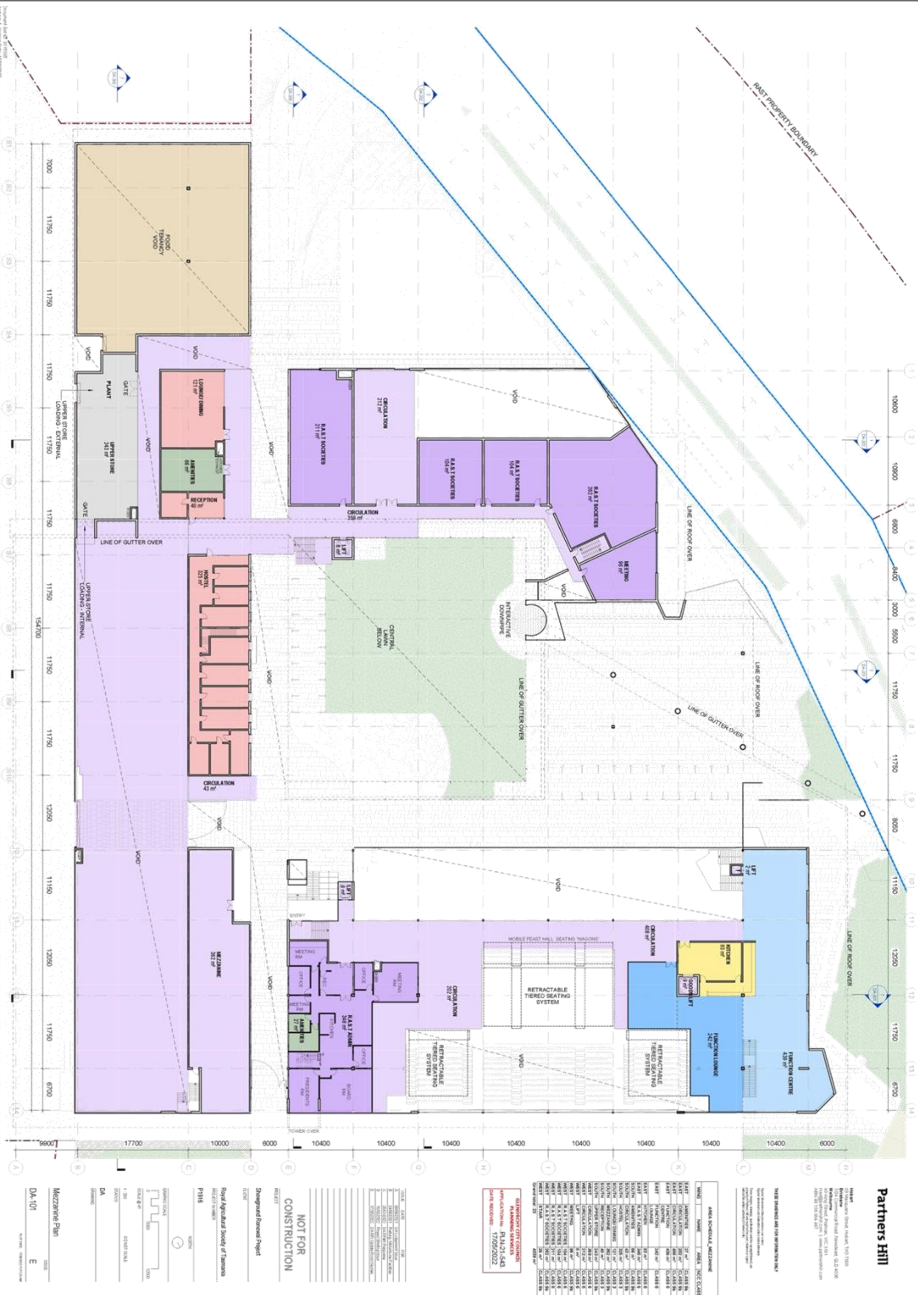


(Author's name)

DA-200



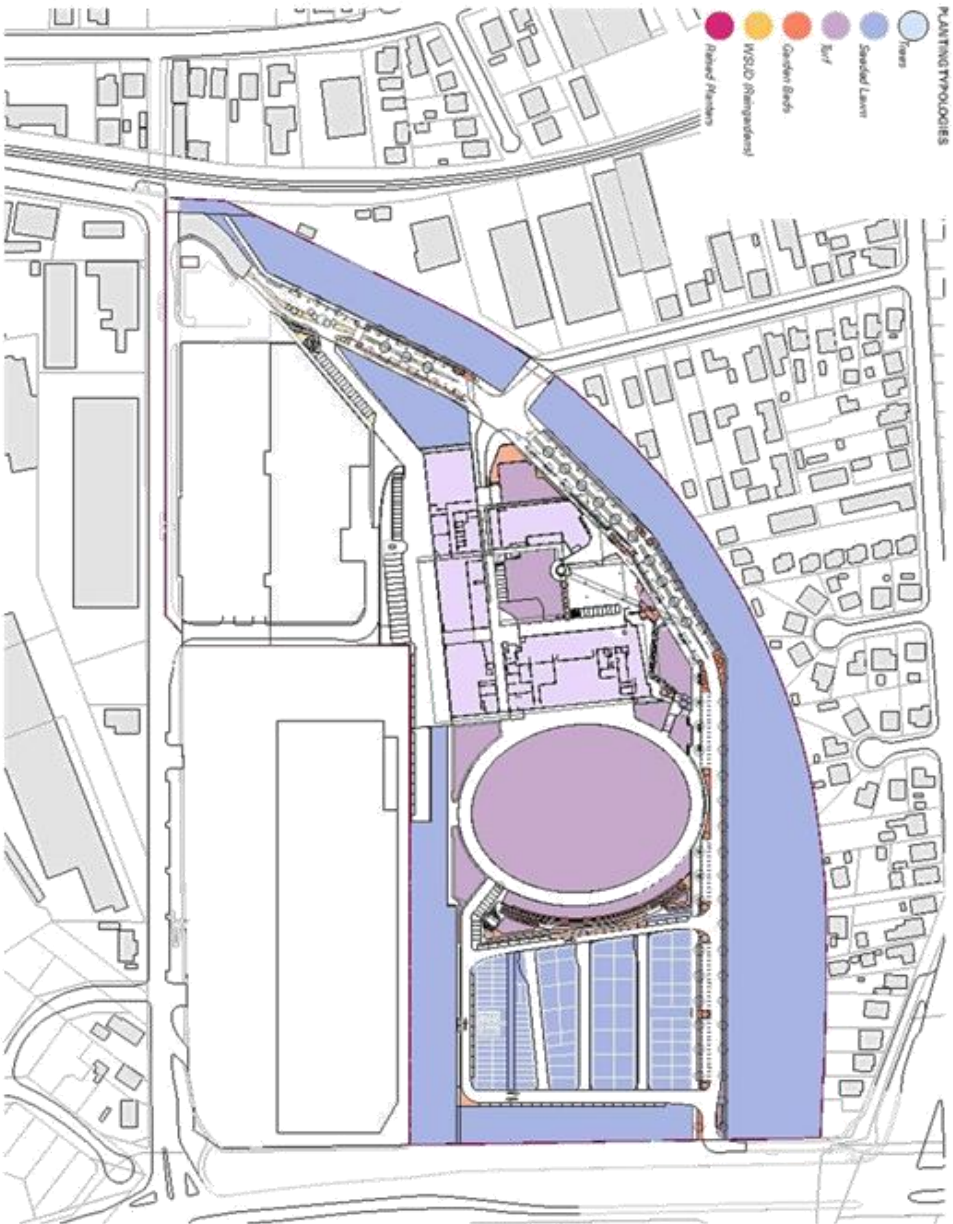










[illegible][illegible]

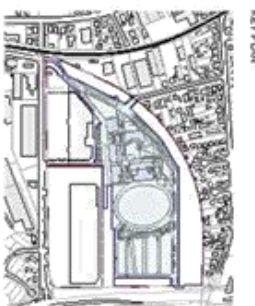
SOURCE NAME	COMMON NAME	EXPECTED MATURNE HEIGHT X SPREAD (IN)
ANNUALS		
<i>Geranium officinale</i>	Geranium	0.9 x 0.6
<i>Calendula officinalis</i>	Pot Marigold	0.45 x 0.45
<i>Nigella arvensis</i>	Common Blackflower	2.5 x 1
<i>Malcolmia aurantiaca</i>	Primrose	4.5 x 1
<i>Reseda onitoides</i>	Reseda	0.75 x 0.75
PERENNIALS		
<i>Campanula medium</i>	Campanula	0.8 x 0.75
<i>Antirrhinum majus</i>	Stock	1 x 0.75
<i>Antirrhinum majus</i>	Stock	1 x 0.75

ANNUALS

PERENNIALS

TREES & LARGE VINES

BORDERS



GLENORCHY CITY COUNCIL
PLANNING SERVICES
PLN-21-543
APPLICATION NO
DATE RECEIVED 08.MAR.2022

**P/
ST.**

Playtest Pty Ltd
66 Brisbane Street
Melbourne, Hobart
Launceston TAS 7000
T +61 455 022 2066
W www.playtest.com.au
E info@playtest.com.au
ABN 56 162 010 455

NEW INQUIRY FOR PAST	STAGE
PROJECT NUMBER	CONCEPT DESIGN
21-002	
PROJECT ADDRESS	
HOMERD ROAD, GLENBORO, MA, 01906	
PROJECT NAME	
SHOWGROUND RENEWAL	
PROJECT	
SHEET TITLE	
PLANTING APPROACH	

SCALE 1/4" = 1'	NORTH
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SHEET	DRAWING	ISSUE	DATE
C001	COVER SHEET	H	17/02/2022
C002	SITE PLAN & NOTES	G	3/02/2022
C101	EXISTING SITE SERVICES PLAN	H	3/02/2022
C102	EARTHWORKS PLAN	H	3/02/2022
C103	SEWER LOADING PLAN - PAVILION & ARENA	G	3/02/2022
C104	STORMWATER LOADING PLAN - PAVILION & ARENA	G	3/02/2022
C105	WATER LOADING PLAN - PAVILION & ARENA	G	3/02/2022
C106	GRADING PLAN	G	3/02/2022
C201	LONG SECTIONS	G	3/02/2022
C202	LONG SECTIONS	G	3/02/2022
C203	LONG SECTIONS	G	3/02/2022
C204	SITE SECTIONS	G	3/02/2022
C205	SITE SECTIONS	G	3/02/2022
C206	SITE SECTIONS	G	3/02/2022
C207	SITE SECTIONS	G	3/02/2022

[illegible]













[illegible]







SHEET			
SITE CROSS SECTION - SHEET 1			
STATION	1	NO. OF SHEETS	15
PROJECT No.	21E99-6	SHEET No.	C2.04
		REV. No.	G

GLENORCHY CITY COUNCIL
PLANNING SERVICES
PLN-21-543
APPLICATION NO
DATE RECEIVED 08.MAR.2022





SITE CROSS SECTION 3

SITE CROSS

THESE DRAWINGS SHALL BE APPROVED BY
RELIANT AUTOMOTIVE (PCL. CONCERN
INDICATING PRIOR TO CONSTRUCTION

THE LOCATION OF UNDER CARBON TRENCH ARE APPROXIMATE ONLY AND THERE EXACT LOCATION SHOULD BE PROVIDED ON SITE BY THE FIELDWORK APPROVED. NO GUARANTEE OR CERTAIN THAT ALL TRENCH ARE EXACT IN

GLENORCHY CITY COUNCIL
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THE SHIRAZO MUST ONLY BE DELIVERED IN FULL COLOUR. ALWAYS CONFIRM ENQUIRIES. ACCEPTS NO LIABILITY ARISING FROM FAILURE TO COMPLY WITH THE REQUIREMENT.



**GLENORCHY CITY COUNCIL
PLANNING SERVICES
PLN-21-543
APPLICATION No
DATE RECEIVED ...08.MAR.2022..**



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-543	Council notice date	3/11/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01897-GCC	Date of response	16/11/2021
TasWater Contact	Elio Ross Scott James (Trade Waste)	Phone No.	0467 874 330 0417 240 264
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	2 HOWARD ROAD, GLENORCHY	Property ID (PID)	3367019
Description of development	Redevelopment of the Royal Hobart Showground - Pavilion building and show arena		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Aldanmark	21E99-6 / C0.01, C0.02, C1.01 to C1.06, C2.01 to C2.07	F	08/09/2021
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 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: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effects on the network. 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/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. Trade Waste 4. Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge.			



6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.

ASSET CREATION & INFRASTRUCTURE WORKS

7. Redundant TasWater Assets: The existing sewer line from Asset ID A558143 to Asset ID: A557340 is to either be made redundant and be removed or if required to service internal private plumbing for this development shall become private infrastructure and ownership be passed on to the developer/landowner.
A new connection MH shall be constructed within the boundary of the development prior to Asset ID: A557502 MH outside the boundary as a delineation point between TasWaters infrastructure and internal private plumbing.
8. 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.
9. Prior to applying for a Permit to Construct/the issue of a Certificate for Certifiable Work (Building and/or Plumbing) 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.
10. 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.
11. 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.
12. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) / Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
13. After testing/disinfection, 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.
14. At practical completion of the water and sewerage works and prior to TasWater issuing a applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
15. 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;
16. A request for a joint on-site inspection with TasWater's authorised representative must be made;
17. 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;



18. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
19. 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.
20. 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.
21. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
22. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

23. 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 creation requirements.
24. Prior to the issue of a Certificate of Water & Sewerage Compliance (Building and or Plumbing) / Certificate of Practical Completion from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) to cover existing/proposed TasWater infrastructure as required by the above condition. All costs and expenses related to the transfer of easement(s) to TasWater are to be paid by the developer.

DEVELOPMENT ASSESSMENT FEES

25. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,179.68 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****Trade Waste**

Prior to any Building and/or Plumbing work being undertaken, the applicant will require a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices i.e. grease arrestor; oil/water separator systems

Schematic drawings and specifications (including the size and type) of any proposed pre-treatment device and drainage design; and

Location of accessible sampling points in accordance with the TasWater Trade Waste Sampling Specifications for sampling discharge.

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

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

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

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

Service Locations

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

- (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

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

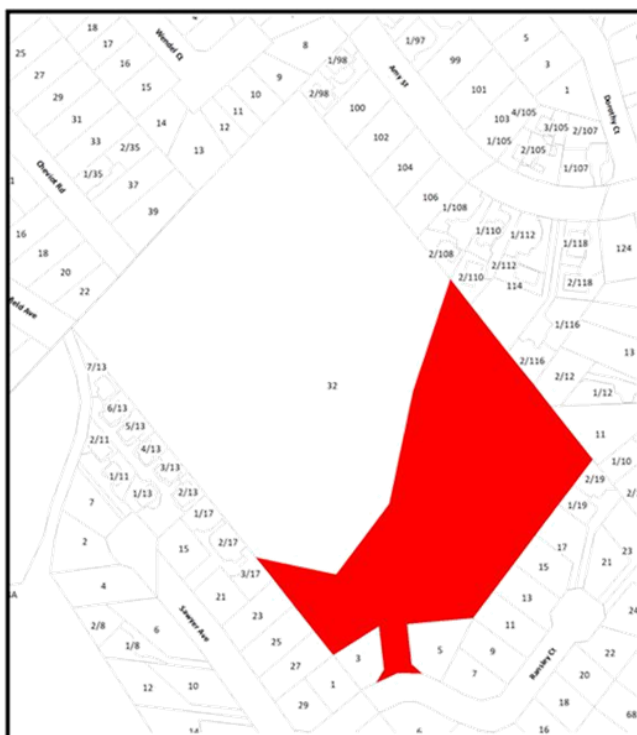
GLENORCHY LOCAL PROVISIONS SCHEDULE AMENDMENT PLS43A-21/02

The Glenorchy Local Provisions Schedule is amended as follows:

Land affected by this amendment: part of 32 Cheviot Road, West Moonah

The Planning Scheme maps are amended by:

1. Modifying the zoning maps to part of 32 Cheviot Road, West Moonah in a General Residential Zone as shown in the image below.



In witness whereof the common seal of
Glenorchy City Council has been affixed
on the day of 2022
as authorised by Council in the presence
of:

Council Delegate

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

The Planning Authority has prepared the attached draft amendment, Amendment PLS43A-21/02, to the Glenorchy Local Provisions Schedule.

The Planning Authority:

- Has determined that it is satisfied that the draft amendment meets the LPS Criteria specified in Section 34 of *the Land Use Planning and Approvals Act 1993*, and
- In accordance with Section 40F(2) of the *Land Use Planning and Approvals Act 1993*, certifies that the draft amendment meets those requirements.

In witness whereof the common seal of
Glenorchy City Council has been affixed
on the day of 2022
as authorised by Council in the presence
of:

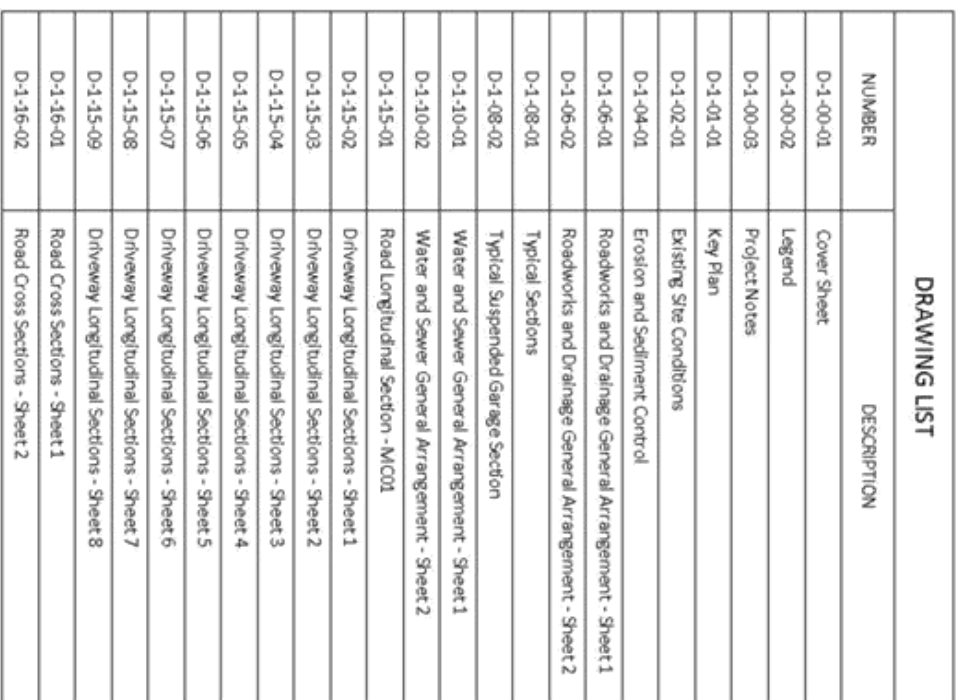
Council Delegate

OWNER: HILLIARD CHRISTIAN SCHOOL		PROPOSAL INDEX PLAN		GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No. PLS43A-21/02 DATE RECEIVED 13 July 2021	
FOLIO REFERENCE: 123025/1				APPROVED EFFECTIVE FROM Recorder of Titles	
GRANTEE:		LOCATION:			
SCALE 1:		LENGTHS IN METRES			
MAPSHEET MUNICIPAL CODE No.	LAST UPI No.	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
Registered Land Surveyor	Date	Council Delegate		Date	

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLS43A-21/02

DATE RECEIVED 25 May 2022

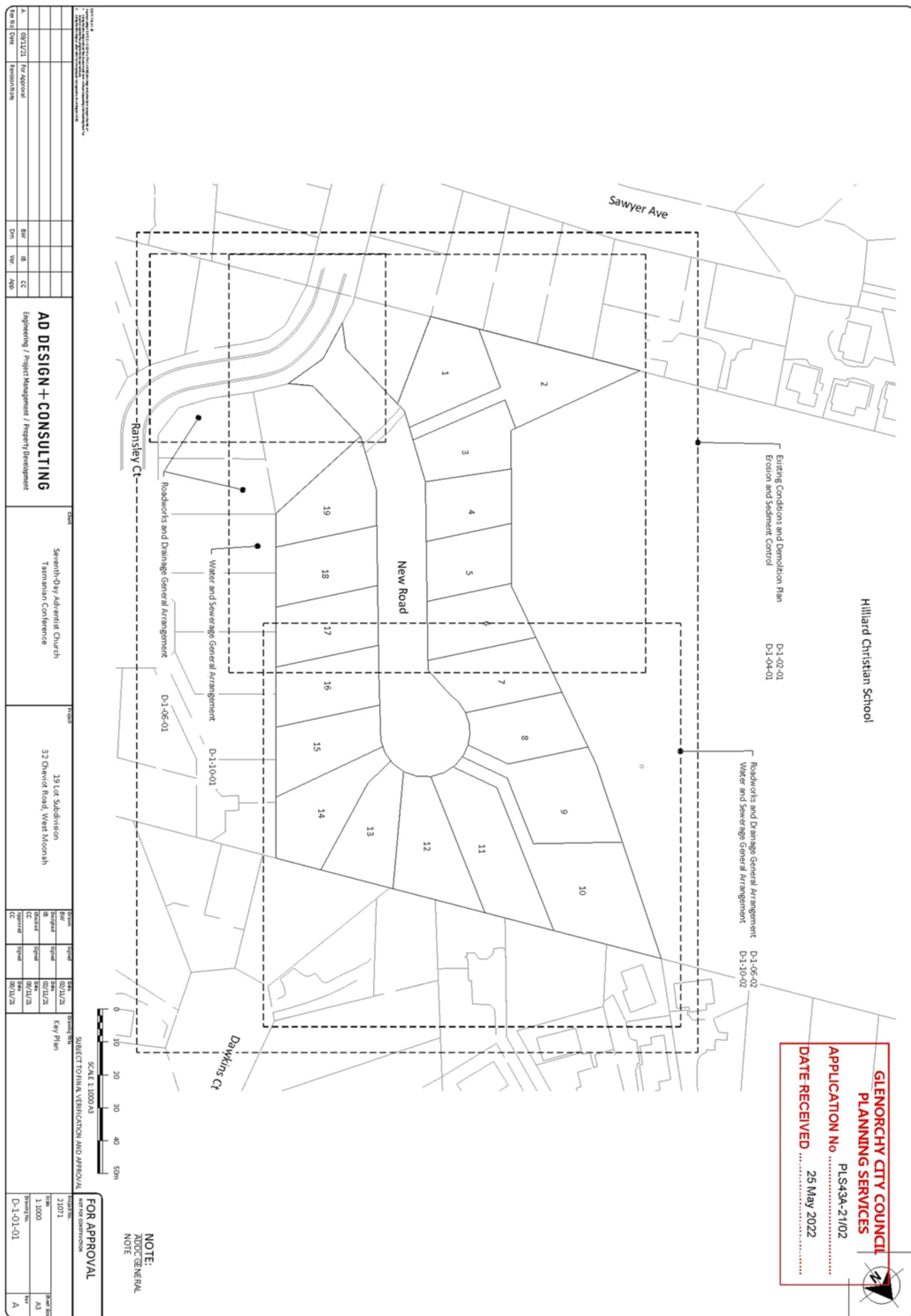


Locality Plan

scale NTS

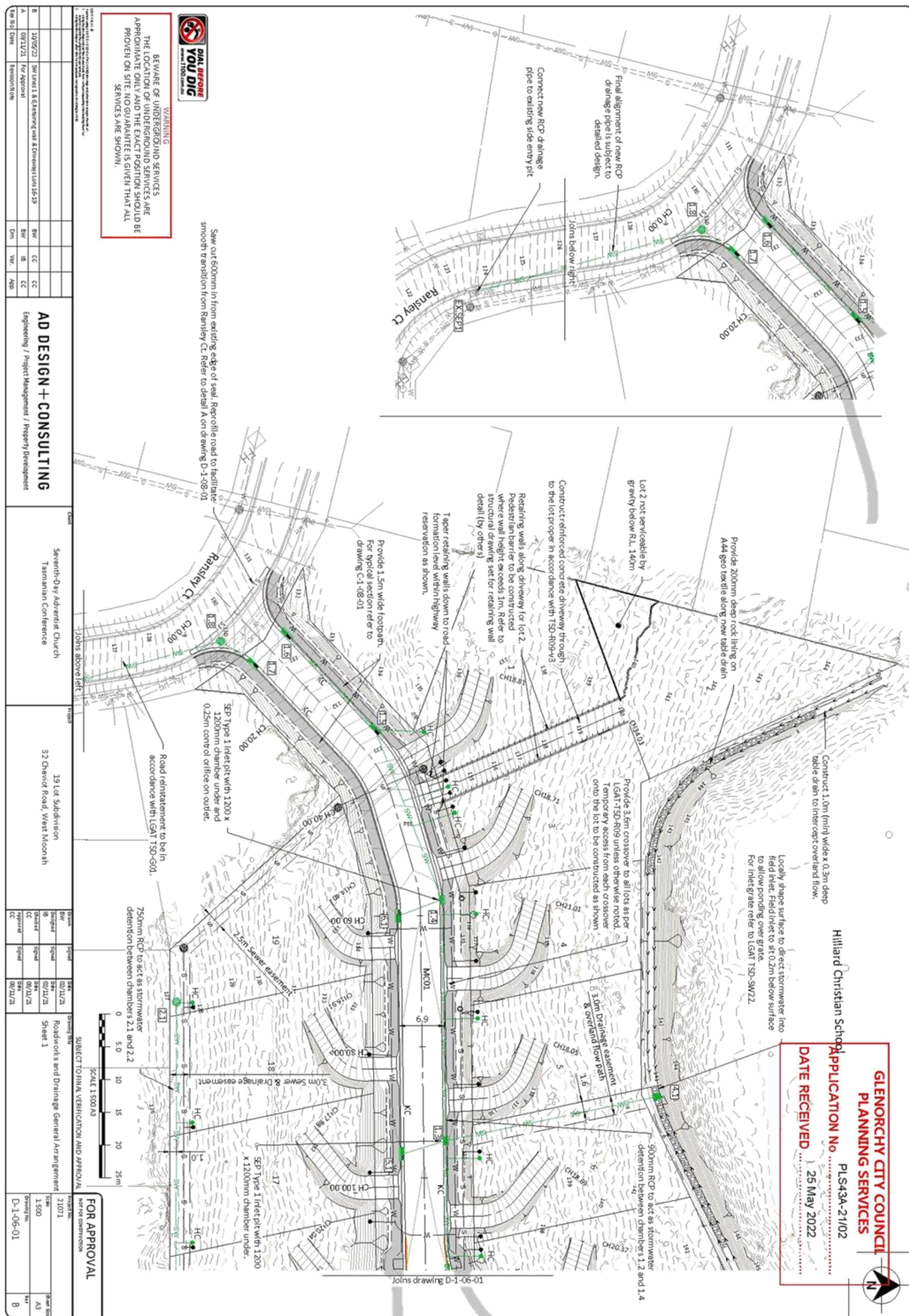
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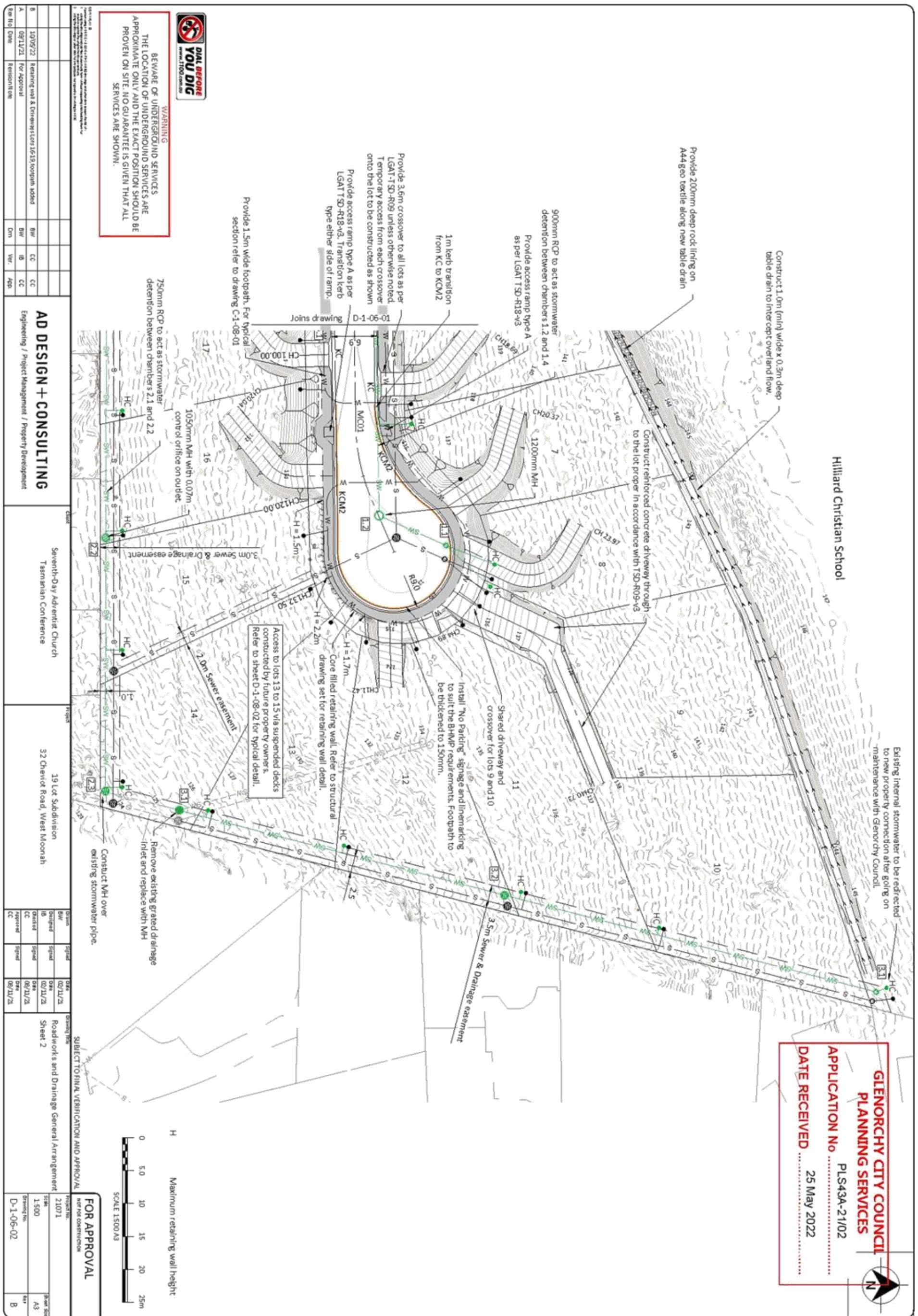








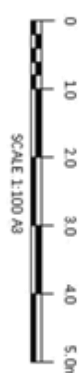
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Typical Suspended Garage Section
1:100

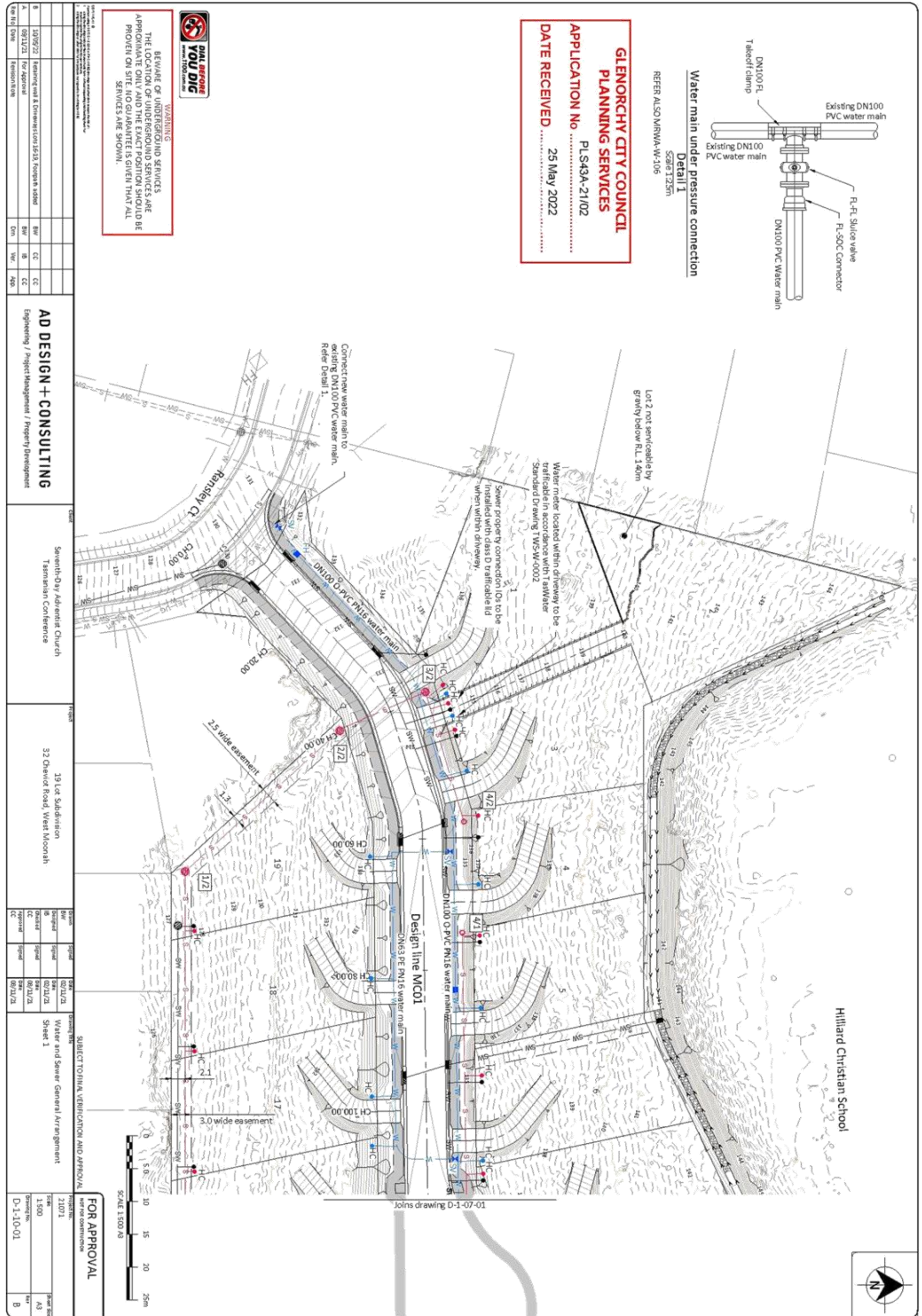


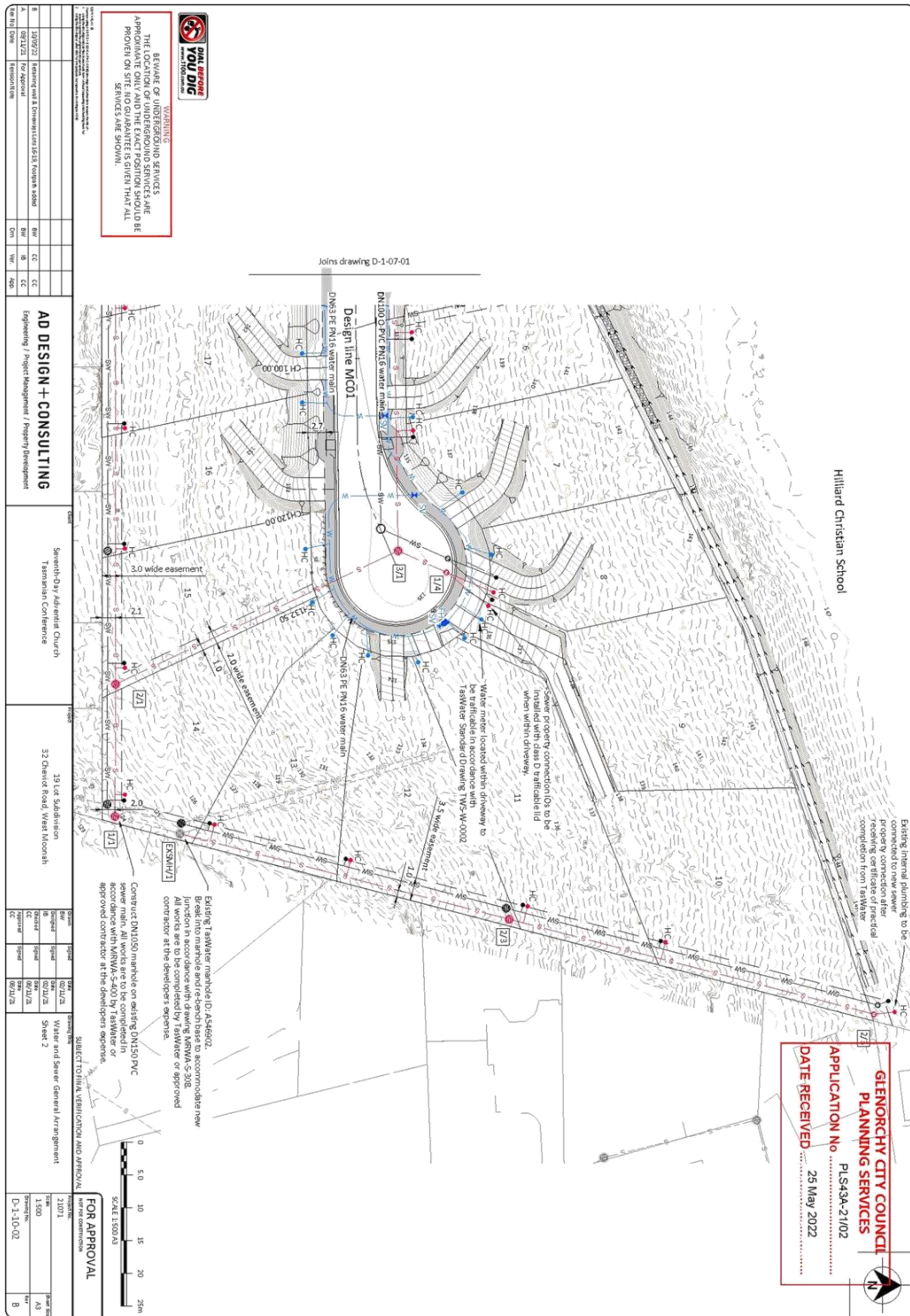
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

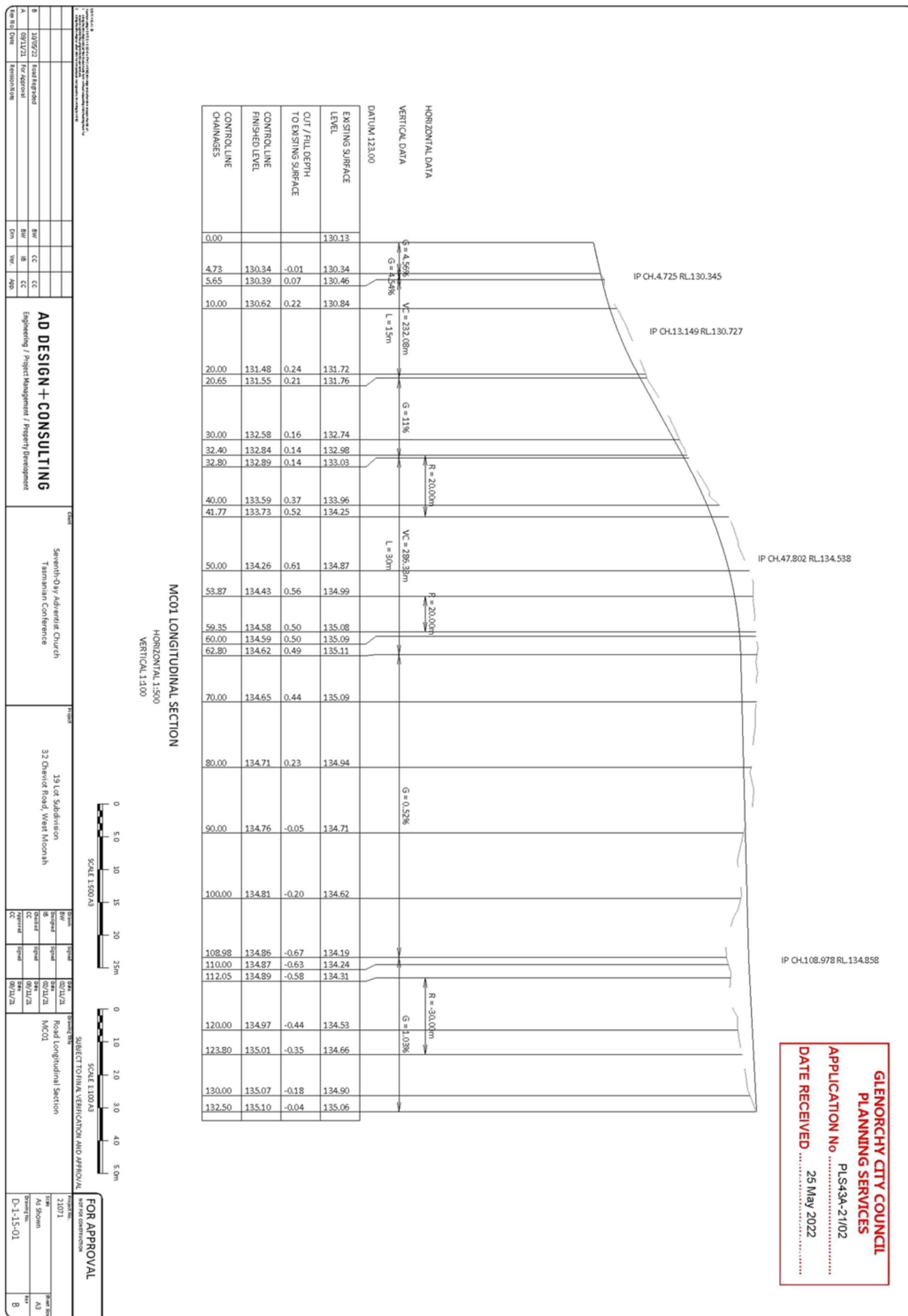
APPLICATION No PLS43A-21/02

DATE RECEIVED 25 May 2022

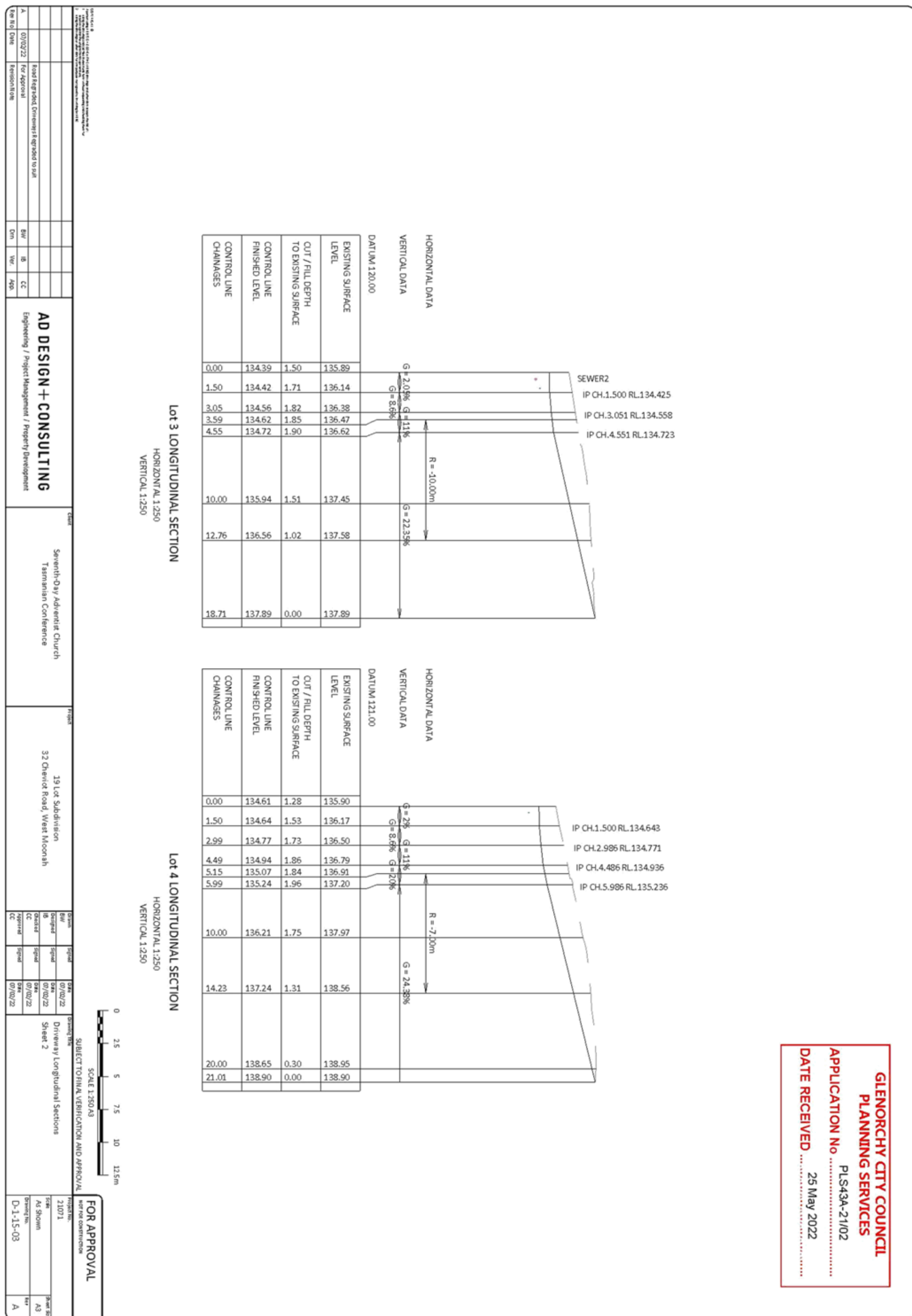
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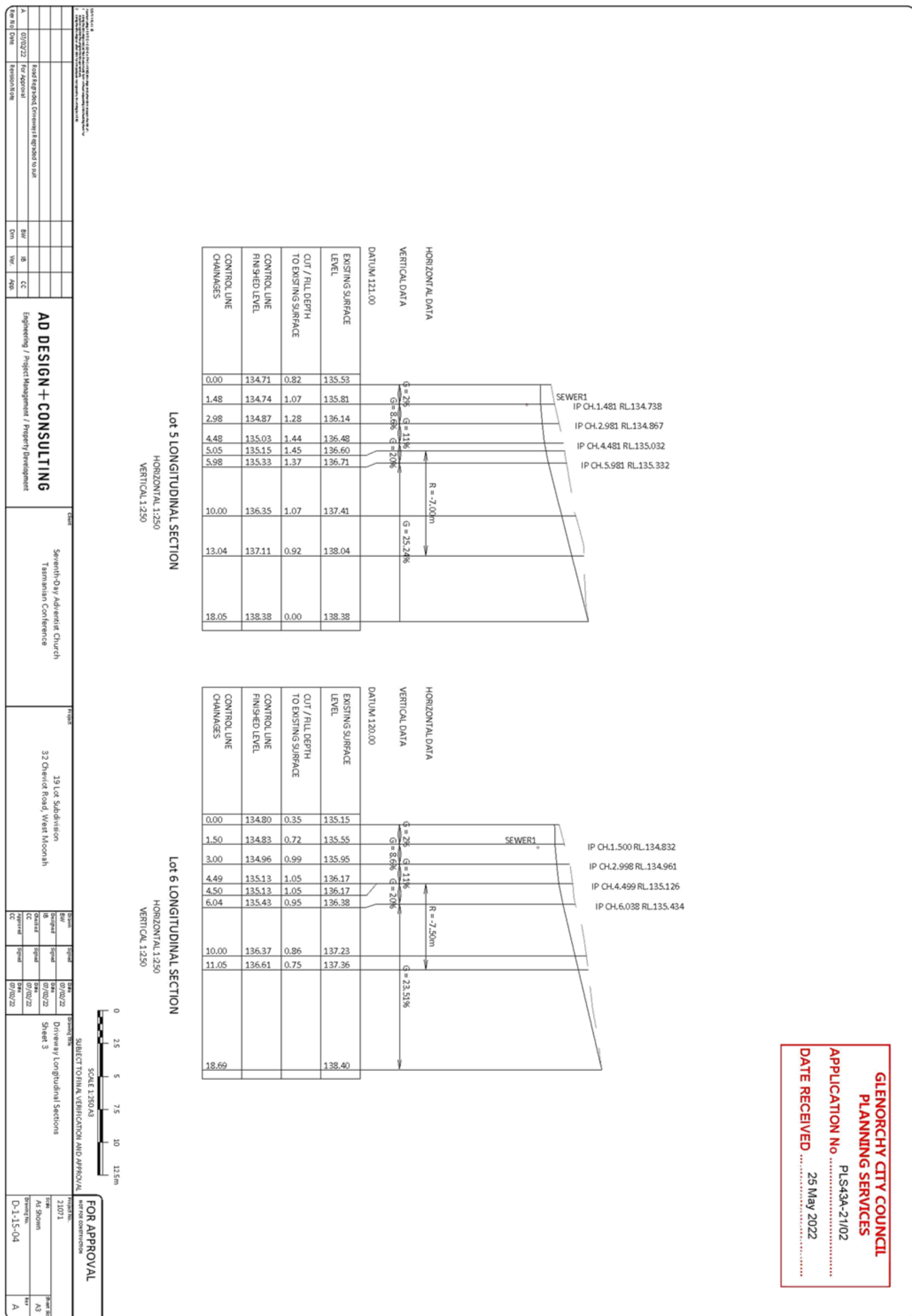






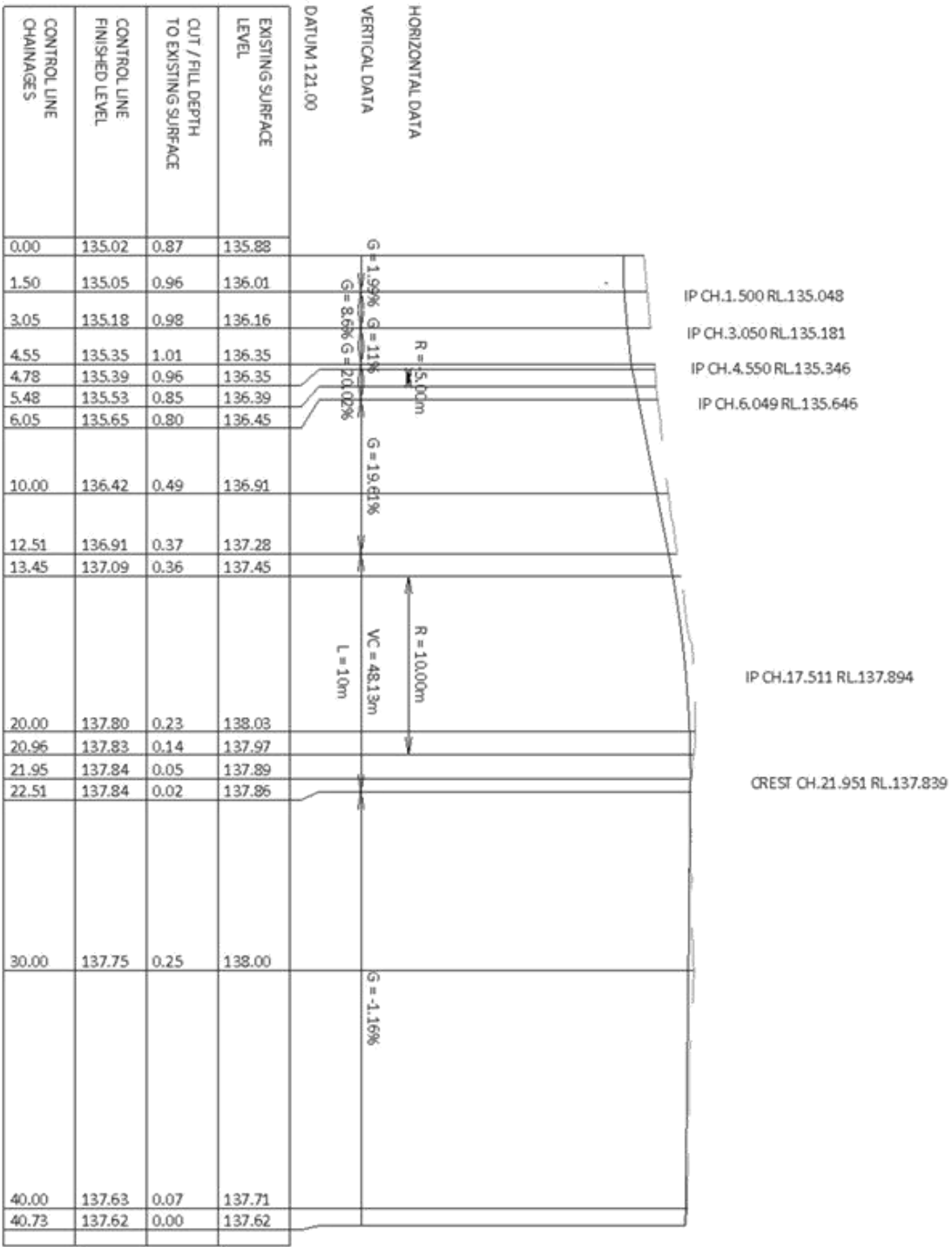








GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLS43A-21/02
DATE RECEIVED 25 May 2022



AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

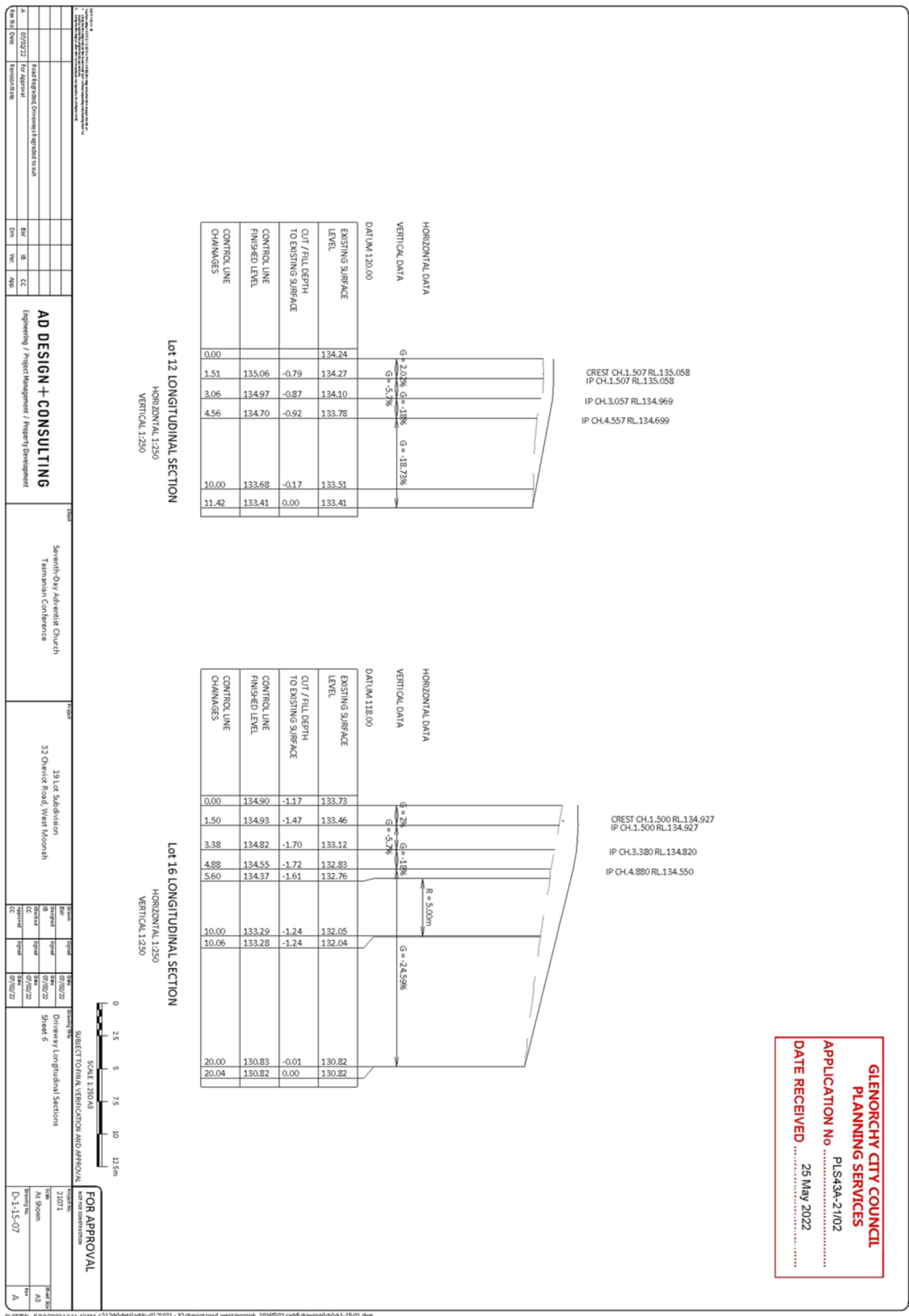
Seventh-Day Adventist Church
Tasmanian Conference

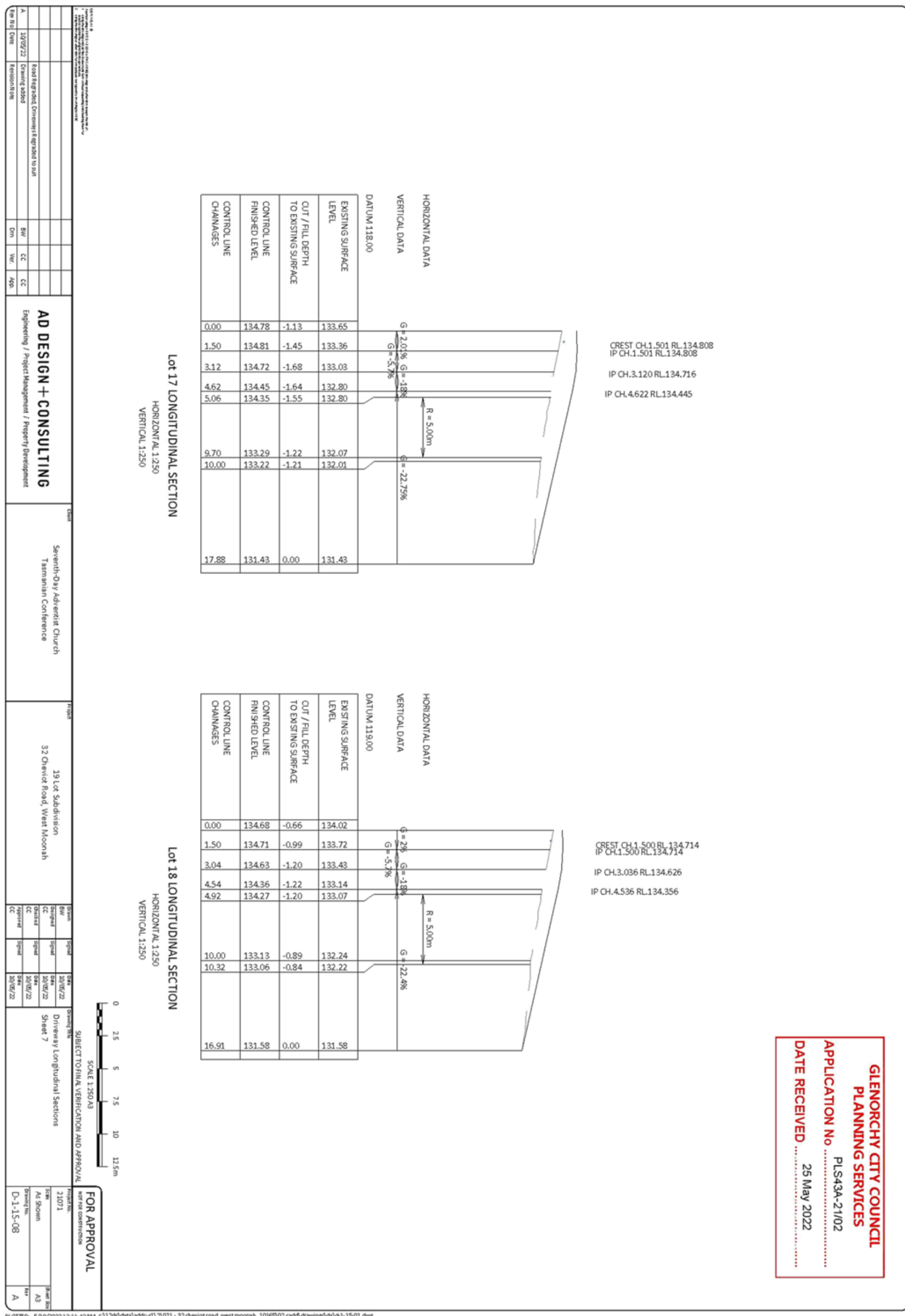
19 Lot Subdivision
32 Cheviot Road, West Moonah

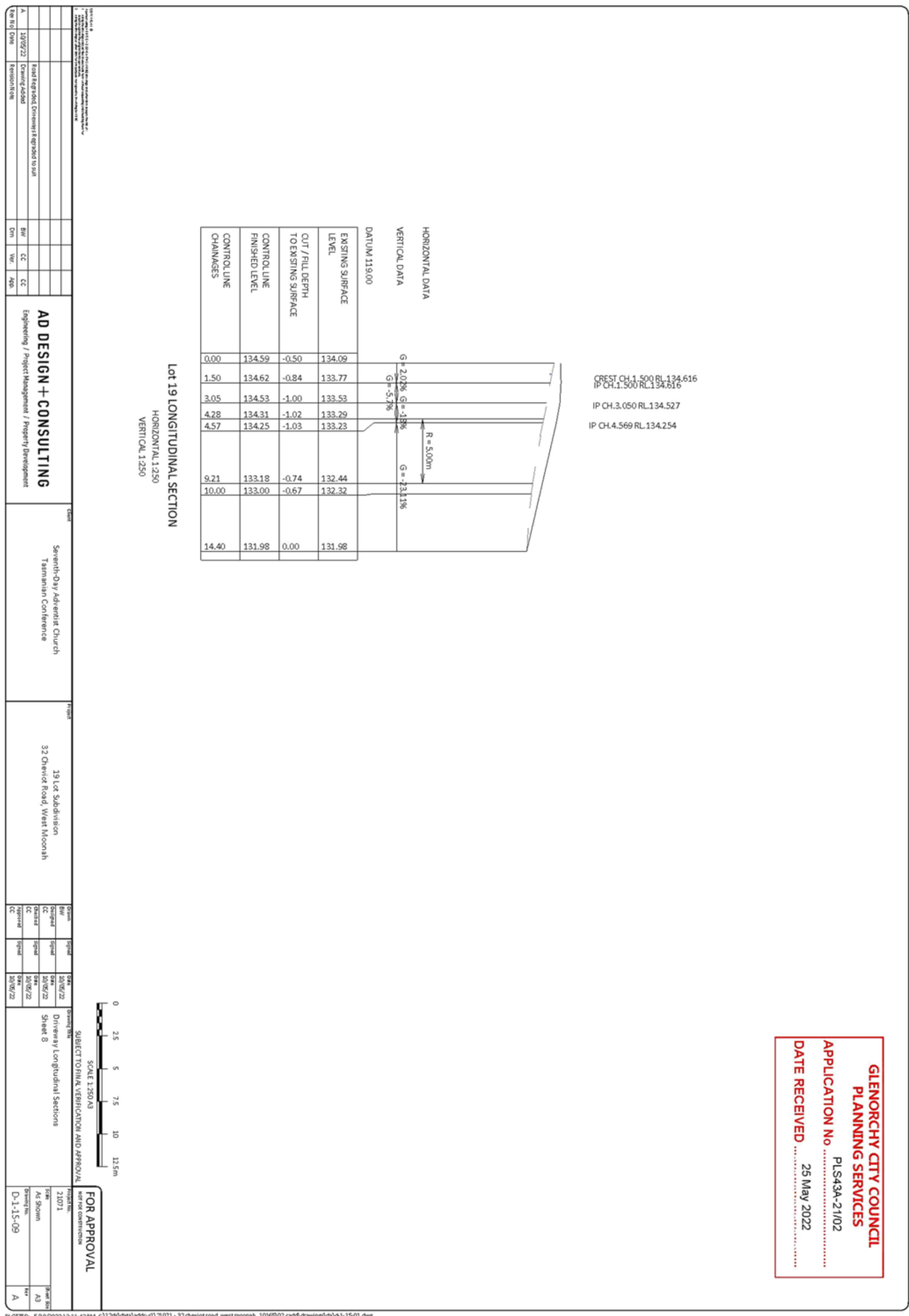
FOR APPROVAL
Project No. 21071
Scale As Shown
Drawing No. D-1-15-06
Rev A

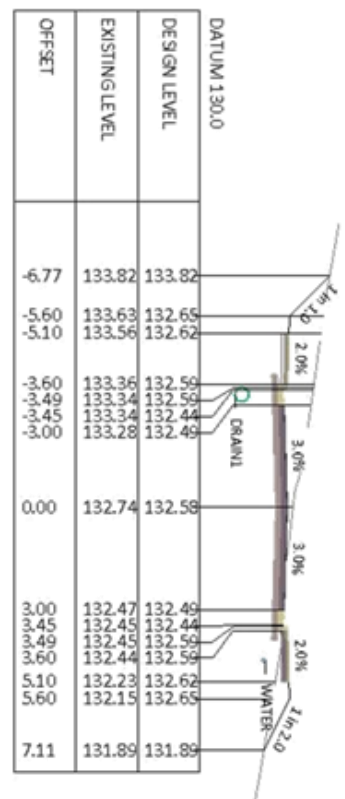
REVISIONS

Rev	Date	Description	By	App
1	07/02/22	Road Regarded Driveways & related to suit	BM	CC

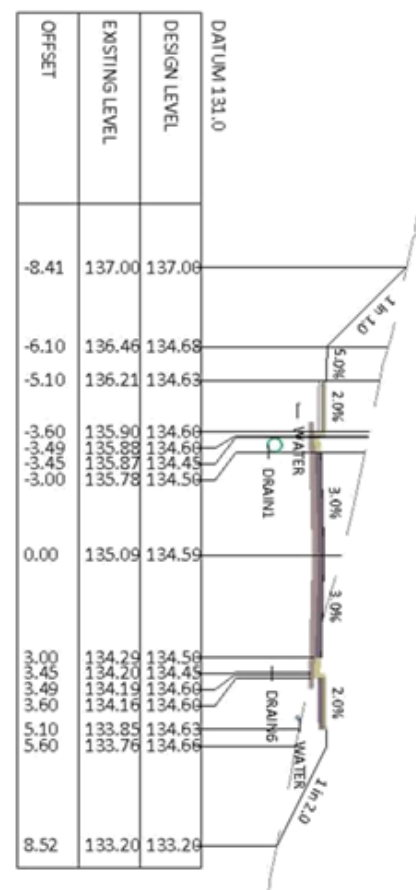




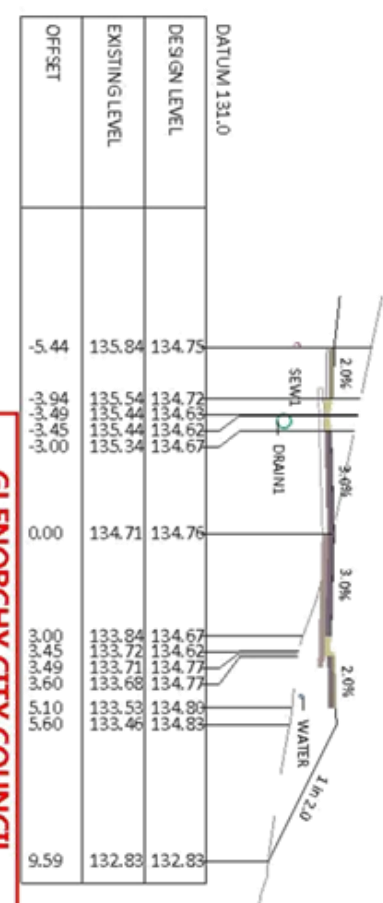




CH 30.00

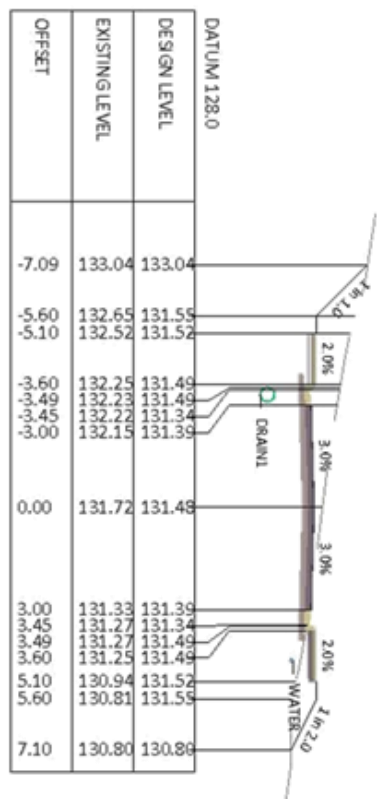


CH 60.00

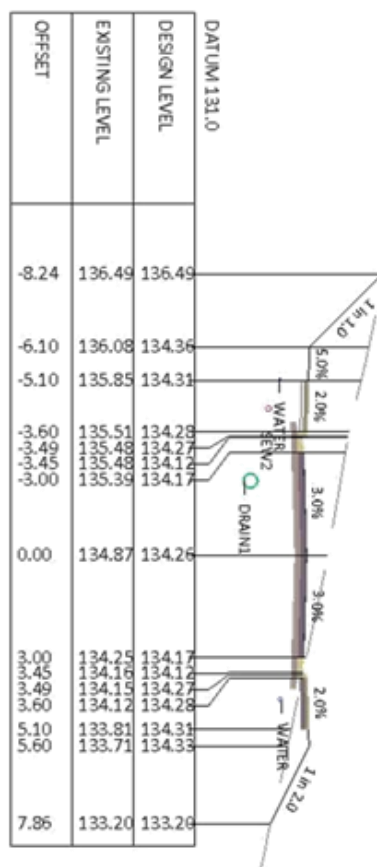


CH 90.00

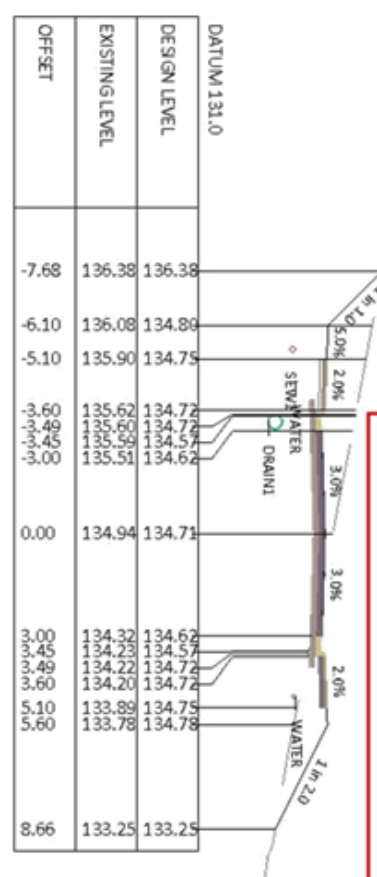
GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION NO PLS43A-21/02
 DATE RECEIVED 25 May 2022



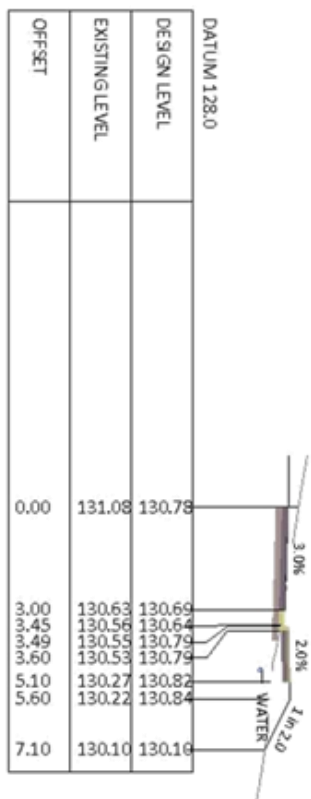
CH 20.00



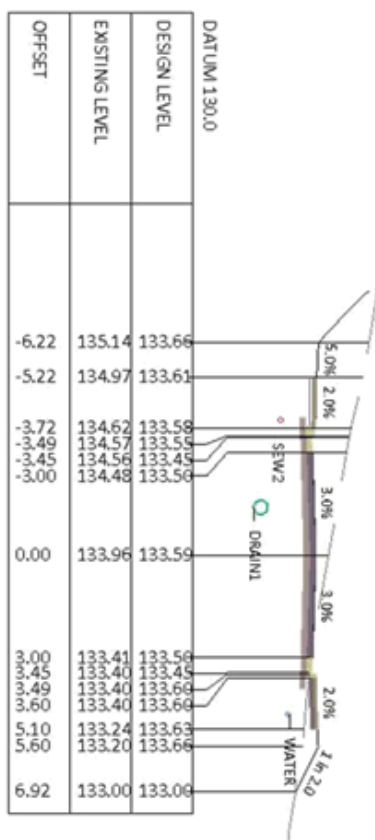
CH 50.00



CH 80.00



CH 12.19



CH 40.00



CH 70.00

SCALE 1:200 A3
 0 2 4 6 8 10m

SUBJECT TO FINAL VERIFICATION AND APPROVAL

FOR APPROVAL

Revision		By		Date		Description	
A	09/02/22	For Approval	CC	CC	CC	CC	CC
B	10/05/22	Road repaved, sections updated	BW	CC	CC	CC	CC

Project		Client	
19 Lot Subdivision 32 Cheviot Road, West Mooneah		Seventh-Day Adventist Church Tasmanian Conference	

Drawing No.		Scale		Sheet No.	
D-1-16-01		1:200		A3	



AD DESIGN + CONSULTING
Engineering / Project Management / Property Development

19 Lot Subdivision
32 Cheviot Road, West Moonah

Road Cross Sections
Sheet 2

FOR APPROVAL	
NOT FOR CONSTRUCTION	
Project No.	21071
Scale	1:200
Drawing No.	D-1-16-02
Sheet No.	A3
Rev	A

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION NO PLS43A-21/02

DATE RECEIVED 25 May 2022



Submission to Planning Authority Notice

Council Planning Permit No.	PLS43A-21/02	Council notice date	22/07/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01226-GCC	Date of response	04/08/2021
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	32 CHEVIOT RD, WEST MOONAH	Property ID (PID)	5430157
Description of development	Partial rezoning to General Residential and 19 lot subdivision plus balance		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	Plan of Subdivision / SK2	--	07/12/2020
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater makes the following submission(s): 1. TasWater does not object to the draft amendment to the planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. 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 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 use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. ASSET CREATION & INFRASTRUCTURE WORKS 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 for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All			



- infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
 8. Prior to the issue of a Consent to Register a Legal Document 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/disinfection, 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.

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 and requirements.
15. Prior to the issue of a Consent to Register a Legal from TasWater, the applicant must submit a copy of the completed Transfer for the provision of a Pipeline and Services Easement(s) to cover



existing/proposed TasWater infrastructure as required by condition 14. All costs and expenses related to the transfer of easement(s)/lots to TasWater are to be paid by the developer.

DEVELOPMENT ASSESSMENT FEES

16. The applicant or landowner as the case may be, must pay a development assessment fee of \$699.36 and a Consent to Register a Legal Document fee of \$154.42 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

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>

Service Locations

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

The location of this infrastructure as shown on the GIS is indicative only.

Declaration

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

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