

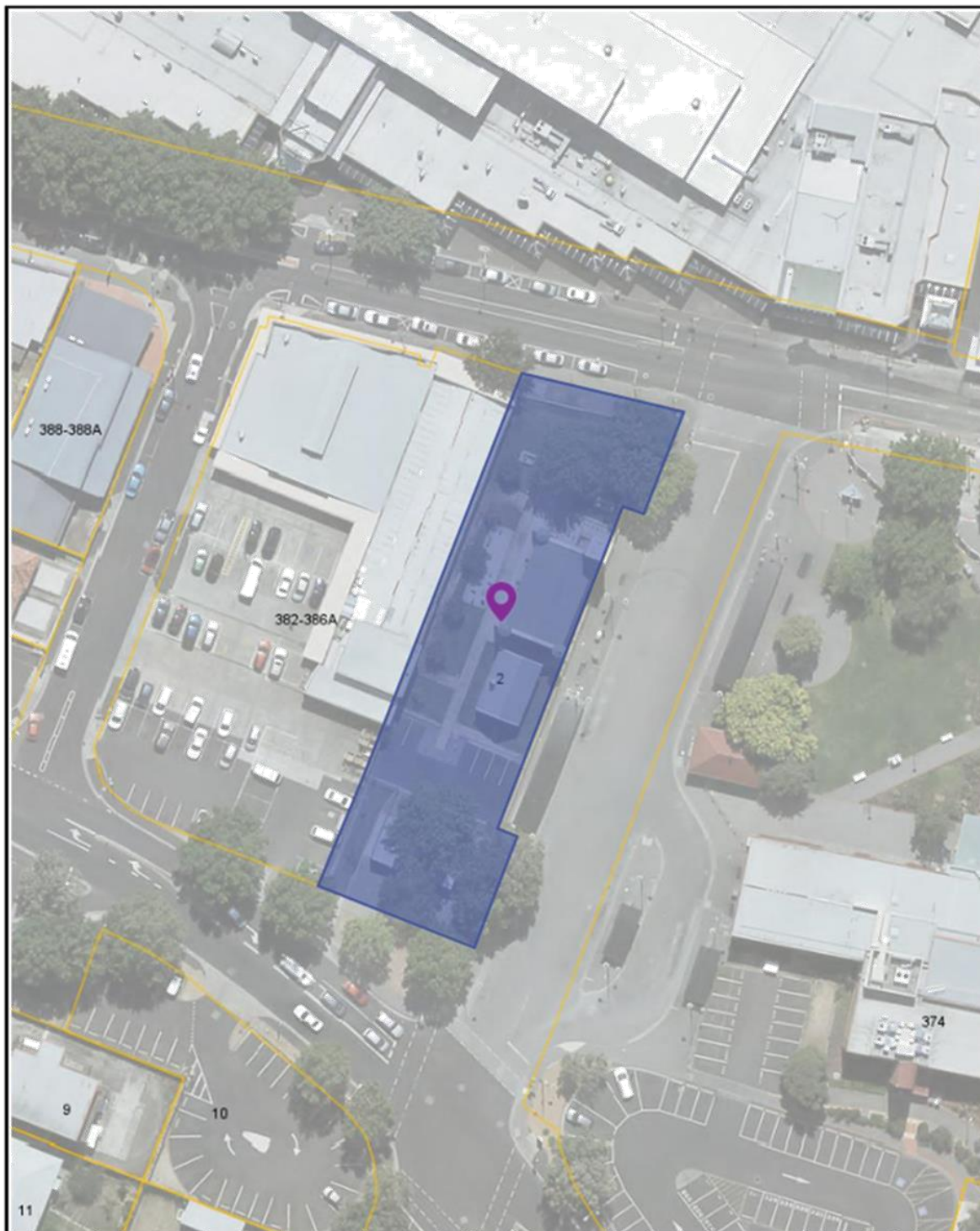
**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 12 JULY 2021**



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PLANNING

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© Glenorchy City Council



2 Tolosa Street, Glenorchy TAS 7010

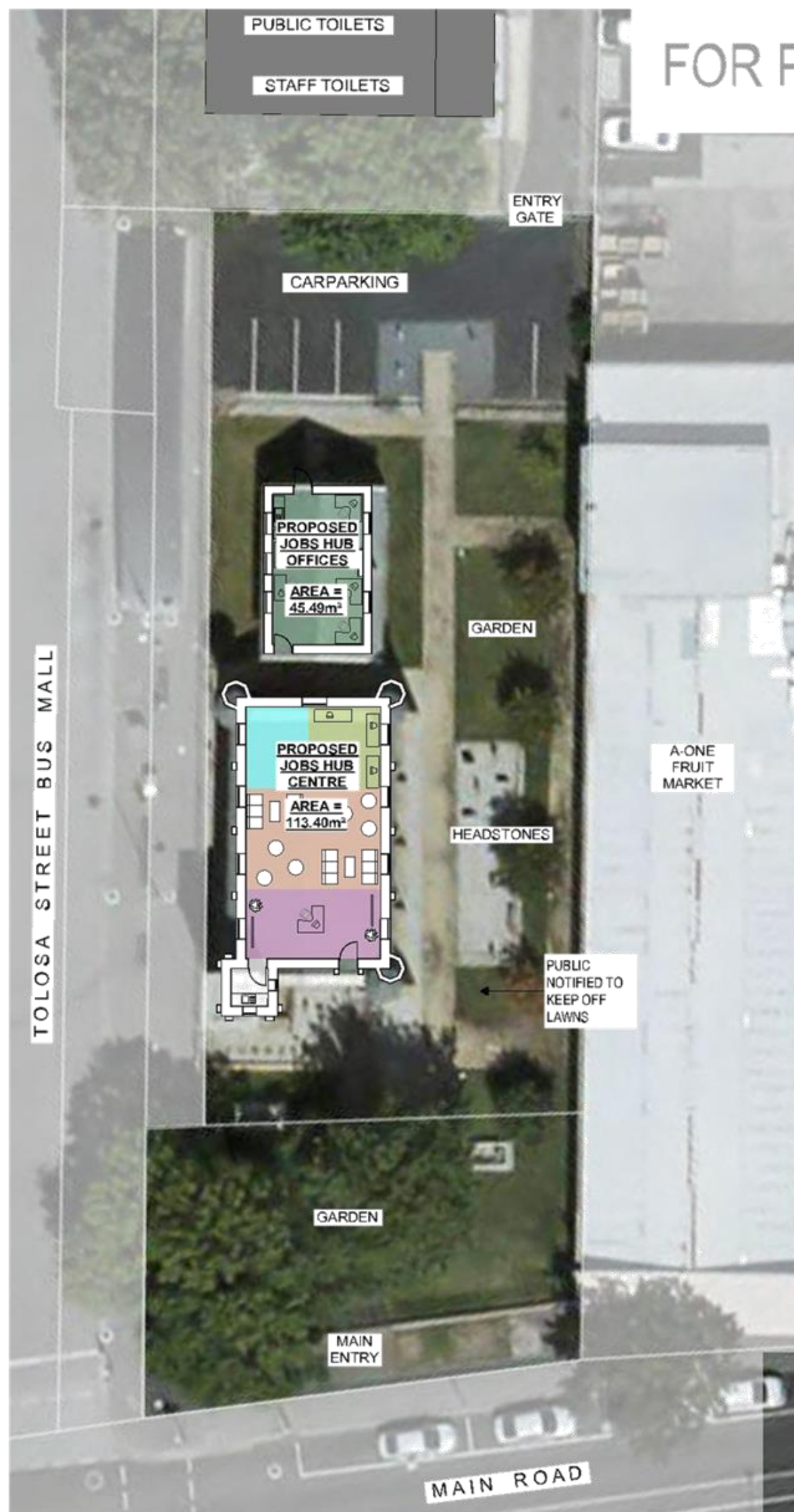
5-Jul-2021



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Document Set ID: 2997966
Version: 1 Version Date: 05/07/2021



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-21-255
DATE RECEIVED 17/05/2021

PROJECT

**Proposed Jobs Hub
St Matthews Church**

REVISIONS

A FOR PRICING 26/04/2021

CLIENT NAME

GLENORCHY CITY COUNCIL

PROJECT NO.

011341

PROJECT ADDRESS

**2 Tolosa St
Glenorchy
Hobart 7010**

Plot Date:
26/04/2021

DRAWN
DK
APPROVED
DK

DRAWING TITLE

Proposed site plan

DRAWING NO.

100

SCALE
@ A3
1:266.67

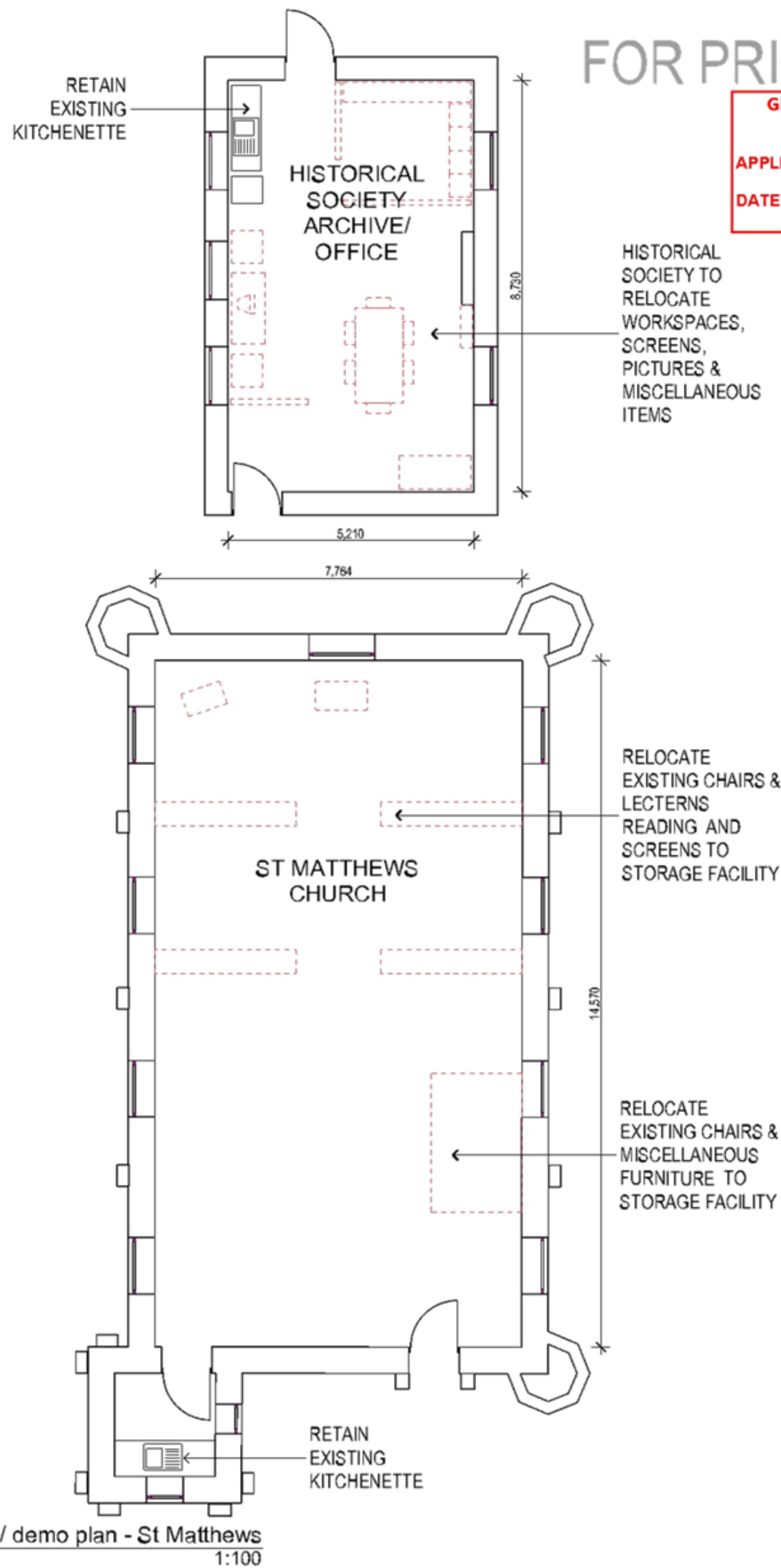


ACCREDITED DESIGNER DETAILS

DEAN KELLY
ACCREDITATION NO. CC7247
OBO GLENORCHY CITY COUNCIL
GLENORCHY CITY COUNCIL
374 MAIN ROAD GLENORCHY
GPO BOX 108 GLENORCHY 7010 TASMANIA
T: 03 6216 6800
E: gcomail@goc.tas.gov.au
www.goc.tas.gov.au



GLENORCHY CITY
Where ideas happen.



PROJECT
**Proposed Jobs Hub
St Matthews Church**

PROJECT NO.
011341

PROJECT ADDRESS
**2 Tolosa St
Glenorchy
Hobart 7010**

DRAWING TITLE
Existing/ demo plan
DRAWING NO.
200

ACCREDITED DESIGNER DETAILS
DEAN KELLY
ACCREDITATION NO. CC7247
OBO GLENORCHY CITY COUNCIL
GLENORCHY CITY COUNCIL
374 MAIN ROAD GLENORCHY
GPO BOX 103 GLENORCHY 7010 TASMANIA
T: 03 6216 6800
E: gocmail@goc.tas.gov.au
www.goc.tas.gov.au

REVISIONS
A FOR PRICING 26/04/2021

CLIENT NAME
GLENORCHY CITY COUNCIL

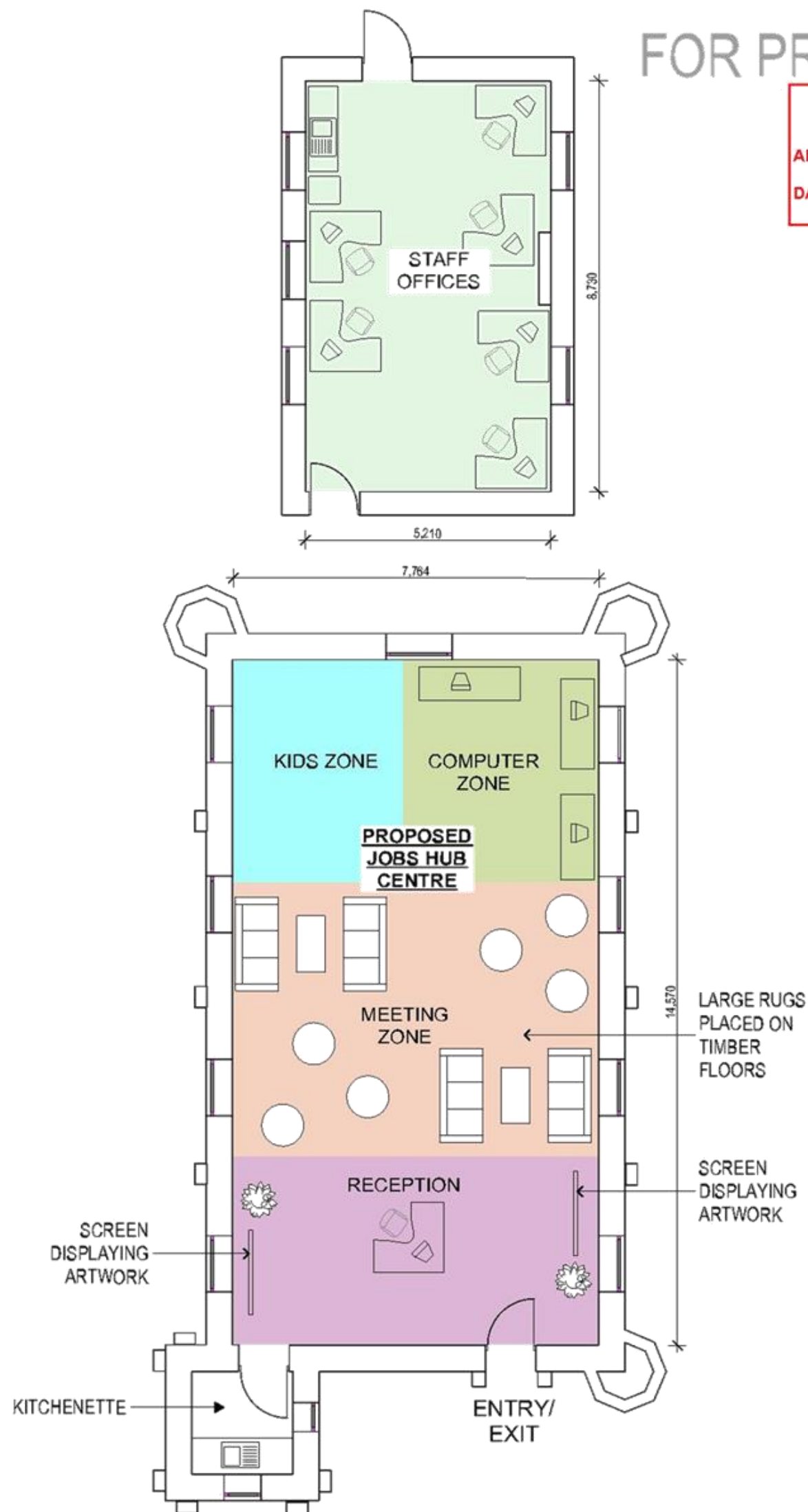
Plot Date:
26/04/2021

DRAWN
DK
APPROVED
DK

SCALE
@ A3
1:100



GLENORCHY CITY



FOR PRICING

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-255

DATE RECEIVED 17/05/2021

1 Proposed plan - St Matthews
1:100

PROJECT

**Proposed Jobs Hub
St Matthews Church**

PROJECT NO.

011341

PROJECT ADDRESS

**2 Tolosa St
Glenorchy
Hobart 7010**

DRAWING TITLE

Proposed plan

DRAWING NO.

201

ACCREDITED DESIGNER DETAILS

DEAN KELLY

ACCREDITATION NO. CC7247

OBO GLENORCHY CITY COUNCIL

GLENORCHY CITY COUNCIL

374 MAIN ROAD GLENORCHY

GPO BOX 103 GLENORCHY 7010 TASMANIA

T: 03 6216 6800

E: goomail@goc.tas.gov.au

www.goc.tas.gov.au

REVISIONS

A FOR PRICING

REV

26/04/2021

CLIENT NAME

GLENORCHY CITY COUNCIL

Plot Date:
26/04/2021

DRAWN
DK
APPROVED
DK

SCALE
@ A3
1:100



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ST MATTHEWS CEILING

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION NO PLN-21-255

DATE RECEIVED 17/05/2021

Document Set ID: 2988986
Version: 1, Marcia Pata, 18/07/2021

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-255

DATE RECEIVED 17/05/2021

CEILING
LIGHTS



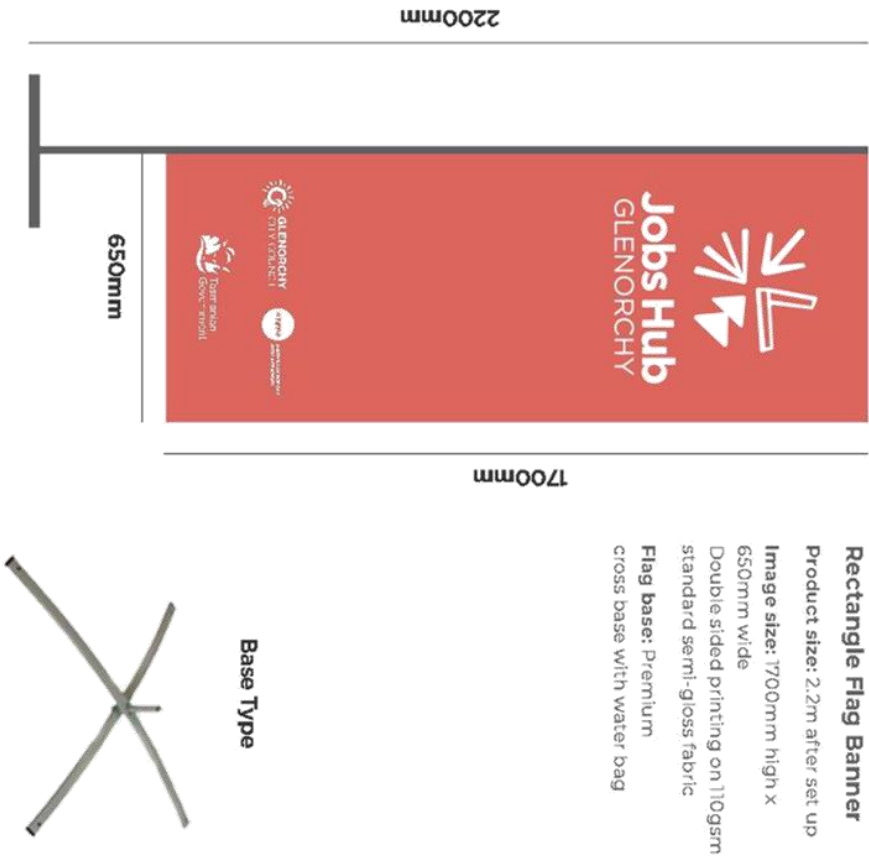
Jobs Hub Fence Banner

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-21-255
DATE RECEIVED 02/06/21



**WORK
DETECT** Glenorchy City Council Jobs Hub identity | June 2021

Jobs Hub Flag Banners



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. **PLN-21-255**

DATE RECEIVED **02/06/21**

Jobs Hub Identity

Glenorchy City Council Jobs Hub Identity | June 2021

Document Set ID: 2988986
Version: 1 Version Date: 06/06/2021

Jobs Hub A-Frame

Option 1

A-Frame Sign

Final product size:
1026mm high x 620mm wide

Material: Aluminium

Image size: 841mm high x
594mm wide



Jobs Hub A-Frame

Option 2

A-Frame Sign

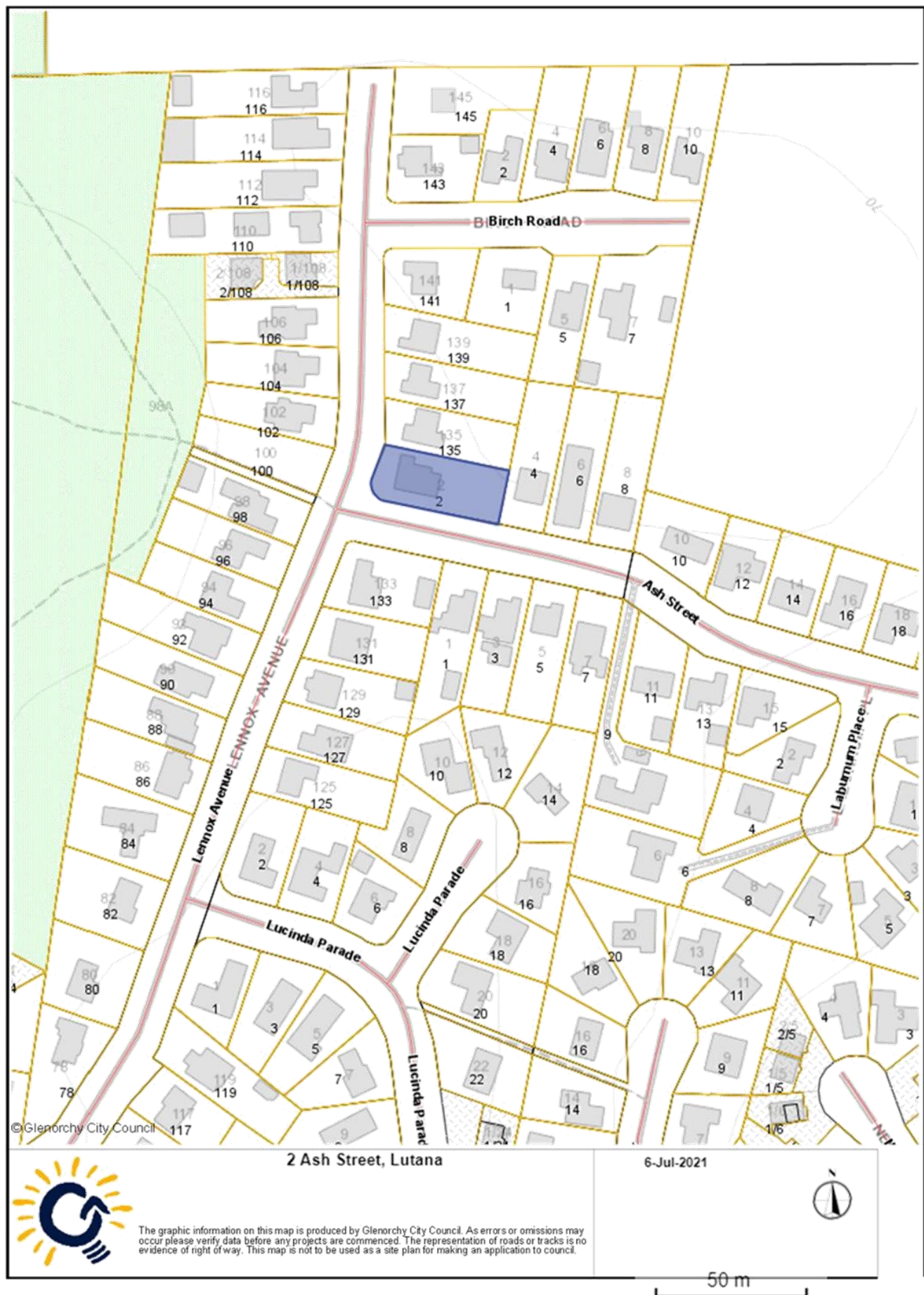
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1026mm high x 620mm wide

Material: Aluminium

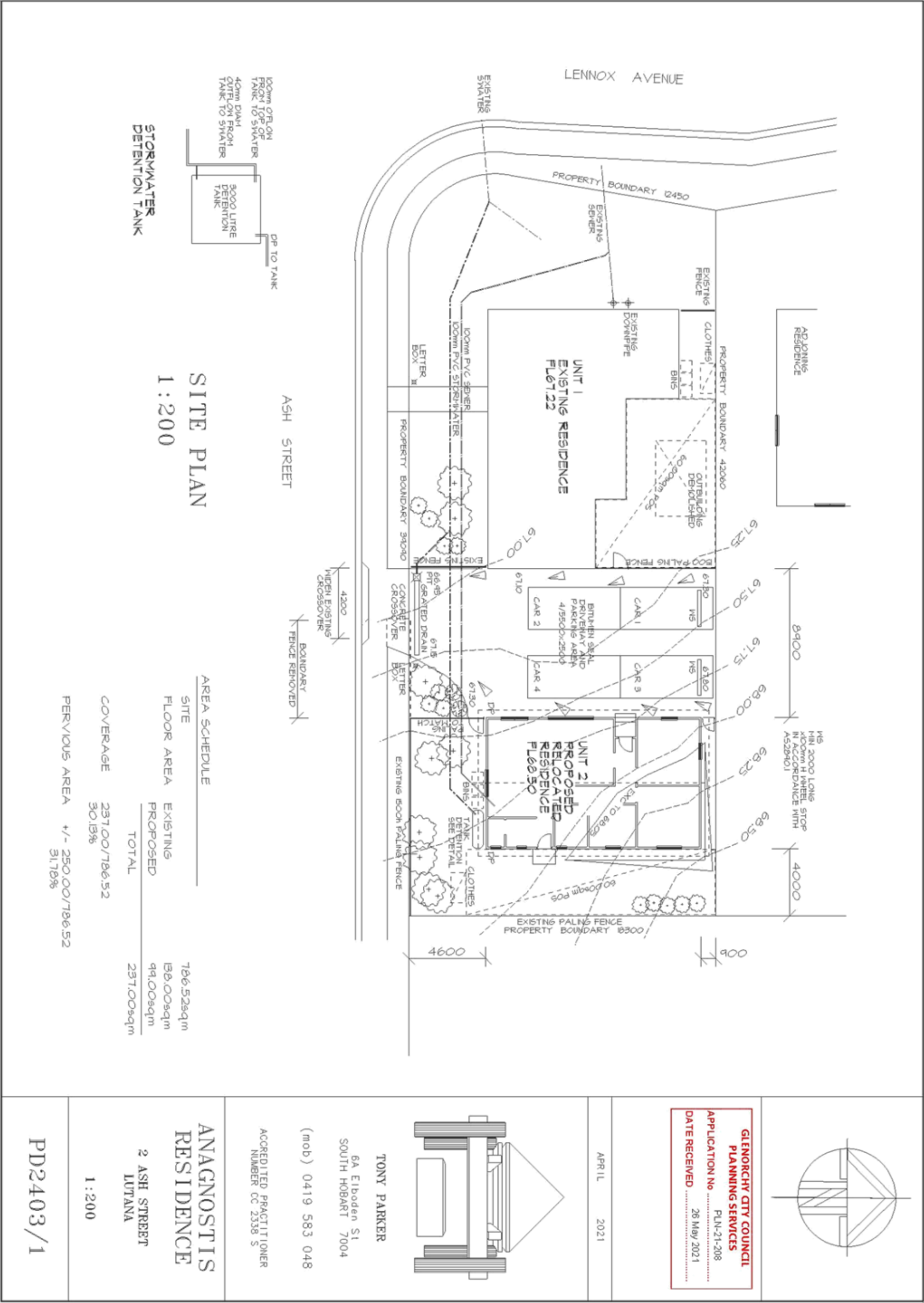
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594mm wide



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-255
DATE RECEIVED 02/06/21



Document Set ID: 2998882
Version: 1 Version Date: 06/07/2021





3000L POLY SWATER
DETENTION TANK
DP TO TANK WITH 40mm
OUTLET DISCHARGING
TO STORMWATER
SEE SHEET 1

STAIRS TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA 190 MAX RISE, 250 MIN TREAD, HANDRAIL 870mm ABOVE LINE OF NON-SLIP NOSINGS.

GLAZING TO COMPLY WITH AS1288
GLAZING SHALL COMPLY WITH THE HUMAN IMPACT
SAFETY REQUIREMENTS OF BCA CLAUSE 3.6.4
PROVIDE DPC TO BRICKWORK TWO COURSES
ABOVE FINISHED GROUND LINE AND TO BLOCK
WORK ONE COURSE ABOVE FGL

SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, BE HARD WIRED, INTERCONNECTED AND HAVE BATTERY BACK UP.

FLOOR PLAN
1:100

7800

ALL EXHAUST FANS TO BE DUCTED EXTERNALLY
AND FITTED WITH BACKDRAFT DEVICES
WC FANS TO BE SWITCHED WITH LIGHT FITTING
& HAVE 5 MINUTE DELAY OFF SWITCH

CERAMIC TILE OR APPROVED TO SHOWER RECESS
MIN 1800mm H SEALED TO WALLS AND BASE
CERAMIC TILE OR APPROVED SPLASBACK TO
V.B.S. SINKS & TROUGHS MIN 150mm H SEALED
TO WALL AND FIXTURE

WET AREAS TO BE LINED WITH VILLABOARD
OR APPROVED TO WALLS & CEILING
COMPRESSED SHEET UNDERLAY OR APPROVED
TO FLOOR AREAS

"WETSEAL" OR APPROVED WATERPROOFING
SYSTEM TO FLOOR, WALLS TO 1800H &
FLOOR/WALL JUNCTIONS TO MANUFACTURERS
SPEC'S, BCA CLAUSE 3.8.1.2, TABLE 3.8.1.1
AND TO COMPLY WITH AS3740

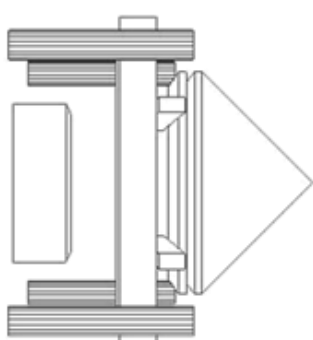


PLN-21-208

26 May 2021

DATE RECEIVED

APRIL 2021



TONY PARKER

6A Elboden St
SOUTH HOBART 7004

(mob) 0419 583 048

ACCREDITED PRACTITIONER
NUMBER CC 2338 S

ANAGNOSTIS RESIDENCE

2 ASH STREET
LUTANA

1:100

PD2403/2



6A Elboden St
SOUTH HOBART 7004
(mob) 0419 583 048



EXISTING RESIDENCE



APPLICATION No. PLN-21-208

APPLICATION No

26 May 2021

APRIL 2021



6A Elboden St
SOUTH HOBART 7004

(mob) 0419 583 048

ACCREDITED PRACTITIONER
NUMBER CC 2338 S

ANAGNOSTIS
RESIDENCE

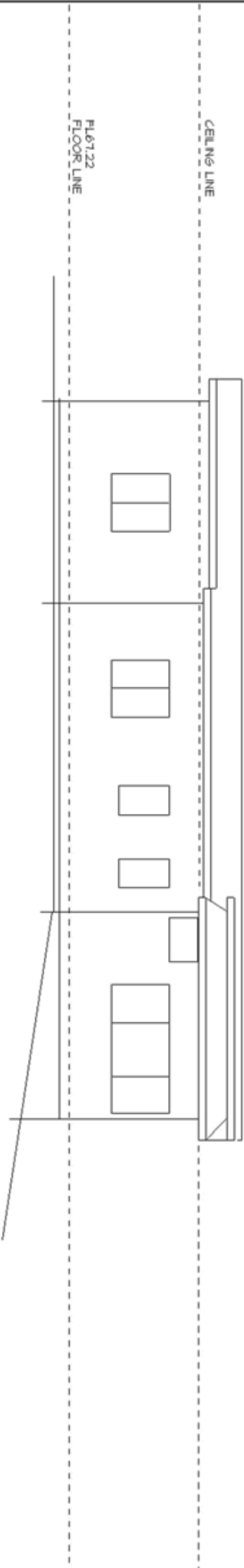
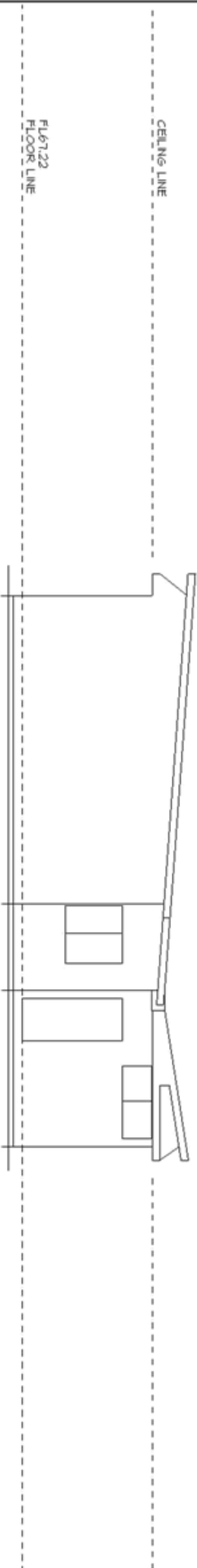
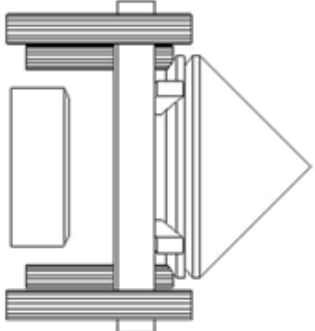
2 ASH STREET
LUTANA

1:100

PD2403/4

SOUTH 1:100	GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No PLN-21-208 DATE RECEIVED 26 May 2021
WEST 1:100	APRIL 2021 TONY PARKER 6A Elboden St SOUTH HOBART 7004 (mob) 0419 583 048 ACCREDITED PRACTITIONER NUMBER CC 2338 S
EXISTING RESIDENCE	ANAGNOSTIS RESIDENCE 2 ASH STREET LUTANA 1:100
	PD2403/5

Document Set ID: 2998682
Version: 1 Version Date: 06/07/2021

		GLENNORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No PLN-21-208 DATE RECEIVED 26 May 2021
		TONY PARKER 6A Elboden St SOUTH HOBART 7004 (mob) 0419 583 048 ACCREDITED PRACTITIONER NUMBER CC 2338 S 
EXISTING RESIDENCE		ANAGNOSTIS RESIDENCE 2 ASH STREET LUTANA 1:100 PD2403/6



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-208	Council notice date	29/04/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00666-GCC	Date of response	05/05/2021
TasWater Contact	Georgia Bowen	Phone No.	0467 795 944
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	2 ASH ST, LUTANA	Property ID (PID)	5405795
Description of development	Multiple Dwelling (1 existing and 1 new)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date Received
Tony Parker – Licence No. CC2338S	Site Plan / PD2403 – 1	--	30/04/2021
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. 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 construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. DEVELOPMENT ASSESSMENT FEES 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
General For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms			



Service Locations

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

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

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 "Jason 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



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

5-Jul-2021



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Document Set ID: 2998233
Version: 3 Version Date: 06/07/2021



5-Jul-2021

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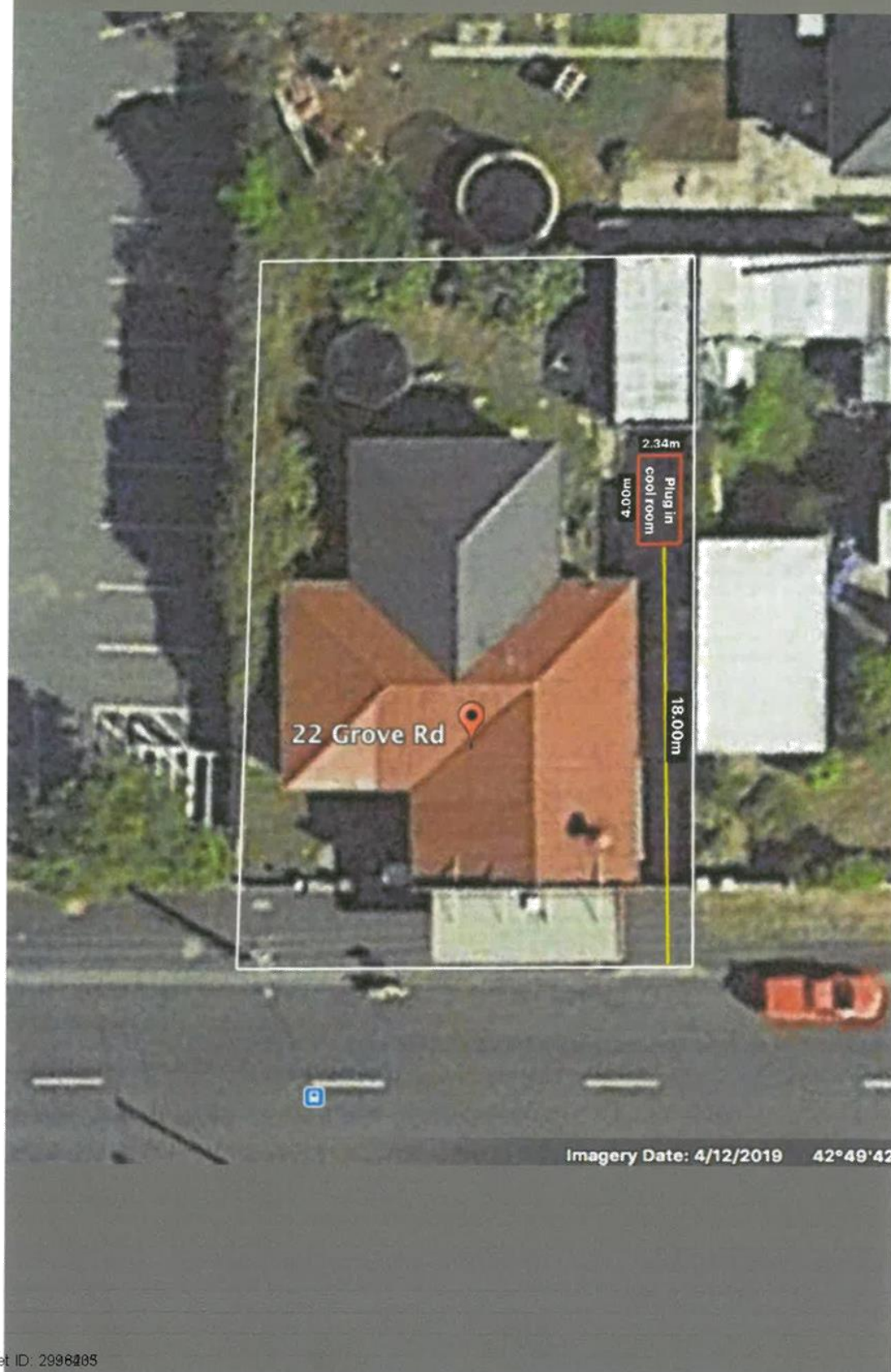
Version: 3.0 Date: 06/07/2021



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-027

DATE RECEIVED 19/01/2021



Document Set ID: 2998205
Version: 3 Version Date: 08/08/2021

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

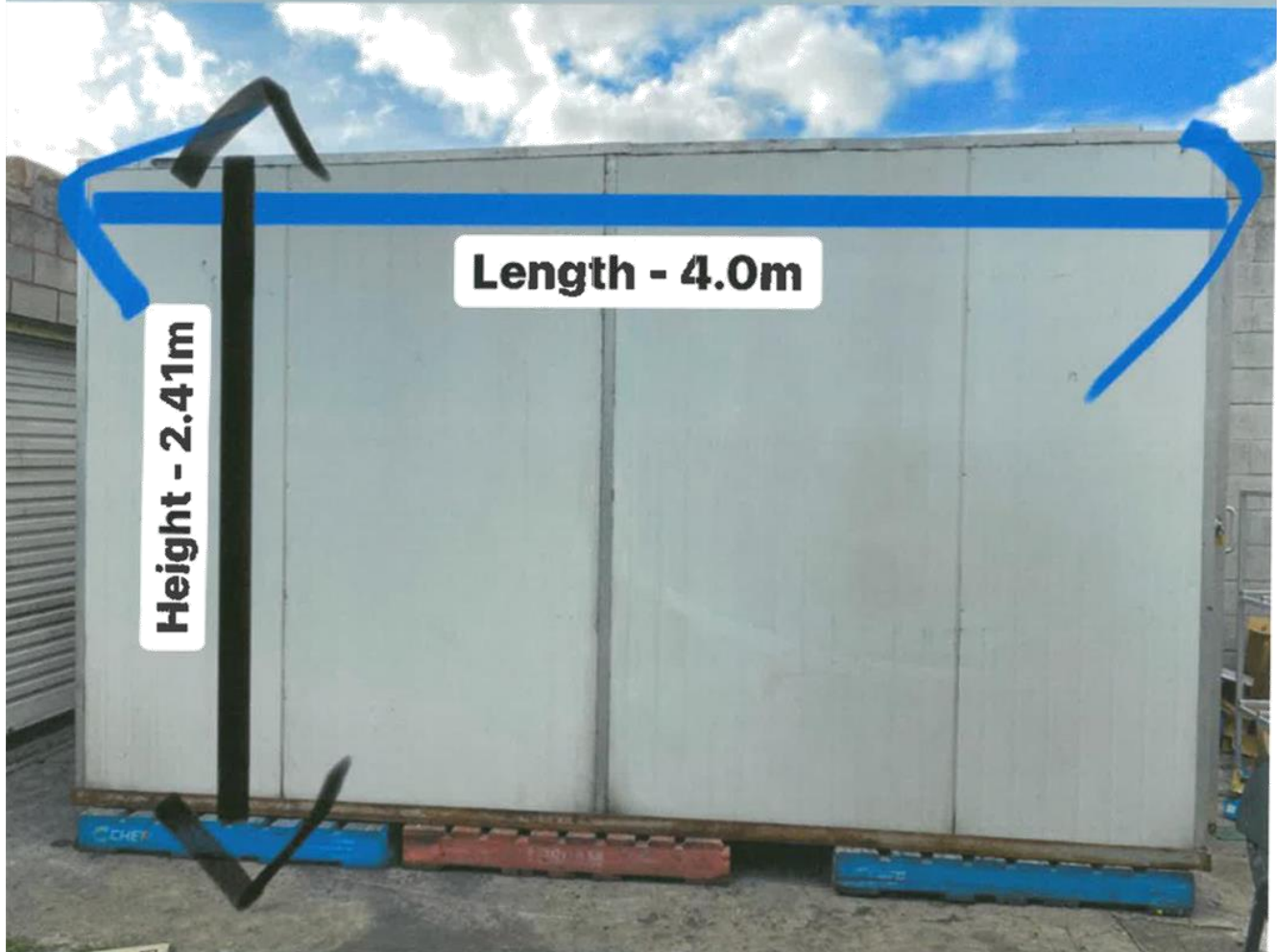
APPLICATION No PLN-21-027

DATE RECEIVED 19/01/2021



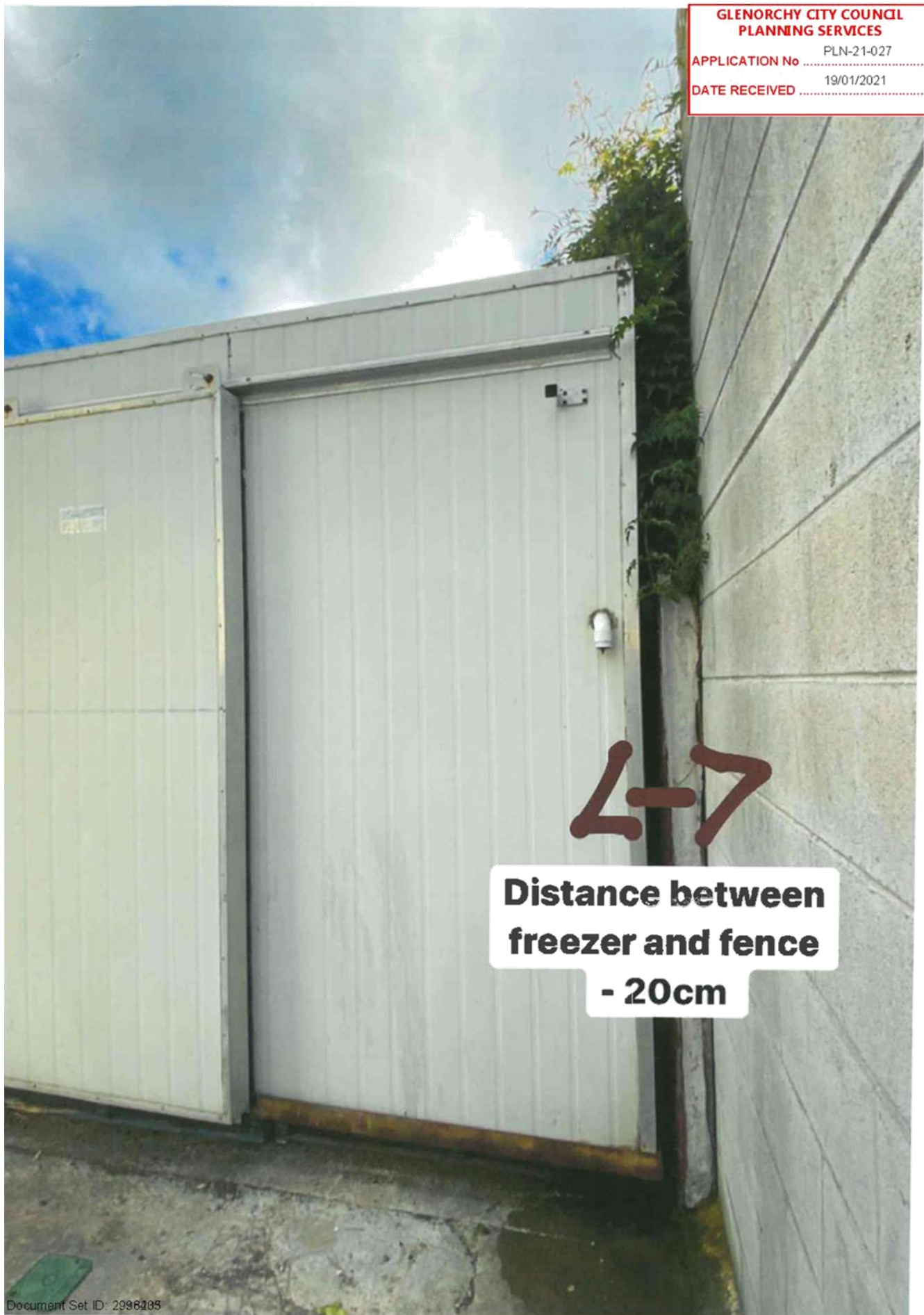
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Version: 3 Version Date: 02/07/2021

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No	PLN-21-027
DATE RECEIVED	19/01/2021

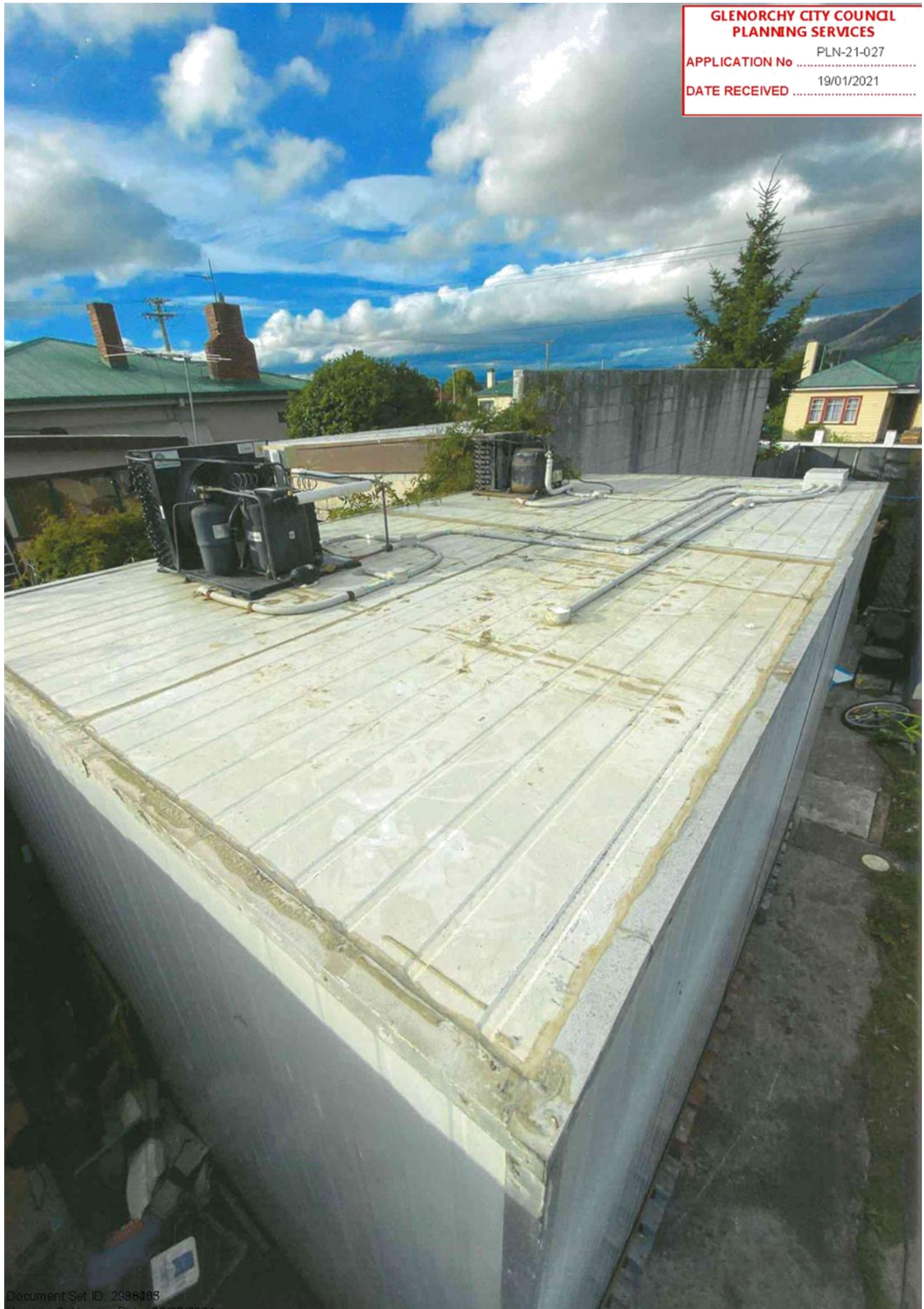


Document Set ID: 2998285
Version: 3 Version Date: 08/08/2021

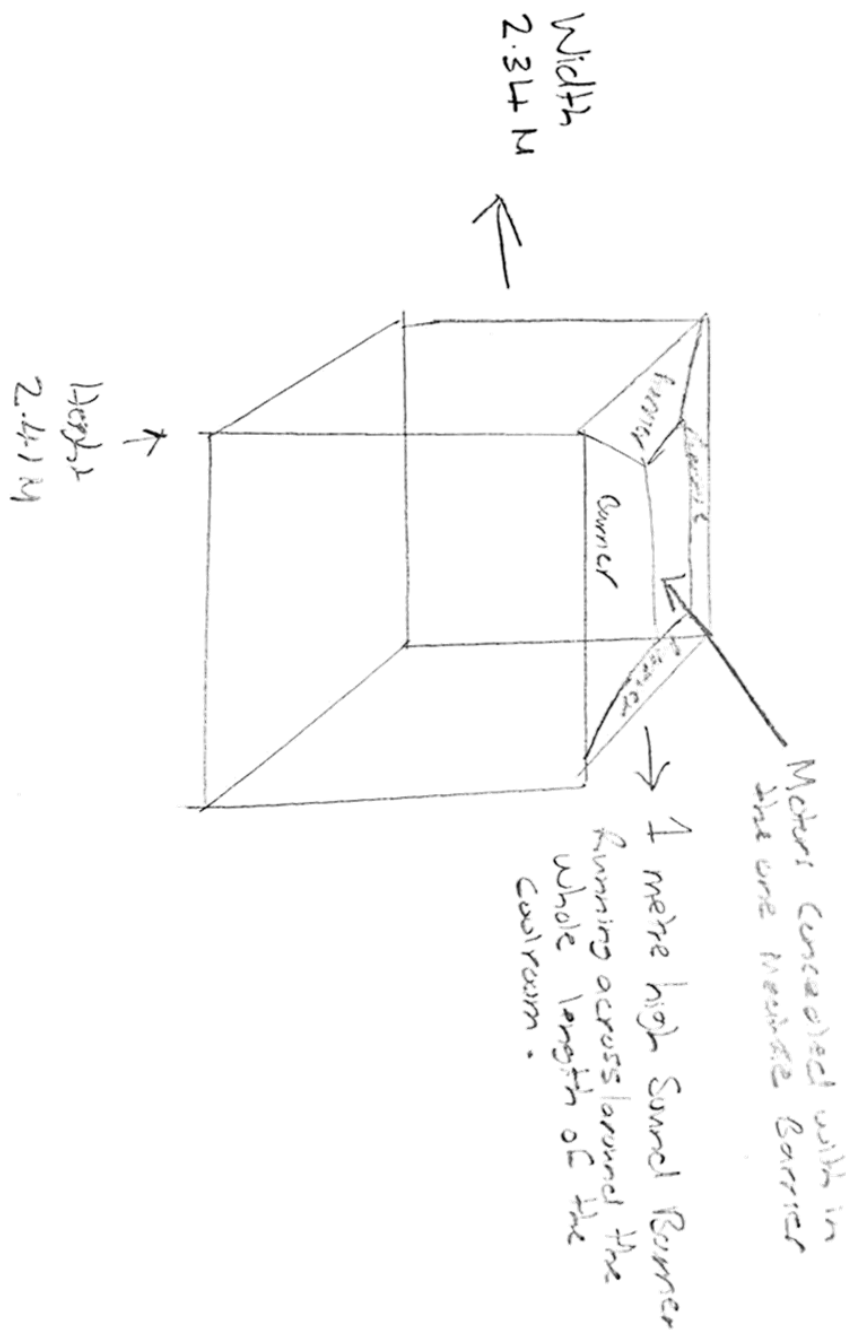
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APPLICATION No	PLN-21-027
DATE RECEIVED	19/01/2021



Document Set ID: 2998295
Version: 3 Version Date: 08/08/2021



Document Set ID: 2998233
Version: 3, Version Date: 06/07/2021



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-017
DATE RECEIVED 1/06/2021

Document Set ID: 2986235
Version: 1, Version Date: 01/06/2021



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-027	Council notice date	3/03/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00344-GCC	Date of response	23/03/2021
TasWater Contact	Georgia Bowen	Phone No.	0467 795 944
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	22 GROVE RD, GLENORCHY	Property ID (PID)	5372292
Description of development	Outbuilding		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Applicant	Google Site Map / 8 of 15	--	04/03/2021
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: 56W CONSENT 1. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure. DEVELOPMENT ASSESSMENT FEES 2. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
General For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms Service Locations Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater			

**56W Consent**

TasWater is satisfied that the risk to the sewer pipe and the neighbour is low. As you have pointed out the building is modular and transportable if required. Our records also show the property sewer connection pipe was installed in 2013, likely to be PVC and quite sound. TasWater records place the pipe approximately 12.0 metres from the rear boundary and approx. 1.6 metres below ground level. Placing the pipe underneath the proposed structure. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to include:

- a) A note on the plan indicating how the pipe location and depth were ascertained.
- b) The location and depth of the pipe with dimensions to the property boundaries.
- c) The 1.0 metre clearance between the proposed structure and the sewer pipe is not required.

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