

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 12 DECEMBER 2016



TABLE OF CONTENTS:

PLANNING

- 7. Proposed Use and Development - Multiple Dwellings
(Residential) Relying on Performance Criteria - 8 Walker Street,
Rosetta**
1: 8 Walker Street, Rosetta2

- 8. Proposed Use and Development - Change of Use to Office
(Business and Professional Services) Ancillary to Contractors
Yard, Warehouse (Storage), Cement Works and Metal and
Wood Fabrication (Manufacturing and Processing) Relying on
Performance Criteria - 14 Farley Street, Glenorchy**
1: 14 Farley Street, Glenorchy17





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-182	Council notice date	31/08/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01247-GCC	Date of response	19/09/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	8 WALKER ST, ROSETTA	Property ID (PID)	5348209
Description of development	Multiple Dwellings 3 (1 existing)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
C.L. Andrews & Associates Pty Ltd	16053 Sheet 2, 3, 8 & 12	3	SEPTEMBER 2016
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be 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. a. 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;			



- i. Existing pipe depth and proposed finished surface levels over the pipe;
 - ii. 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;
 - iii. A note on the plan indicating how the pipe location and depth were ascertained.
- b. The plans submitted with the application for the Certificate for Certifiable Work (Building and/or Plumbing) must be in accordance with the Water Supply Code of Australia WSA 03 - 2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02 -2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes and to TasWater's satisfaction. The plans must include a driveway long and cross sectional views through the pipe locations which clearly shows:
- i. Existing pipe depth and proposed finished surface levels over the pipe;
 - ii. That minimum and maximum pipe covers are maintained;
 - iii. 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 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
- a. \$335.18 for development assessment.

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

Advice

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>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

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

DATE: 07/11/2016

PROPOSED DEVELOPMENT

8 WALKER STREET, ROSETTA
FOR MEDOUTCOMES PTY LTD

DATE:- SEPTEMBER 2016 - REVISION 3

REFERENCE NUMBER:- 16053 - 8 WALKER STREET

DEVELOPMENT APPLICATION

PAGE DESCRIPTION

- | | |
|----|-----------------------------------|
| 01 | COVER PAGE |
| 02 | EXISTING SITE PLAN |
| 03 | PROPOSED SITE PLAN |
| 04 | EXISTING FLOOR PLANS & ELEVATIONS |
| 05 | UNIT 2 FLOOR PLANS & ELEVATIONS |
| 06 | UNIT 3 FLOOR PLANS & ELEVATIONS |
| 07 | WINDOW SCHEDULE & MATERIALS |
| 08 | LONGITUDINAL AND CROSS SECTIONS |
| 09 | VEHICULAR ACCESS & PARKING PLAN |
| 10 | LANDSCAPE PLAN |
| 11 | SHADOW PROJECTION |
| 12 | SEWER & STORMWATER SERVICES |
| 13 | SEDIMENT CONTROL PLAN |

GENERAL INFORMATION

C.T.	C.T. 171922/1
EXISTING HOUSE	
FLOOR AREA	154m ² ± OR 16.6SQ.
NEW UNITS	
COMBINED FOOTPRINT	154m ² + 122m ² + 122m ² = 398m ²
LAND AREA	1428m ²
PLOT RATIO	28%
CLIMATE ZONE	7
BAL RATING	LOW
ALPINE AREA	NO
CORROSIVE ENVIRONMENT	NO
SITE HAZARDS	NONE
SITE AREA PER DWELLING EXCLUDING DRIVEWAY	362m ² AV.
ZONE	10 - GENERAL RESIDENTIAL

GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No	16-182
PLAN No	P4
DATE RECEIVED	14/11/2016
	13



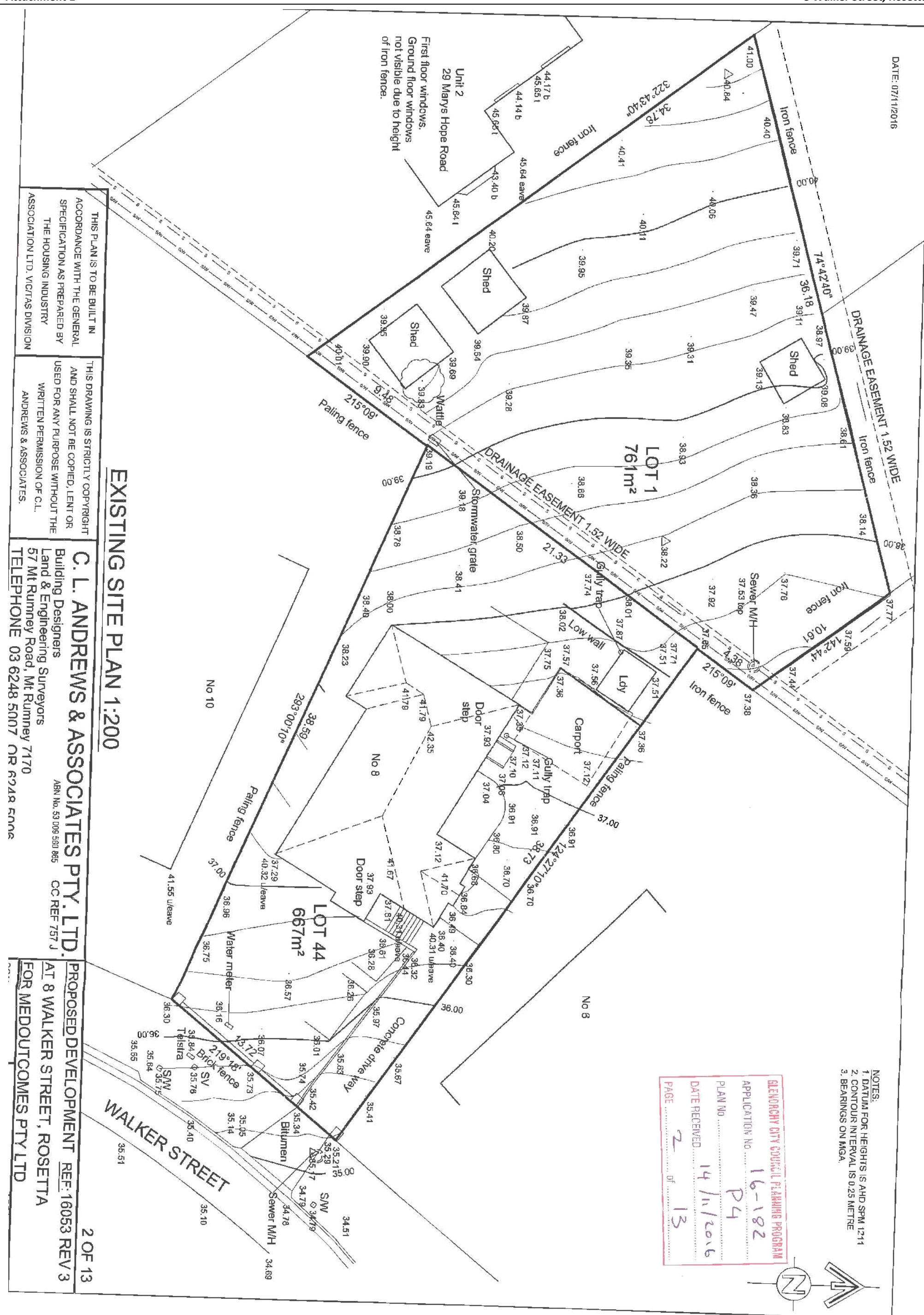
THIS PLAN IS TO BE BUILT IN
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THE HOUSING INDUSTRY
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C. L. ANDREWS & ASSOCIATES PTY. LTD.
Building Designers
Land & Engineering Surveyors
57 Mt Rummey Road, Mt Rummey 7170
TELEPHONE 03 6248 5007 OR 6248 5006

ABN No. 53 009 560 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 16053 REV 3
AT 8 WALKER STREET, ROSETTA
FOR MEDOUTCOMES PTY LTD
SCALE: N/A (A3) DATE: 06/11/2016 DRAWN: L. STEVEN

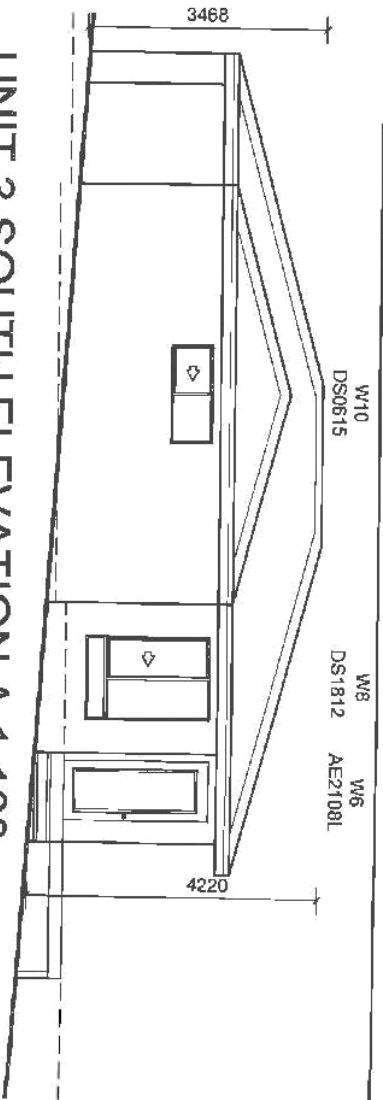




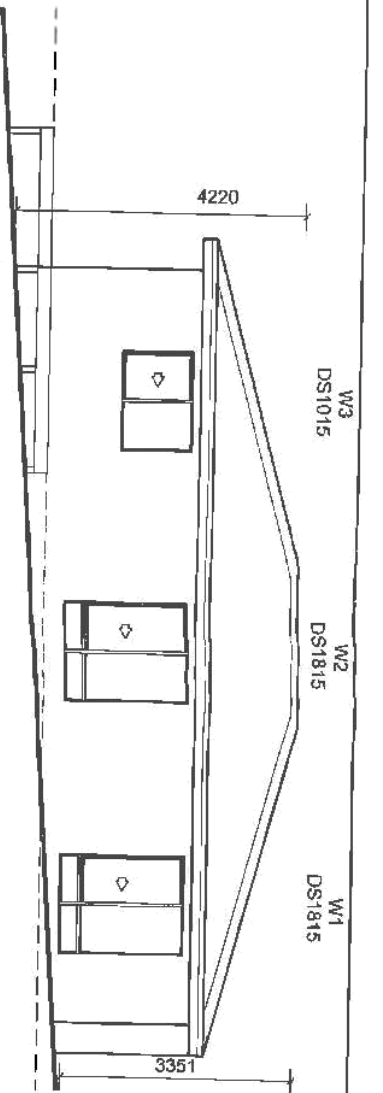




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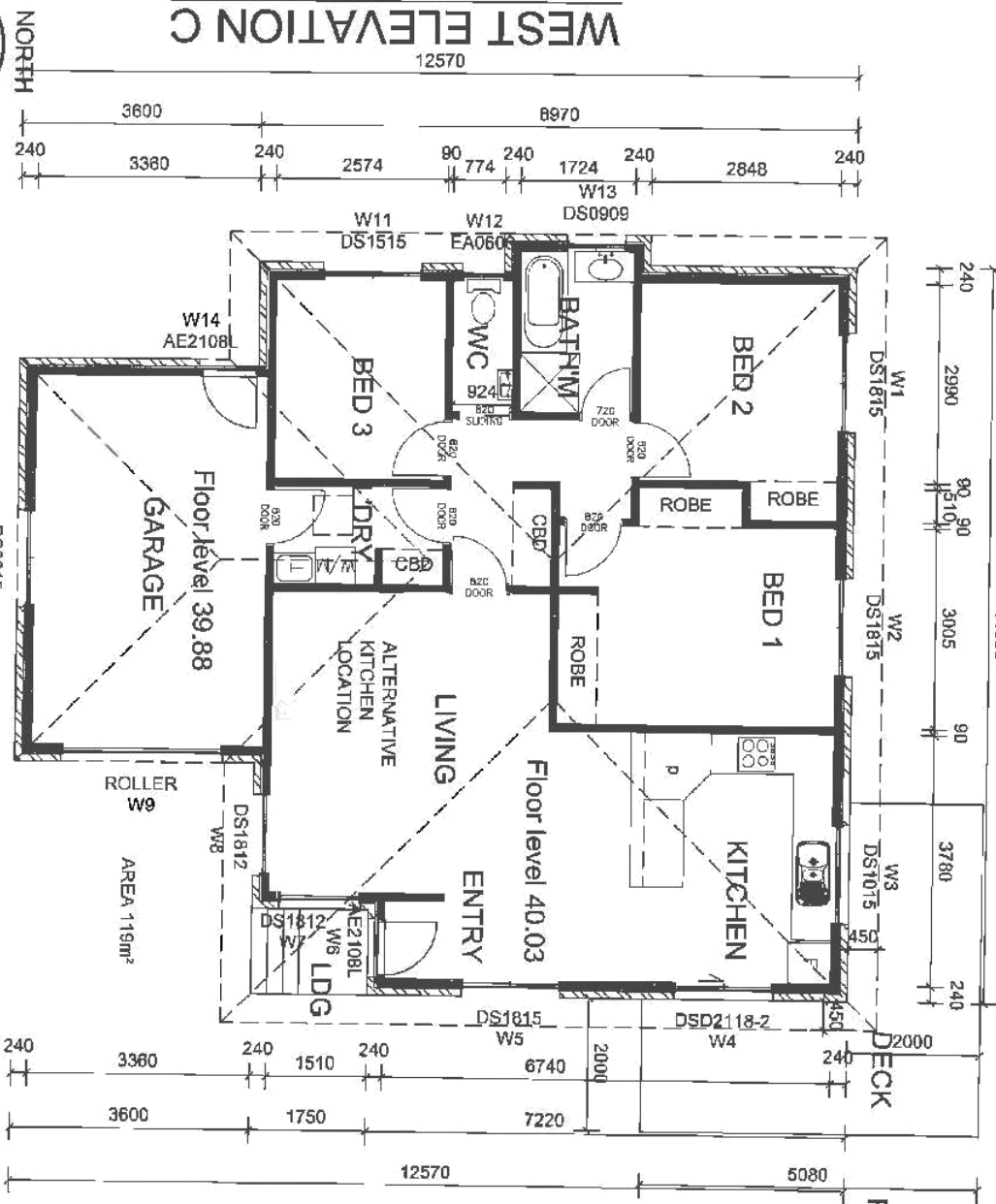


UNIT 3 SOUTH ELEVATION A 1:100

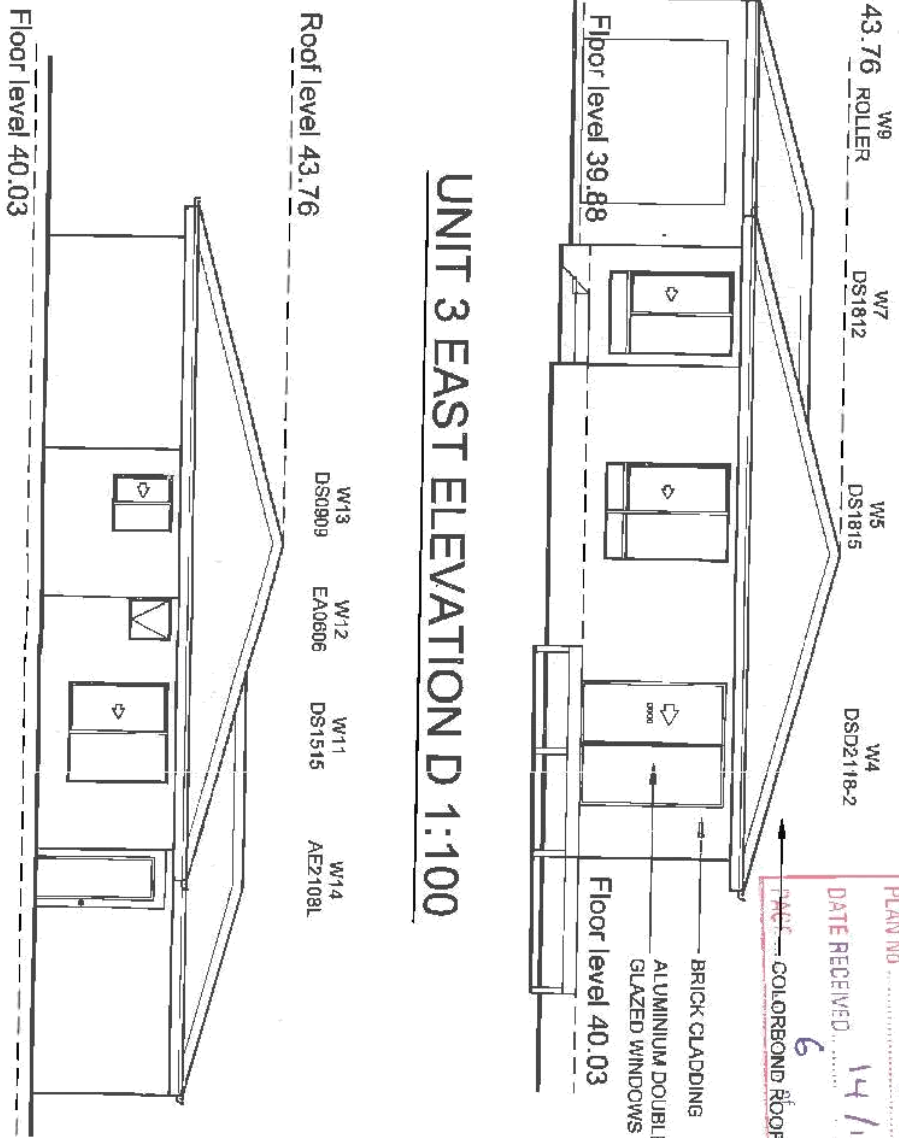


UNIT 3 NORTH ELEVATION B 1:100

NORTH ELEVATION B

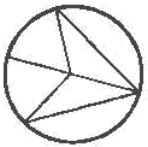


EAST ELEVATION D



UNIT 3 EAST ELEVATION D 1:100

UNIT 3 WEST ELEVATION C 1:100



SOUTH ELEVATION A

PROPOSED UNIT 3 GROUND FLOOR PLAN 1:100

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO: 16-182
PLAN NO: P4
DATE RECEIVED: 14/11/2016
DATE: 6/13
FAC: COLORBOND ROOFING 15° PITCH

THIS PLAN IS TO BE BUILT IN ACCORDANCE WITH THE GENERAL SPECIFICATION AS PREPARED BY THE HOUSING INDUSTRY ASSOCIATION LTD. VIC/TAS DIVISION

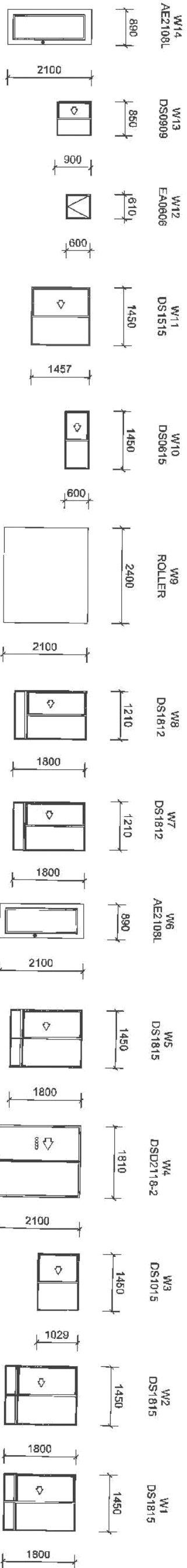
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Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
TELEPHONE 03 6248 5007 OR 6248 5006

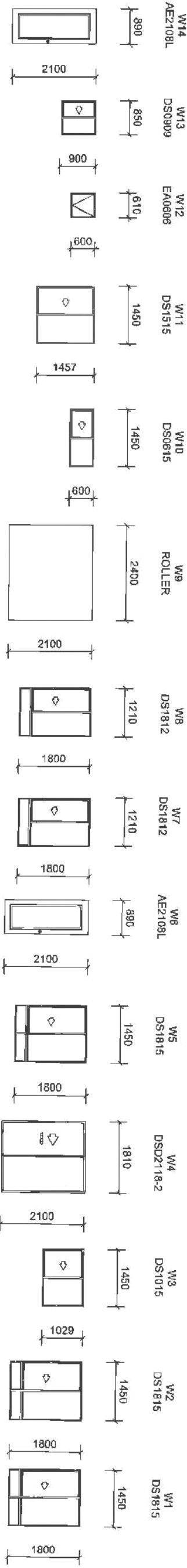
PROPOSED DEVELOPMENT REF: 16053 REV 3
AT 8 WALKER STREET, ROSETTA
FOR MEDOUTCOMES PTY LTD
SCALE: 100
DATE: SEPTEMBER 2016
DRAWN: I. STEVEN

DATE: 07/11/2016

CEILING LINING	10mm PLASTER BOARD
INTERNAL WALL LINING	10mm PLASTER BOARD TO ALL WALLS
FLOORING - GROUND FLOOR	CONCRETE SLAB
EXTERNAL CLADDING	BRICKWORK - TBA
WINDOWS	ALUMINIUM DOUBLE GLAZED AWNING; COLOR - TBA
FLY SCREENS	NO
FLY SCREEN DOORS	NO
ROOFING - IRON	COLORBOND CORRUGATED 762 COLOUR - TBA
GUTTERING	COLOR - TBA
RIDGE CAPPING	COLOR - TBA
VALLEY FLASHING	N/A
BARGE FLASHING	COLOR - TBA
EXTERNAL DOOR	TBA
INTERNAL DOORS	REDICOTE
DOOR FURNITURE	CHROME HANDLES
FASCIA & BARGE BOARDS	COLORBOND FASCIA & SOFFIT LINING - TBA
SKIRTING	65x12 SPLAYED MDF
ARCHITRAVE	42x12 SPLAYED MDF
DOOR JAMB	110x19 MDF
DOOR STOP	40x12 MDF
EXTERNAL WALL INSULATION	R2.0 90mm BATTs
CEILING INSULATION	R3.0 BATTs



UNIT 2 WINDOWS



UNIT 3 WINDOWS

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ABN No. 53 009 560 865

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PROPOSED DEVELOPMENT REF: 16053 REV 3

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AT 8 WALKER STREET, ROSETTA
FOR MEDOUTCOMES PTY LTD

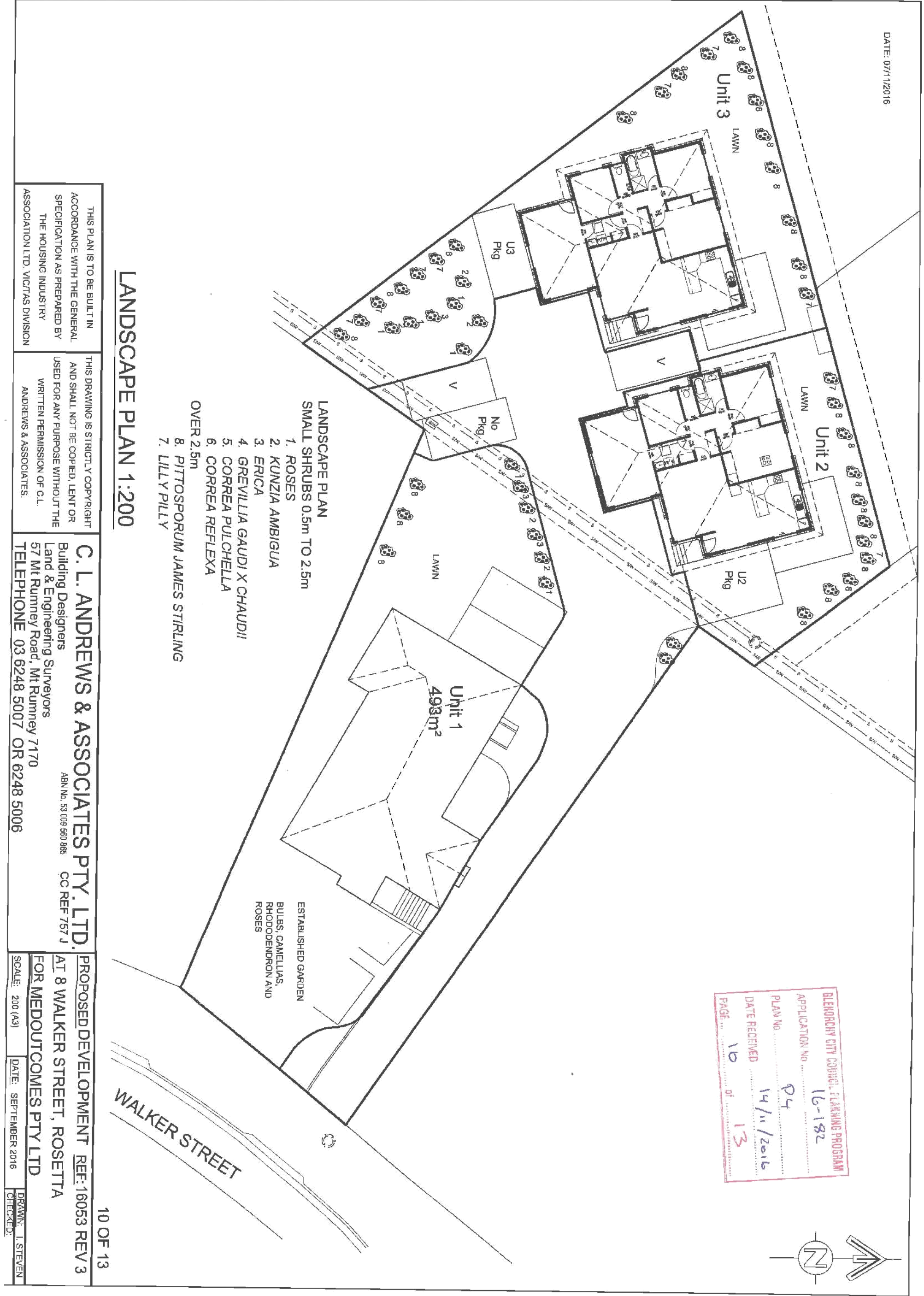
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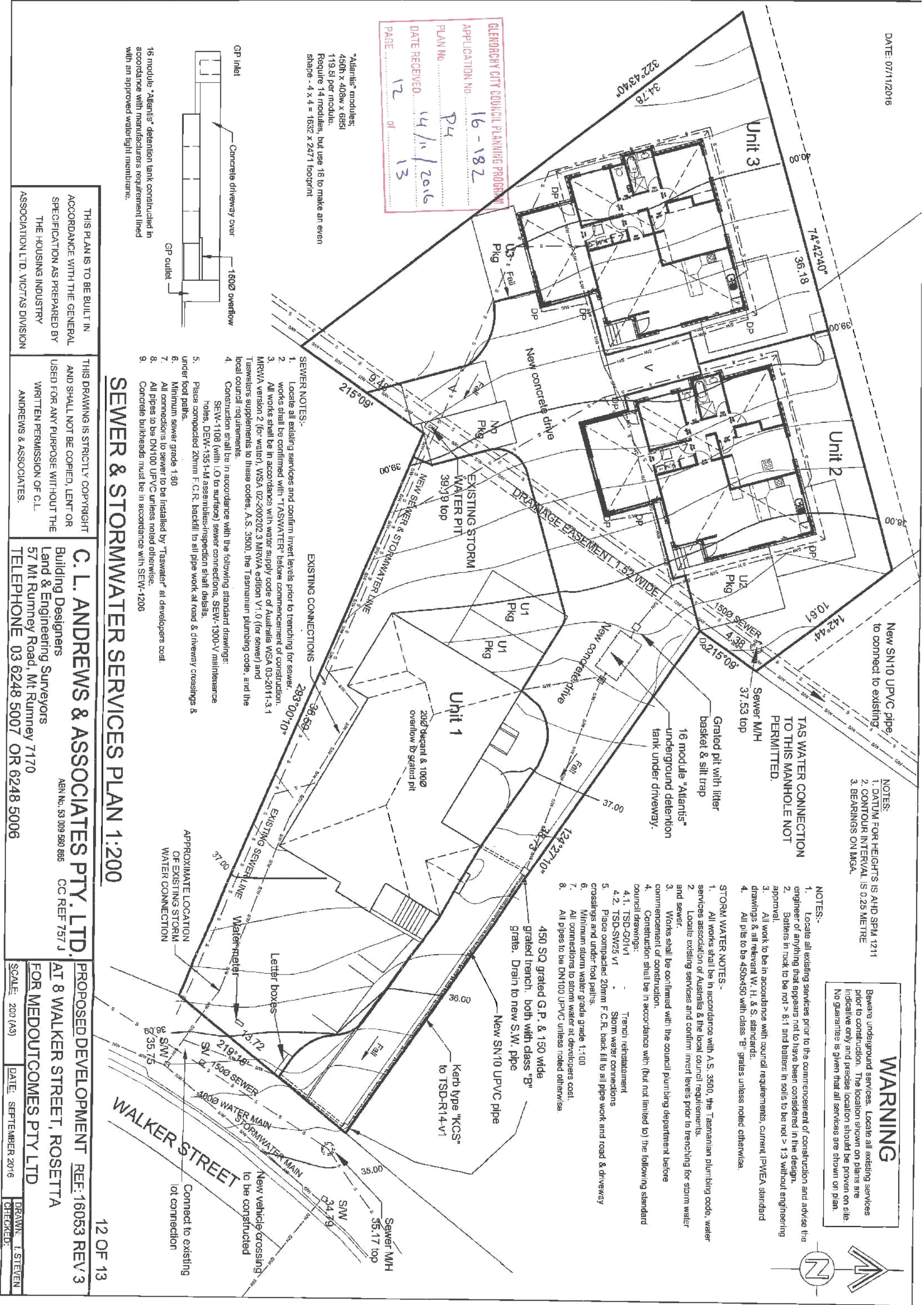
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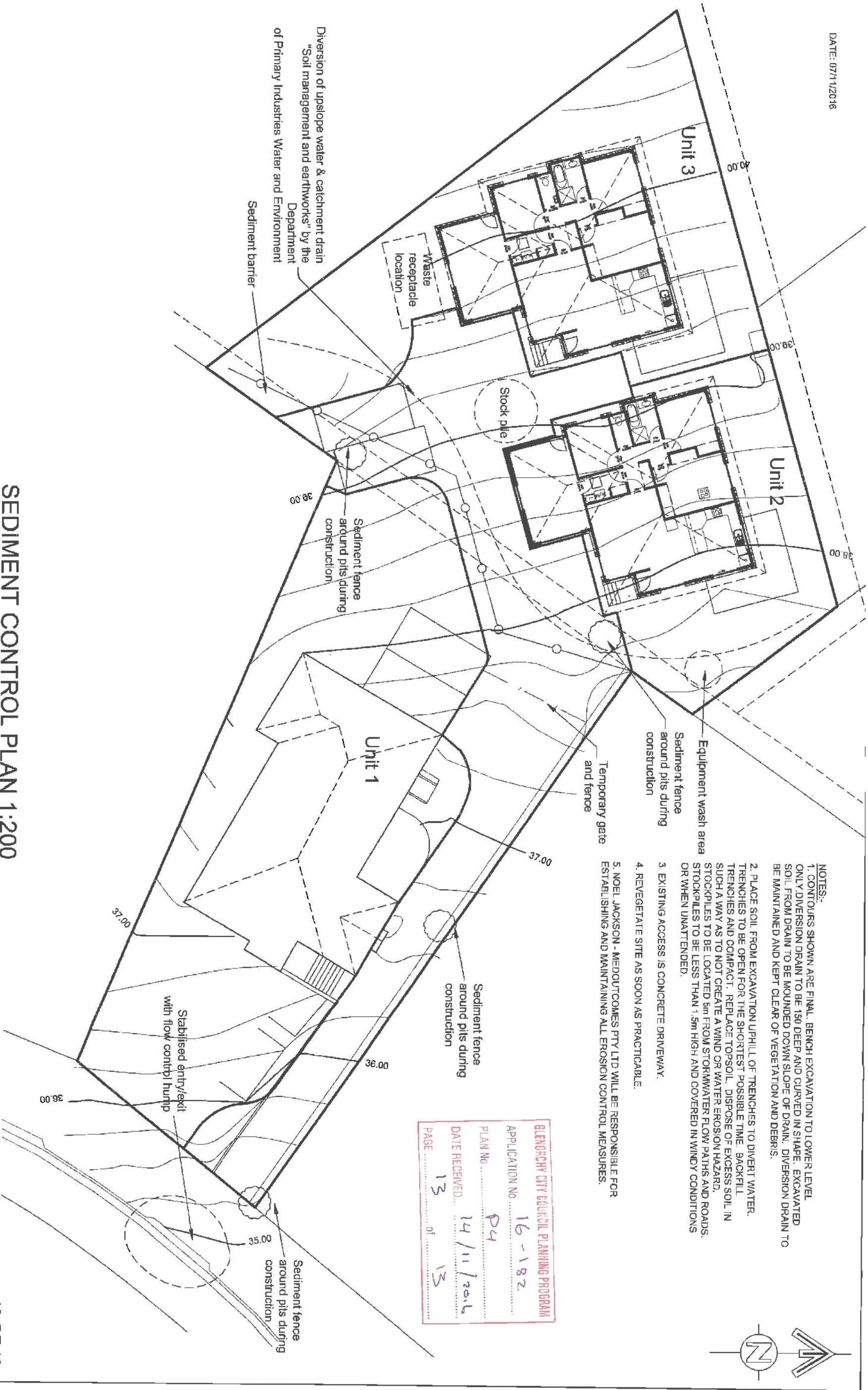
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DATE: 07/11/2016



SEDIMENT CONTROL PLAN 1:200

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PROPOSED DEVELOPMENT REF: 16053 REV 3
AT 8 WALKER STREET, ROSETTA
FOR MEDOUTCOMES PTY LTD
SCALE: 200 (A3) DATE: SEPTEMBER 2016 DRAWN: I. STEVEN CHECKED:

- NOTES:-
1. CONTOURS SHOWN ARE FINAL. BENCH EXCAVATION TO LOWER LEVEL ONLY. DIVERSION DRAIN TO BE 150 DEEP AND CURVED IN SHAPE. EXCAVATED SOIL FROM DRAIN TO BE MOUNDING DOWN SLOPE OF DRAIN. DIVERSION DRAIN TO BE MAINTAINED AND KEPT CLEAR OF VEGETATION AND DEBRIS.
 2. PLACE SOIL FROM EXCAVATION UP HILL OF TRENCHES TO DIVERT WATER. TRENCHES TO BE OPEN FOR THE SHORTEST POSSIBLE TIME. BACKFILL TRENCHES AND COMPACT. REPLACE TOP SOIL. DISPOSE OF EXCESS SOIL IN SUCH A WAY AS TO NOT CREATE A WIND OR WATER EROSION HAZARD. STOCKPILES TO BE LOCATED 5m FROM STORMWATER FLOW PATHS AND ROADS. STOCKPILES TO BE LESS THAN 1.5m HIGH AND COVERED IN WINDY CONDITIONS OR WHEN UNATTENDED.
 3. EXISTING ACCESS IS CONCRETE DRIVEWAY.
 4. REVEGETATE SITE AS SOON AS PRACTICABLE.
 5. NOEL JACKSON - MEDOUTCOMES PTY LTD WILL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL EROSION CONTROL MEASURES.

GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No 16-182

PLAN No P4

DATE RECEIVED 14/11/2016

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DATE: 07/11/2016

CHAINAGE	ELEVATION	DATUM 34.00
67.03	40.17	
67.03	40.17	
66.94	40.16	
63.10	39.91	
62.37	39.86	
62.14	39.83	
57.57	39.30	
50.86	38.71	
50.24	38.65	
49.76	38.61	
46.90		
45.82		
44.54	38.13	
42.99	38.02	
41.02	37.93	
40.98	37.79	
39.98	37.67	
39.39	37.61	
39.16	37.68	
37.17	37.56	
37.17	37.55	
37.12	37.58	
36.93	37.54	
25.80	36.75	
24.31	36.67	
20.22	36.58	
19.52	36.41	
18.76	36.40	
18.70	36.40	
18.66	36.39	
18.64	36.39	
17.53	36.31	
15.84	36.14	
11.89	35.79	
9.82	35.66	
9.68	35.65	
8.27	35.54	
6.60	35.42	
5.31	35.37	
4.19	35.32	
3.66	35.28	
2.48	35.28	
1.26	35.11	
0.00	34.95	

SITE BOUNDARY

CROSSOVER

LONGITUDINAL SECTION A-B 1:200

Scale Horiz: 1:200 Vert: 1:20

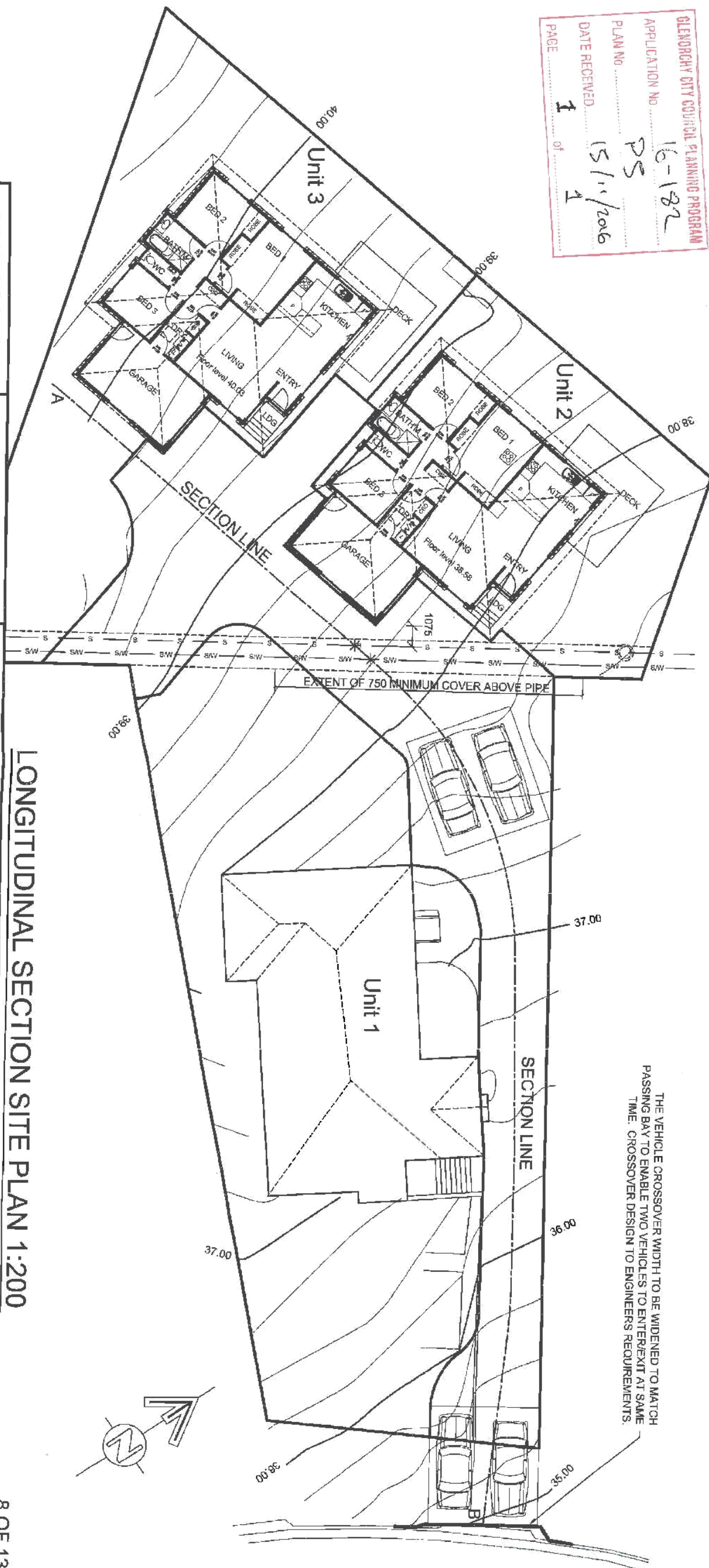
GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. 16-182

PLAN NO. PS

DATE RECEIVED 15/11/2016

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LONGITUDINAL SECTION SITE PLAN 1:200

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ABN No. 53 009 560 565

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PROPOSED DEVELOPMENT REF: 16053 REV 3

AT 8 WALKER STREET, ROSETTA

FOR MEDOUTCOMES PTY LTD

SCALE: 200 (A3)

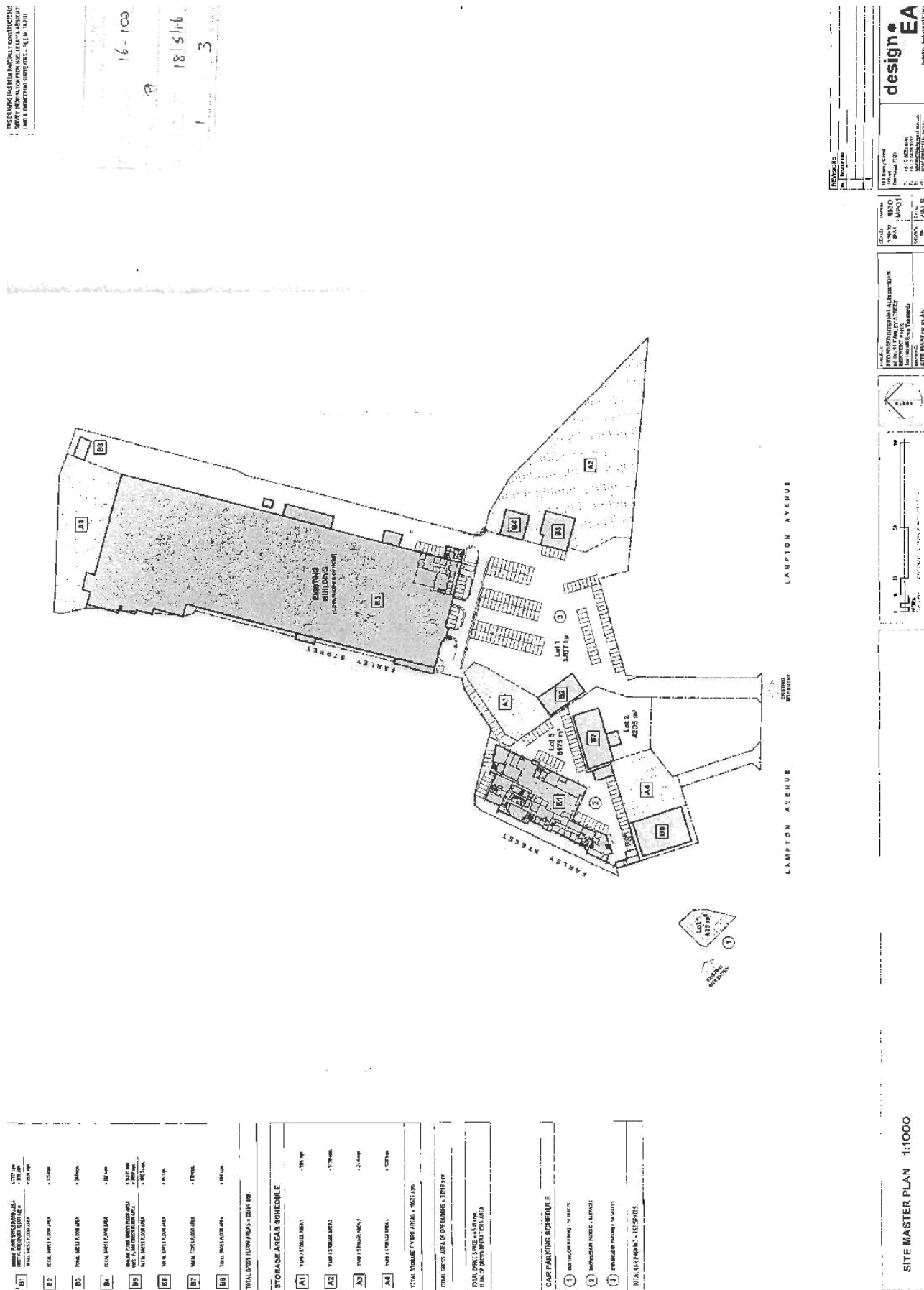
DATE: SEPTEMBER 2016

DRAWN: I. STEVEN

14 Farley Street, Glenorchy

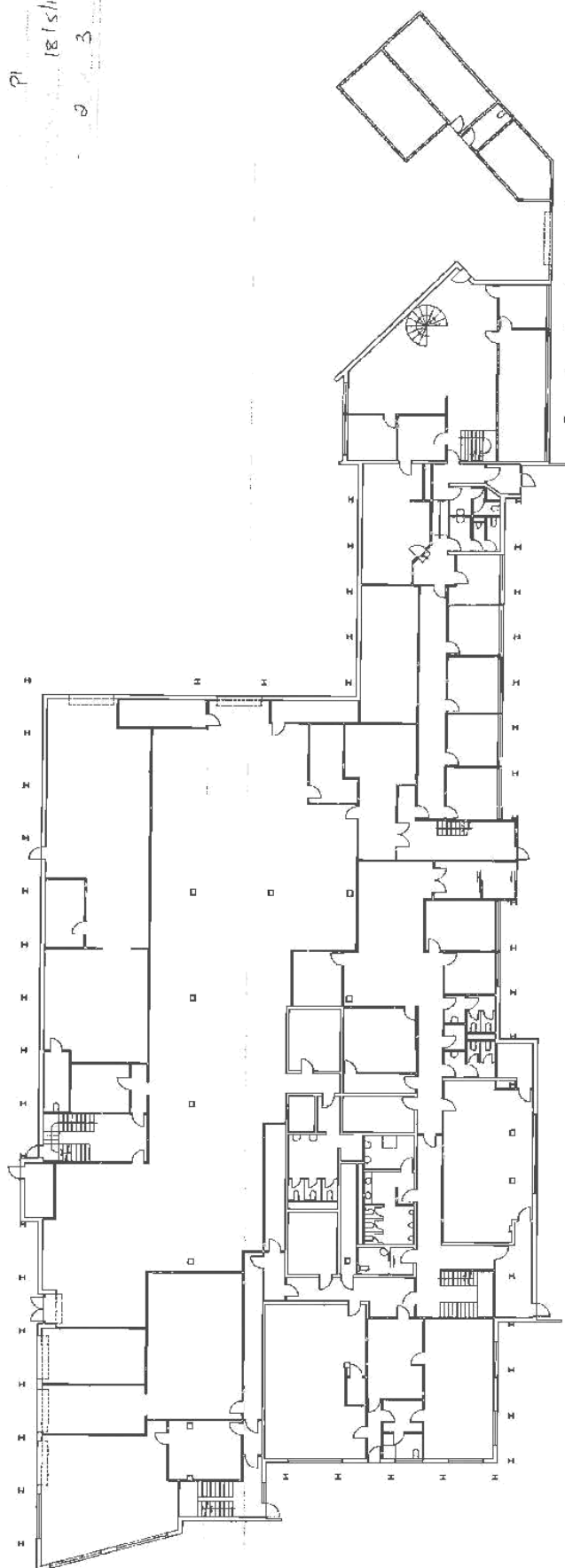
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P1
18/5/16
- 2 - 3



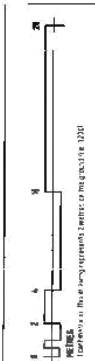
THIS DOCUMENT IS ONE OF THE
DOCUMENTS RELAYED TO THE PERMIT
AS A PART OF THE PERMITTING PROCESS
BY THE CITY OF GLENORCHY
DATE: 18/05/2016
BY: 18/05/2016

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The document is based on the
Confidence of Land Commission
dated 28/05/2016

HP201201034

EXISTING GROUND FLOOR PLAN 1:200



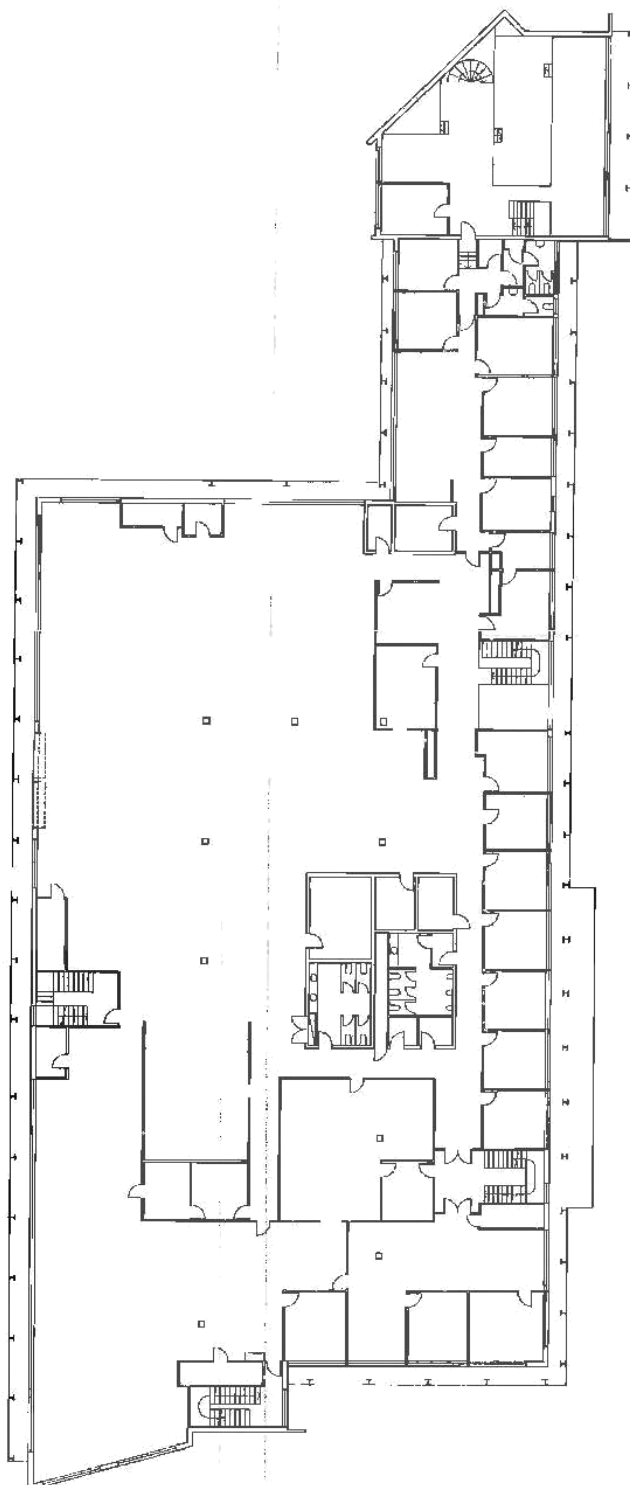
EXISTING FLOOR PLANS
AT No. 14 FARLEY STREET
GLENORCHY PARK
FOR NEARBY STREET TOWNHOMES
EXISTING GROUND FLOOR PLAN

Scale: 1:200
Date: 18/05/2016
Drawing No: EXO1
Drawing Title: EXO1
Drawing Date: 18/05/2016

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Glenorchy 7900
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building design and interior architecture

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3 3



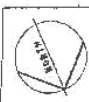
THIS DOCUMENT
is one of the
set of drawings
relating to the permit
for the building work as identified
on the front cover of this document
DATE: 18/5/16
BY: [Signature]
FOR: [Signature]

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EXISTING FIRST FLOOR PLAN 1:200



PROJECT:
EXISTING FLOOR PLANS
AT 14 FARLEY STREET
GLENORCHY
FOR: HAZEL LARA THOMPSON
DRAWING:
EXISTING FIRST FLOOR PLAN

SCALE: 1:200
DATE: 18/5/16
BY: [Signature]

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-102	Council notice date	24/05/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00697-GCC	Date of response	26/05/16
TasWater Contact	Jacob Ziesel	Phone No.	6237 8440
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	14 FARLEY ST, GLENORCHY	Property ID (PID)	1813628
Description of development	Change of use to office		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Design East	EXISTING GROUND FLOOR PLAN/ 4830 EX01	--	May 2012
Design East	EXISTING GROUND FLOOR PLAN/ 4830 EX02	--	May 2012
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Nil.			
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