

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 11 NOVEMBER 2019**



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PLANNING

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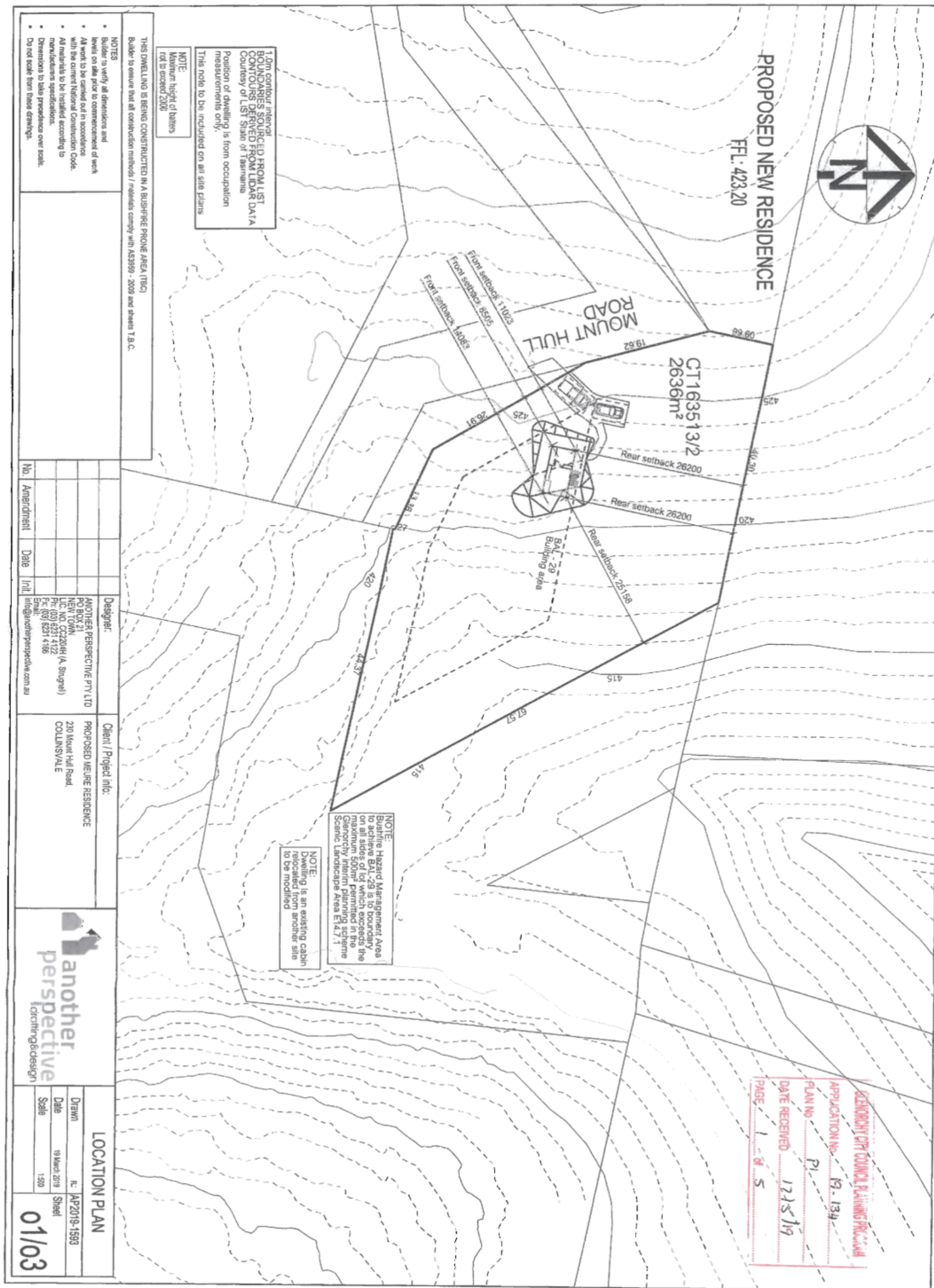
- 7. PROPOSED USE AND DEVELOPMENT - WAREHOUSE EXTENSION AND CHANGE OF USE TO SERVICE INDUSTRY (ELECTRICAL REPAIR) - 97A GROVE ROAD GLENORCHY**
 - 1: Attachments - 97A Grove Road Glenorchy 10

- 8. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (9) (RESIDENTIAL) - 130 CHAPEL STREET GLENORCHY**
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- 9. PROPOSED USE AND DEVELOPMENT - FOUR (4) MULTIPLE DWELLINGS (ONE EXISTING AND THREE NEW) - 31 O'BRIEN STREET GLENORCHY**
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1:	Attachments - 8 Millington Court Glenorchy	81







PROPOSED NEW RESIDENCE

FFL: 423.20

NOTE:
Bushfire Hazard Management Area to achieve BAL-29 is to boundary on all sides of lot which exceeds the maximum 500m² permitted in the Glenorchy interim planning scheme Scenic Landscape Area E14.7.1

1.0m contour interval BOUNDARIES SOURCED FROM LIST CONTOURS DERIVED FROM LIDAR DATA
Courtesy of LIST State of Tasmania

Position of dwelling is from occupation measurements only.

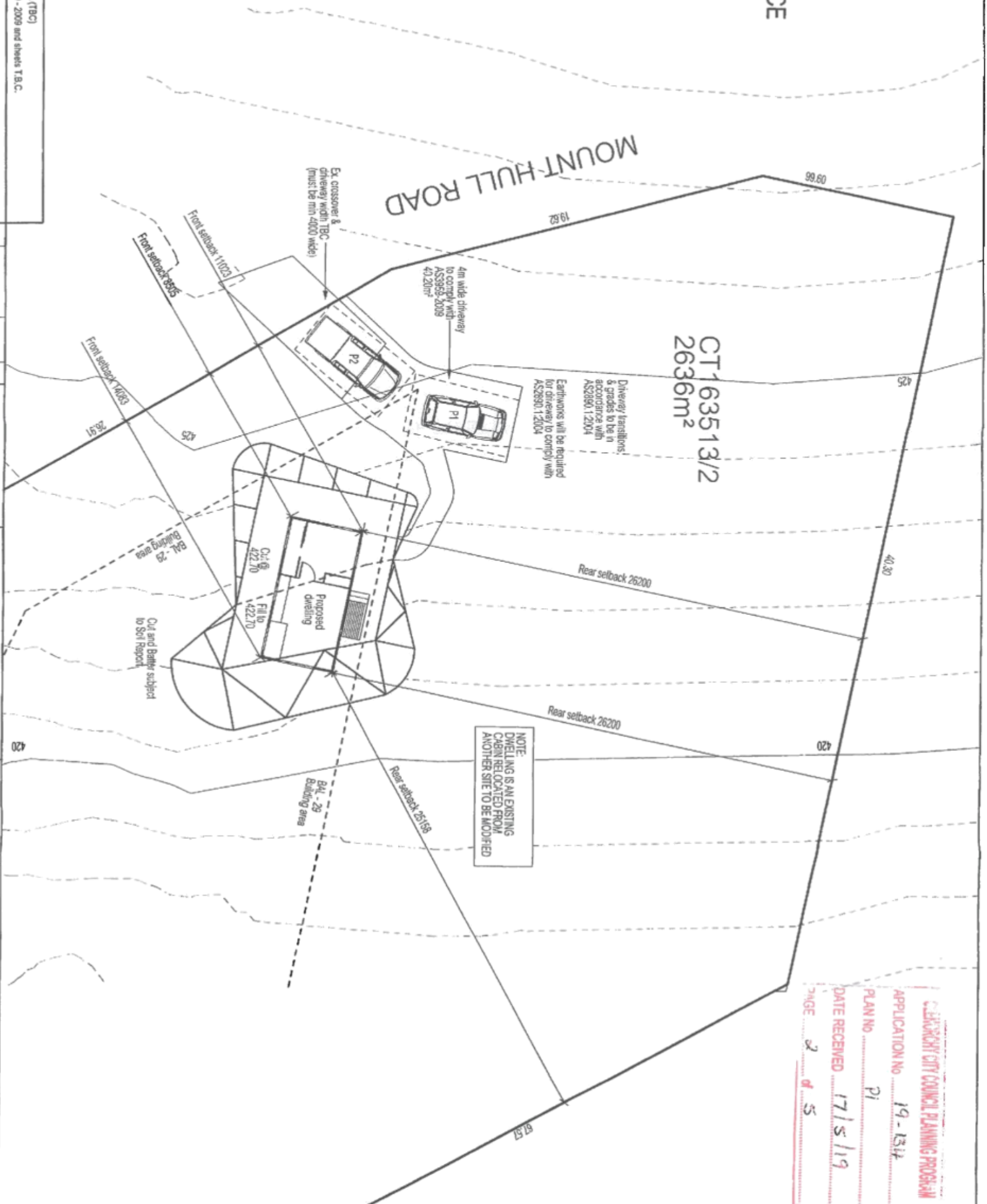
This note to be included on all site plans

NOTE:
Maximum height of battens not to exceed 2000

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

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 state precedence over scale.
- Do not scale from these drawings.



GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 19-134
PLAN NO. P1
DATE RECEIVED 17/5/19
PAGE 2 of 5

SITE PLAN

Drawn R AP2019-1593

Date 13 March 2019 Sheet

Scale 1:200

01a/03

another perspective
drafting&design

Client / Project info:

PROPOSED MEURE RESIDENCE
220 Mount Hull Road,
COLLINSVALE

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
VIC. NO. CC2204H /A. Strupnell
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email: info@anotherperspective.com.au

No. Amendment

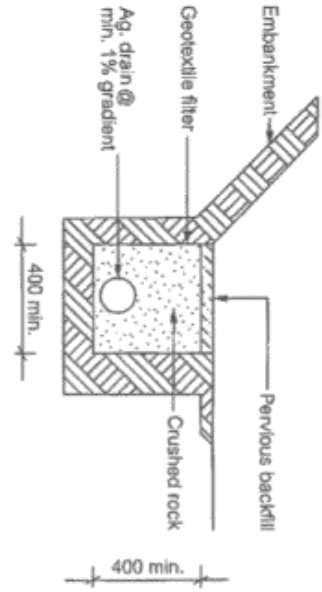
Date

Init

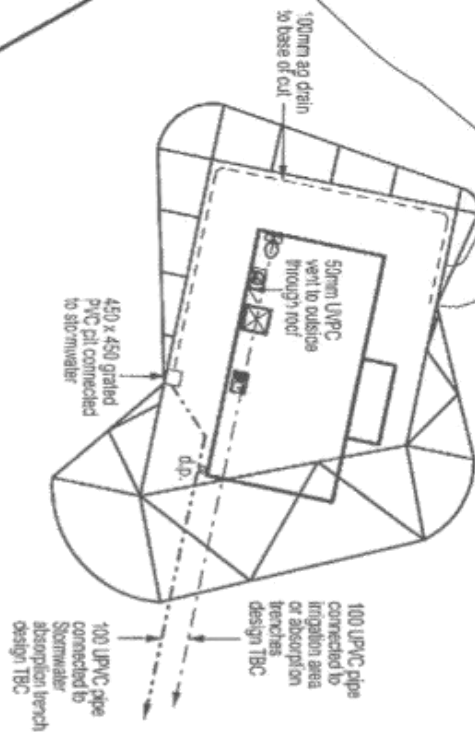


MOUNT HULL ROAD

CT163513/2
2636m²



TYPICAL AG DRAIN DETAIL
Not to scale



DRAINAGE LEGEND			
Abbreviation	Feature	Min. Overall Size	
B	Basin	400	
Bth	Basin	400	
S	Shower	400	
S	Sink	500	
Tr	Trough	400	
WC	Water Closet Pan	1000	
d.p.	Downpipe	900	
---	Sewer Line (1000 UPVC)		
---	Stormwater Line (1000 UPVC)		

GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO 19-134

PLAN NO P1

DATE RECEIVED 17/5/19

FE 3 of 5

THIS DWELLING IS BEING CONSTRUCTED IN A BUSHPHIRE PRONE AREA (TBC)
Builder to ensure that all construction methods / materials comply with AS3559 - 2009 and sheets T.8.C.

- 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.

Soil Classification: TBC
Refer to Soil Report for nominated founding depth and description of founding material.
All materials and construction to comply with AS/NZS3500 part 2 & 3
- Wet areas to comply with N.C.C. 3.8.1.2 and AS3740

No.	Amendment	Date	Initial	Designer:
				ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN VIC. NO. CC2204H (A. Singsen) Ph: (03) 6231 4122 Fax: (03) 6231 4186 Email: info@anotherperspective.com.au

Client / Project Info:
PROPOSED MUIRE RESIDENCE
230 Mount Hull Road,
COLLINSVALE

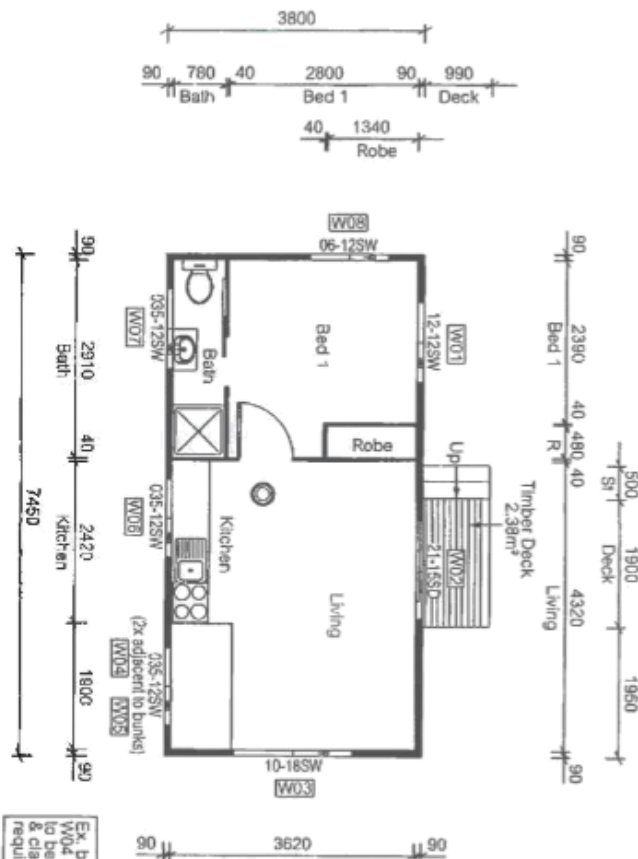


DRAINAGE PLAN

Drawn	RJ	AP2019-1593
Date	27 March 2019	Sheet
Scale	1:200	

01b/03

Refer to Roof Plan for downpipe calculations



NOTE: For lightweight cladding, cladding is to be removed & replaced with NOT to cladding.

GLENORCHY CITY COUNCIL PLANNING PROGRAM
 APPLICATION No 19-134
 PLAN No 21
 DATE RECEIVED 17/5/19
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THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)
 Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

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.

FLOOR AREA = 28.31 sqm

Access point

Smoke Alarm (interconnected) - 4500 (NCE, TBC, I)

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

Designer:

ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 VIC 3026
 Ph: (03) 6231 4122
 Fax: (03) 6231 4166
 Email: info@anotherperspective.com.au

Client / Project info:

PROPOSED MUIRE RESIDENCE
 230 Mount Hull Road,
 COLLINSVALE



FLOOR PLAN

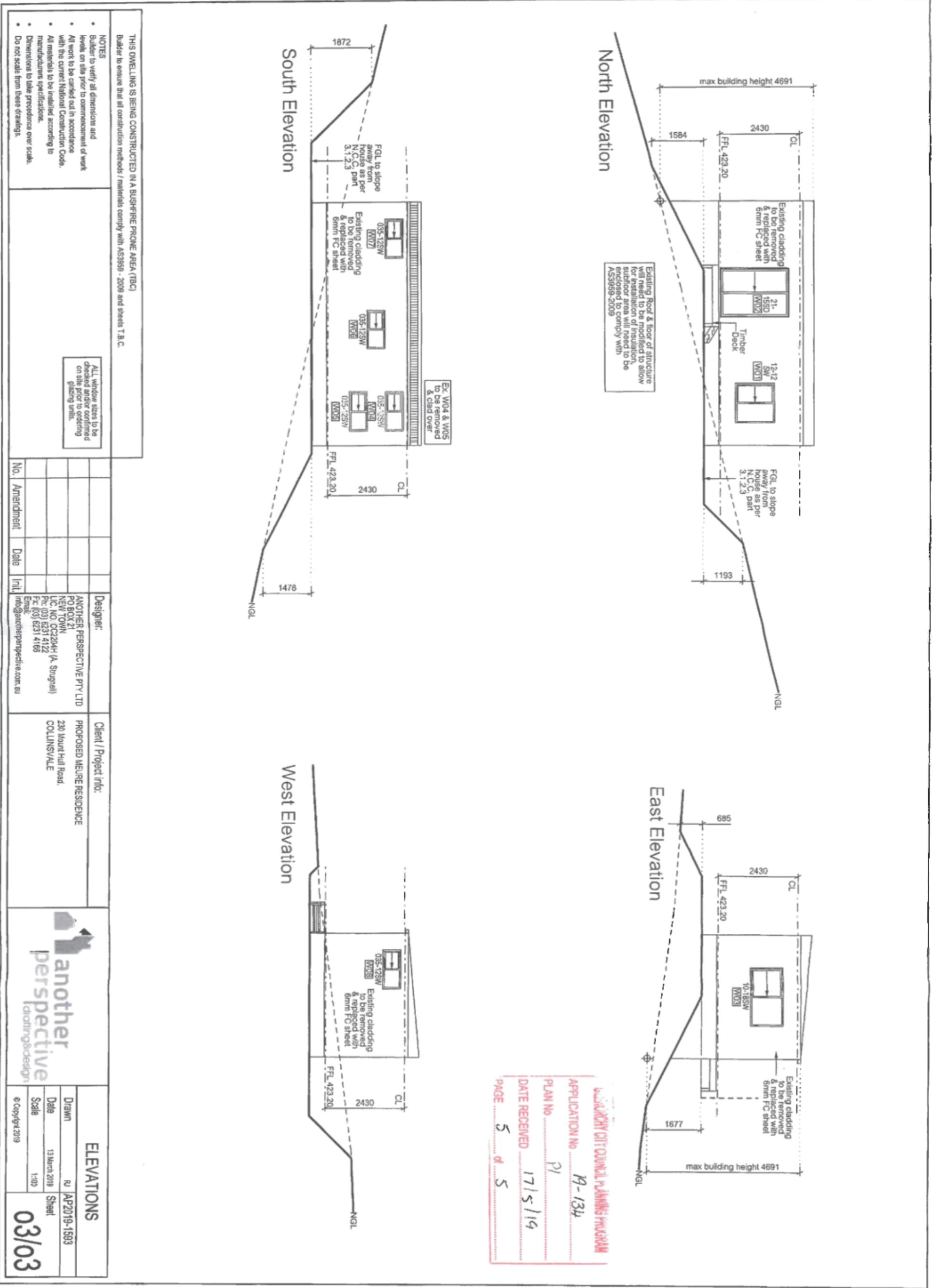
Drawn R AP2019-1593

Date 21 March 2019 Sheet

Scale 1:100

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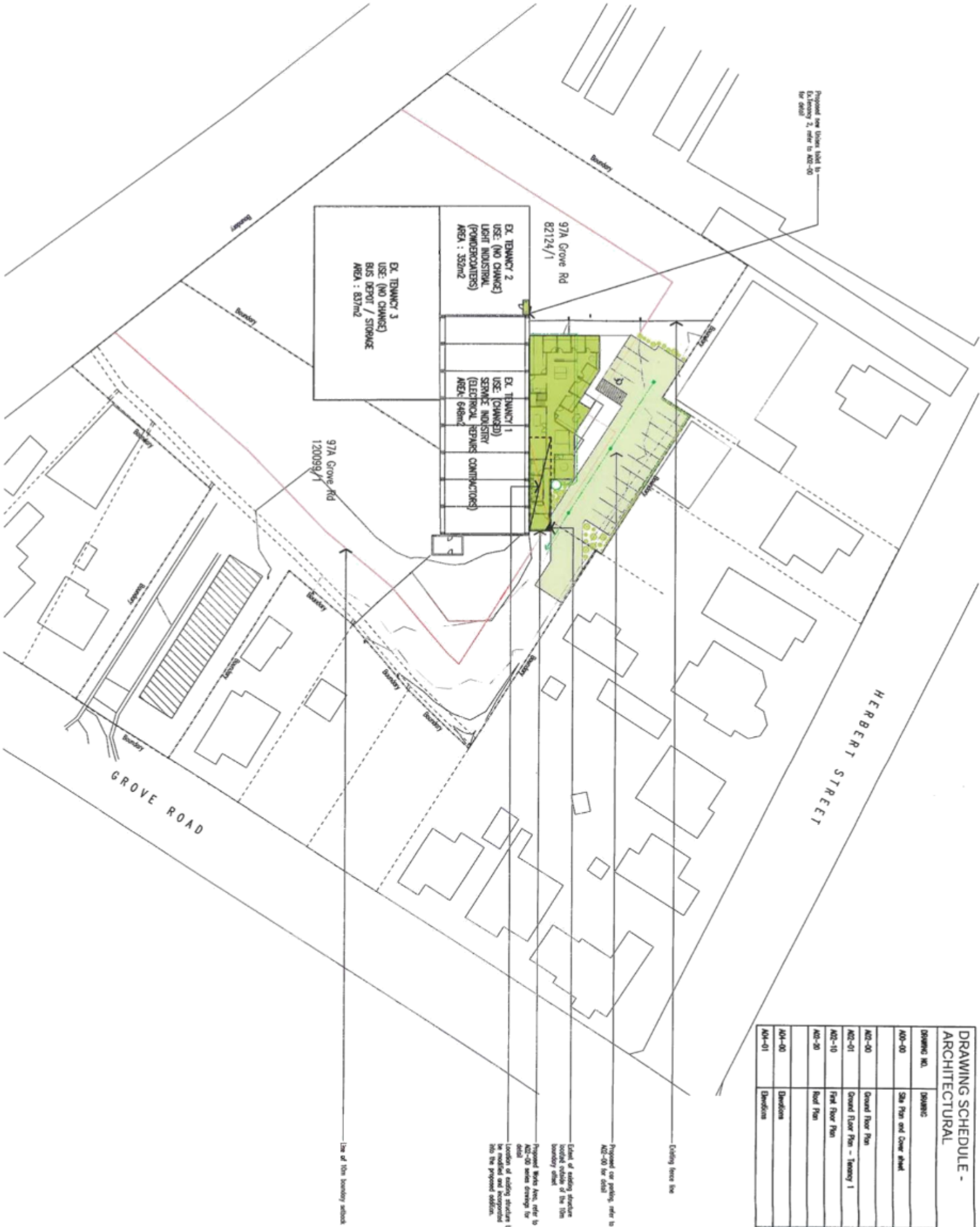
02/03





97A Grove Road, Glenorchy





DRAWING SCHEDULE - ARCHITECTURAL		
DRAWING NO.	DESCRIPTION	REGION
A00-00	Site Plan and Cover Sheet	0
A00-01	Ground Floor Plan	0
A00-02	Ground Floor Plan - Tenancy 1	0
A00-03	First Floor Plan	0
A00-04	Roof Plan	0
A00-05	Sections	0
A00-06	Sections	0

DESIGN DETAILS	
TITLE REFERENCE	82124 and 120099
EXISTING FLOOR	1 and 1
VOLUME	1 and 1
FLOOR AREA	
EXISTING SITE AREA 82124 / 1	488m ²
EXISTING SITE AREA 120099 / 1	428m ²
EXISTING FLOOR AREA	816m ²
PROPOSED GROUND FLOOR	305m ²
PROPOSED FIRST FLOOR	16m ²
TOTAL PROPOSED FLOOR AREA	49m ²

REFER TO PIT AND SHERREY T046FC IMPACT ASSESSMENT DATED 25th FEBRUARY FOR ALL VEHICLE MOVEMENT INFORMATION

REFER TO BURBURY CONSULTING STORMWATER MANAGEMENT REPORT DATED 13th AUGUST

THIS DRAWING MUST ONLY BE DISTRIBUTED IN FULL COLOUR. PRESTON LANE ARCHITECTS ACCEPTS NO LIABILITY FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

PRELIMINARY, NOT FOR CONSTRUCTION

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. **PL/18/08-276**

PLAN No. **P3**

DATE RECEIVED **12/09/19**

PAGE **1** of **6**

Project Name: **97A GROVE RD GLENORCHY**

Project No: **18044**

Project Date: **12/09/19**

Project Status: **18044**

Project Location: **18044**

Project Description: **18044**

Project Contact: **18044**

Project Manager: **18044**

Project Engineer: **18044**

Project Designer: **18044**

Project Checker: **18044**

Project Approver: **18044**

Project Date: **12/09/19**

Project Status: **18044**

Project Location: **18044**

Project Description: **18044**

Project Contact: **18044**

Project Manager: **18044**

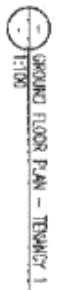
Project Engineer: **18044**

Project Designer: **18044**

Project Checker: **18044**

Project Approver: **18044**





- Better to NOT DO the proposed their plan

—existing modular structure shown dashed in red

- [illegible]

WINDOW SCHEDULE
 7. window

- c. **Days**
 cm. **Feeling when**
 in. **First with**
 all. **Day long**

Age	Gender	Occupation	Education	Marital Status	Religion	Political Party	Income	Home Ownership	Vehicle Ownership	Health Insurance	Life Insurance	Retirement Savings	Charitable Contributions	Volunteer Work	Community Involvement	Neighborhood Satisfaction	Overall Life Satisfaction
25	Male	Software Engineer	Bachelor's	Single	Christian	Democrat	\$75,000	Owns	Owns	Has	Has	Has	\$500	Yes	Yes	4.5	5.0
35	Female	Marketing Manager	Master's	Married	Jewish	Republican	\$90,000	Owns	Owns	Has	Has	Has	\$1,000	Yes	Yes	4.8	5.2
45	Male	Teacher	Bachelor's	Married	Muslim	Democrat	\$60,000	Rents	Owns	Has	Has	Has	\$200	Yes	Yes	4.2	4.7
55	Female	Retired	High School	Married	Protestant	Republican	\$40,000	Owns	Owns	Has	Has	Has	\$0	No	No	3.8	4.3
65	Male	Retired	Bachelor's	Married	Buddhist	Democrat	\$55,000	Owns	Owns	Has	Has	Has	\$300	Yes	Yes	4.0	4.5
75	Female	Retired	High School	Married	Catholic	Republican	\$35,000	Owns	Owns	Has	Has	Has	\$0	No	No	3.5	4.0
85	Male	Retired	High School	Married	Protestant	Democrat	\$25,000	Rents	Owns	Has	Has	Has	\$0	No	No	3.0	3.5
95	Female	Retired	High School	Married	Catholic	Republican	\$15,000	Owns	Owns	Has	Has	Has	\$0	No	No	2.5	3.0

- #### FOURTH AND FIFTH SPECIALS

49. **Answer: C**
 50. **Answer: B**

- Hydraulic legend
New grade not at
11%

○

NO2 sensor type

REFER TO PITTSBURGH AND SHERIFF TRAFFIC
IMPACT ASSESSMENT DATED 2/24/04
FEBRUARY FOR ALL VEHICLE MOVEMENT
INFORMATION

REFER TO BURBURY CONSULTING
STORMWATER MANAGEMENT REPORT
DATED 13th AUGUST

THIS DRAWING MUST ONLY BE
DISTRIBUTED IN FULL COLOUR.
PRESTON JANE ARCHITECTS ACCEPTS
NO LIABILITY FROM FAILURE TO COMPLY
WITH THIS REQUIREMENT.

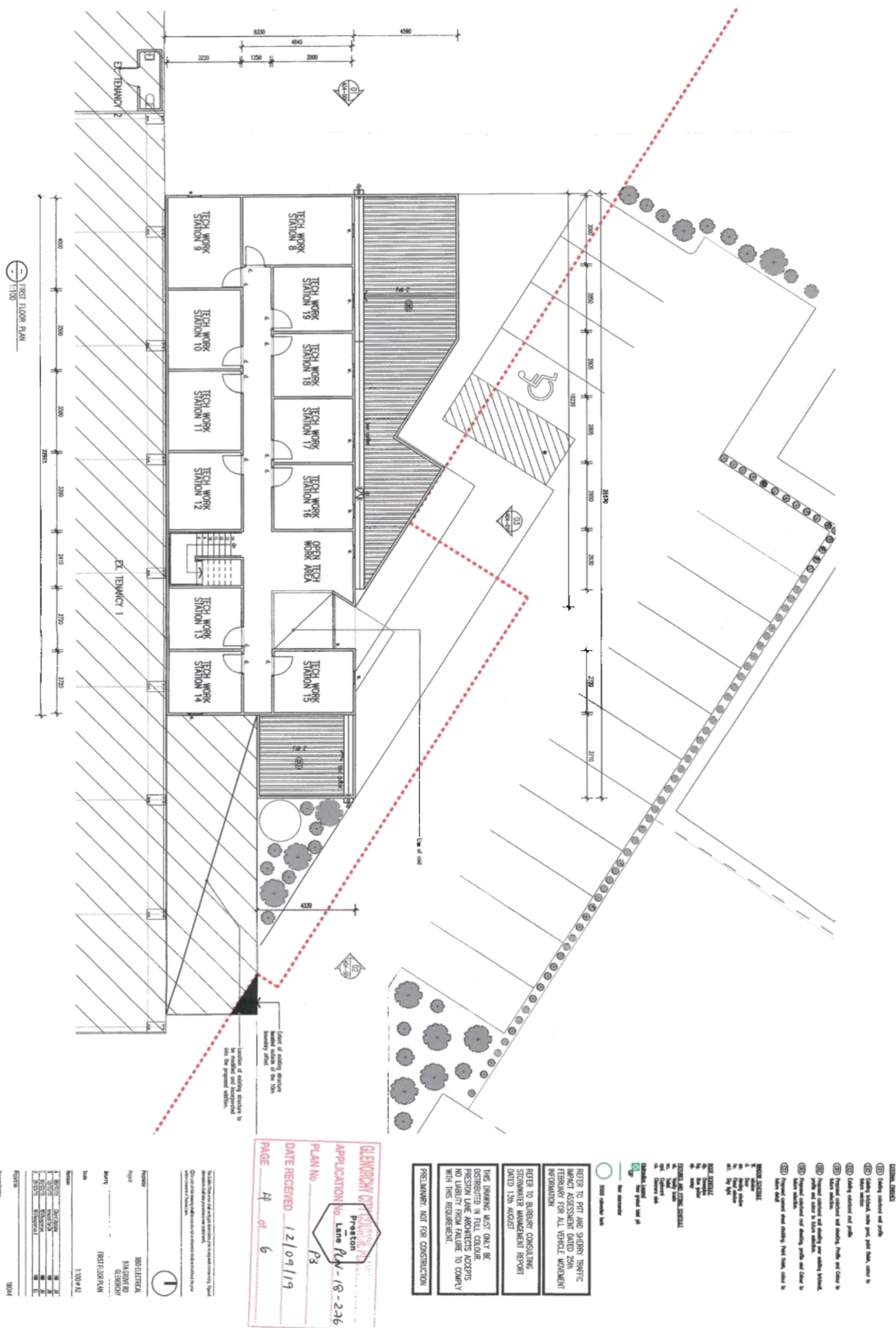
PRELIMINARY. NOT FOR CONSTRUCTION

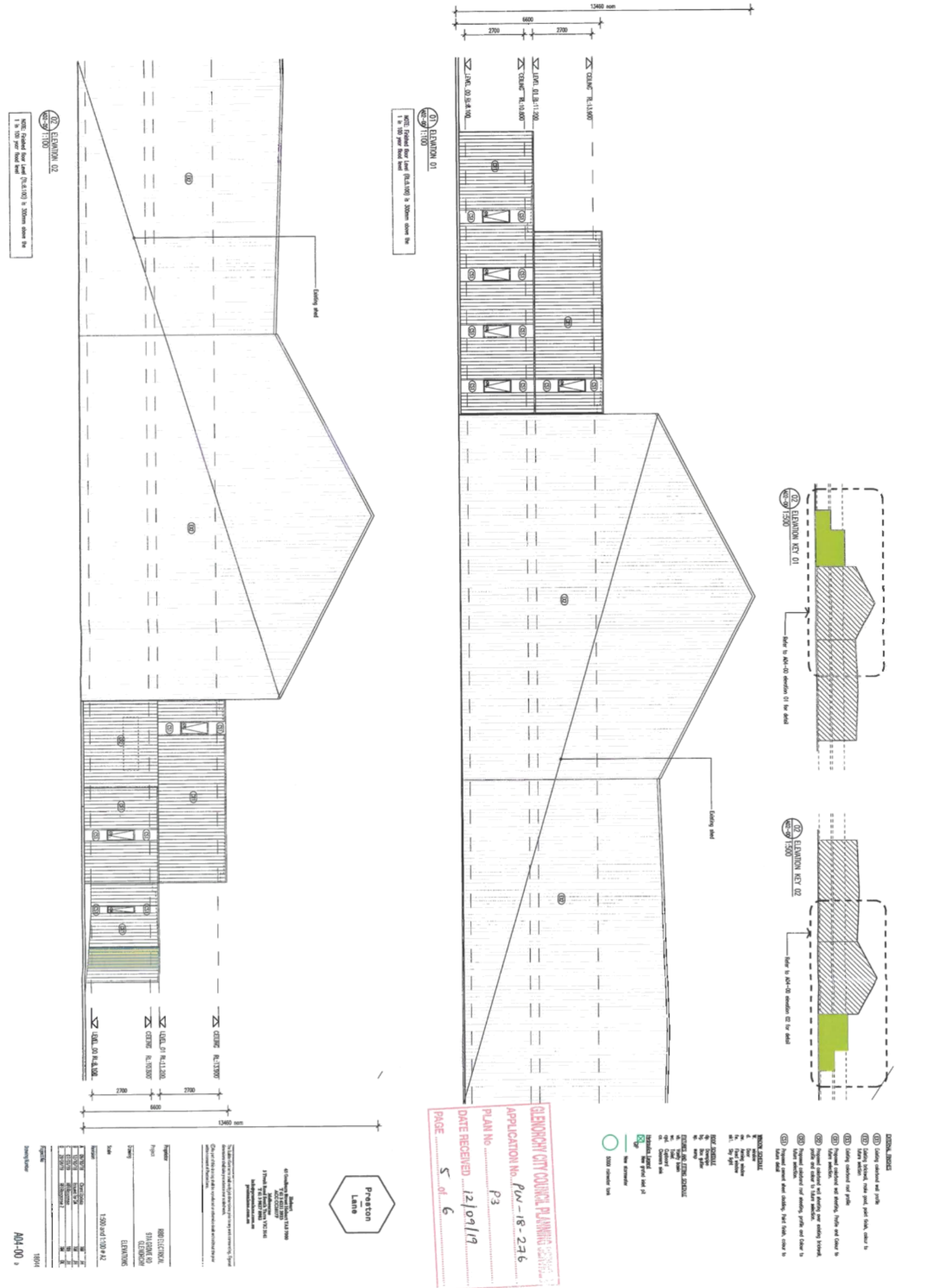
KLENNERY CITY 2007
 APPLICATION NO. 15-23
 PLAN NO. 15
 DATE RECEIVED 12/09/19
 PAGE 3 of 6
 Preston
 Late
 15-15-23

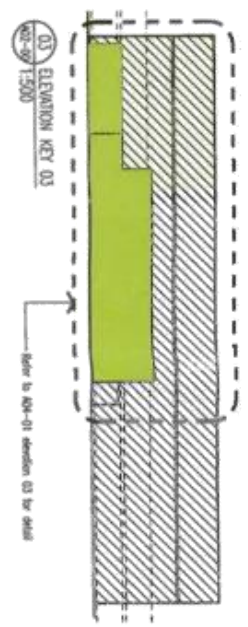
The authors have no financial or other interests in the study. For more information, please contact the corresponding author at marco@maths.ox.ac.uk.

Project	880 ELECTRIC BL		
Project	37A SCHEM 00		
	OLEUM/IT		
Drawing	6302014105 RM		
	FEB/01		
Issue	1:05:00 A2		
Rev	Rev	Rev	Rev
01-27	Drawn by JH	MM	01
02-27	Issued by JH	MM	01
03-27	Revised by JH	MM	01
04-27	Revised by JH	MM	01

	1934
expenses	
living expenses	\$69.01



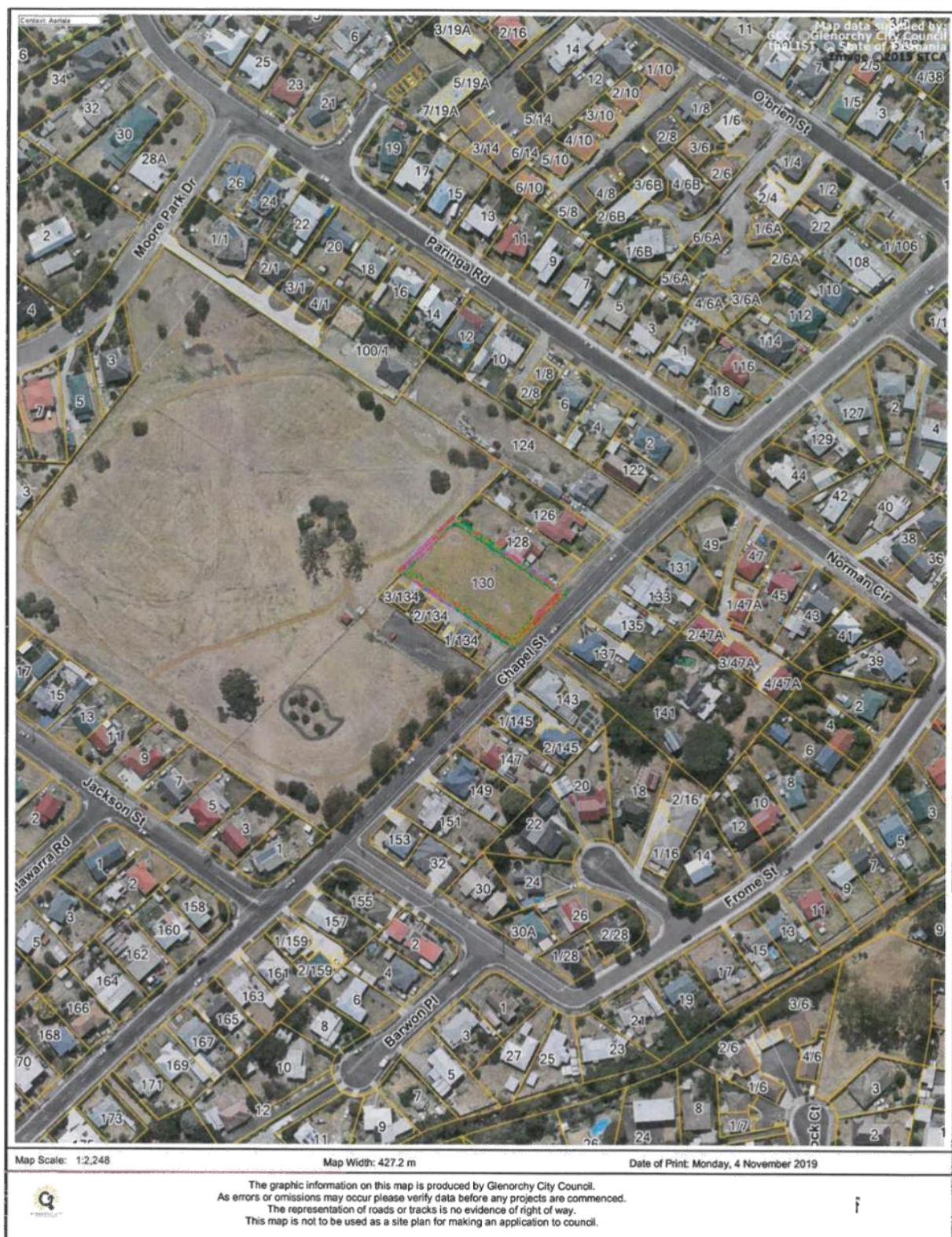




- [illegible]

**Preston
Lane**

Page no.	Page no.
890 ELECTRONIC	890
974 STATE RD	974
ELWOOD	ELWOOD
ELWOOD	ELWOOD





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-174	Council notice date	9/07/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00969-GCC	Date of response	15/07/2019
TasWater Contact	Sam Bryant	Phone No.	(03) 6237 8642
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	130 CHAPEL ST, GLENORCHY	Property ID (PID)	1936257
Description of development	Multiple dwellings x 9 units		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
AD Design & Consulting	Sewerage & Water Reticulation Plan C0810	A	25/06/2019
Prime Design	Site plan	00	26/06/2019
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 / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction 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. 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 fees will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.			



Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-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 infrastructure as shown on the GIS is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- 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
- TasWater will locate residential water stop taps free of charge
- 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

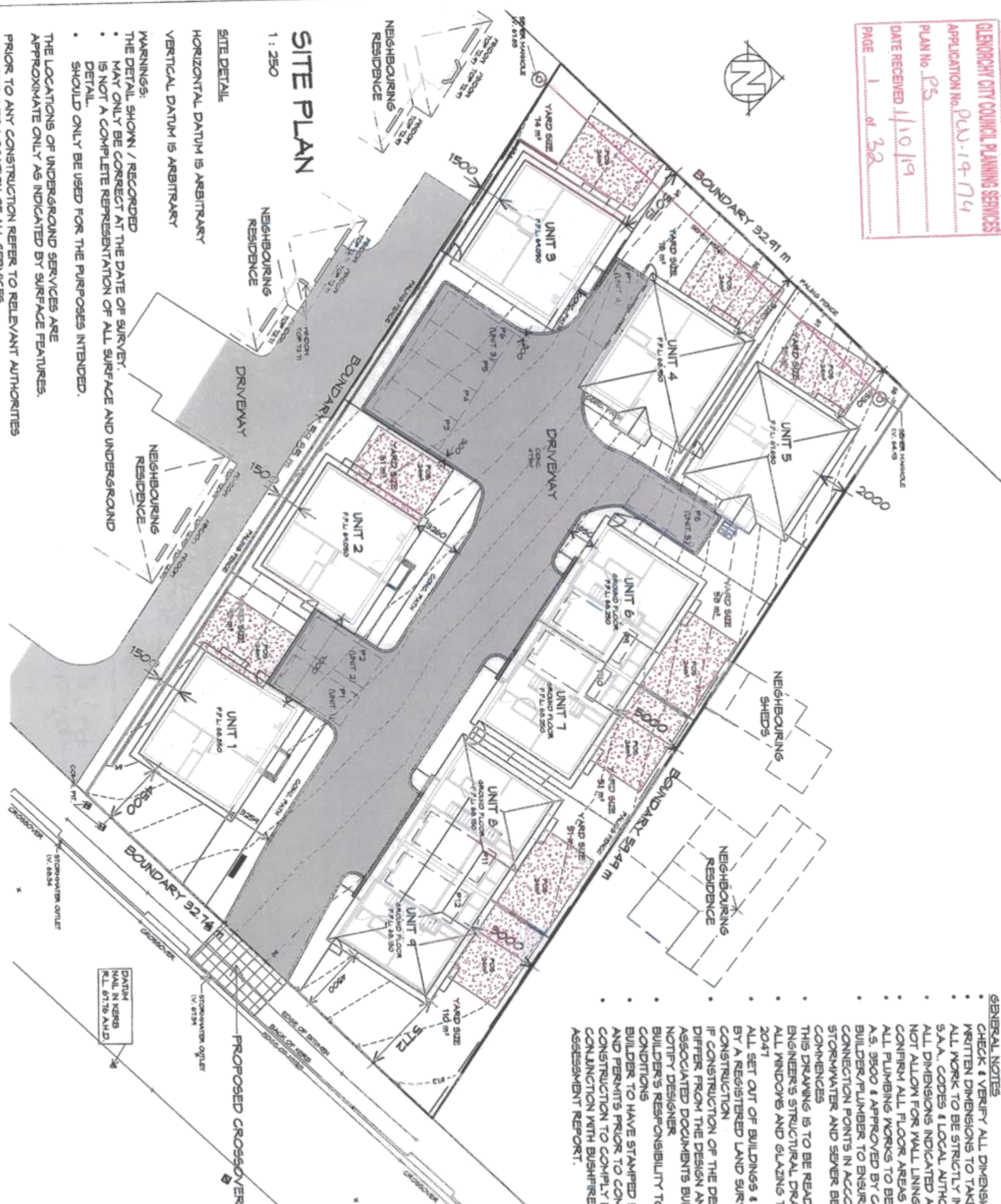
Jason Taylor

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

CLINTONSHIP CITY COUNCIL PLANNING SERVICES
APPLICATION No. PCU-14-174
PLAN No. P5
DATE RECEIVED 1/10/19
PAGE 1 of 32



- 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, 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. 1208 & A.S.
- 2041
- 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 3954, READ IN
- CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL.)
- ASSESSMENT REPORT.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

SITE PLAN

1:250

SITE DETAIL

HORIZONTAL DATUM IS ARBITRARY

VERTICAL DATUM IS ARBITRARY

WARNINGS:

- MAY ONLY BE CORRECT AT THE DATE OF SURVEY.
- IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE 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 0.20m

Document Set ID: 2760472



**Prime
Design**

10 Goodman Court, Invermay Tasmania 7248,
p(0)+03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(h)+03 6228 4575
info@primedesigns.com.au primedesigns.com.au

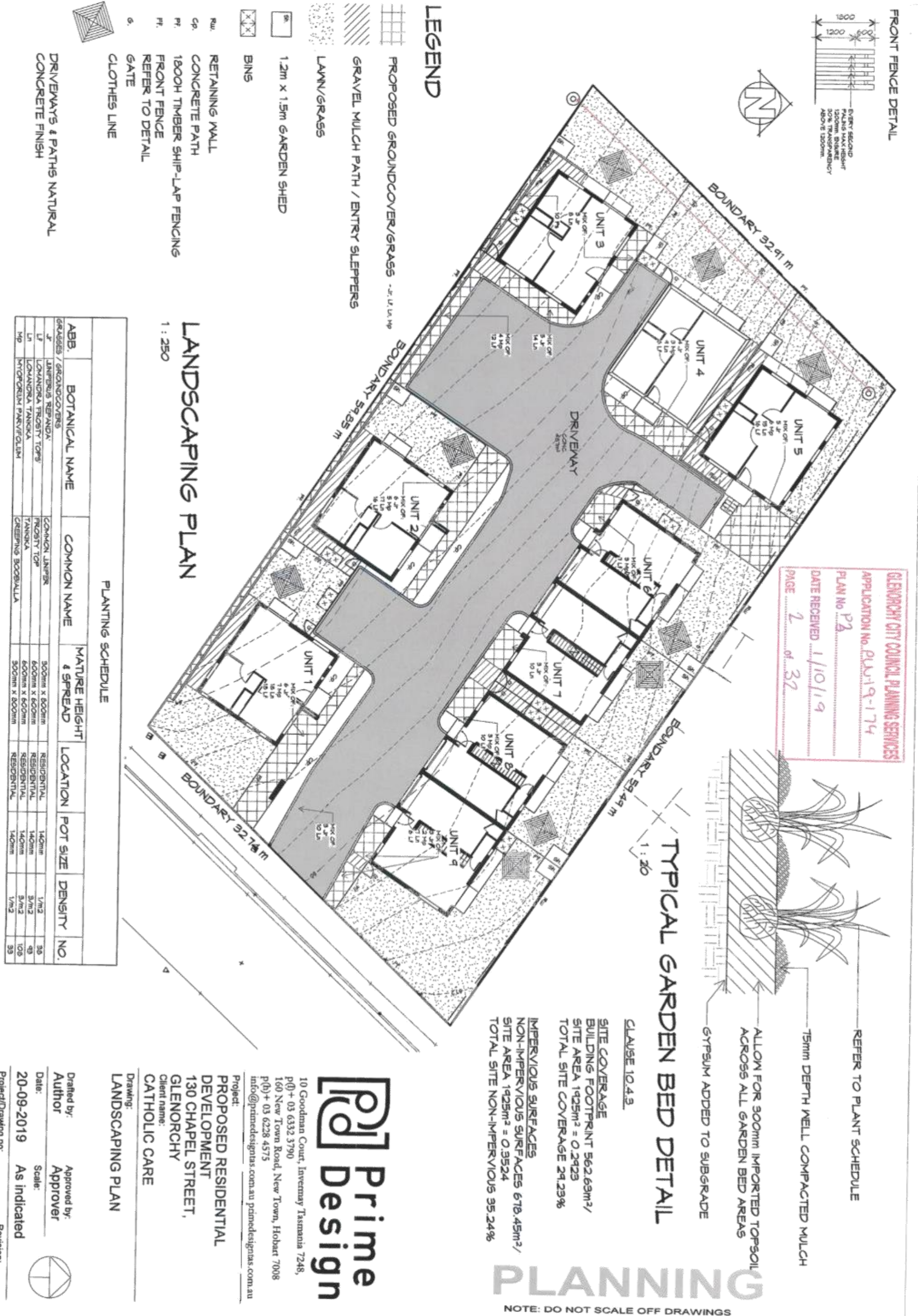
Proposed Residential
 Development
 130 Chapel Street,
 Glenorchy
 Client name:
 Catholic Care
 Drawing:
 Site Plan

Drafted by: _____ **Approved by:** _____
Author **Approver**
Date: _____ **Scale:** _____



bd BRADING
DESIGNS
AUSTRALIA

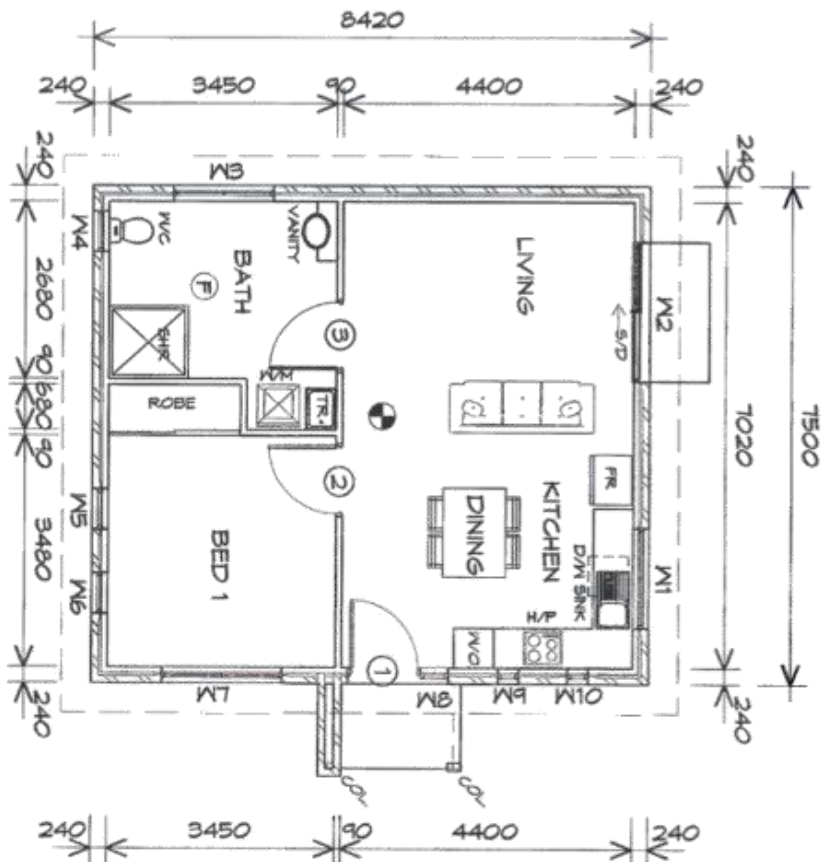
Accredited building practitioner: Frank Gerhaus - No CC246



GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION NO.	PLU-19-174
PLAN NO.	P3
DATE RECEIVED	11/10/19
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NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF
BUILDING AND GARAGE, UNLESS OTHERWISE STATED.
DECKS AND OUTDOOR AREAS ARE CALCULATED
SEPARATELY.

FLOOR PLAN
1 : 100
FLOOR AREA 63.15 m2 (6.74 SQUARES)



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

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Goodman Court, Laverney Tasmania 7248,
P(0)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
P(0)+ 03 6228 4575
info@primedesign.com.au primedesign.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE
Drawing:
FLOOR PLAN

Drafted by: Approved by:
Author Approver
Date: 20-09-2019 Scale: 1 : 100

Project/Drawing no: PD19106-01-01 Revision: 04
bda BUILDING DESIGNERS ASSOCIATION
Accredited building practitioner: Frank Geiskus -No CC246A

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	1020	EXTERNAL ENTRY DOOR (SOLID)	
2	1020	INTERNAL TIMBER DOOR	
3	1020	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	900	1510	AWNING WINDOW	
W2	2100	2110	SLIDING DOOR	
W3	900	1510	AWNING WINDOW	OPAQUE
W4	900	610	AWNING WINDOW	OPAQUE
W5	900	610	AWNING WINDOW	
W6	900	610	AWNING WINDOW	
W7	1800	1810	AWNING WINDOW	
W8	2100	410	FIXED WINDOW	
W9	900	310	FIXED WINDOW	
W10	900	310	FIXED WINDOW	

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

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. PAN-19-174

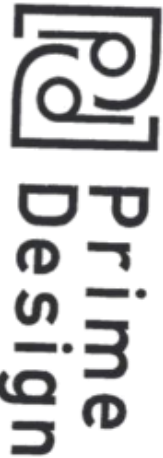
PLAN No. P3

DATE RECEIVED 11/10/19

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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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p(0) + 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 RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE

Drawing:
DOOR AND WINDOW
SCHEDULES

Drafted by:
Author
Date: 20-09-2019

Approved by:
Approver
Scale:

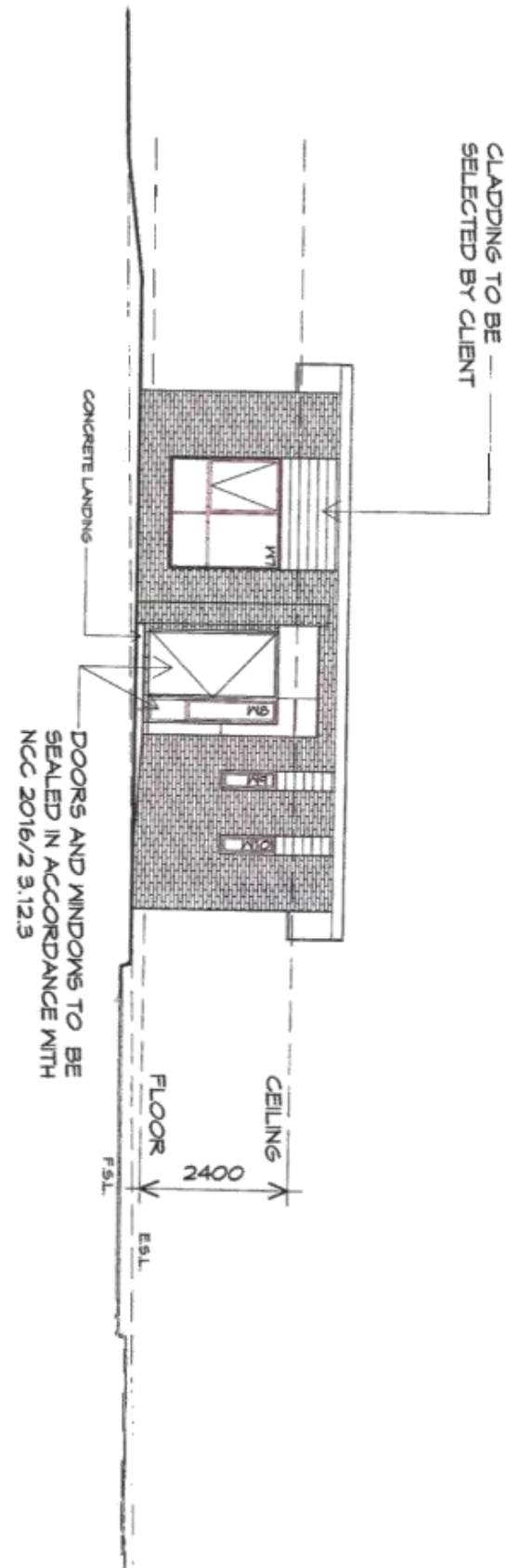
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PD19106- 01-02

Revision:
04



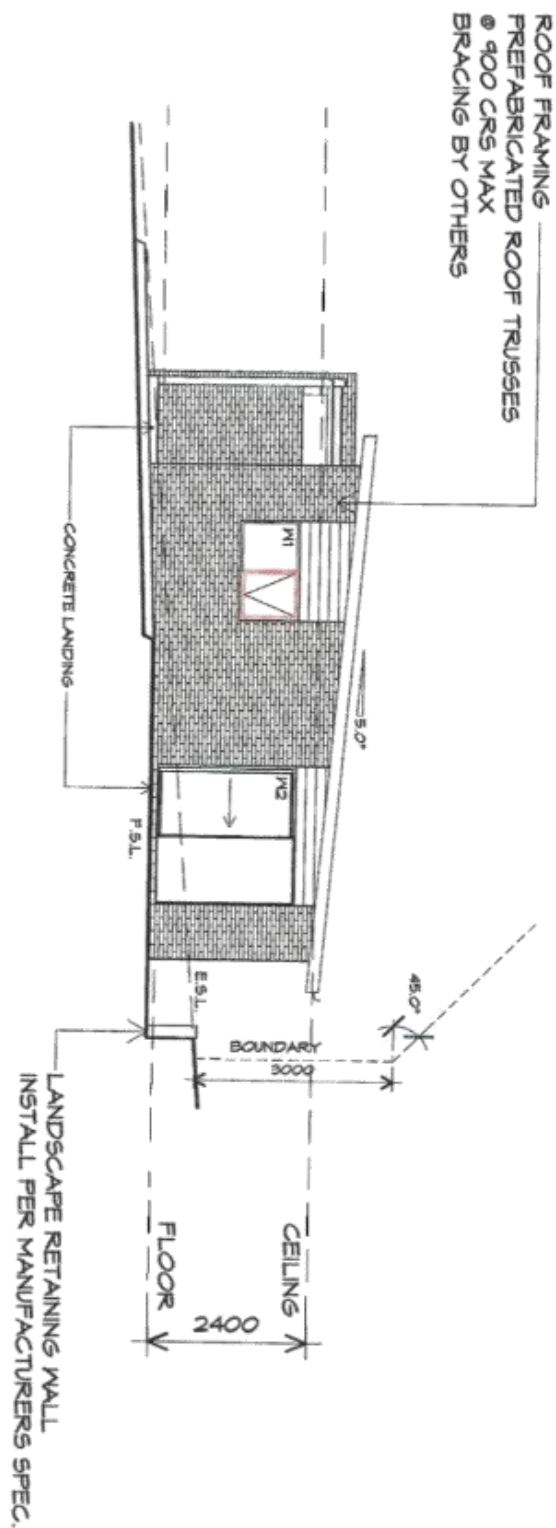
Accredited building practitioner: Frank Geiskus -No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION NO.	PLN-19-174
PLAN No	P3
DATE RECEIVED	11/01/19
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UNIT 1 NORTH EASTERN ELEVATION
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



UNIT 1 NORTH WESTERN ELEVATION
1 : 100

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
P(0) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008
P(0) + 03 6228 4575
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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE
Drawing:
ELEVATIONS

Drafted by:
Author
Approved by:
Approver

Date:
20-09-2019
Scale:
1 : 100

Project/Drawing no:
PD19106-01-03
Revision:
04

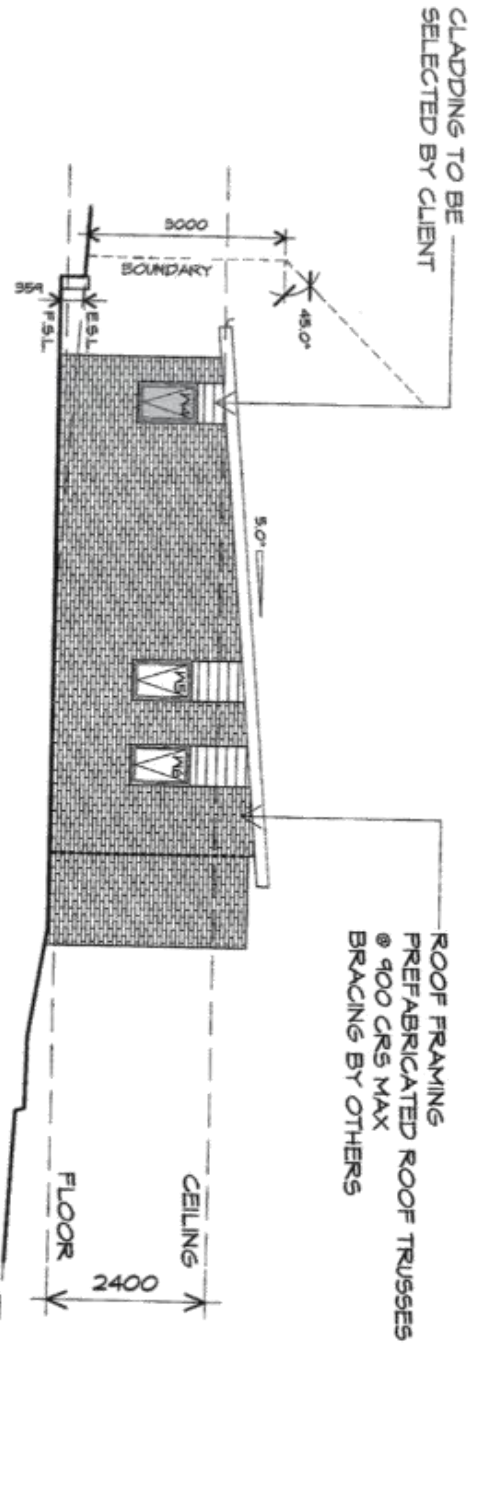
bda
BUILDING
DESIGNERS
AUSTRALIA

Accredited building practitioner: Frank Gaskus - No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. 20-19-174
 PLAN No. P3
 DATE RECEIVED 11/01/19
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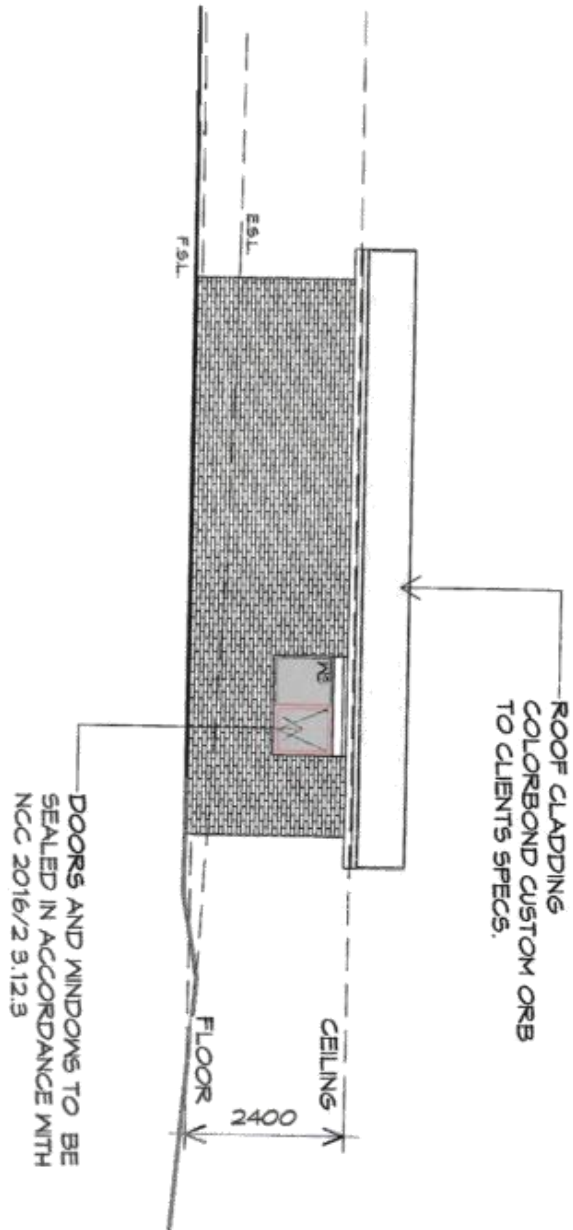
UNIT 1 SOUTH EASTERN ELEVATION

1 : 100



UNIT 1 SOUTH WESTERN ELEVATION

1 : 100



PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE
Drawing:
 ELEVATIONS

Drafted by:
 Author
Approved by:
 Approver
Date: 20-09-2019 **Scale:** 1 : 100

Project/Drawing no: PD19106-01-04 **Revision:** 04
 Accredited building practitioner: Frank Geekus - No CC246A

bda
 BUILDING
 DESIGN
 ASSOCIATES

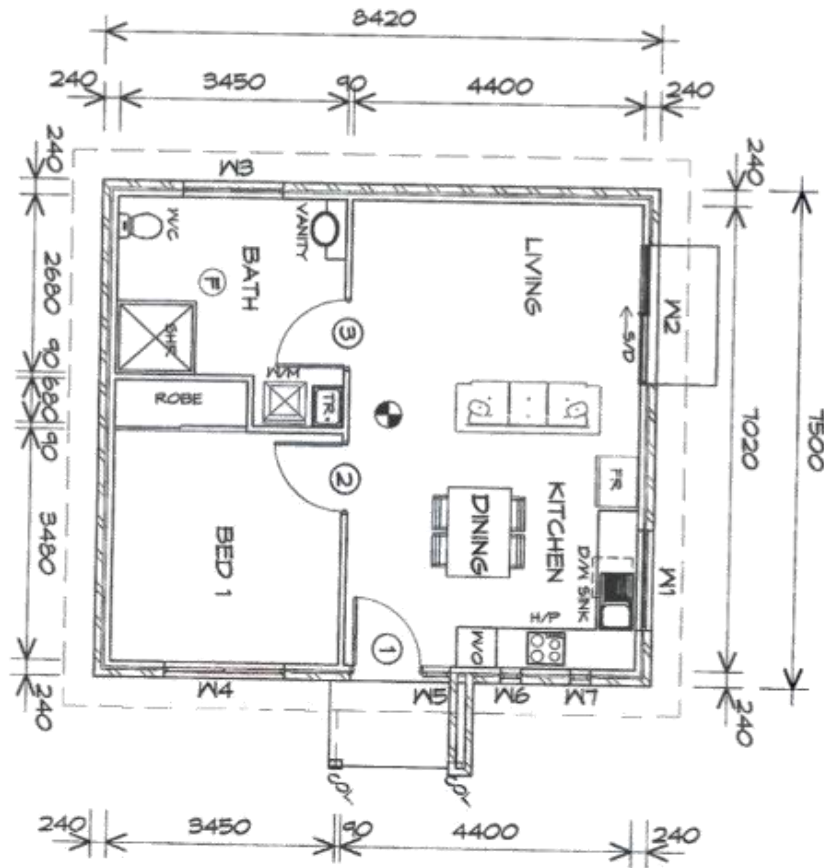
GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. **PLN-19-174**
 PLAN No. **P23**
 DATE RECEIVED **11/01/19**
 PAGE **7** of **37**

FLOOR PLAN

1 : 100

FLOOR AREA 63.15 m² (6.79 SQUARES)

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



LEGEND

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE

Drawing:
 FLOOR PLAN

Drafted by: Author
 Approved by: Approver

Date: 20-09-2019 Scale: 1 : 100

Project/Drawing no: PD19106-02-01 Revision: 04

bda
 BUILDING
 DESIGN
 ARCHITECT

Accredited building practitioner: Frank Geeskus - No CC246A

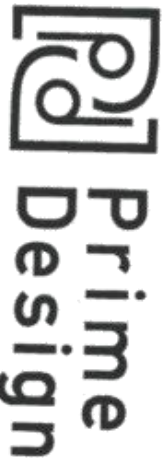
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MARK	WIDTH	TYPE
1	1020	EXTERNAL ENTRY DOOR (SOLID)
2	1020	INTERNAL TIMBER DOOR
3	1020	INTERNAL TIMBER DOOR

GROUND FLOOR WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	TYPE
W1	900	1510	AWNING WINDOW
W2	2100	2110	SLIDING DOOR
W3	900	1510	AWNING WINDOW
W4	1800	1810	AWNING WINDOW
W5	2100	410	FIXED WINDOW
W6	900	310	FIXED WINDOW
W7	900	310	FIXED WINDOW

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

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 20-19-174
PLAN No. 25
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PAGE 8 of 32

PLANNING
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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE

Drawing:
DOOR AND WINDOW
SCHEDULES

Drafted by:
Author
Approved by:
Approver

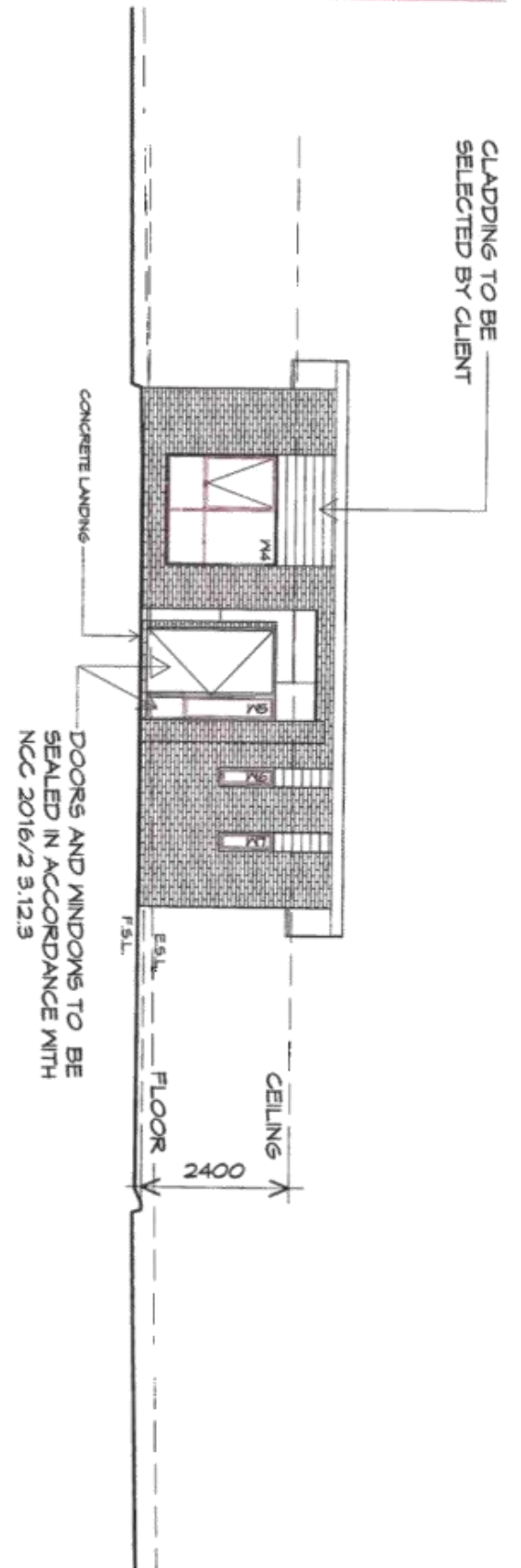
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Scale:

Project/Drawing no:
PD19106-02-02
Revision:
04



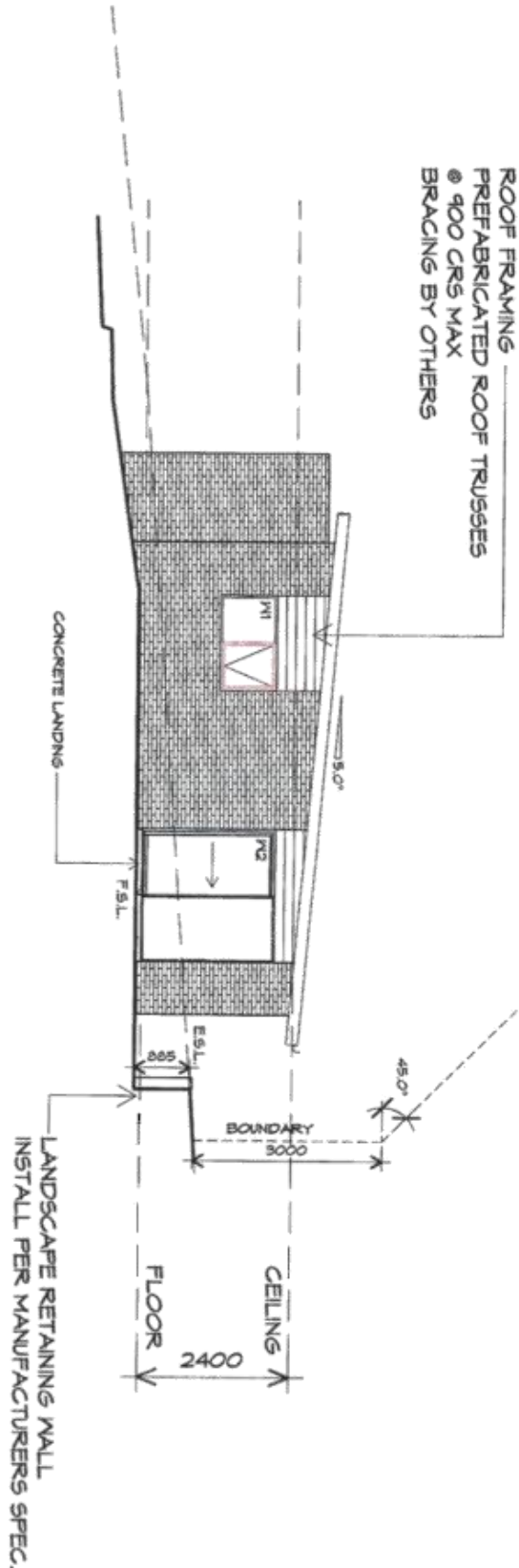
Accredited building practitioner: Frank Geakus - No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. PD-19-174
 PLAN No. P3
 DATE RECEIVED 11/01/19
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UNIT 2 NORTH EASTERN ELEVATION
 1 : 100

PLANNING
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UNIT 2 NORTH WESTERN ELEVATION
 1 : 100

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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE
 Drawing:
 ELEVATIONS

Drafted by: Author
 Approved by: Approver
 Date: 20-09-2019
 Scale: 1 : 100

Project/Drawing no: PD19106-02-03
 Revision: 04

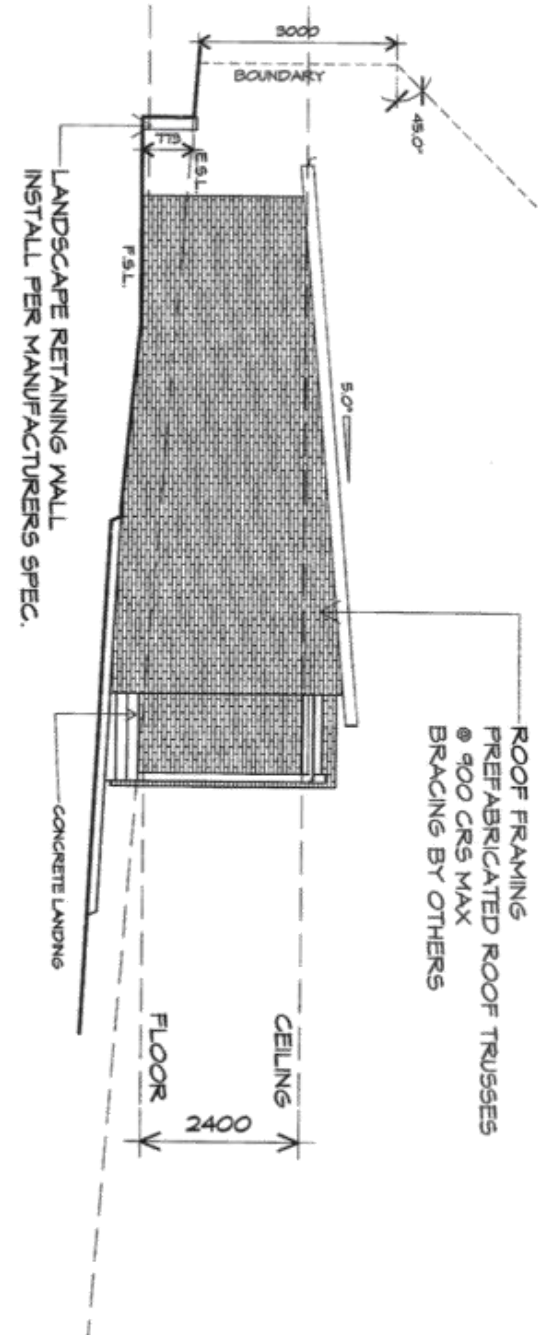


Accredited building practitioner: Frank Gieskus - No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION NO.	PC-19-174
PLAN NO.	P3
DATE RECEIVED	1/10/19
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UNIT 2 SOUTH EASTERN ELEVATION

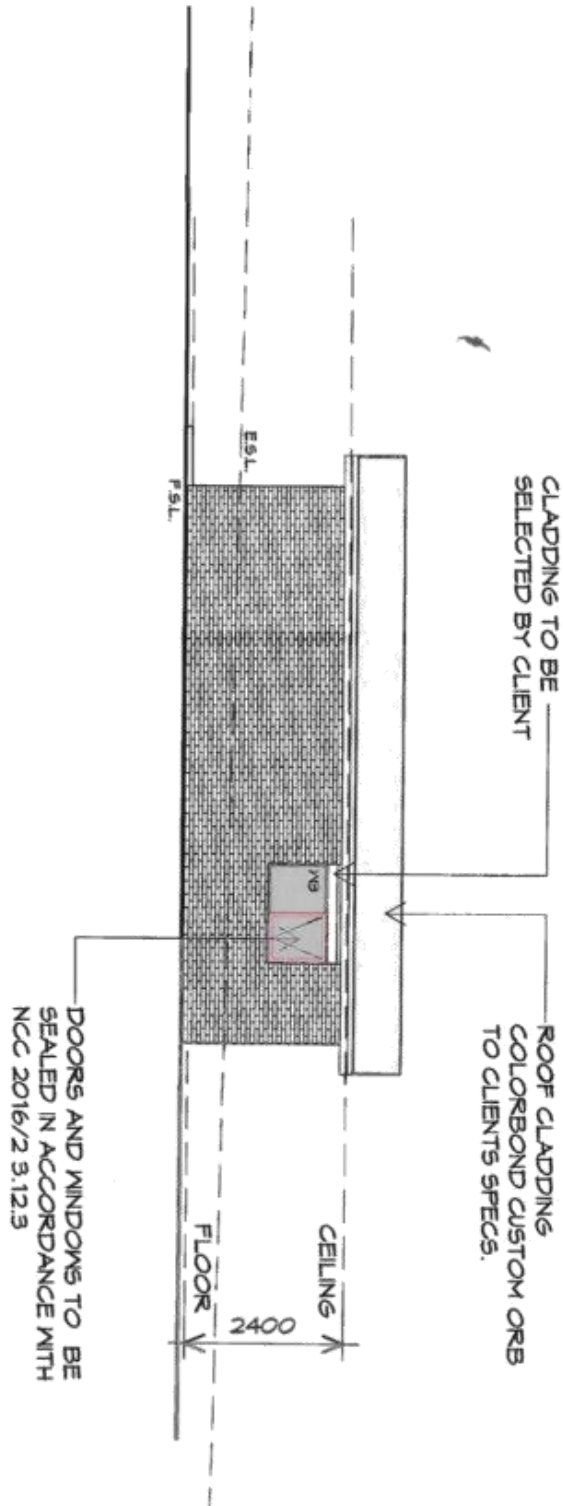
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PLANNING
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UNIT 2 SOUTH WESTERN ELEVATION

1 : 100



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Project: PROPOSED RESIDENTIAL DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name: CATHOLIC CARE
Drawing: ELEVATIONS

Drafted by: Approved by:
Author Approver

Date: 20-09-2019 Scale: 1 : 100

Project/Drawing no: PD19106-02-04 Revision: 04

bda BUILDING DESIGN ASSOCIATES AUSTRALIA
Accredited building practitioner: Frank Gaskus - No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Accredited building practitioner: Frank Geskus - No CC246A

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	1020	EXTERNAL ENTRY DOOR (SOLID)	
2	1020	INTERNAL TIMBER DOOR	
3	1020	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	REMARKS
W1	400	1510	AWNING WINDOW OPAQUE
W2	2100	2110	SLIDING DOOR
W3	400	1810	AWNING WINDOW
W4	2100	410	FIXED WINDOW OPAQUE
W5	400	310	FIXED WINDOW OPAQUE
W6	400	310	FIXED WINDOW OPAQUE
W7	400	1510	AWNING WINDOW
W8	1800	1810	AWNING WINDOW

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

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. **2019-174**

PLAN No. **P3**

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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY

Drafting:
DOOR AND WINDOW
SCHEDULES

Client name:
CATHOLIC CARE

Date:
20-09-2019

Drafted by:
Author

Approved by:
Approver



Project/Drawing no:
PD19106-03-02

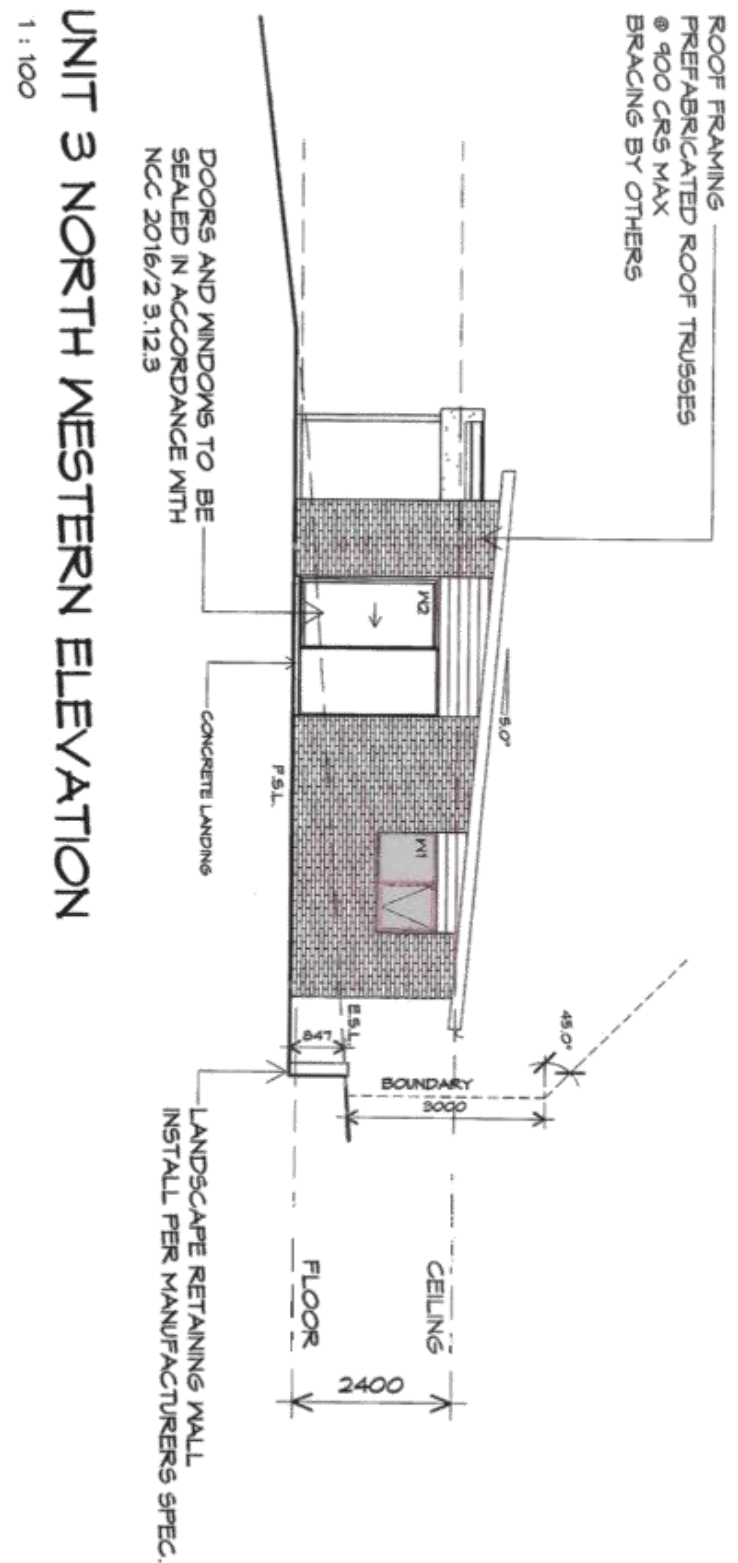
Revision:
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Accredited building practitioner: Frank Gestus -No CC246A

PLANNING

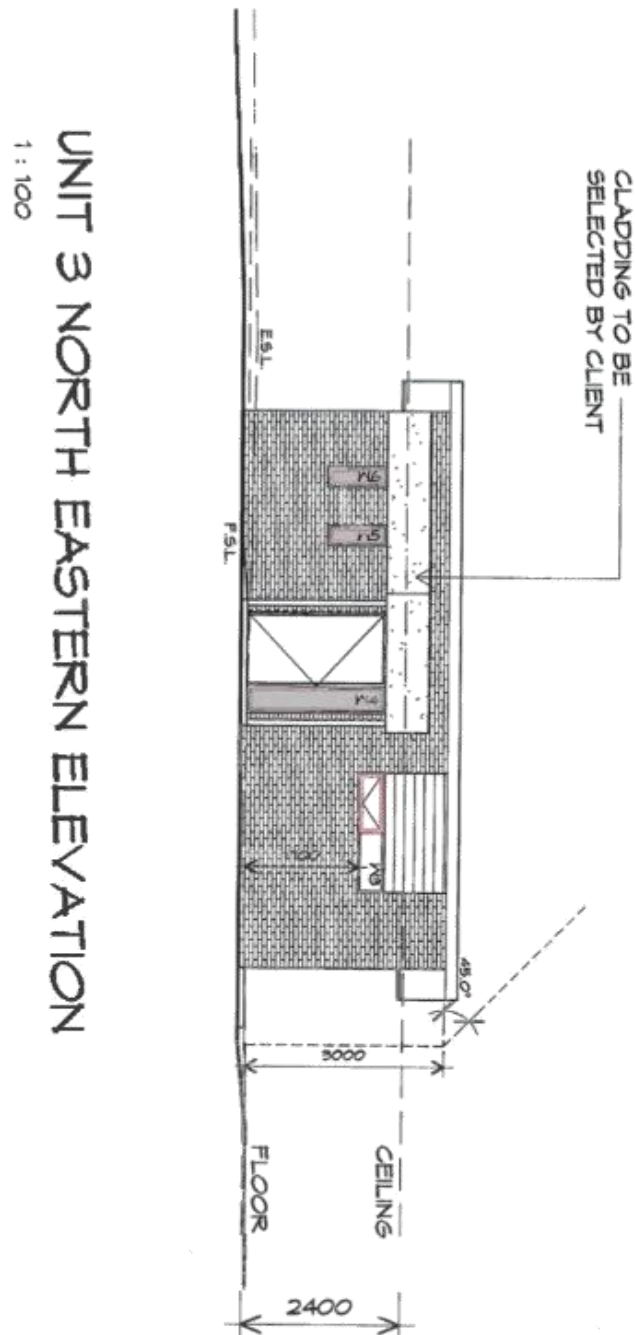
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GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No.	PLB-19-174
PLAN No.	P3
DATE RECEIVED	11/01/19
PAGE	13 of 32



PLANNING

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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE

Drawing:
ELEVATIONS

Drafted by:
Author

Approved by:
Approver

Date:
20-09-2019

Scale:
1 : 100

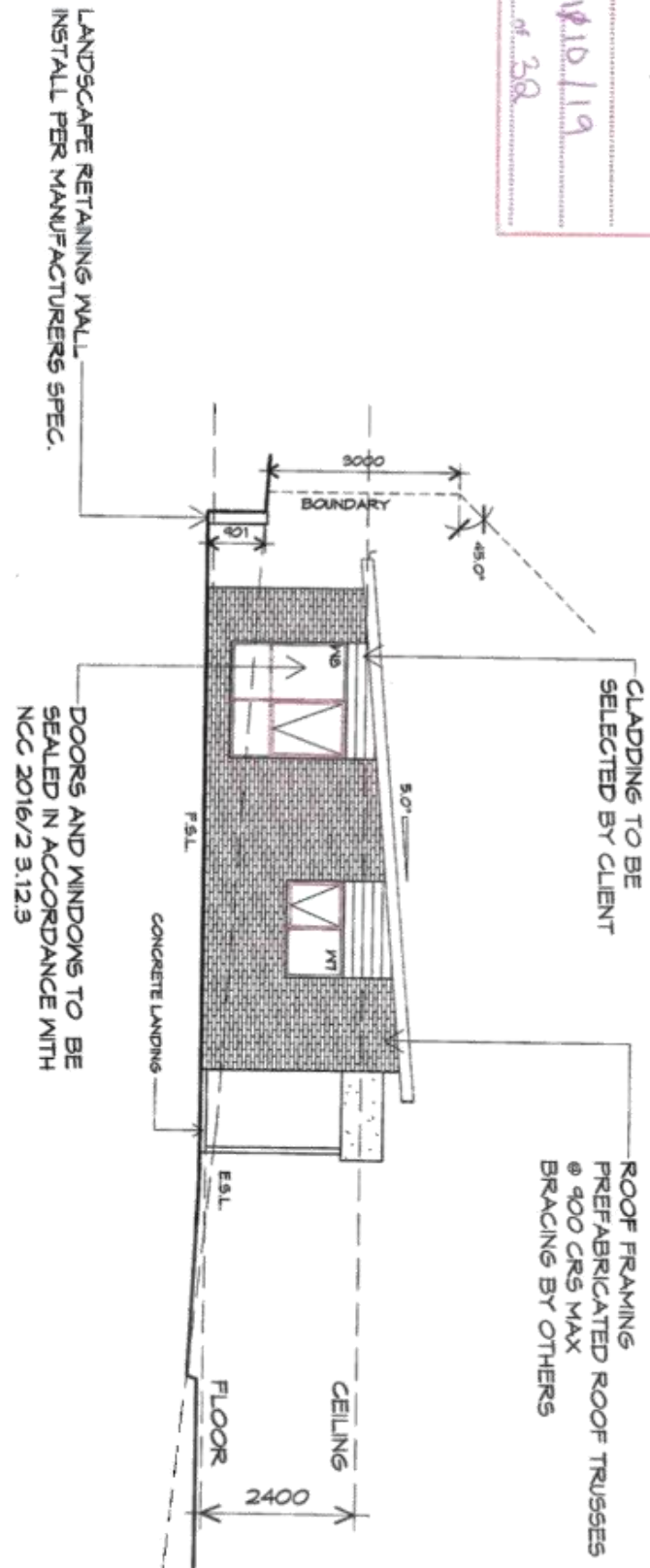
Project/Drawing no:
PD19106-03-03

Revision:
04

bda
ARCHITECTS
DESIGNERS
AUSTRALIA

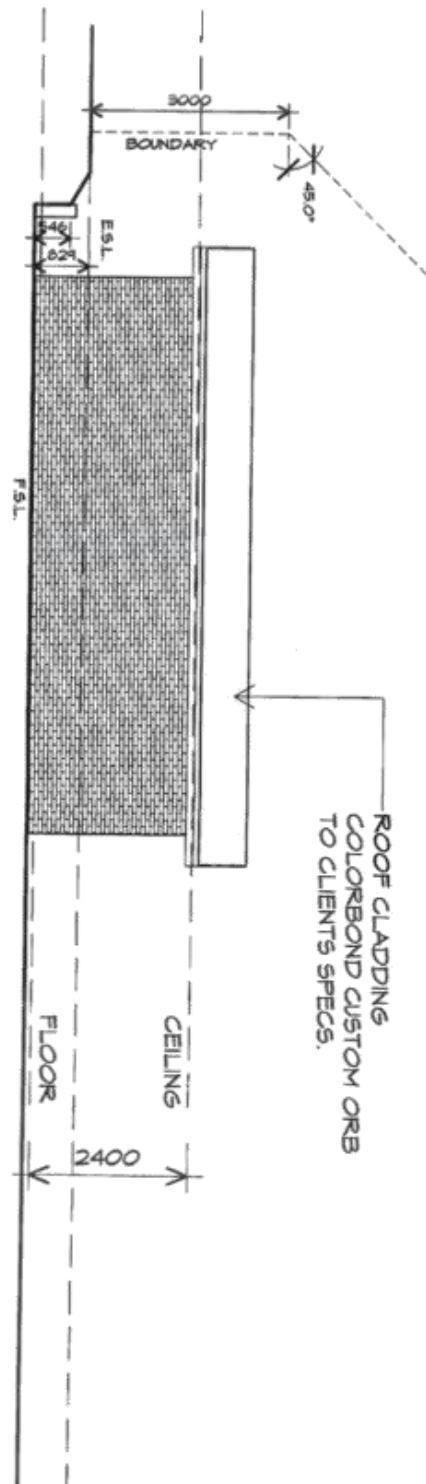
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GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. PLN/19/174
 PLAN No. P3
 DATE RECEIVED 10/10/19
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UNIT 3 SOUTH EASTERN ELEVATION

1 : 100



UNIT 3 SOUTH WESTERN ELEVATION

1 : 100

PLANNING

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
 Client name:
CATHOLIC CARE

Drawing:
ELEVATIONS

Drafted by:
 Author
 Approved by:
 Approver

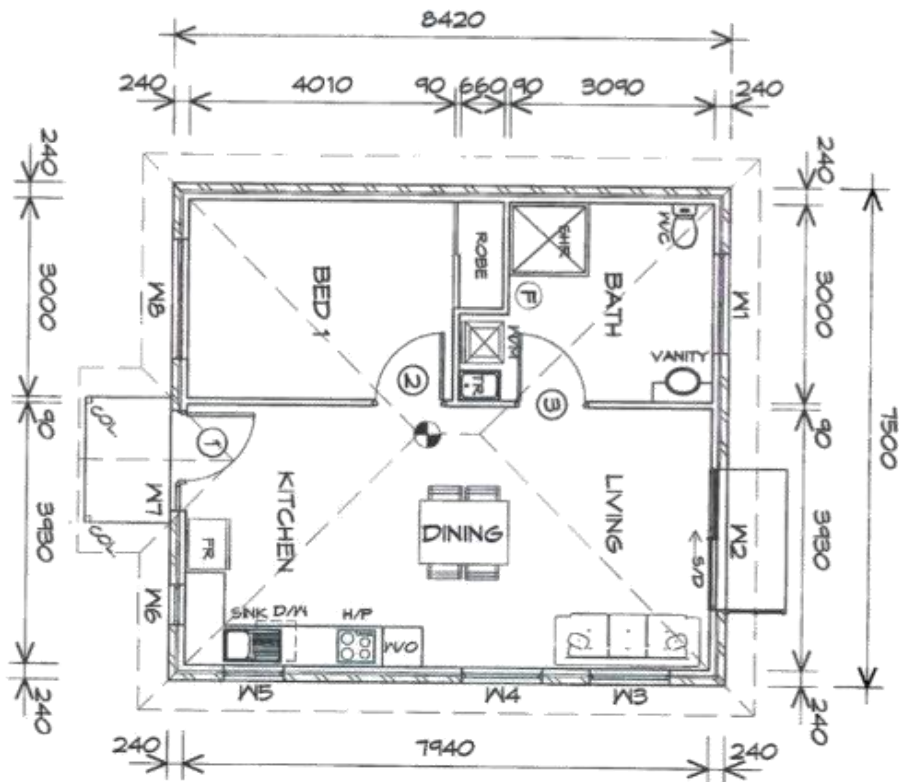
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Project/Drawing no:
 PD19106-03-04
 Revision:
 04

bda
 BUILDING DESIGNERS ASSOCIATION

Accredited building practitioner: Frank Gaskus -No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. PLAN-19-174
 PLAN No. P2
 DATE RECEIVED 11/01/19
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FLOOR PLAN

1 : 100

FLOOR AREA 63.15 m2 (6.74 SQUARES)

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

LEGEND

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

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE

Drawing:
 FLOOR PLAN

Drafted by: Author
 Approved by: Approver

Date: 20-09-2019
 Scale: 1 : 100

Project/Drawing no: PD19106-04-01
 Revision: 04

bda
 BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Gaskus - No CC246A

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	1020	EXTERNAL ENTRY DOOR (SOLID)	
2	1020	INTERNAL TIMBER DOOR	
3	1020	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE				
MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	900	1510	AWNING WINDOW	OPAQUE
W2	2100	2110	SLIDING DOOR	
W3	900	1210	AWNING WINDOW	
W4	900	1210	AWNING WINDOW	
W5	900	910	AWNING WINDOW	
W6	900	610	AWNING WINDOW	
W7	2100	410	FIXED WINDOW	
W8	1800	1810	AWNING WINDOW	

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

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. PUN-19-174

PLAN No. P3

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PLANNING

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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE

Drawing:
DOOR AND WINDOW
SCHEDULES

Drafted by: Author
Approved by: Approver

Date: 20-09-2019
Scale:

Project/Drawing no: PD19106-04-02
Revision: 04

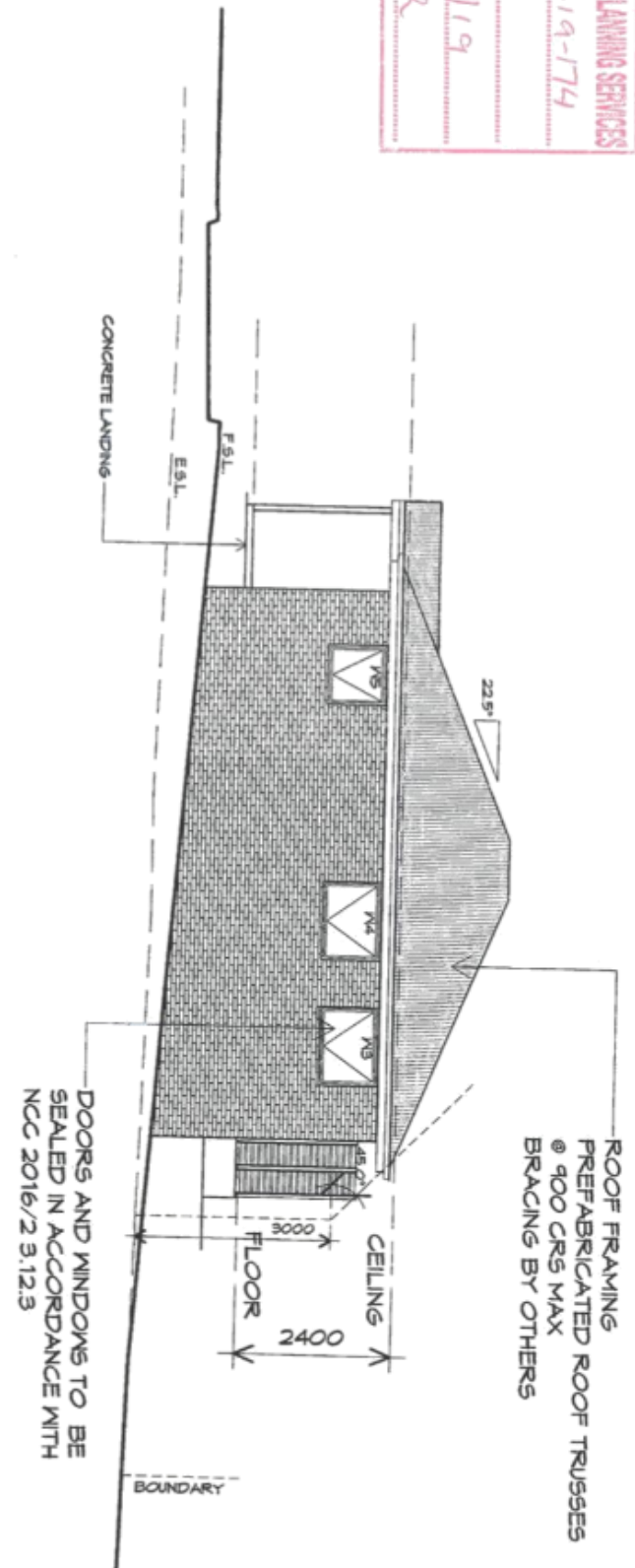


Accredited building practitioner: Frank Gaskus -No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. **PLN-19-174**
 PLAN No. **P3**
 DATE RECEIVED **11/10/19**
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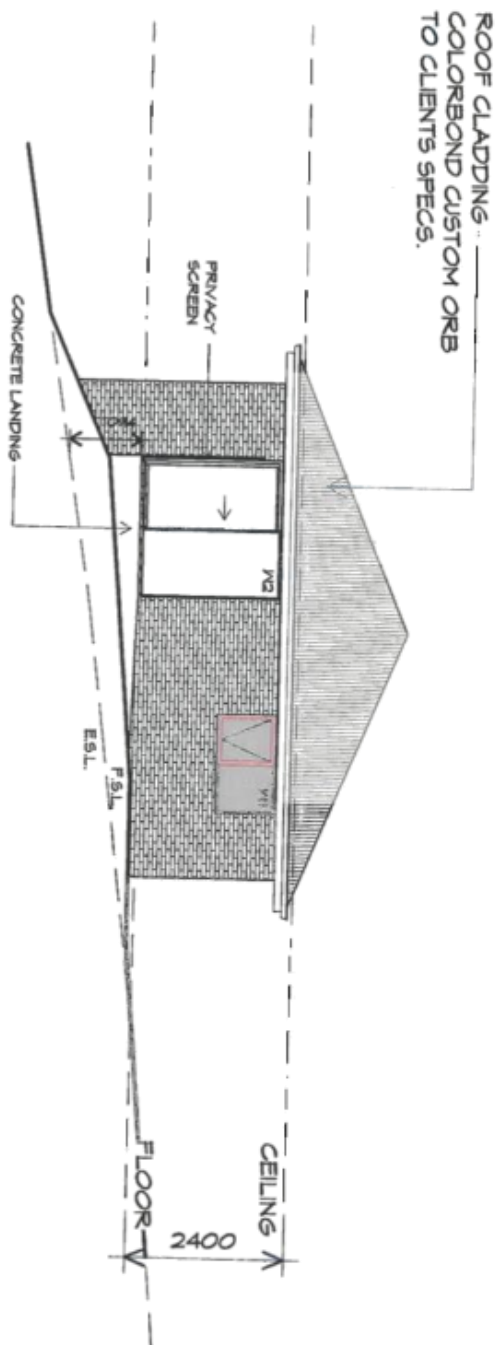
UNIT 4 NORTH EASTERN ELEVATION

1 : 100



UNIT 4 NORTH WESTERN ELEVATION

1 : 100



PLANNING

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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE

Drawing:
 ELEVATIONS

Drafted by:
 Author
 Approved by:
 Approver

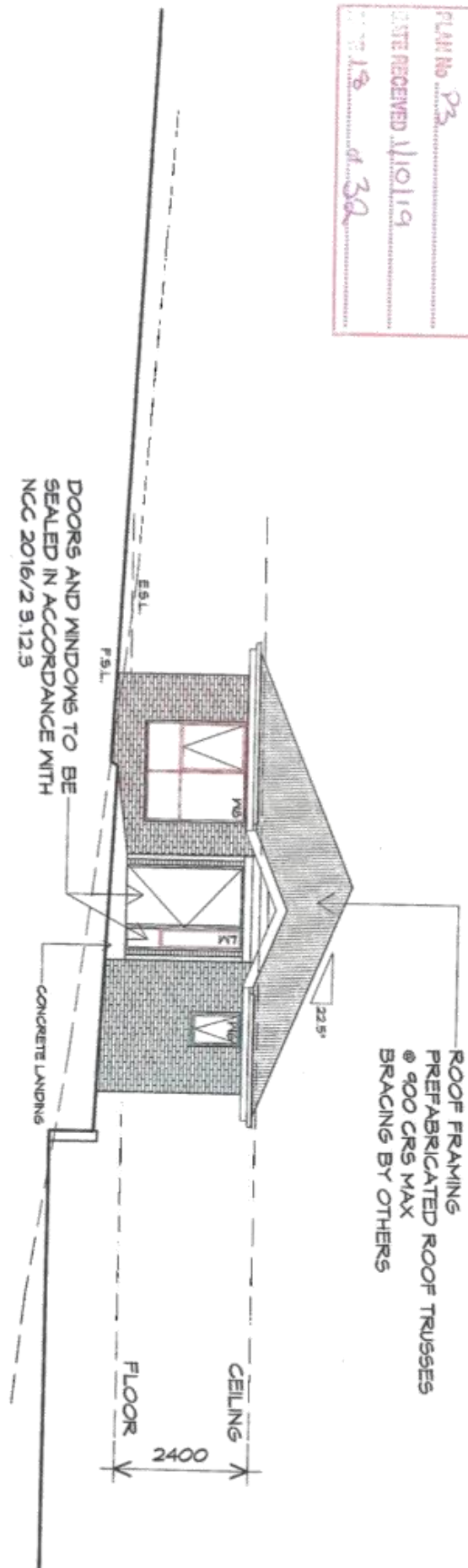
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Project/Drawing no:
 PD19106-04-03
 Revision:
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Accredited building practitioner: Frank Geekus - No CC246A

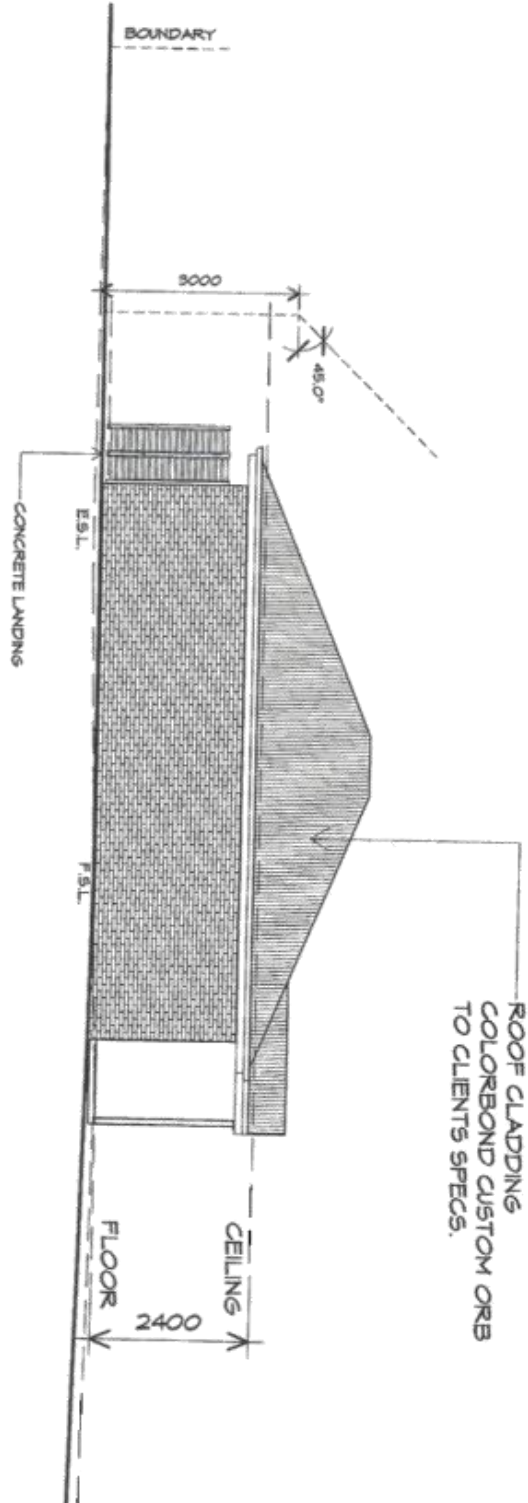
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 BUILDING
 DESIGNERS
 ARCHITECTS

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. PLN-19-114
 PLAN No. P3
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UNIT 4 SOUTH EASTERN ELEVATION
 1 : 100

PLANNING
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UNIT 4 SOUTH WESTERN ELEVATION
 1 : 100

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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE

Drawing:
 ELEVATIONS

Drafted by:
 Author
 Approved by:
 Approver

Date:
 20-09-2019
 Scale:
 1 : 100

Project/Drawing no:
 PD19106-04-04
 Revision:
 04

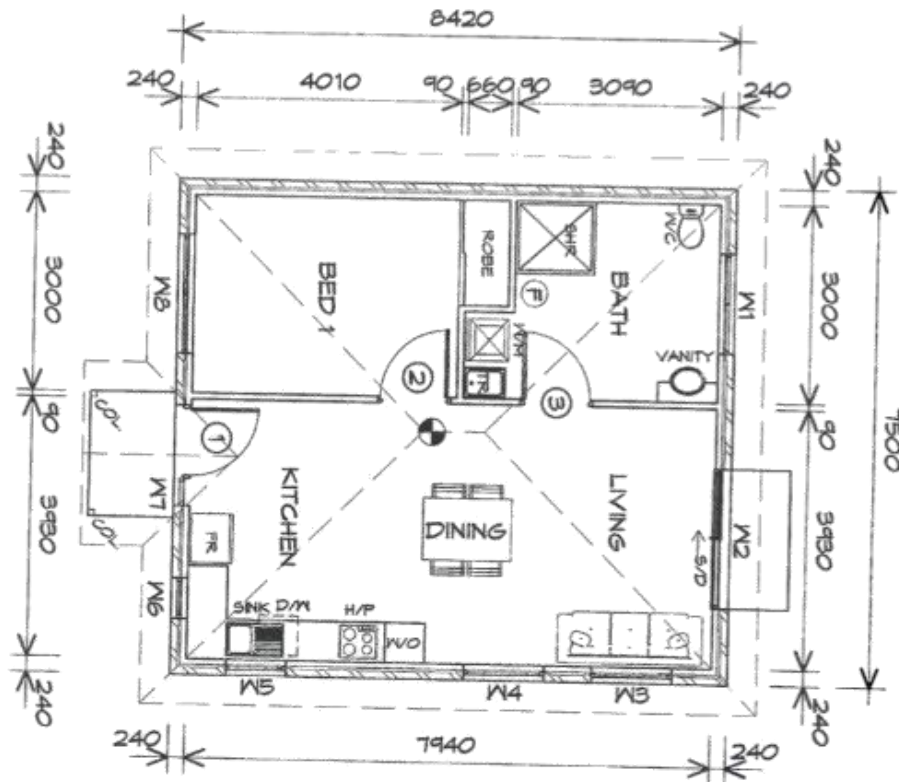
Accredited building practitioner: Frank Gekus - No CC246A



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. PLAN-19-174
PLAN No. P3
DATE RECEIVED 11/10/19
PAGE 19 of 32

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

FLOOR PLAN
1 : 100
FLOOR AREA 63.15 m² (6.74 SQUARES)



- LEGEND**
- Ⓕ EXHAUST FAN-VENT TO OUTSIDE AIR.
 - Ⓖ 240V SMOKE ALARM
 - ⒸⒺ CAVITY SLIDING DOOR
 - ⒸⒺⒹ SLIDING DOOR
 - Ⓕ FLOOR WASTE
 - ⒸⒺ SIDELIGHT
 - ⒸⒺⒹ COLUMN
 - ⒸⒺ GLASS SCREEN

PLANNING
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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE

Drawing:
FLOOR PLAN

Drafted by:
Author

Approved by:
Approver

Date:
20-09-2019

Scale:
1 : 100

Project/Drawing no:
PD19106-05-01

Revision:
04



Accredited building practitioner: Frank Geiskus - No CC246A

GROUND FLOOR DOOR SCHEDULE		
MARK	WIDTH	TYPE
1	1020	EXTERNAL ENTRY DOOR (SOLID)
2	1020	INTERNAL TIMBER DOOR
3	1020	INTERNAL TIMBER DOOR

GROUND FLOOR WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	TYPE
W1	900	1510	AWNING WINDOW
W2	2100	2110	SLIDING DOOR
W3	400	1210	AWNING WINDOW
W4	400	1210	AWNING WINDOW
W5	900	910	AWNING WINDOW
W6	900	610	AWNING WINDOW
W7	2100	410	FIXED WINDOW
W8	1800	1810	AWNING WINDOW

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

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION NO. **PLU-19-174**

PLAN NO. **P3**

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PLANNING

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Project: **PROPOSED RESIDENTIAL DEVELOPMENT 130 CHAPEL STREET, GLENORCHY CATHOLIC CARE**

Drawing: **DOOR AND WINDOW SCHEDULES**

Drafted by: **Author** Approved by: **Approver**

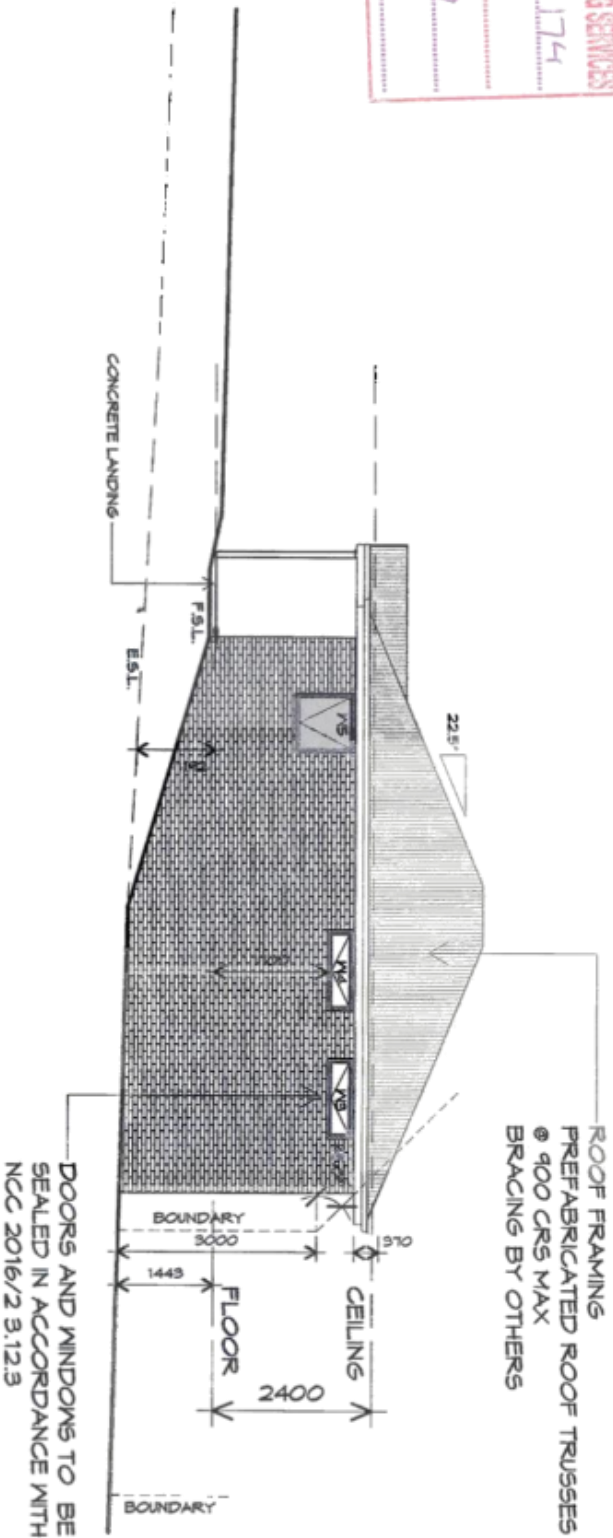
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Project/Drawing no: **PD19106-05-02** Revision: **04**

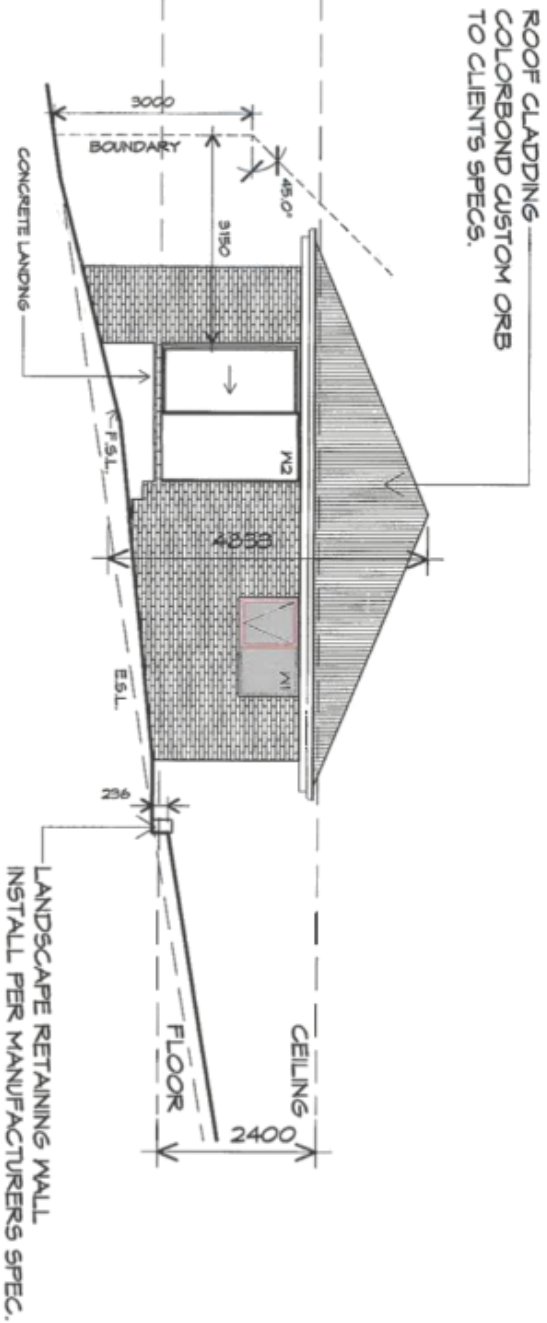
Accredited building practitioner: Frank Geekus-No CC246A



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. PLN-19-174
PLAN No. P3
DATE RECEIVED 11/01/19
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UNIT 5 NORTH EASTERN ELEVATION
1 : 100



UNIT 5 NORTH WESTERN ELEVATION
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



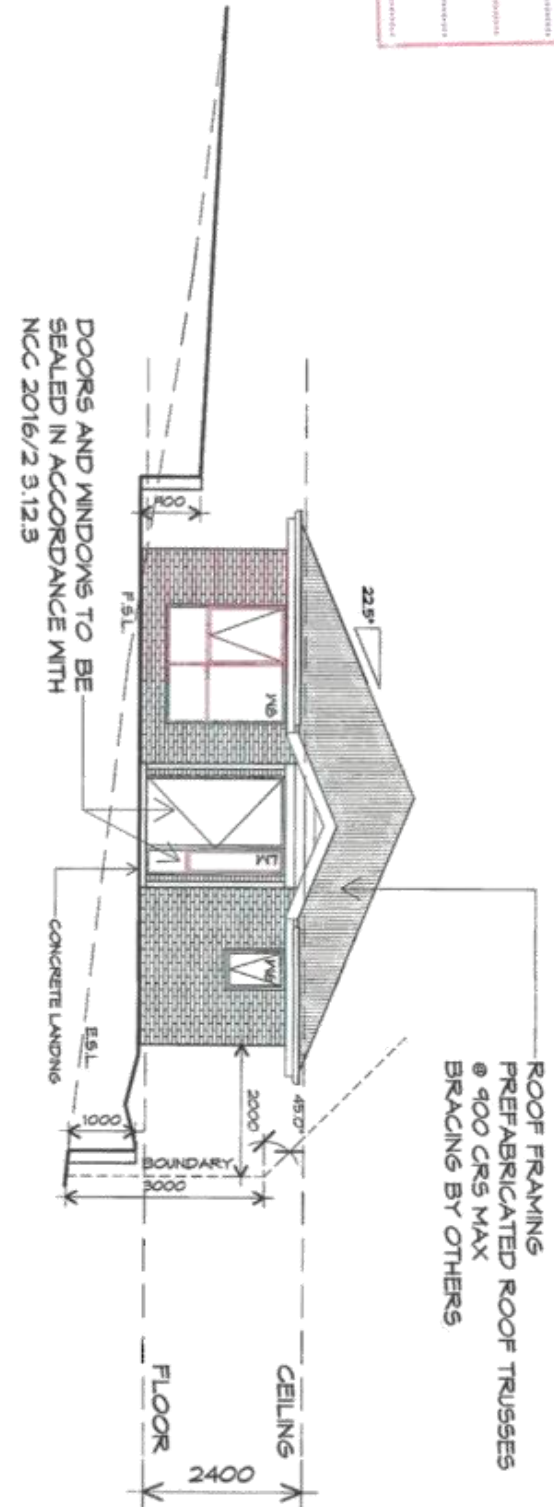
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p(0) + 03 6228 4575
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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE
Drawing:
ELEVATIONS

Drafted by: Approved by:
Author Approver
Date: 20-09-2019 Scale: 1 : 100

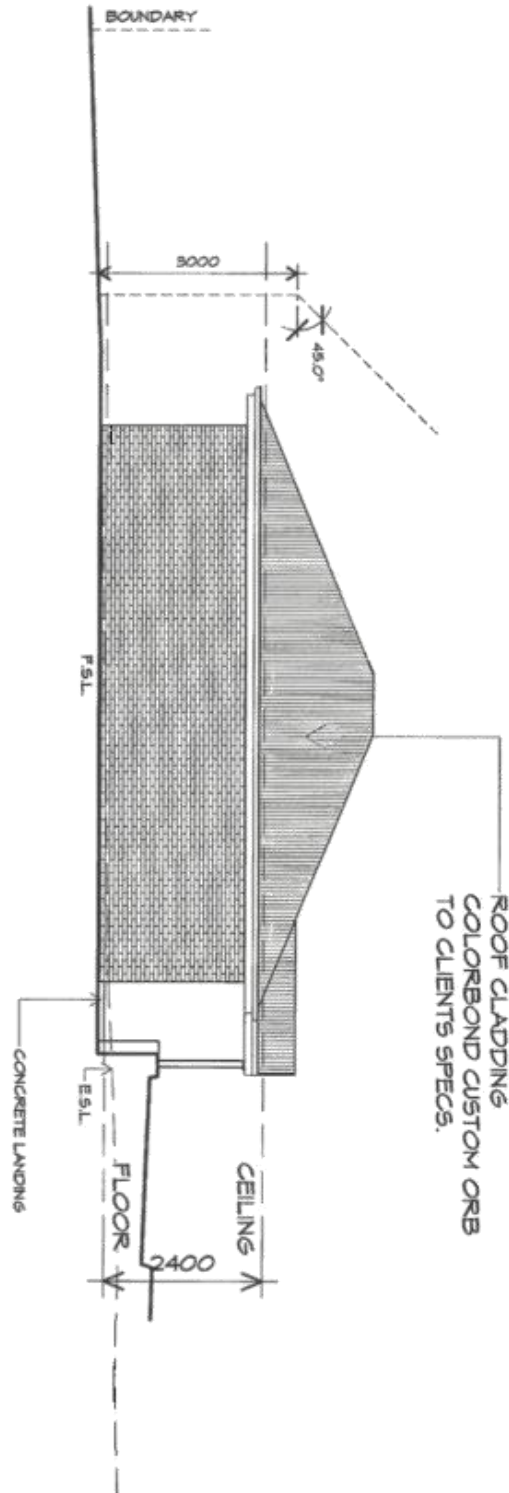
Project/Drawing no: PD19106-05-03 Revision: 04
bda BUILDING DESIGN AUSTRALIA
Accredited building practitioner: Frank Gaskus - No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. PN-19-174
 PLAN No. P2
 DATE RECEIVED 11/01/19
 PAGE 28 of 38



UNIT 5 SOUTH EASTERN ELEVATION

1 : 100



UNIT 5 SOUTH WESTERN ELEVATION

1 : 100

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

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

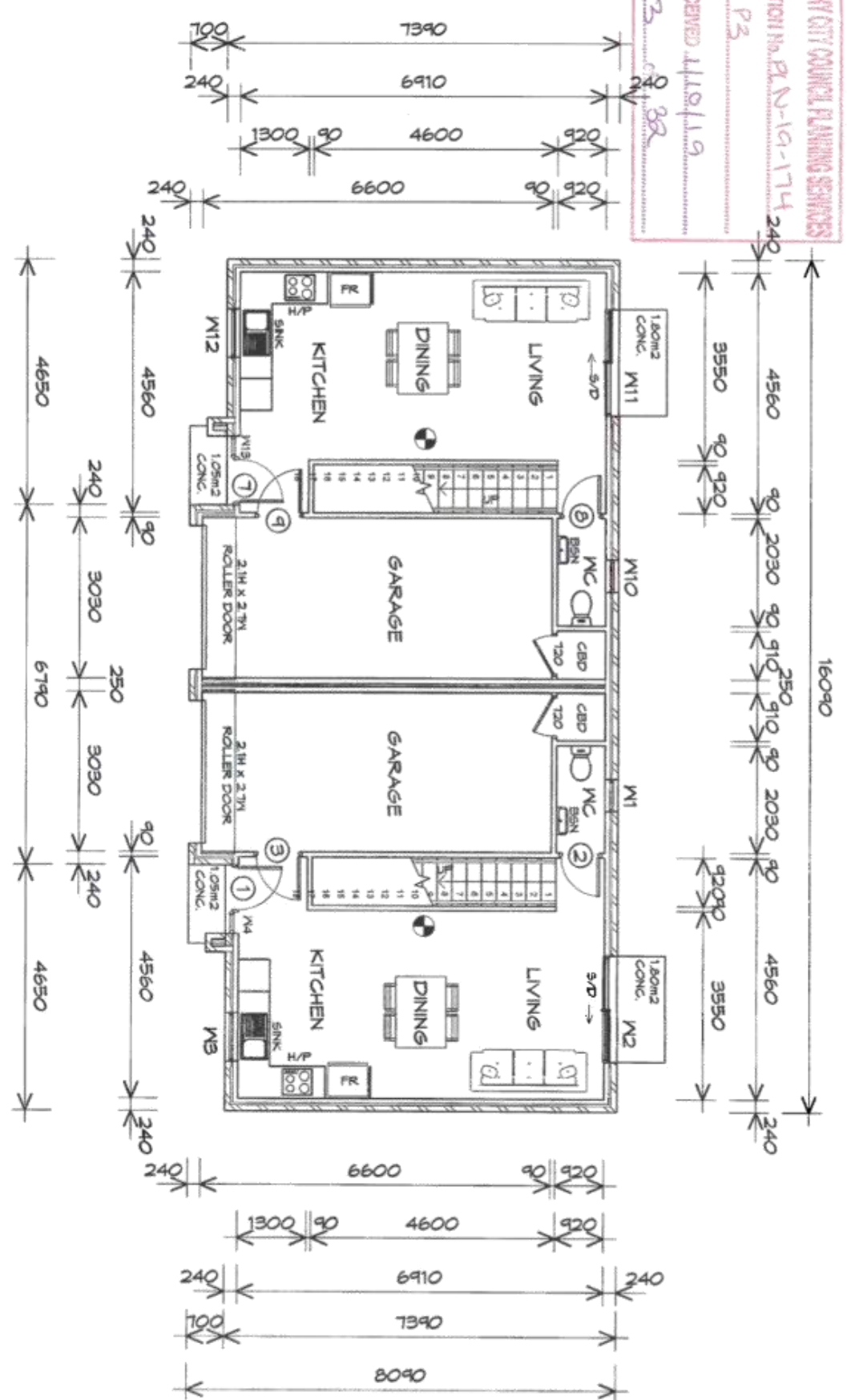
Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE
 Drawing:
 ELEVATIONS

Drafted by: Author
 Approved by: Approver
 Date: 20-09-2019
 Scale: 1 : 100

Project/Drawing no: PD19106-05-04
 Revision: 04
 Accredited building practitioner: Frank Geiskus-No CC246A



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 20-19-174
PLAN No. P3
DATE RECEIVED 11/10/19
PAGE 23 OF 38



GROUND FLOOR PLAN

1 : 100

UNIT 6				
GROUND FLOOR AREA	61.83	m2	(6.65	SQUARES)
FIRST FLOOR AREA	50.12	m2	(5.34	SQUARES)
UNIT 7				
GROUND FLOOR AREA	61.83	m2	(6.65	SQUARES)
FIRST FLOOR AREA	50.12	m2	(5.34	SQUARES)
	111.94		12.04	

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 RESIDENTIAL DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE

Drawing:
GROUND FLOOR PLAN

Drafted by:
Author

Approved by:
Approver

Date:
20-09-2019

Scale:
1 : 100

Project/Drawing no:
PD19106- 06/07-01

Revision:
04

Accredited building practitioner: Frank Geakus No CC246A

Accredited building practitioner: Frank Goskus - No CC246A

GROUND FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
1	820	EXTERNAL ENTRY DOOR (SOLID)	
2	720	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
7	820	EXTERNAL ENTRY DOOR (SOLID)	
8	720	INTERNAL TIMBER DOOR	
9	820	INTERNAL TIMBER DOOR	

FIRST FLOOR DOOR SCHEDULE			
MARK	WIDTH	TYPE	REMARKS
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
10	820	INTERNAL TIMBER DOOR	
11	820	INTERNAL TIMBER DOOR	
12	820	INTERNAL TIMBER DOOR	

GROUND FLOOR WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	REMARKS
M1	900	610	AWNING WINDOW
M2	2100	2000	SLIDING DOOR
M3	900	910	AWNING WINDOW
M4	2100	410	FIXED WINDOW
M10	900	610	AWNING WINDOW
M11	2100	2000	SLIDING DOOR
M12	900	910	AWNING WINDOW
M13	2100	410	FIXED WINDOW

FIRST FLOOR WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	REMARKS
M5	1500	1810	AWNING WINDOW
M6	1500	1810	AWNING WINDOW
M7	1800	910	AWNING WINDOW
M8	1800	910	AWNING WINDOW
M9	1800	610	AWNING WINDOW
M14	1500	1810	AWNING WINDOW
M15	1500	1810	AWNING WINDOW
M16	1800	910	AWNING WINDOW
M17	1800	910	AWNING WINDOW
M18	1800	610	AWNING WINDOW

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

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. PAJ-19-174
PLAN No P3
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



Project/Drawing no: PD19106-06/07-03
Revision: 04
Accredited building practitioner: Frank Gaskus-No CC246A

Drafted by: Author
Approved by: Approver
Date: 20-09-2019
Scale:

Drawing:
DOOR AND WINDOW
SCHEDULES

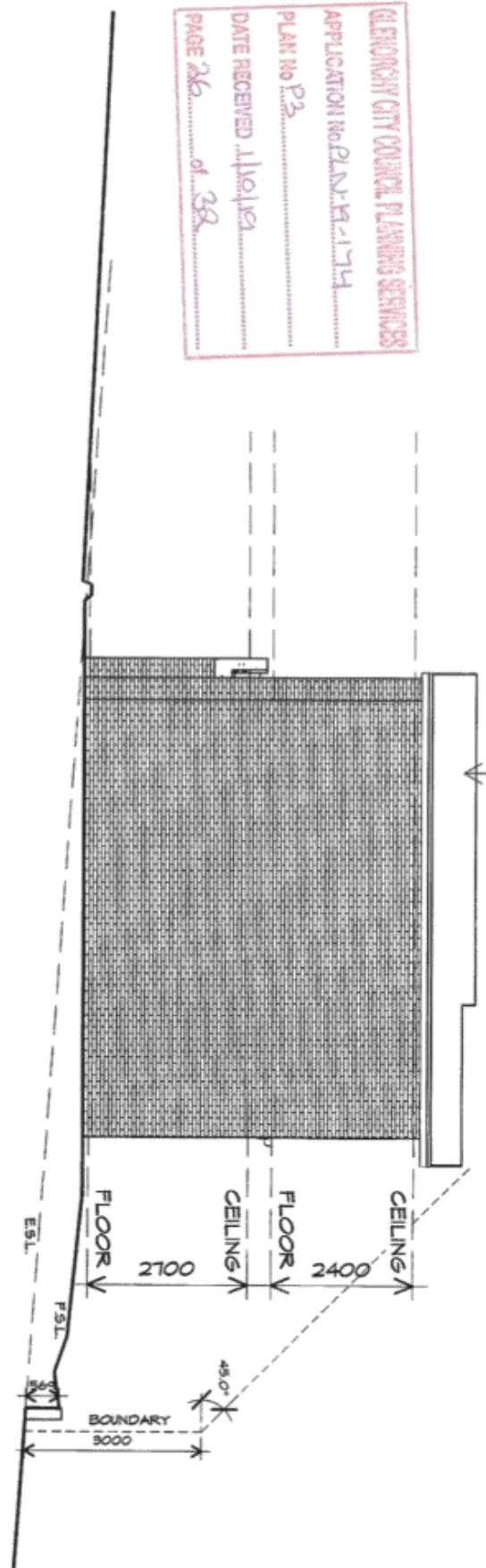
Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY
Client name:
CATHOLIC CARE

10 Goodman Court, Invermay Tasmania 7248,
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GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. 2019-174
 PLAN NO. P3
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ROOF CLADDING
 COLORBOND CUSTOM ORB
 TO CLIENTS SPECS.

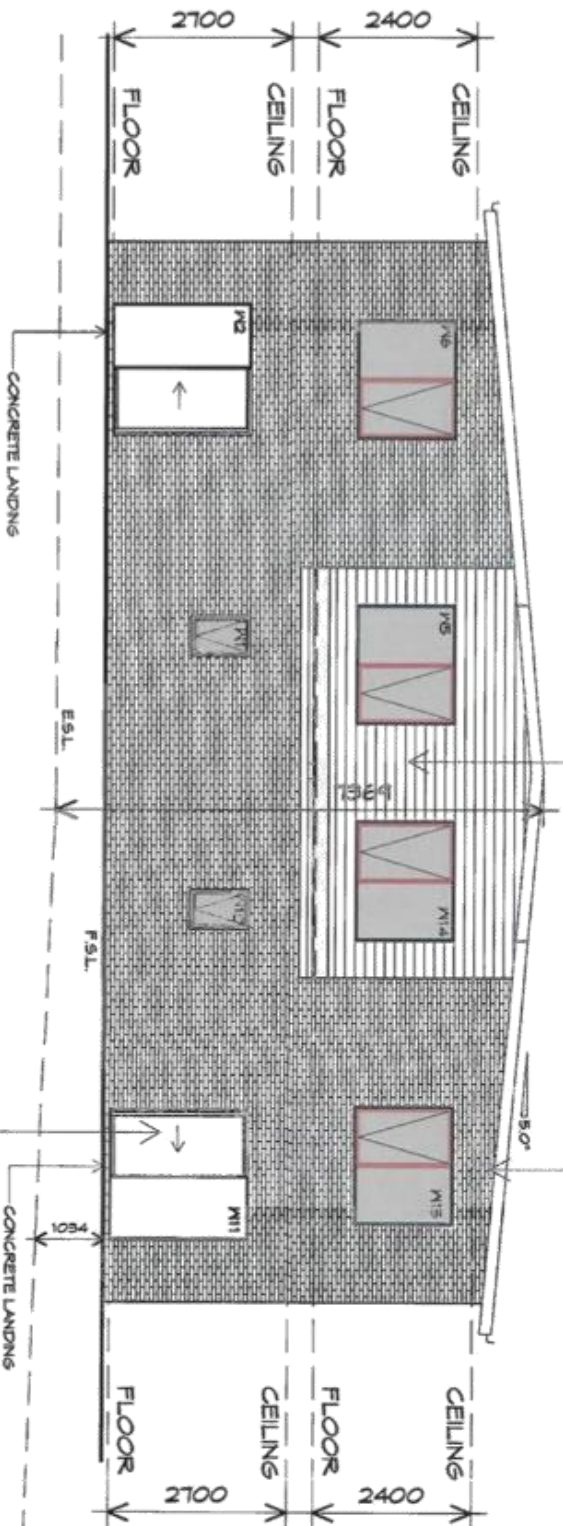


UNITS 6/7 SOUTH EASTERN ELEVATION

1 : 100

CLADDING TO BE
 SELECTED BY CLIENT

ROOF FRAMING
 PREFABRICATED ROOF TRUSSES
 @ 900 CRS MAX
 BRACING BY OTHERS



UNITS 6/7 NORTH EASTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
 SEALED IN ACCORDANCE WITH
 NCC 2016/2.3.12.3

PLANNING
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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE
 Drawing:
 ELEVATIONS

Drafted by: Author
 Approved by: Approver
 Date: 20-09-2019
 Scale: 1 : 100

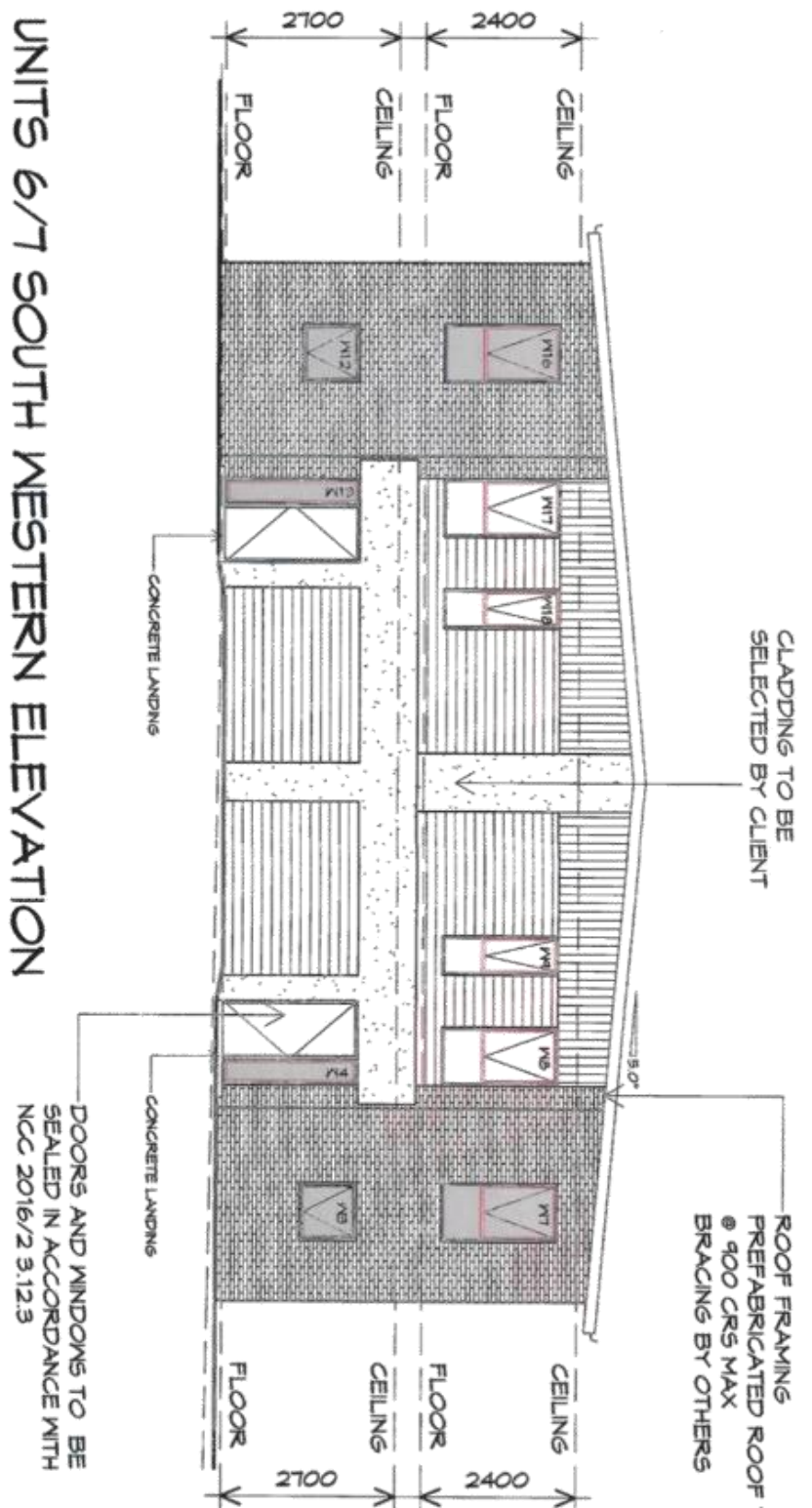
Project/Drawing no: PD19106-06/07-04
 Revision: 04
 Accredited building practitioner: Frank Gaskus - No CC246A

bda BUILDING DESIGNER ASSOCIATION AUSTRALIA

GLENORCHY CATHOLIC PLANNING SERVICES
 APPLICATION No. PLAN-19-174
 PLAN No. P3
 DATE RECEIVED 11/11/19
 PAGE 27 of 32

UNITS 6/7 SOUTH WESTERN ELEVATION

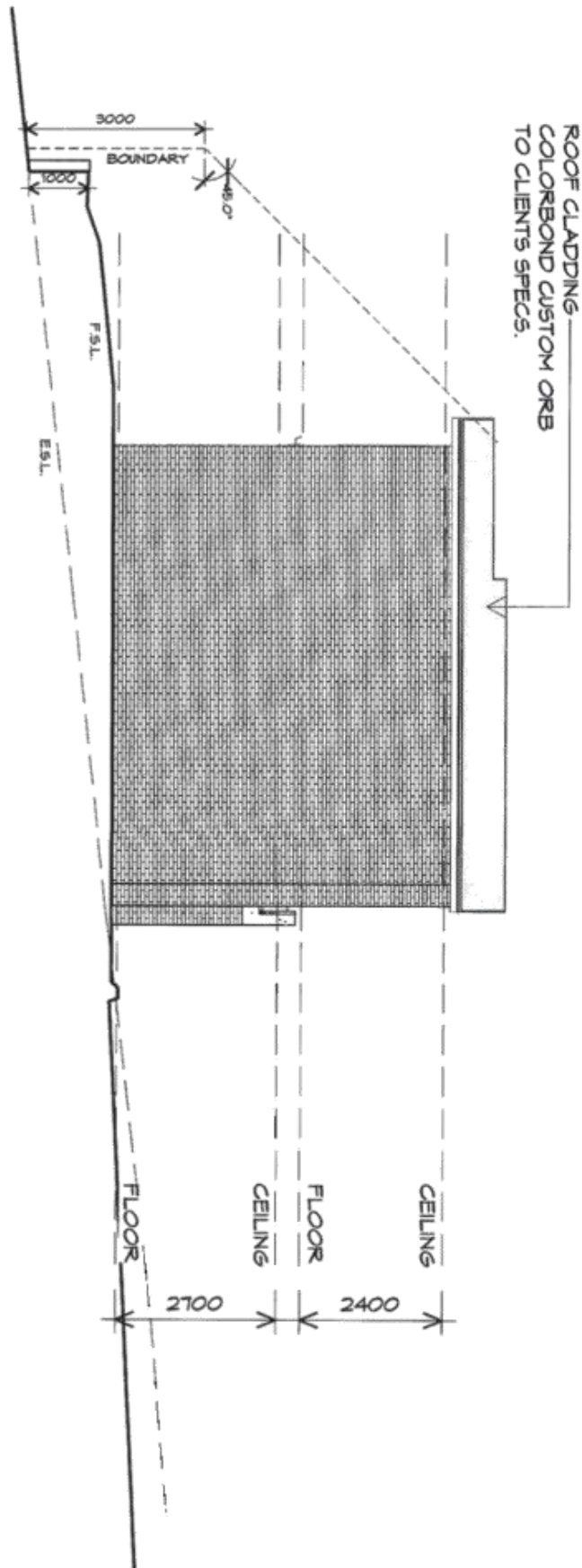
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PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

UNITS 6/7 NORTH WESTERN ELEVATION

1 : 100

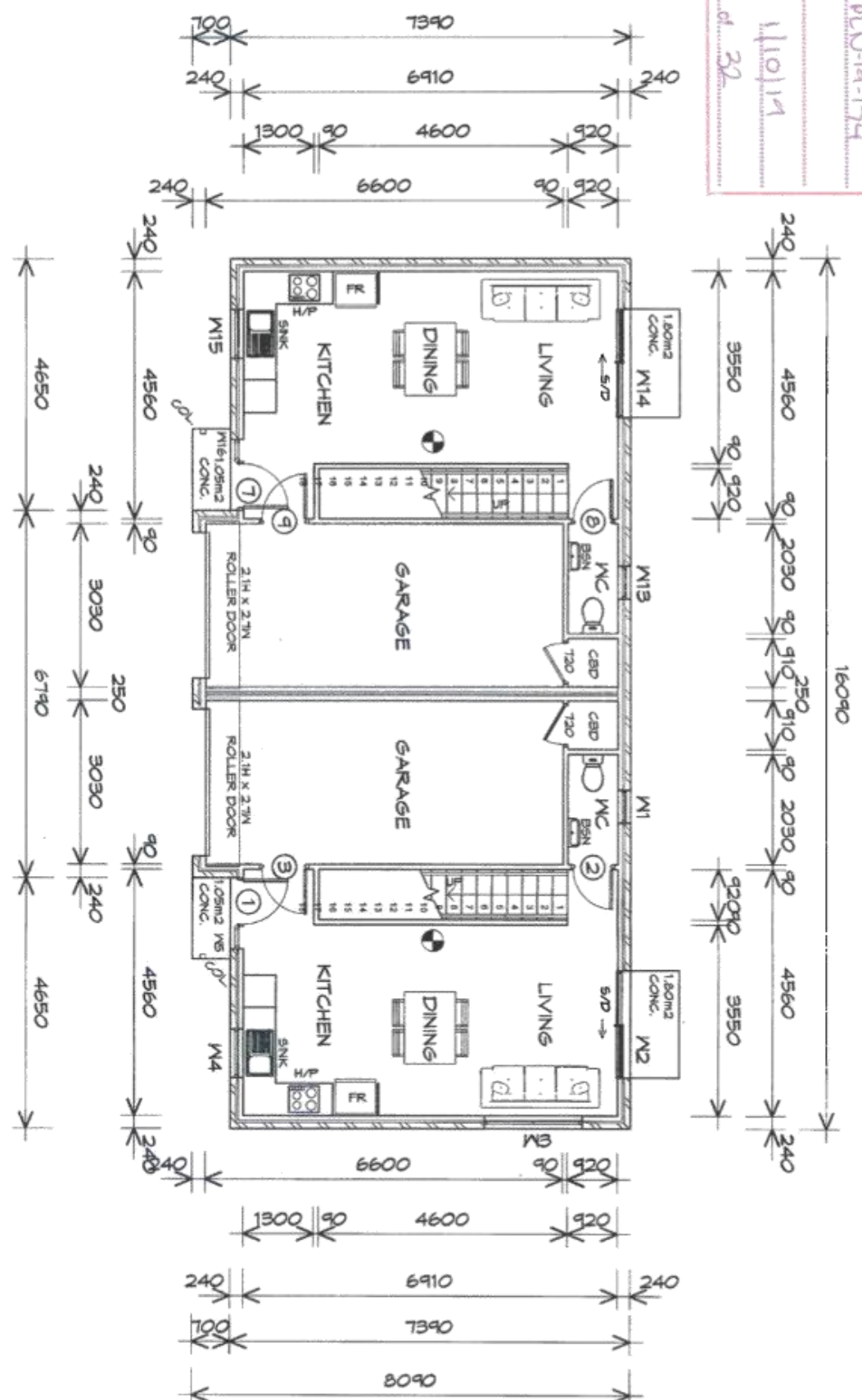


Prime Design
 Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE
 Drawing:
 ELEVATIONS



Drafted by: Approved by:
 Author Approver
 Date: 20-09-2019 Scale: 1 : 100
 Project/Drawing no: PD19106-06/07-05 Revision: 04
 Accredited building practitioner: Frank Geisus-No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. PLN-19-174
 PLAN No. 03
 DATE RECEIVED 11/10/19
 PAGE 08 of 32



GROUND FLOOR PLAN

1 : 100

UNIT 8			
GROUND FLOOR AREA	61.83	m ²	(6.65 SQUARES)
FIRST FLOOR AREA	50.33	m ²	(5.41 SQUARES)
	112.15		12.06
UNIT 9			
GROUND FLOOR AREA	61.83	m ²	(6.65 SQUARES)
FIRST FLOOR AREA	50.33	m ²	(5.41 SQUARES)
	112.15		12.06

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

LEGEND

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
 PROPOSED RESIDENTIAL DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE

Drawing:
 GROUND FLOOR PLAN

Drafted by:
 Author

Approved by:
 Approver

Date:
 20-09-2019

Scale:
 1 : 100

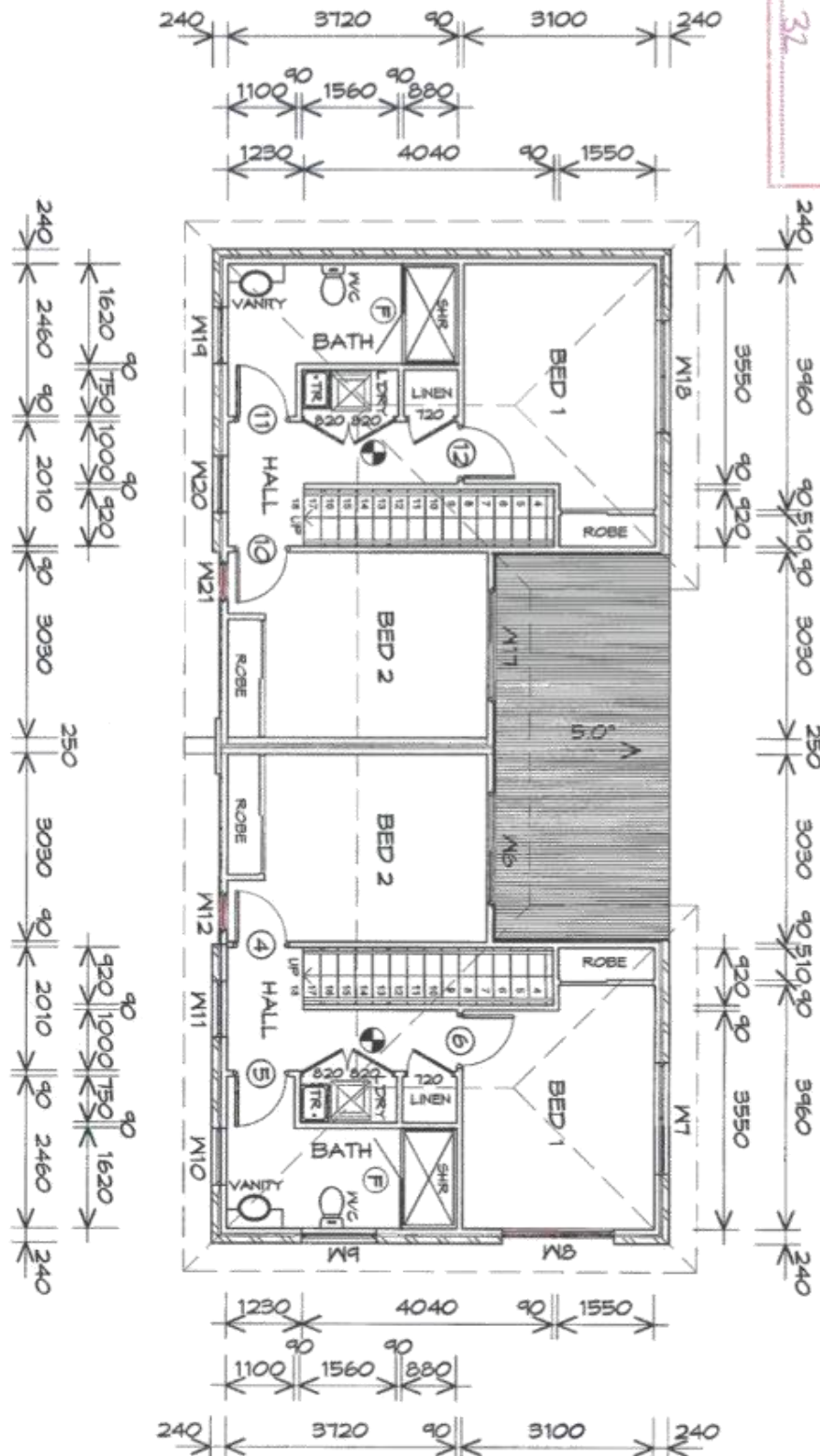
Project/Drawing no:
 PD19106- 08/09-01

Revision:
 04

bda
 BUILDING DESIGN AUSTRALIA

Accredited building practitioner: Frank Geekus - No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. PA-2019-174
 PLAN No. P5
 DATE RECEIVED 11/01/19
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FIRST FLOOR PLAN

1 : 100

UNIT 2				
GROUND FLOOR AREA	61.83	m ²	(6.65	SQUARES)
FIRST FLOOR AREA	50.33	m ²	(5.41	SQUARES)
	112.15		12.06	
UNIT 4				
GROUND FLOOR AREA	61.83	m ²	(6.65	SQUARES)
FIRST FLOOR AREA	50.33	m ²	(5.41	SQUARES)
	112.15		12.06	

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

LEGEND

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

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE

Drawing:
 FIRST FLOOR PLAN

Drafted by:
 Author

Approved by:
 Approver

Date:
 20-09-2019

Scale:
 1 : 100

Project/Drawing no:
 PD19106- 08/09-02

Revision:
 04



Accredited building practitioner: Frank Geebus - No CC246A

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. PLS-19-114
PLAN No. P3
DATE RECEIVED 11/01/19
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GROUND FLOOR DOOR SCHEDULE		
MARK	WIDTH	TYPE
1	820	EXTERNAL ENTRY DOOR (SOLID)
2	120	INTERNAL TIMBER DOOR
3	820	INTERNAL TIMBER DOOR
7	820	EXTERNAL ENTRY DOOR (SOLID)
8	120	INTERNAL TIMBER DOOR
9	820	INTERNAL TIMBER DOOR

FIRST FLOOR DOOR SCHEDULE		
MARK	WIDTH	TYPE
4	820	INTERNAL TIMBER DOOR
5	820	INTERNAL TIMBER DOOR
6	820	INTERNAL TIMBER DOOR
10	820	INTERNAL TIMBER DOOR
11	820	INTERNAL TIMBER DOOR
12	820	INTERNAL TIMBER DOOR

GROUND FLOOR WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	TYPE
W1	900	610	AWNING WINDOW
W2	2100	2000	SLIDING DOOR
W3	600	1810	AWNING WINDOW
W4	900	910	AWNING WINDOW
W5	2100	410	FIXED WINDOW
W13	900	610	AWNING WINDOW
W14	2100	2000	SLIDING DOOR
W15	900	910	AWNING WINDOW
W16	2100	410	FIXED WINDOW

FIRST FLOOR WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	TYPE
W6	1500	1810	AWNING WINDOW
W7	1500	1810	AWNING WINDOW
W8	600	1810	AWNING WINDOW
W9	900	1210	AWNING WINDOW
W10	1800	910	AWNING WINDOW
W11	1800	910	AWNING WINDOW
W12	1800	610	AWNING WINDOW
W17	1500	1810	AWNING WINDOW
W18	1500	1810	AWNING WINDOW
W19	1800	910	AWNING WINDOW
W20	1800	910	AWNING WINDOW
W21	1800	610	AWNING WINDOW

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



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
130 CHAPEL STREET,
GLENORCHY

Drawing:
DOOR AND WINDOW
SCHEDULES

Client name:
CATHOLIC CARE

Date:
20-09-2019

Drafted by:
Author

Approved by:
Approver

Project/Drawing no:
PD19106- 08/09-03



Revision:
04

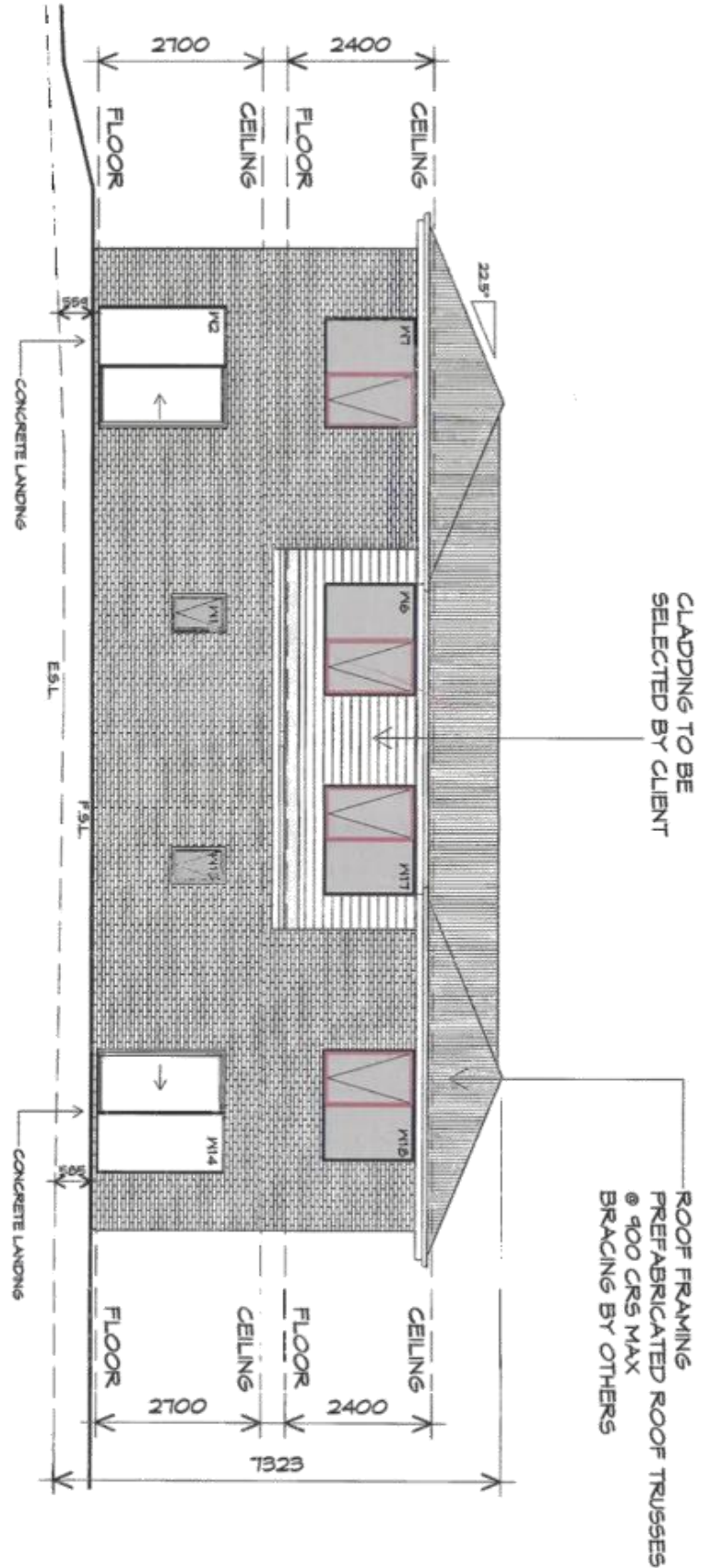
Accredited building practitioner: Frank Geekus -No CC246A

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. PLN-19-174
 PLAN No. P3
 DATE RECEIVED 11/10/19
 PAGE 31 of 32

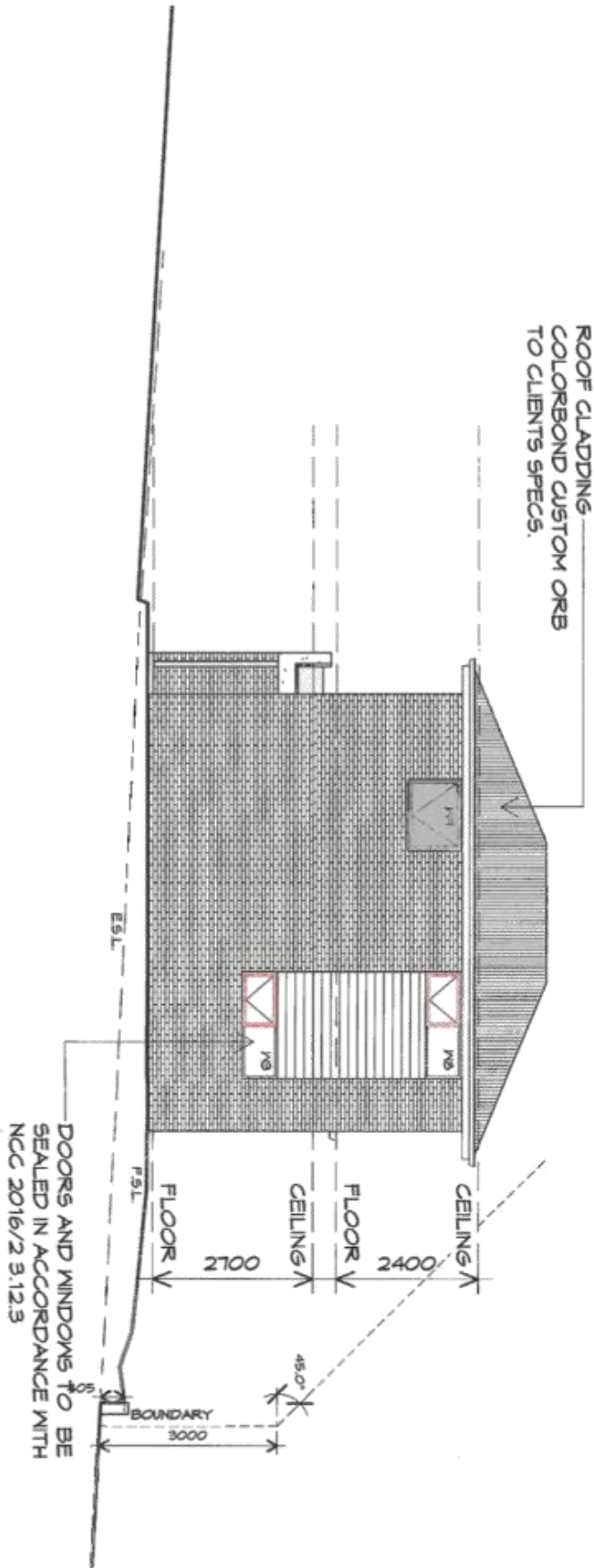
UNITS 8/9 NORTH EASTERN ELEVATION

1 : 100



UNITS 8/9 SOUTH EASTERN ELEVATION

1 : 100



DOORS AND WINDOWS TO BE SEALED IN ACCORDANCE WITH NCC 2016/2 3.12.3

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



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 Author Approver
 Date: 20-09-2019 Scale: 1 : 100
 Project/Drawing no: PD19106-08/09-04 Revision: 04
 Accredited building practitioner: Frank Geekus - No CC246A

Prime Design
 Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 Client name:
 CATHOLIC CARE
 Drawing:
 ELEVATIONS

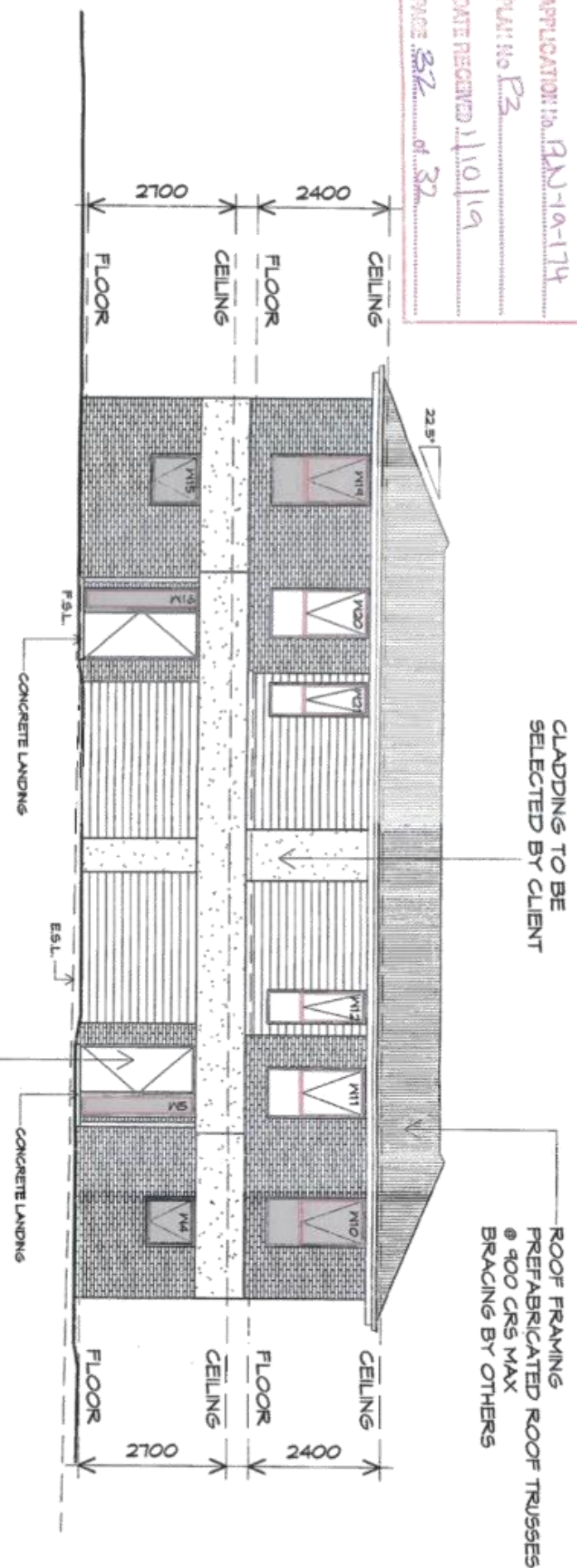
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 APPLICATION No: PN-19-174
 PLAN No: P3
 DATE RECEIVED: 11/10/19
 PAGE 32 of 32

UNITS 8/9 SOUTH WESTERN ELEVATION

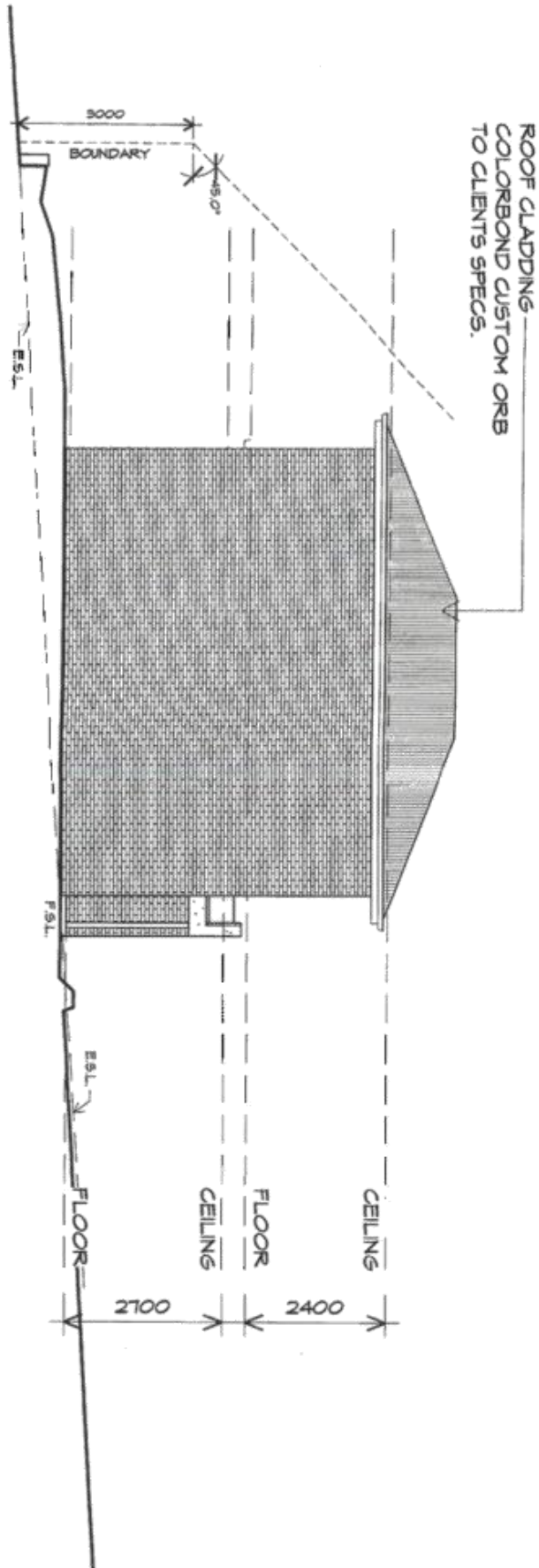
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DOORS AND WINDOWS TO BE
 SEALED IN ACCORDANCE WITH
 NCC 2016/2 3.12.3



UNITS 8/9 NORTH WESTERN ELEVATION

1 : 100



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 p(0) + 03 6228 4575
 info@primedesigntas.com.au primedesigntas.com.au

Project:
**PROPOSED RESIDENTIAL
 DEVELOPMENT
 130 CHAPEL STREET,
 GLENORCHY
 CATHOLIC CARE**

Drawing:
ELEVATIONS

Drafted by:
 Author

Approved by:
 Approver

Date:

Scale:

20-09-2019 1 : 100

Project/Drawing no:

Revision:

PD19106-08/09-05

04

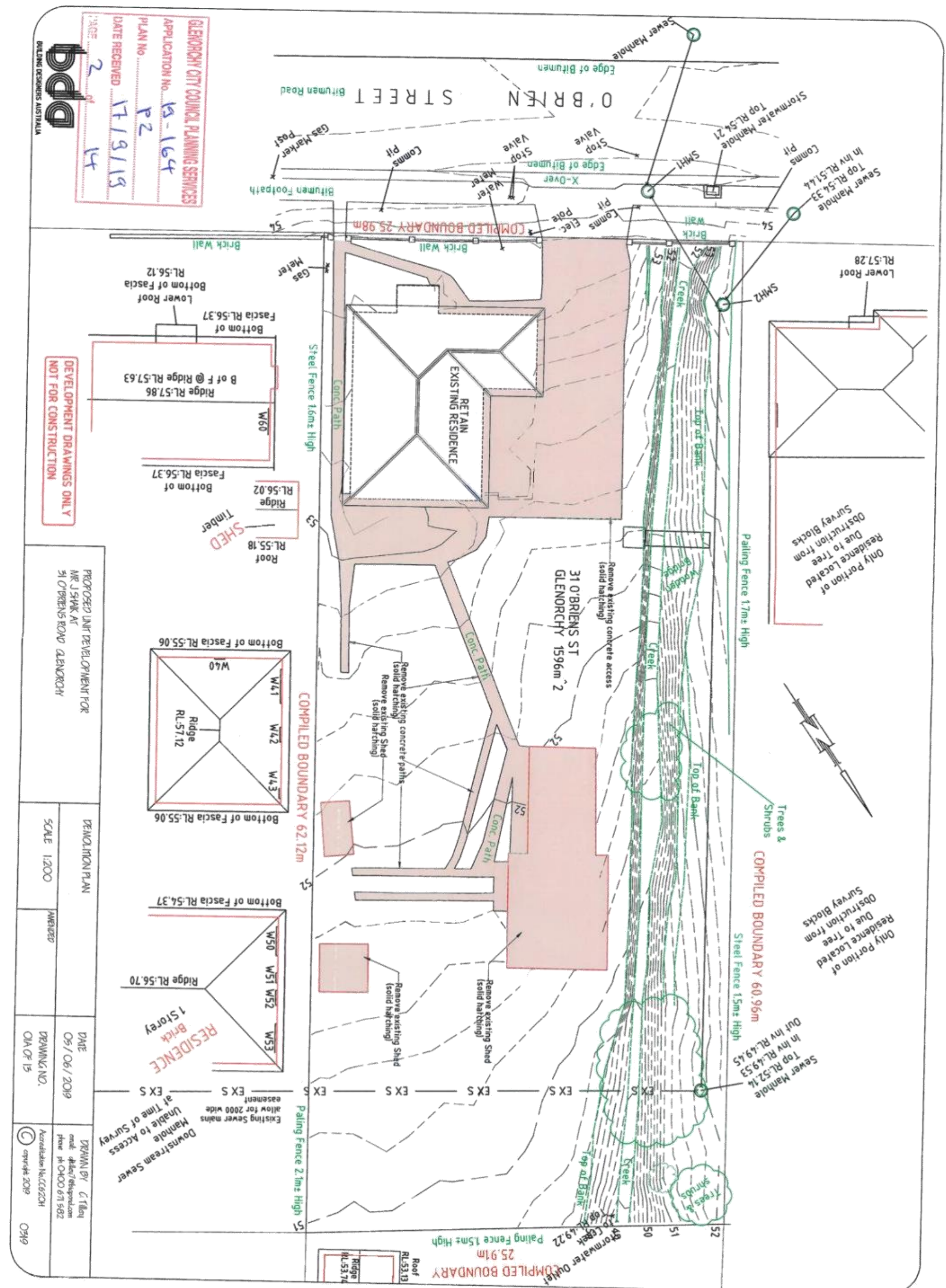
bda
 BUILDING
 DESIGNERS
 ASSOCIATES

Accredited building practitioner: Frank G. Skuse - No CC246A

31 O'Brien Street, Glenorchy





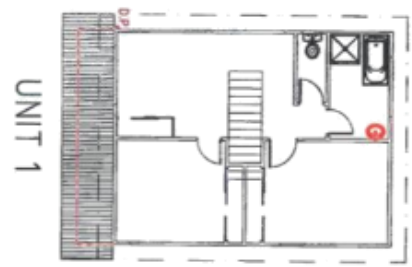




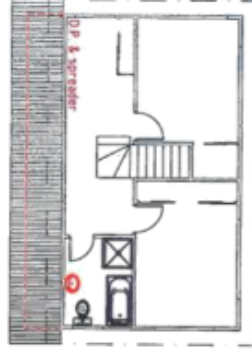




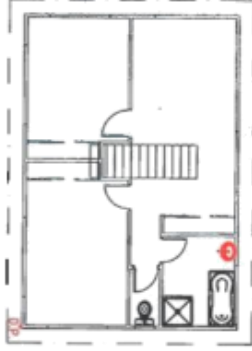
Attachments - Glenorchy Planning Authority - 11 November 2019



UNIT 1



UNIT 2



UNIT 3

STORMWATER PLAN UPPER LEVELS



DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR
MR J SHAK AT
31 O'BRIEN'S ROAD GLENORCHY

UPPER LEVEL STORMWATER PLANS AND DETAILS

SCALE 1:200

AWAYED

DATE
05 / 06 / 2019

DRAWING NO.
06 OF 15

DRAWN BY G. Tilley
email: gtilley@ddp.com.au
phone: 0400 671 552

Accreditation No. CC6204
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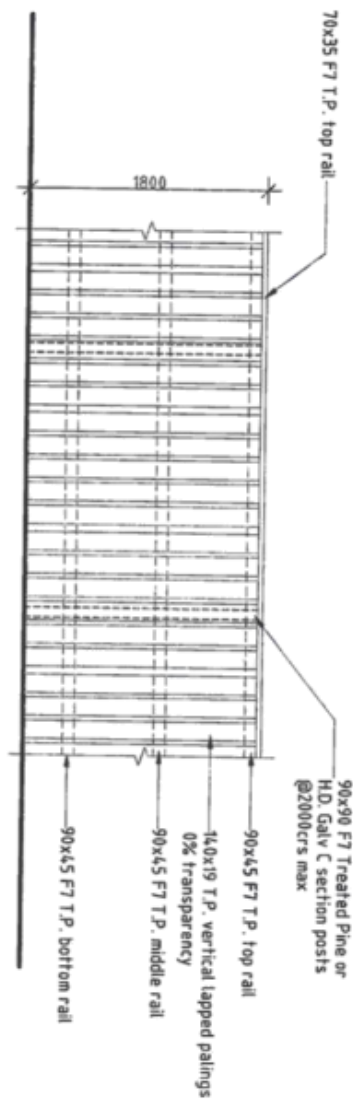
05/19

120 min thick 25MPa concrete
35mm sawcut at max 24 hours
after pour @6000 c/s max
100 high barrier kerb to low side
variable width
5" max
SL82 mesh central

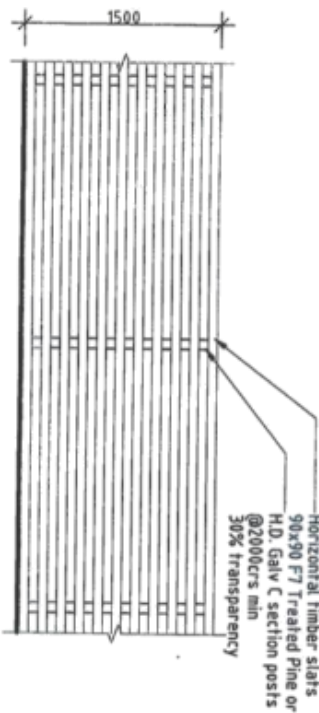
DRIVEWAY CROSS SECTION (TYPICAL)

SCALE 1:50

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 19-164
PLAN No. P2
DATE RECEIVED 17/9/19
PAGE 7 of 14



F FENCE ELEVATION (Typical)
Scale 1:50



F2 FENCE ELEVATION (Typical)
Scale 1:50



UNIT PLAN

SCALE 1:100

AMENDED

DATE _____ OF 1999

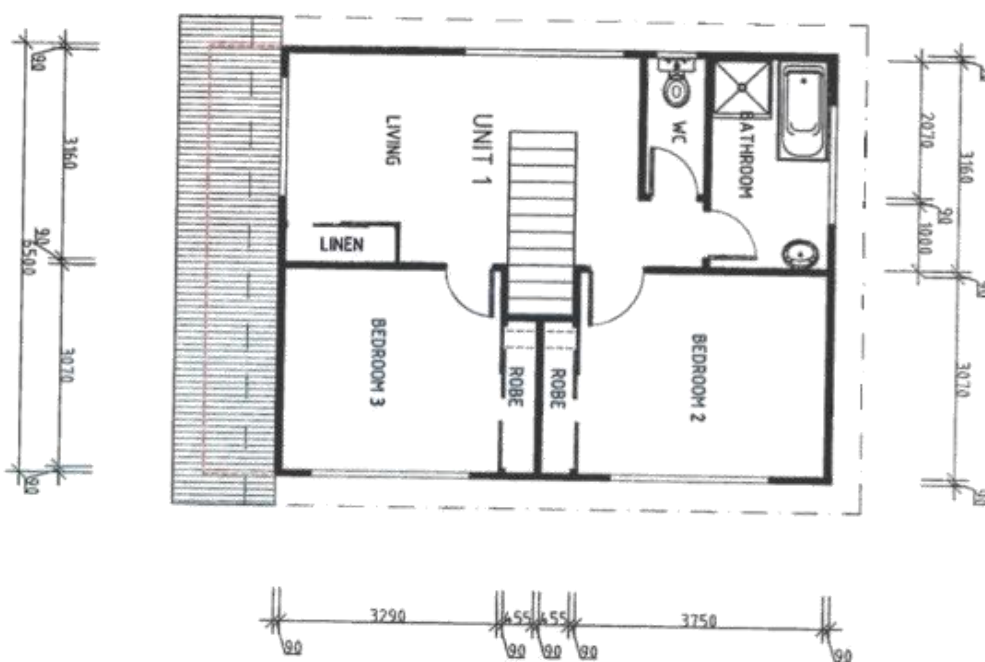
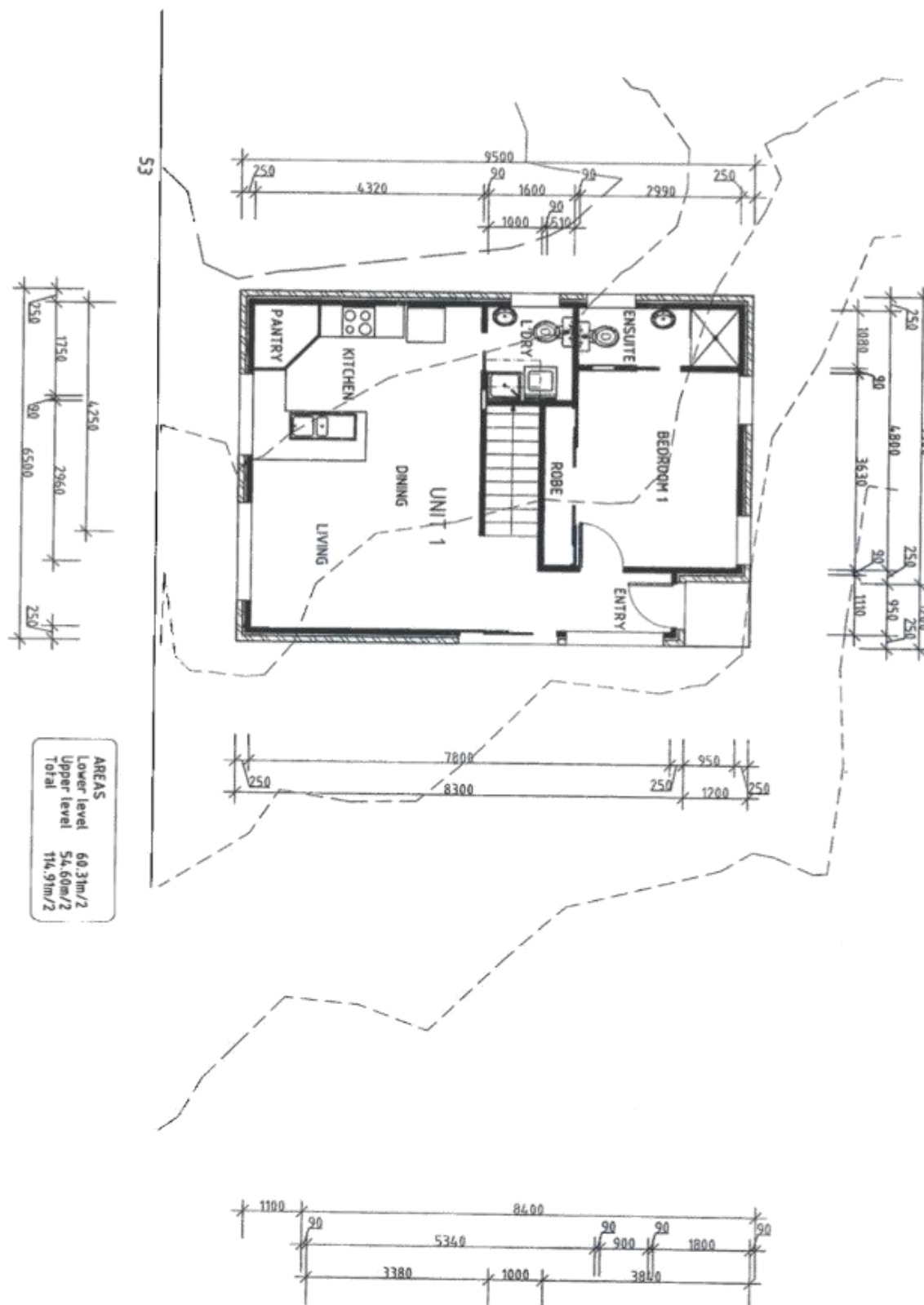
DRAWN BY C. Tilly
email: cdtilly7@btopenworld.com
phone: ph 0400 671 5832

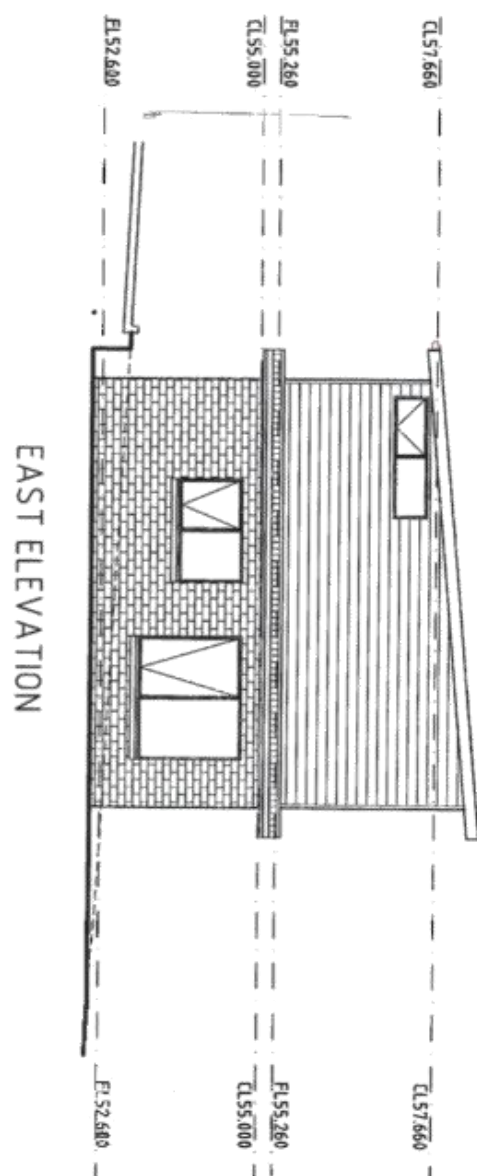
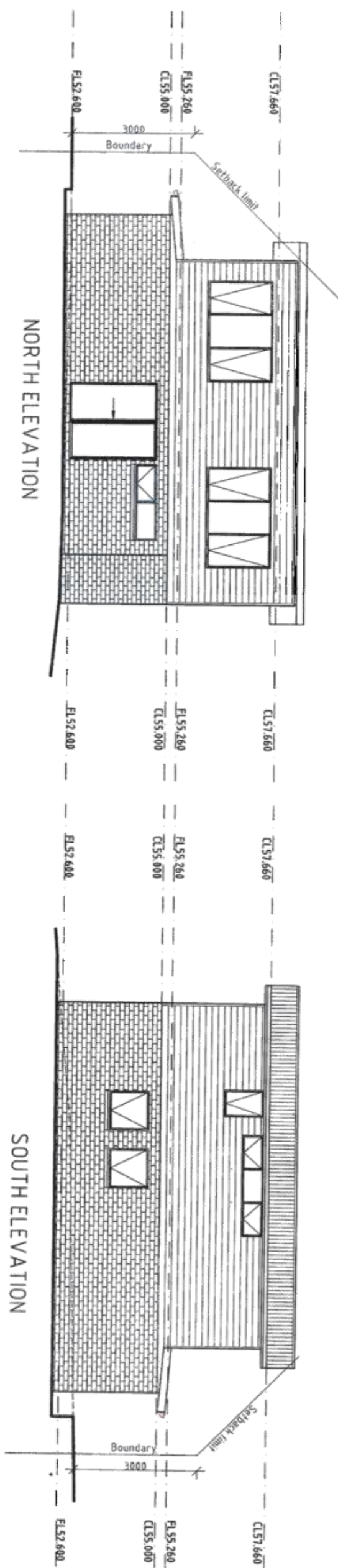
Acid-catalyzed Nucleophilic Substitution
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UNIT 1

GLEBOROY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 15-164
PLAN No. P2
DATE RECEIVED 17/3/13
PAGE 8 of 14

AREAS	
Lower level	60.3m/2
Upper level	54.60m/2
Total	114.91m/2





UNIT 1

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTIONPROPOSED UNIT DEVELOPMENT FOR
MR J SHAK AT
31 O'BRIEN'S ROAD GLENORCHY

UNIT ELEVATIONS

SCALE 1:100

JANUARY 2019

DATE
09 / 06 / 2019DRAWING NO.
08 OF 15DRAWN BY G. TILLEY
encl: gtilley@ghy.com.au
phone: 0400 671 582

Australasian Institute of Architects and Builders

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03/19

GLENORCHY CITY COUNCIL PLANNING SERVICES

DATE RECEIVED 17/9/19

PAGE 9 of 14

PLAN NO P2



AREAS	
Lower level	60.31m/2
Upper level	51.30m/2
Total	116.61m/2

UNIT 2

PROPOSED UNIT DEVELOPMENT FOR
MR J SPARK AT
31 O'BRIENS ROAD ALENORAH

UNIT 2 PLAN

SCALE 110

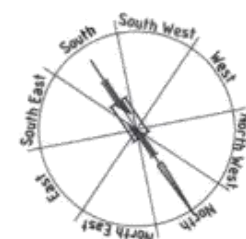
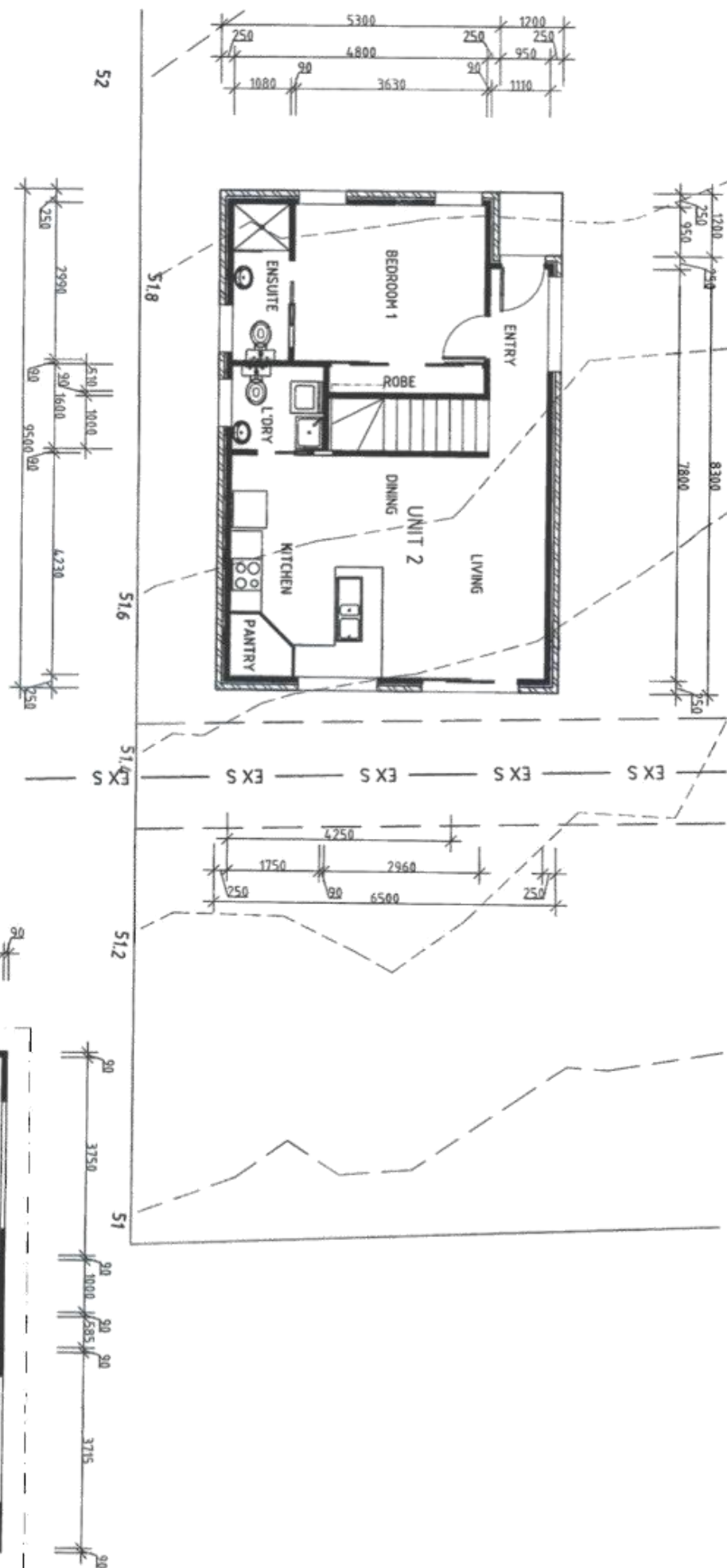
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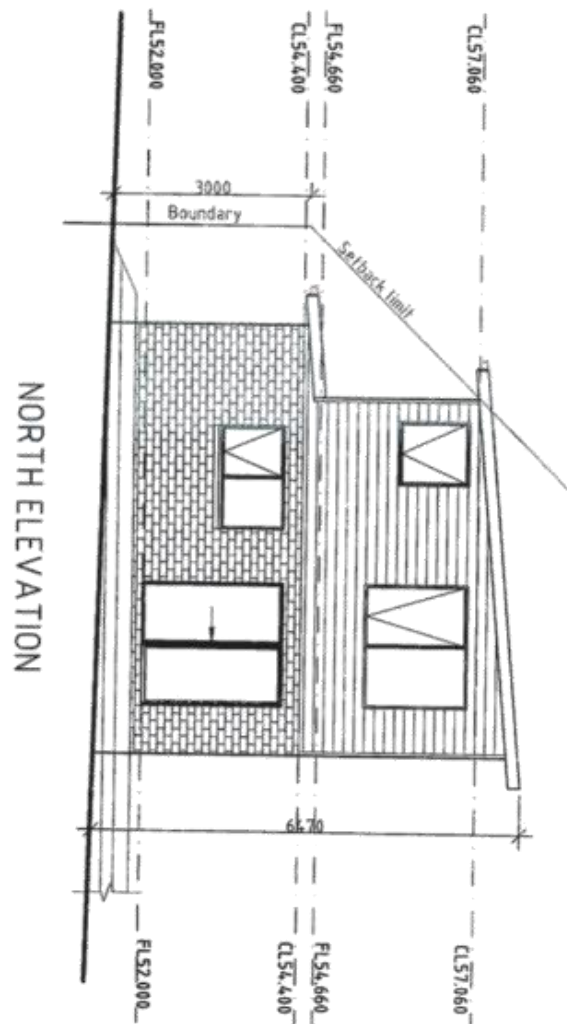
DATE 05/06/2019

DRAWN BY G. Tilley
e-mail: gtilley7@bigpond.com
phone: pt 0400 671 582

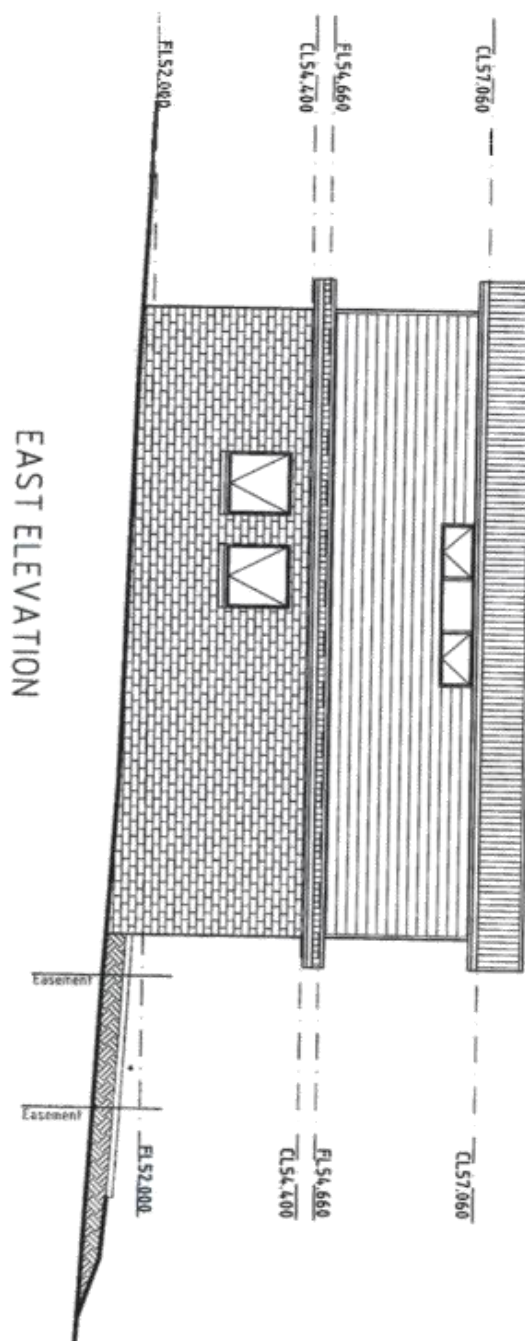
10

GLENBOROUGH CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. 19-164
 PLAN NO. 82
 DATE RECEIVED 17/5/19
 EXPIRY 10 of 14

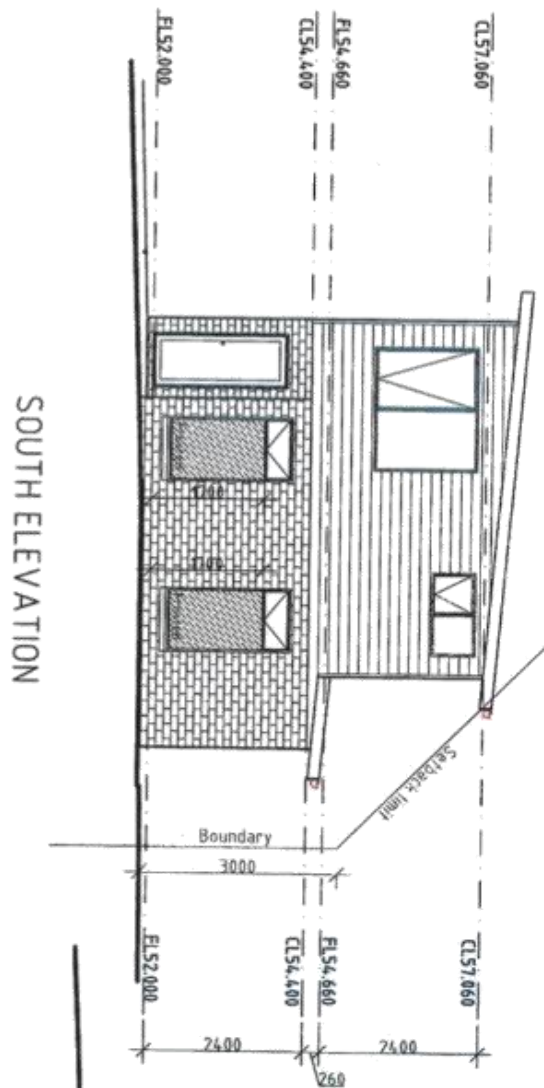




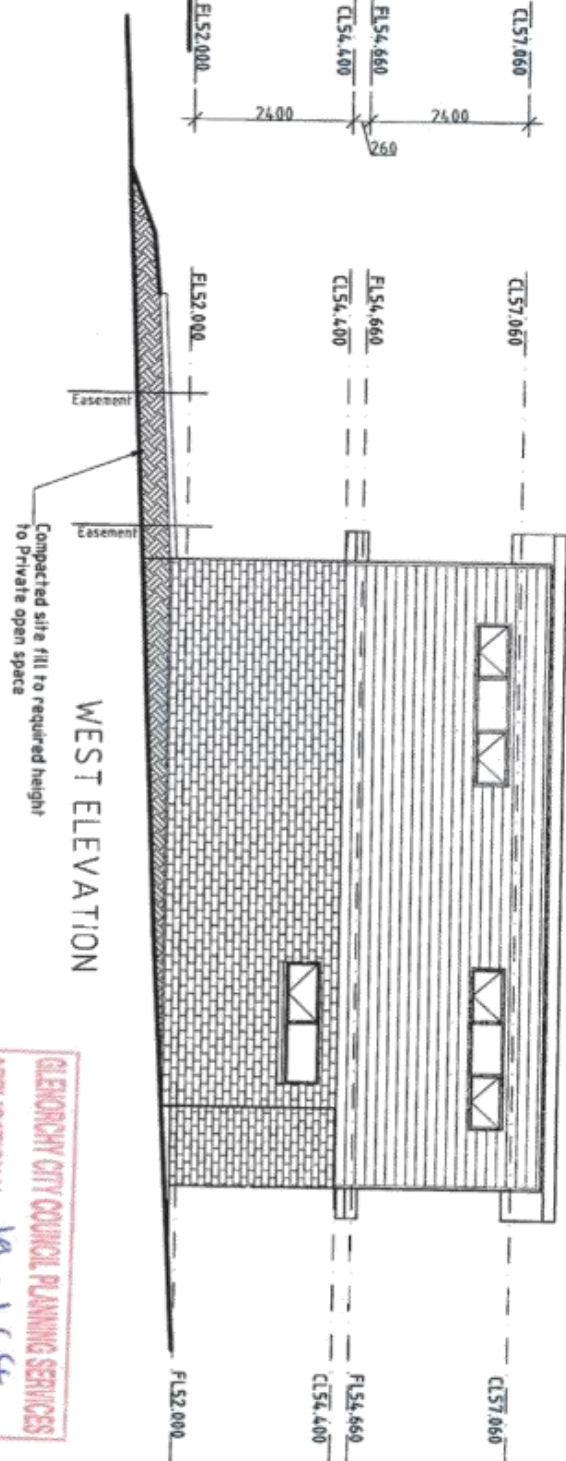
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

UNIT 2

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR
MR J SHAK AT
31 O'BRIEN ROAD GLENORCHY

UNIT 2 ELEVATIONS

SCALE 1:100

AWAYED

DATE
05/06/2019DRAWING NO.
10 OF 15DRAWN BY G. TILLEY
email: gtilley@bushland.com
phone: 0400 671 582

Accreditation No. C62021

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GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION NO. 19-164
PLAN NO. P2
DATE RECEIVED 17/11/19
PAGE 14



PROPOSED UNIT DEVELOPMENT FOR
MR J SHAK AT
31 O'BRIEN'S ROAD ALENORCH

UNIT 3

AREAS	
Lower level	60.31m/2
Upper level	61.75m/2
Total	122.06m/2

UNIT 5 PLAN

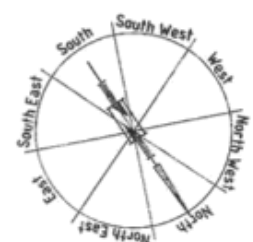
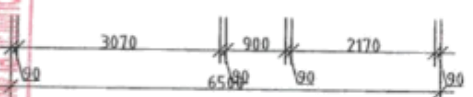
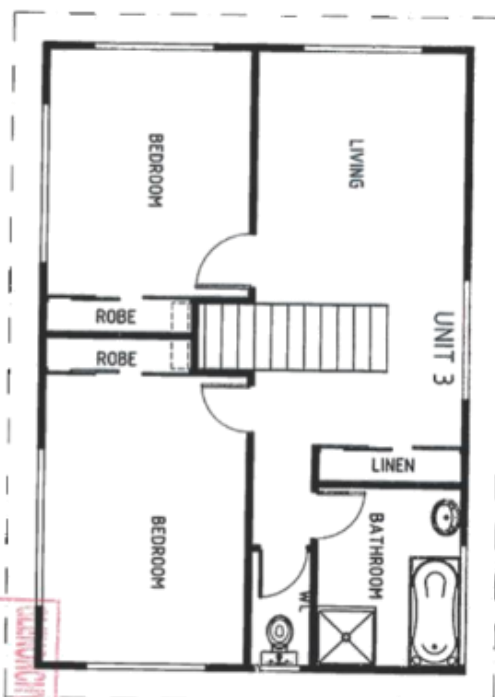
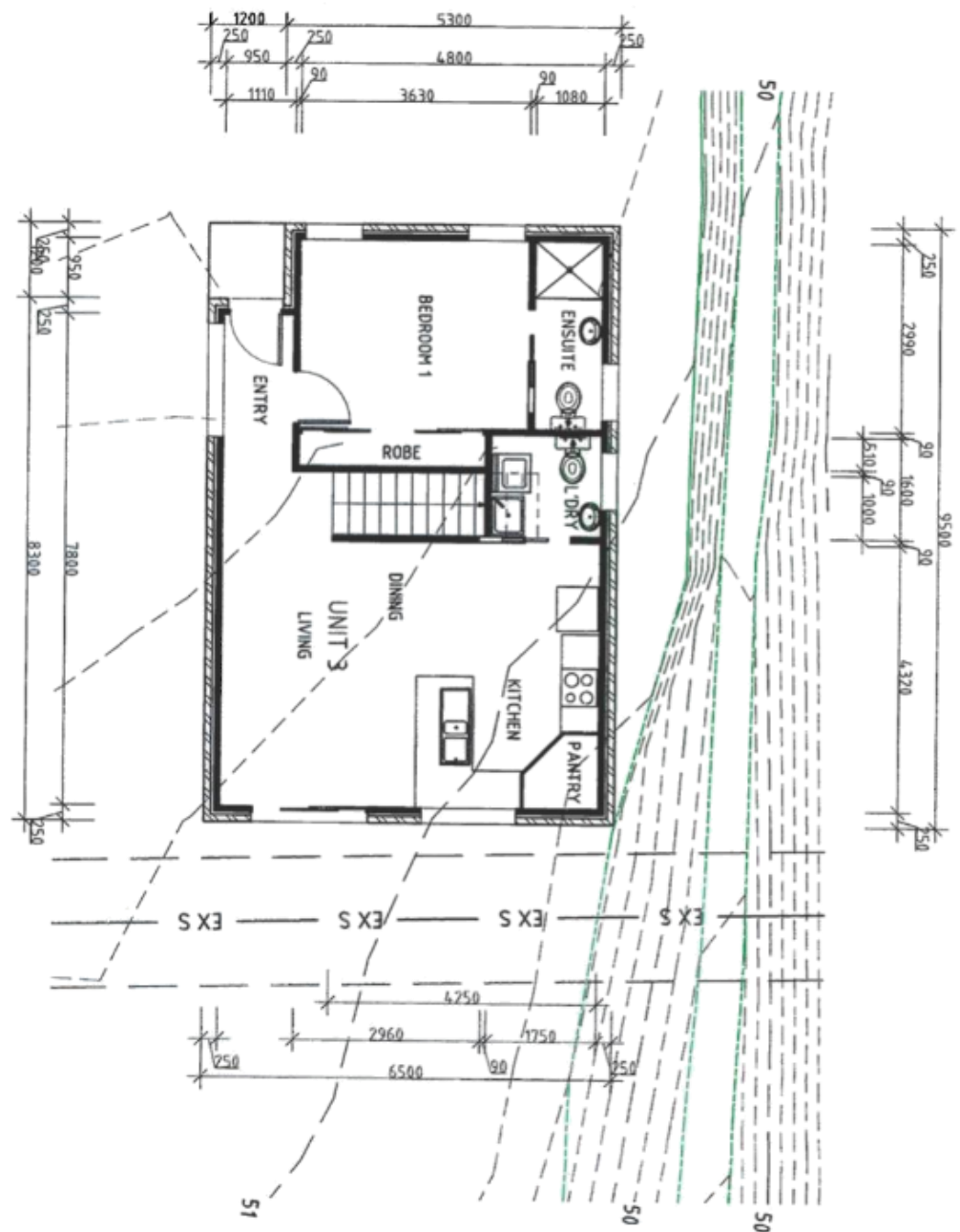
SCALE 1:100

AMENDED

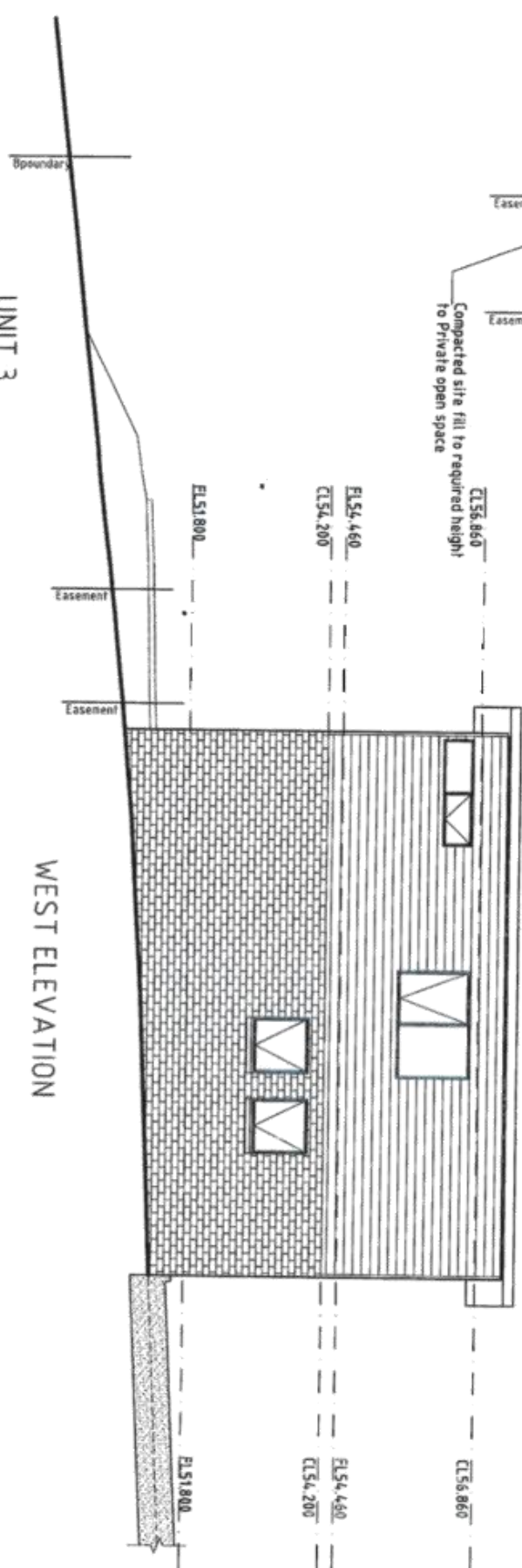
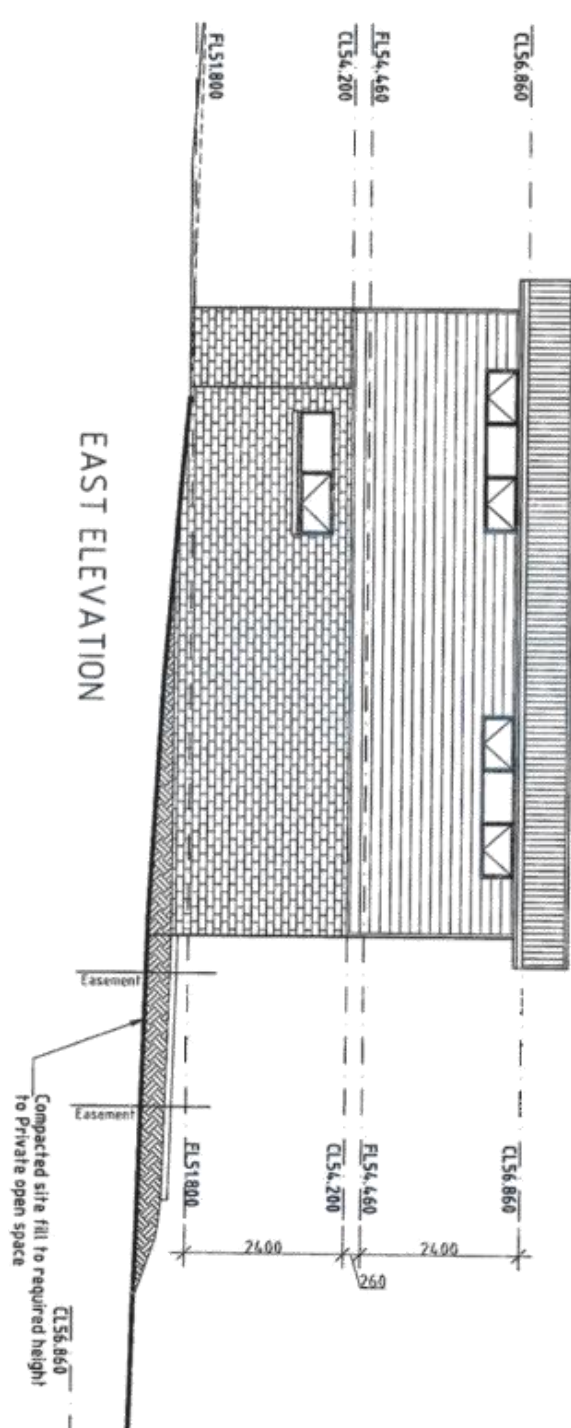
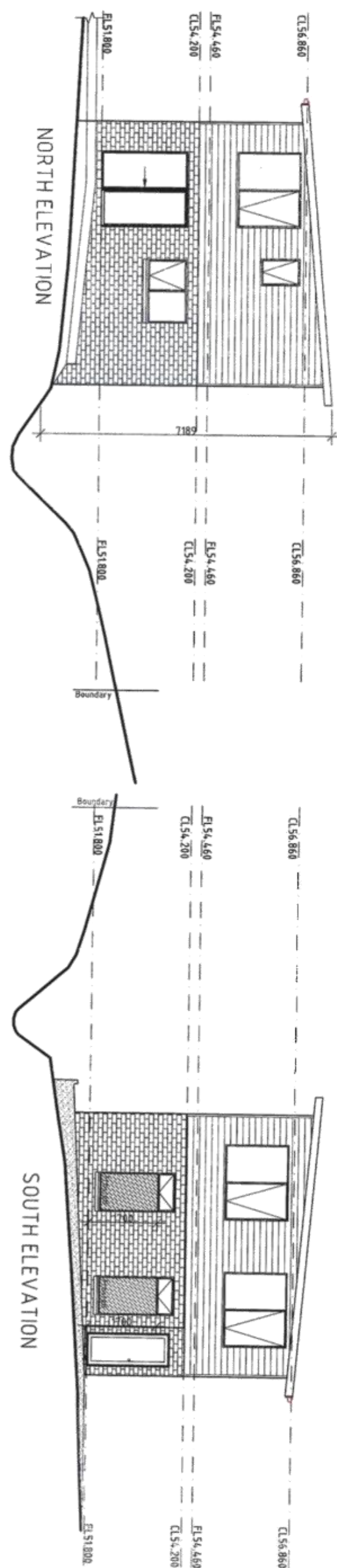
DATE
05/06/2019

DRAWN BY G. TILLEY
email: gtilley7@bigpond.com
phone: ph 0400 671 562

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CANNON CITY COULM PLANNING SERVICES
 APPLICATION No. 19-164
 PLAN NO. P2
 DATE RECEIVED 11/13/19
 12 14



UNIT 3

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTIONPROPOSED UNIT DEVELOPMENT FOR
MR J SPARK AT
31 O'BRIEN ROAD GLENORCHY

UNIT 3 ELEVATIONS

SCALE 1:100

AMENDED

DATE
05/06/2019DRAWING NO.
12 OF 15DRAWN BY G. Tiller
email: g.tiller@thepod.com
phone: 0400 671 5932

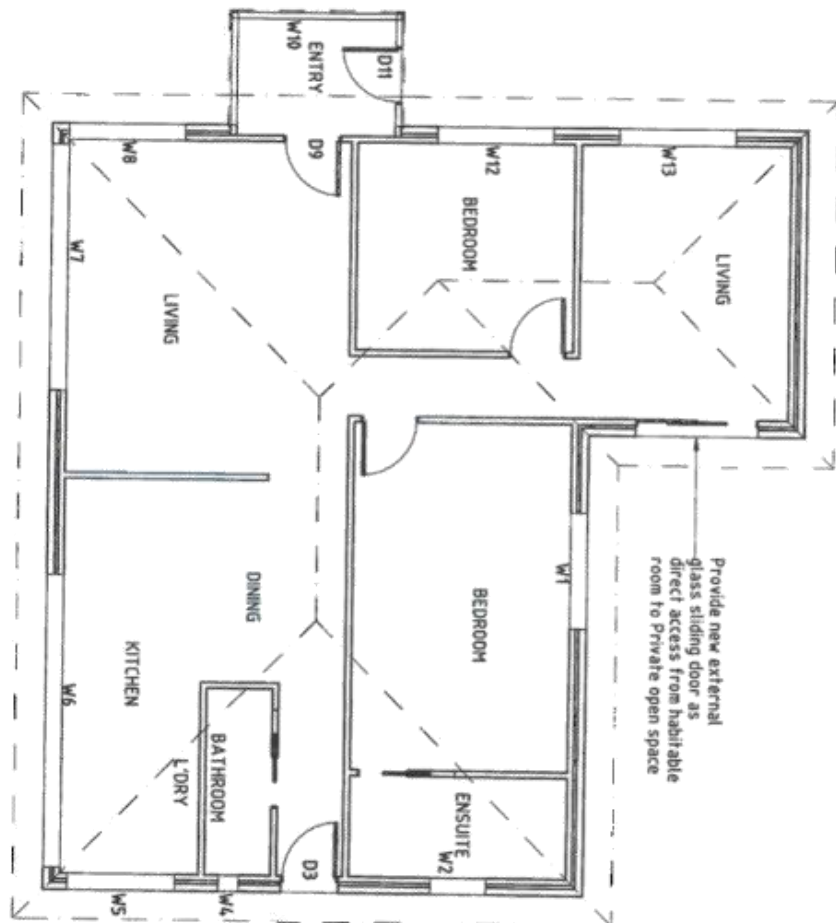
Authorisation by GTC 2019

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09/19

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 19-164
PLAN No. P2
DATE RECEIVED 17/11/19
13m 14



W1 - 1.76W x 2.40H Top RL:56.42 Ground Floor Window
 W2 - 0.84W x 1.30H Top RL:56.42 Ground Floor Window
 D3 - 0.86W x 1.10H Top RL:56.06 Ground Floor Door
 W4 - 0.31W x 0.70H Top RL:56.42 Ground Floor Window
 W5 - 1.63W x 1.30H Top RL:56.42 Ground Floor Window
 W6 - 4.40W x 1.30H Top RL:56.42 Ground Floor Window
 W7 - 3.72W x 2.36H Top RL:56.42 Ground Floor Window
 W8 - 1.76W x 2.36H Top RL:56.42 Ground Floor Window
 D9 - 0.86W x 1.10H Top RL:56.42 Ground Floor Door
 W10 - 5.85W x 1.10H Top RL:56.35 Ground Floor Window
 D11 - 0.81W x 2.05H Top RL:56.06 Ground Floor Door
 W12 - 1.76W x 2.36H Top RL:56.42 Ground Floor Window
 W13 - 1.76W x 2.36H Top RL:56.42 Ground Floor Window

DEVELOPMENT DRAWINGS ONLY
NOT FOR CONSTRUCTION

PROPOSED UNIT DEVELOPMENT FOR
MR J SHAK AT
31 O'BRIEN ROAD GLENORCHY

EXISTING RESIDENCE PLAN

SCALE 1:100

ATTACHED

DATE
05/06/2019

DRAWING NO.
15 OF 15

DRAWN BY G Tilly
email: gtilly7@sky.com
phone: 0400 671 5932

Accreditation No. 0319
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GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. 13-164
 PLAN No. P2
 DATE RECEIVED 17/9/19
 PAGE 14 of 14



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-164	Council notice date	16/10/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01534-GCC	Date of response	22/10/2019
TasWater Contact	Daria Rech	Phone No.	(03) 6237 8222
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	31 O'BRIEN ST, GLENORCHY	Property ID (PID)	5387398
Description of development	Multiple dwellings x 4 (1 existing; 3 x new)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
G. Tilley	Site Plan / 01	--	05/06/2019
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 / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 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 <i>Water and Sewerage Industry Act 2008</i> 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. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must 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 must 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. Minimum horizontal clearance of 1.0m from outside wall of the TasWater pipe(s);			



- c. 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;
- d. A note on the plan indicating how the pipe location and depth were ascertained.

DEVELOPMENT ASSESSMENT FEES

- 5. 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 fees will be indexed, until the date paid to TasWater.

The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-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.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- 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
- TasWater will locate residential water stop taps free of charge
- 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.

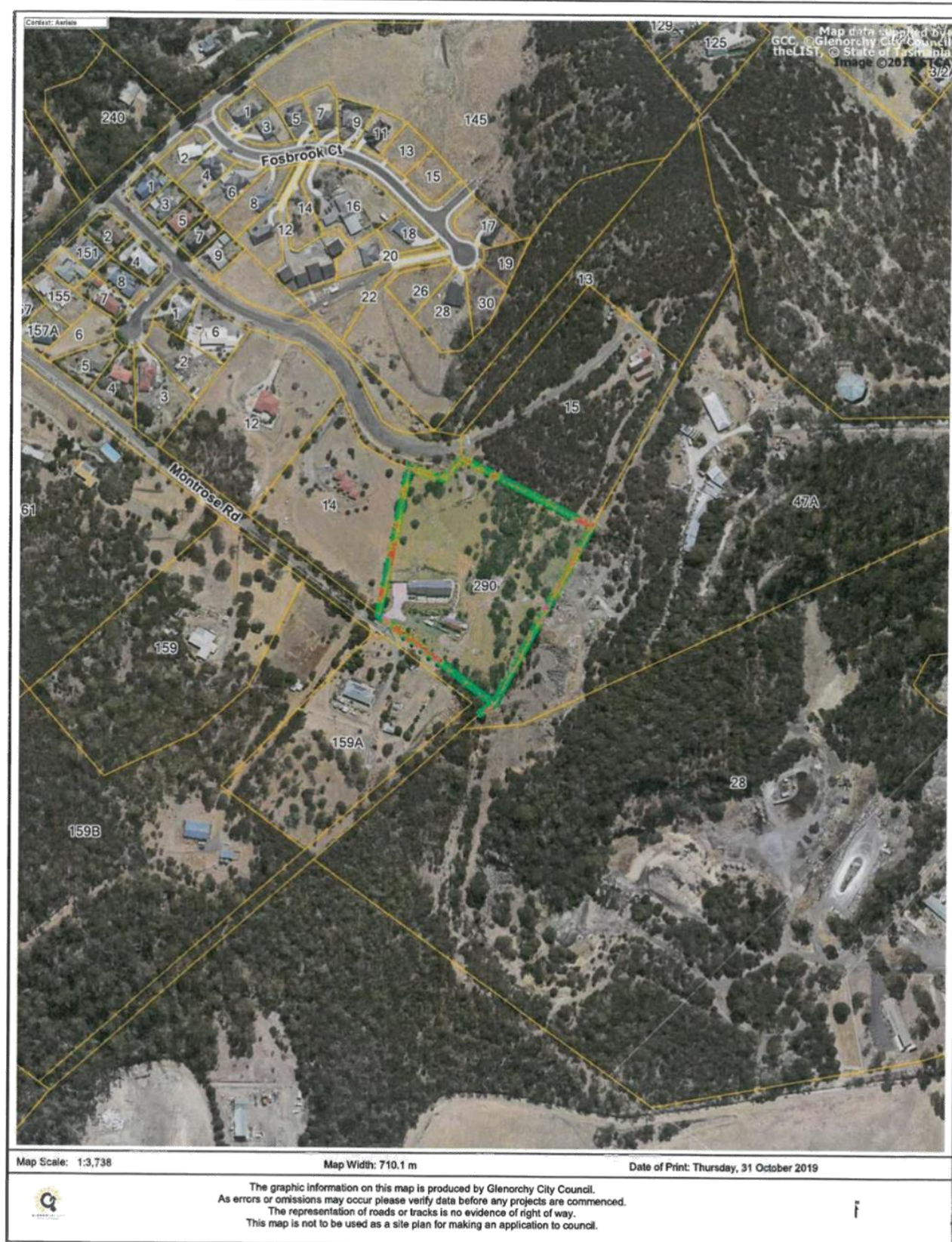
Authorised by

Jason Taylor

Development Assessment Manager

TasWater Contact Details

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





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-219	Council notice date	17/09/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01360-GCC	Date of response	20/09/2019
TasWater Contact	Sam Bryant	Phone No.	(03) 6237 8642
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	290 MONTROSE RD, MONTROSE	Property ID (PID)	7765284
Description of development	Outbuilding (Residential) and change of use to Visitor Accommodation		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Oramatis Studio	Site Plan 1945-A2	--	06/09/2019
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
DEVELOPMENT ASSESSMENT FEES			
3. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.			
Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-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 infrastructure as shown on the GIS is indicative only.

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- 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
- TasWater will locate residential water stop taps free of charge
- 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

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

PROPOSED CHANGE OF USE + NEW SHED

DRAWING REGISTER

A101	B	DRAWING INDEX
A102	B	SITE PLAN
A103	A	PROPOSED HOUSE PLAN
A104	A	VISITOR ACCOMMODATION
A105	A	PROPOSED SHED PLAN
A106	B	FENCE ELEVATIONS + DIAGRAM
A107	A	REMOVAL OF BUSHLAND
A108	B	SETBACKS



1 LOCATION PLAN
1:2000

GENERAL NOTES:

Contractors shall verify all dimensions and levels on site before commencement of any work.
Contractors shall clearly any discrepancies before commencement of any work. Drawings must not be scaled.
Contractors shall ensure all work is carried out in accordance with the Building Code of Australia and all relevant Australian Standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio.

REV

A
RPT TO COUNCIL
REVISED FENCE TO COUNCIL

DATE

1/10/19
25/10/19

PROPOSED CHANGE OF USE + NEW SHED

1945 290 Montrose Road Montrose TAS 7010
CLIENT NAME



Oramatis Studio

212 Elizabeth Street, Hobart
P: (03) 6286 8440
E: admin@oramatis.com.au
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Building Practitioner Accreditation: CC6540

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No 19-219
PLAN No 24
DATE RECEIVED 25/10/19
PAGE 1 of 8

GENERAL NOTES

GENERAL

REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF ORAMATIS STUDIO

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

LAND TITLE REFERENCE
VOLUME/PLAN: 46375
FOLIO (LOT): 4

DESIGN WIND SPEED
WIND LOADING TO AS 4055: N2

SOIL CLASSIFICATION
SOIL CLASSIFICATION TO AS 2870: n/a

CLIMATE ZONE FOR THERMAL DESIGN
CLIMATE ZONE TO BCA FIGURE 1.1.4.7

BUSHFIRE PRONE AREA BAL RATING
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: n/a

CORROSION ENVIRONMENT
CORROSION ENVIRONMENT TO AS/NZS 2312: n/a

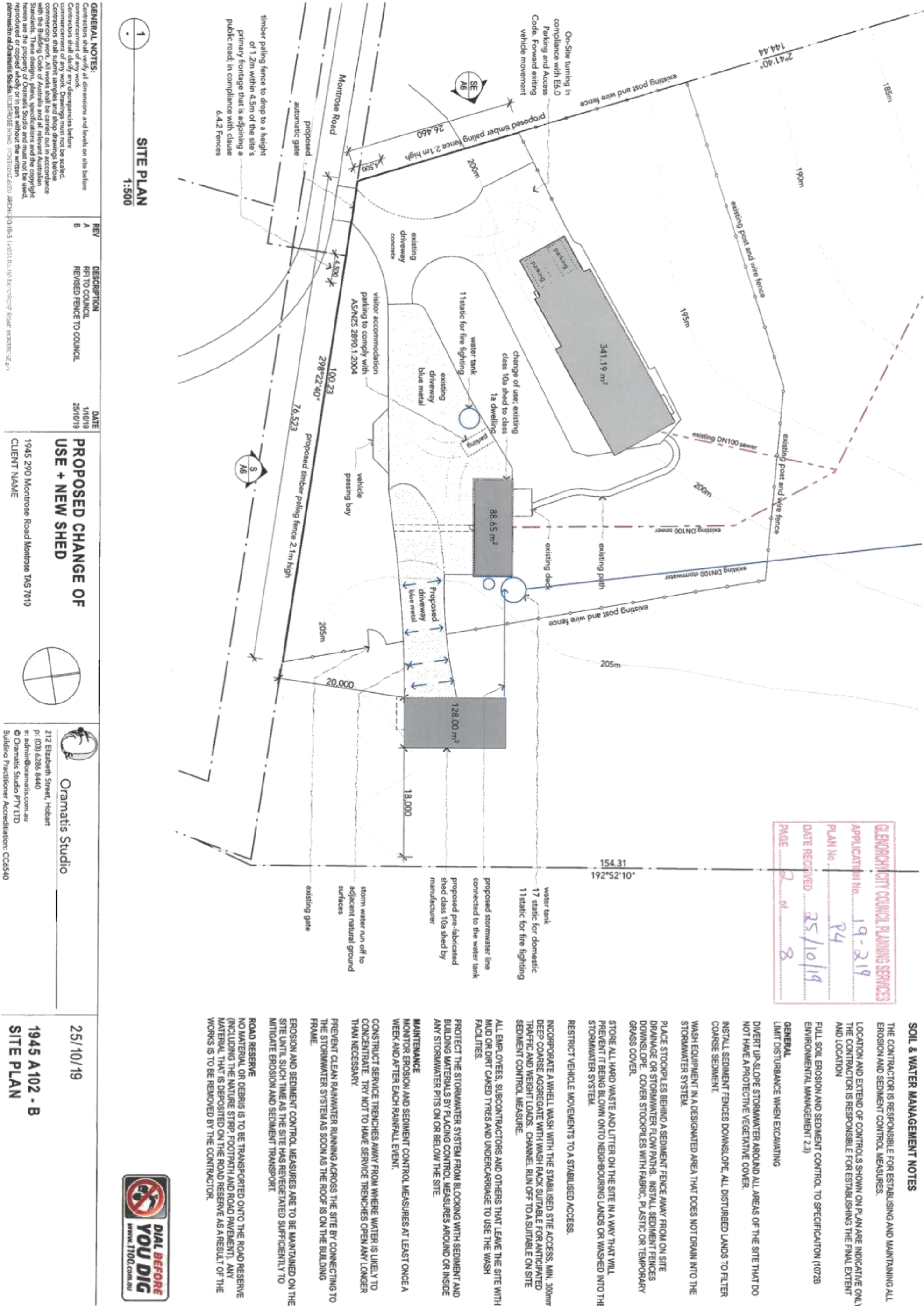
KNOWN SITE HAZARDS: n/a

SCHEDULE OF AREAS
EXISTING DWELLING AREA: 341m²
EXISTING SHED (PROPOSED VISITOR ACCOMMODATION): 88m²
PROPOSED VISITOR ACCOMMODATION: 88m²
PROPOSED SHED AREA: 128m²
SITE AREA: 19,020m²

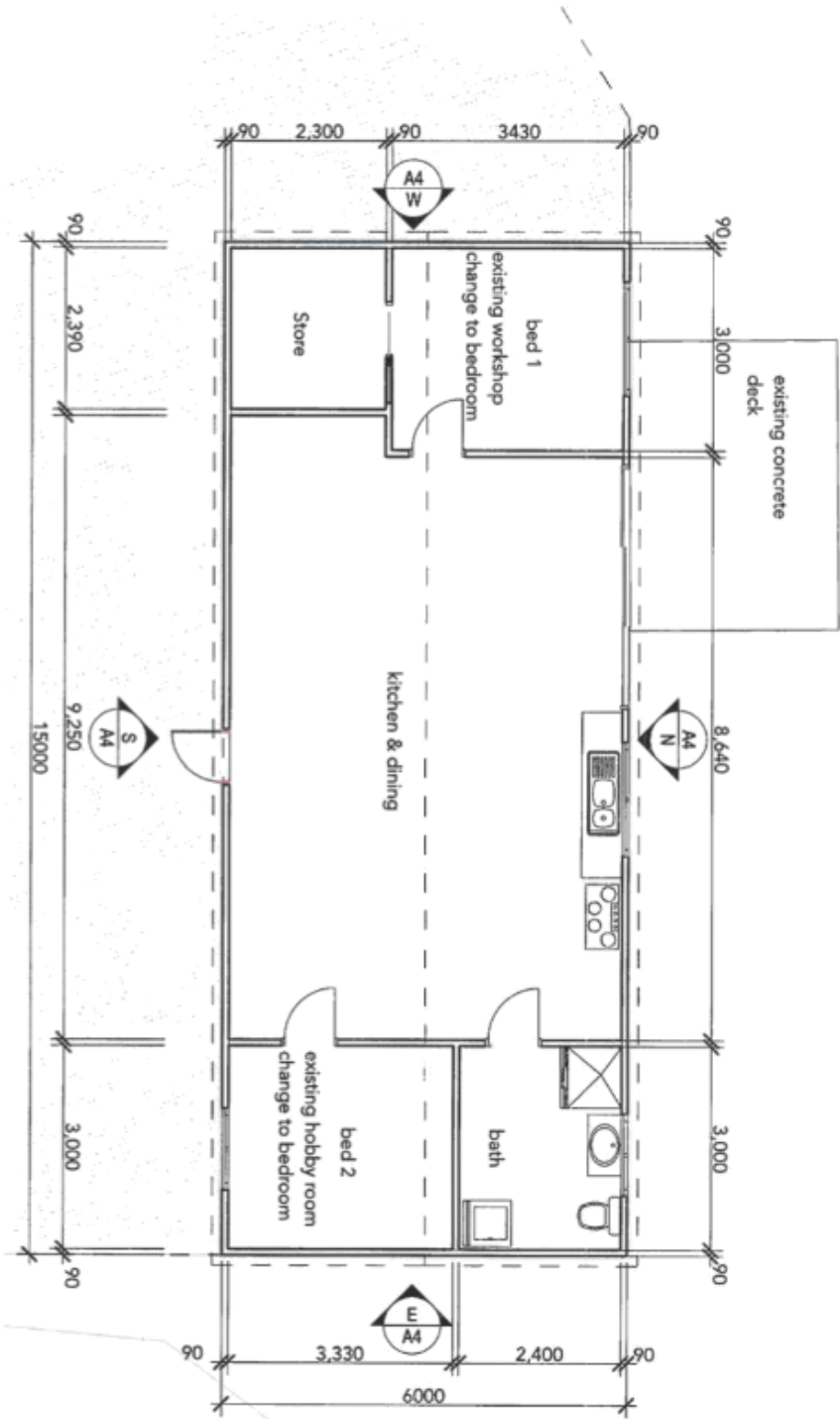
THIS DRAWING MUST ONLY BE READ IN FULL COLOUR

25/10/19

1945 A101 - B
DRAWING INDEX



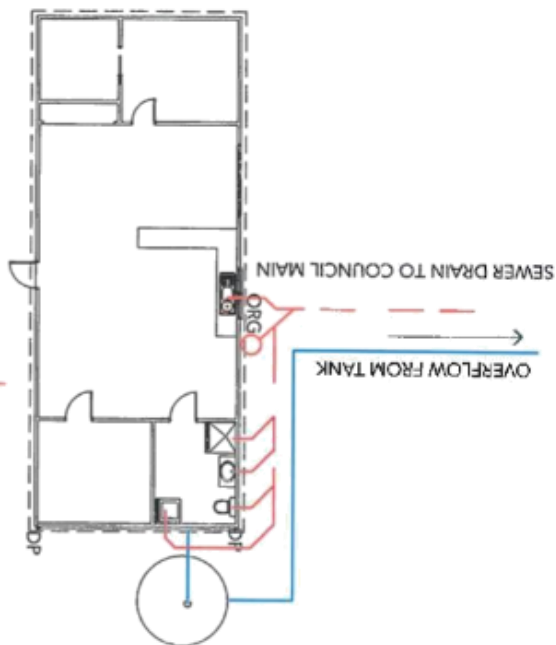
Proposed Dwelling Floor Plan
1:100



ROOF PLAN
1:100



Existing Drainage Plan
1:200



KEY FIXTURE WASTE PIPE
1 Water Closet - 100 dia
2 Sink - 50 dia
3 Basin - 40 dia
4 Bath - 50 dia
5 Shower - 50 dia
6 Trough - 50 dia
All pipes to be class SH

DRAINAGE NOTES:
Stormwater Pipes: — to be UPVC Class HD
Sewer Pipes: — to be UPVC Class SH
Provide 20 dia copper water reticulation - Type B
Stop Valve is located adjacent to entry path.
Backfill all trenches beneath vehicle pavement and slabs on grade full depth, with 20 FCR compacted to 95%.

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 19-219
PLAN No. 24
DATE RECEIVED 25/10/19
PAGE 3 of 8

PROPOSED CHANGE OF
USE + NEW SHED

1945 290 Montrose Road Montrose TAS 7010
CLIENT NAME

Oramatis Studio

212 Elizabeth Street, Hobart
p: (03) 6286 8440
e: admin@oramatis.com.au
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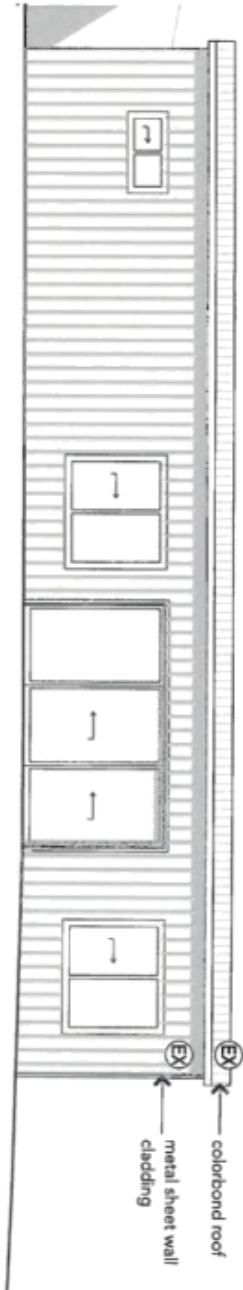
1945 A103 - A
PROPOSED HOUSE PLAN

GENERAL NOTES:
Contractors shall verify all dimensions and levels on site before
commencement of any work.
Contractors shall clarify any discrepancies before
commencing work. All work shall be carried out in accordance
with the Building Code of Australia and all relevant Australian
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REV A DESCRIPTION RPT TO COUNCIL

DATE 1/10/19

GENERAL NOTES:	REV	DESCRIPTION	DATE	PROPOSED CHANGE OF USE + NEW SHED	CLIENT NAME	1945 290 Montrose Road Montrose TAS 7010	25/10/19	1945 A 104 - A VISITOR ACCOMMODATION
Contractors shall verify all dimensions and levels on site before commencement of any work. Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and shop drawings before commencing work. All works shall be carried out in accordance with the Building Code of Australia and all relevant Australian Standards. These designs, plans, specifications and the copyright herein are the property of Oramatis Studio and must not be used, reproduced or copied wholly or in part without the written permission of Oramatis Studio. 1945 290 MONTROSE ROAD, MONTROSE, TAS 7010	A	RFT TO COUNCIL	1/10/19					



- LEGEND**
- SM SHEET METAL CLADDING - DARK COLOUR
 - CB SHEET METAL ROOFING - COLORBOND ROOF SHEET
 - EX EXISTING SHEET METAL

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 19-219
PLAN No. 94
DATE RECEIVED 25/10/19
PAGE 4 of 8



GENERAL NOTES:

Contractors shall verify all dimensions and levels on site before commencement of any work.

Contractors shall clarify any discrepancies before commencement of any work. Drawings must not be scaled. Contractors shall submit samples and shop drawings before

commencing work. All works shall be carried out in accordance with the Building Code of Australia and all relevant Australian Standards. These designs, plans, specifications and the covering

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DESCRIPTION
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PROPOSED CHANGE OF USE + NEW SHED

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CLIENT NAME



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P: (03) 6286 8440

e: admin@oramatis.com.au
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25/10/19

1945 A105 - A

PROPOSED SHED PLAN

LEGEND

SHEET METAL CLADDING - DARK COLOUR

CB SHEET METAL ROOFING - COLORBOND ROOF SHEET

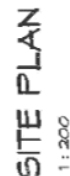
EXISTING SHEET METAL

ELIENORCH OFFICE OF LOCAL PLANNING SERVICES
APPLICATION No. 19-219
PLAN No. P4
DATE RECEIVED 25/10/19
PAGE 5 of 8

8 Millington Court, Glenorchy

Item:





Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681



Prime
Design

10 Goodman Court, Inverney Tasmania 7243,
p(0) + 03 6232 3790
160 New Town Road, New Town, Hobart 7008
p(h) + 03 6228 4575
online@primedesigns.com.au, primedesigns.com.au

Project: **PROPOSED NEW RESIDENCE
8 MILLINGTON COURT
GLENORCHY**

Client name: S.B. & S. UPADHYAY
Approved by: A.C.M.

Drafted by: D.D.H.

DPQ
WATKINS
INSTRUMENTS
CORP.

Date: _____ Scale: _____

17.09.2019 1:200

Project/Drawing No:	Revision:
PNH19008 - 01	05

Accredited building practitioner. Frank Gaskus - No CC246A

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, ALL
S.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. 9500 & APPROVED BY COUNCIL INSPECTOR
BUILDING/PLUMBER TO ENSURE ADEQUATE FALL TO SITE
CONNECTION POINTS IN ACCORDANCE WITH A.S. 9500 FOR
STORMWATER & 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. 1298 & A.S.
3047
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 3654, READ IN CONJUNCTION
WITH BUSHFIRE ATTACK LEVEL (BAL) REQUIREMENT SUPPORT

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 0.20%

PLANNING

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. 19-218

PLAN No. P3

DATE RECEIVED 17/9/2019

PAGE 2 of 6

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

10 Crawford Court, Invermay Tasmania 7246.
 p01+ 03 6332 3790
 160 New Town Road, New Town, Hobart 7008
 p01+ 03 6228 4575
 info@primedesign.com.au primedesign.com.au

Project:
PROPOSED NEW RESIDENCE
8 MILLINGTON COURT
GLENORCHY

Client name:
S.B. & S. UPADHYAY

Drawing:
SITE DRAINAGE PLAN

Drawn by:
 I.L.C.

Approved by:
 A.C.M.

Date:
 17.09.2019

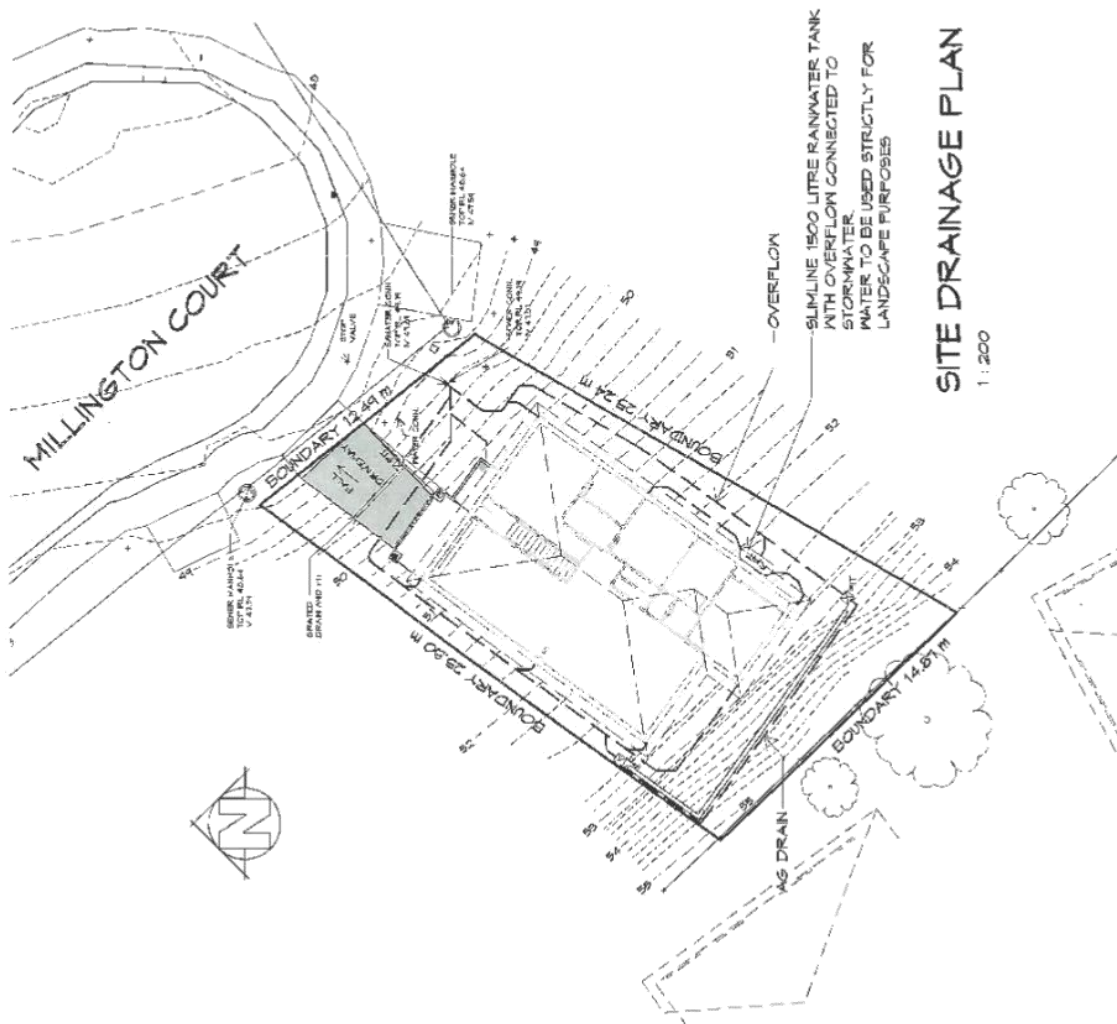
Scale:
 1 : 200

Project/Drawing no:
 PDH19008 - 02

Revision:
 05

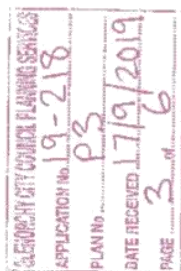
Accredited by Tasmanian Planning Authority: Firm: GSD - No. CC246A

bda
 BDA
 BDA
 BDA



Hotondo Homes
 Hotondo Homes Craig Ellis
 148 New Town Road, New Town 7008
 Ph: 0400 653 681





LEGEND

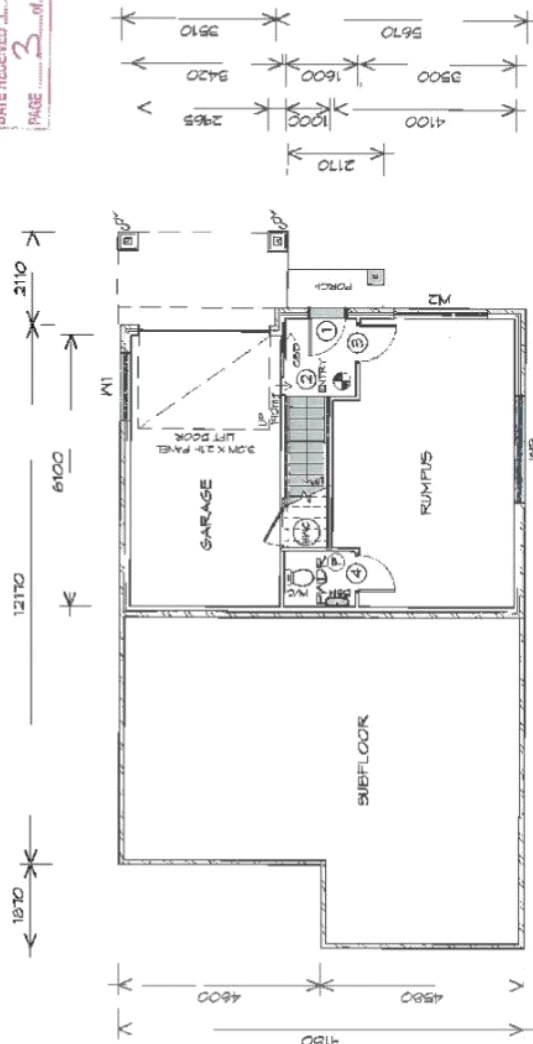
- (F) EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- GED CAVITY SLIDING DOOR
- SD SLIDING DOOR
- F FLOOR WASTE
- GS GLASS SCREEN
- WD STACKED WASHER/DRYER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

STAIRS		
NO RISERS	RISER HT	TREAD DEPTH
14	171	250

GOING NON SLIP TO COMPLY NCC 2016



GROUND FLOOR PLAN

1 : 100

Prime Design

10 Goodwin Court, Invermay Tasmania 7246,
ph: (03) 6332 3790
160 New Town Road, New Town, Hobart 7008
ph: (03) 6228 4375
info@primedesign.com.au primedesign.com.au

Project:
**PROPOSED NEW RESIDENCE
8 MILLINGTON COURT
GLENORCHY**

Client name:
S.B. & S. UPADHYAY

Drawing:
GROUND FLOOR PLAN



Drawn by:
D.D.H.

Approved by:
A.C.M.

Date:
17.09.2019

Scale:
1 : 100

Project/Drawing No.:
PDH19008 - 04

Revision:
05



Accredited building practitioner: Frank Glebas - No. CC246A

FIRST FLOOR AREA	121.77	m2	(13.09 SQUARES)
GROUND FLOOR AREA	50.32	m2	(4.12 SQUARES)
DECK AREA	7.16	m2	(0.77 SQUARES)
GARAGE AREA	24.39	m2	(2.62 SQUARES)
TOTAL FLOOR AREA	191.65	m2	(20.61 SQUARES)

NOTE:

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

Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681



GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. 19-218
 PLAN No. P3
 DATE RECEIVED 17/9/2019
 TIME 4:06

LEGEND

- Ⓟ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- Ⓢ CAVITY SLIDING DOOR
- Ⓢ SLIDING DOOR
- Ⓢ FLOOR WASTE
- Ⓢ GLASS SCREEN
- Ⓢ STACKED WASHER/DRYER

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

STAIRS		
NO RISERS	RISER HT	TREAD DEPTH
14	171	250

GOING NON SLIP TO COMPLY NCC 2016

Prime Design

19 Goodmans Court, Livermay Tasmania 7248,
 ph: + 05 6332 3790
 160 New Town Road, New Town, Hobart 7008
 ph: + 03 6228 4573
 info@primedesign.com.au primedesign.com.au

Project:
**PROPOSED NEW RESIDENCE
 8 MILLINGTON COURT
 GLENORCHY**

Client name:
S.B. & S. UPADHYAY

Drawing:
FIRST FLOOR PLAN



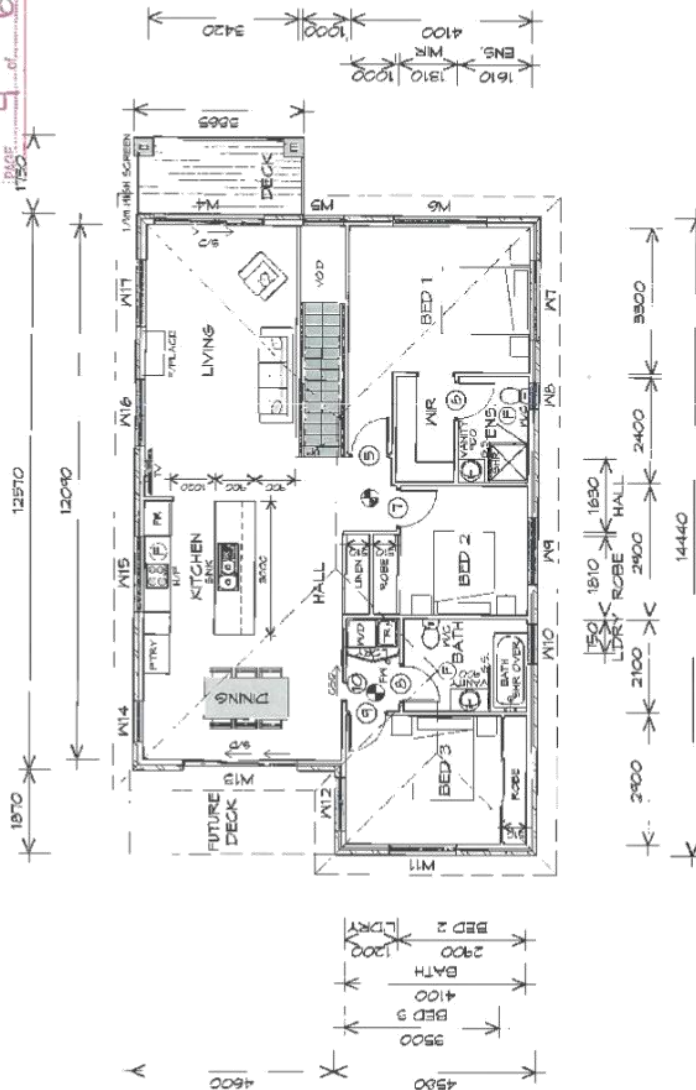
Drafted by:
D.D.H.
 Approved by:
A.C.M.

Date:
17.09.2019
 Scale:
1 : 100

Project/Drawing no.
PDH19008 - 05
 Revision:
05

Accredited building practitioner: Frank Gattuso - No GC246A

bda
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA



FIRST FLOOR PLAN

1 : 100

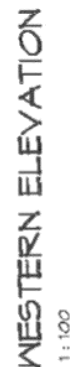
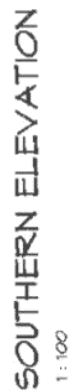
	FIRST FLOOR AREA	121.77	m2	(13.04 SQUARES)
	GROUND FLOOR AREA	30.52	m2	(4.12 SQUARES)
	DECK AREA	7.16	m2	(0.77 SQUARES)
	GARAGE AREA	24.39	m2	(2.62 SQUARES)
	TOTAL FLOOR AREA	141.65	m2	(20.61 SQUARES)

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Hotondo Homes

PLANNING



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