

GLENORCHY PLANNING AUTHORITY

ATTACHMENT

TUESDAY, 13 FEBRUARY 2018



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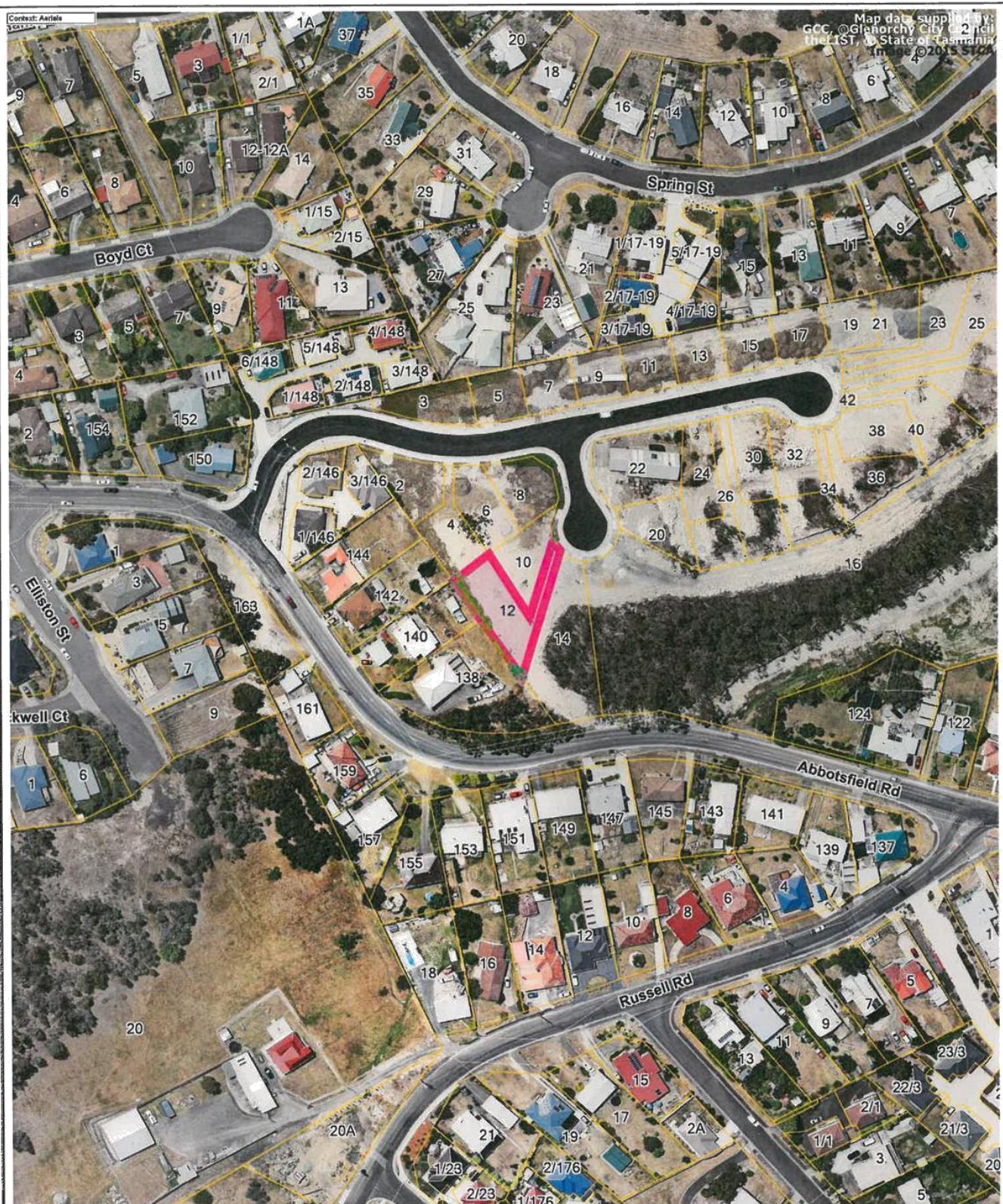
PLANNING

- 5. Proposed Use and Development - Single Dwelling Relying on Performance Criteria - 12 McGill Rise, Claremont**
 - 1: Attachment - 12 McGill Rise, Claremont.....2

- 6. Proposed Use and Development - Additions for a Single Dwelling - 8 Michael Street, Lutana**
 - 1: Attachment - 8 Michael Street, Lutana13

- 7. Proposed Use and Development - Demolition and New Storage (Warehouse) and Service Industry with Signage - 60 Charles Street, Moonah**
 - 1: Attachment - 60 Charles Street, Moonah21

12 McGill Rise, Claremont



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.



SORELL DRAFTING SERVICES

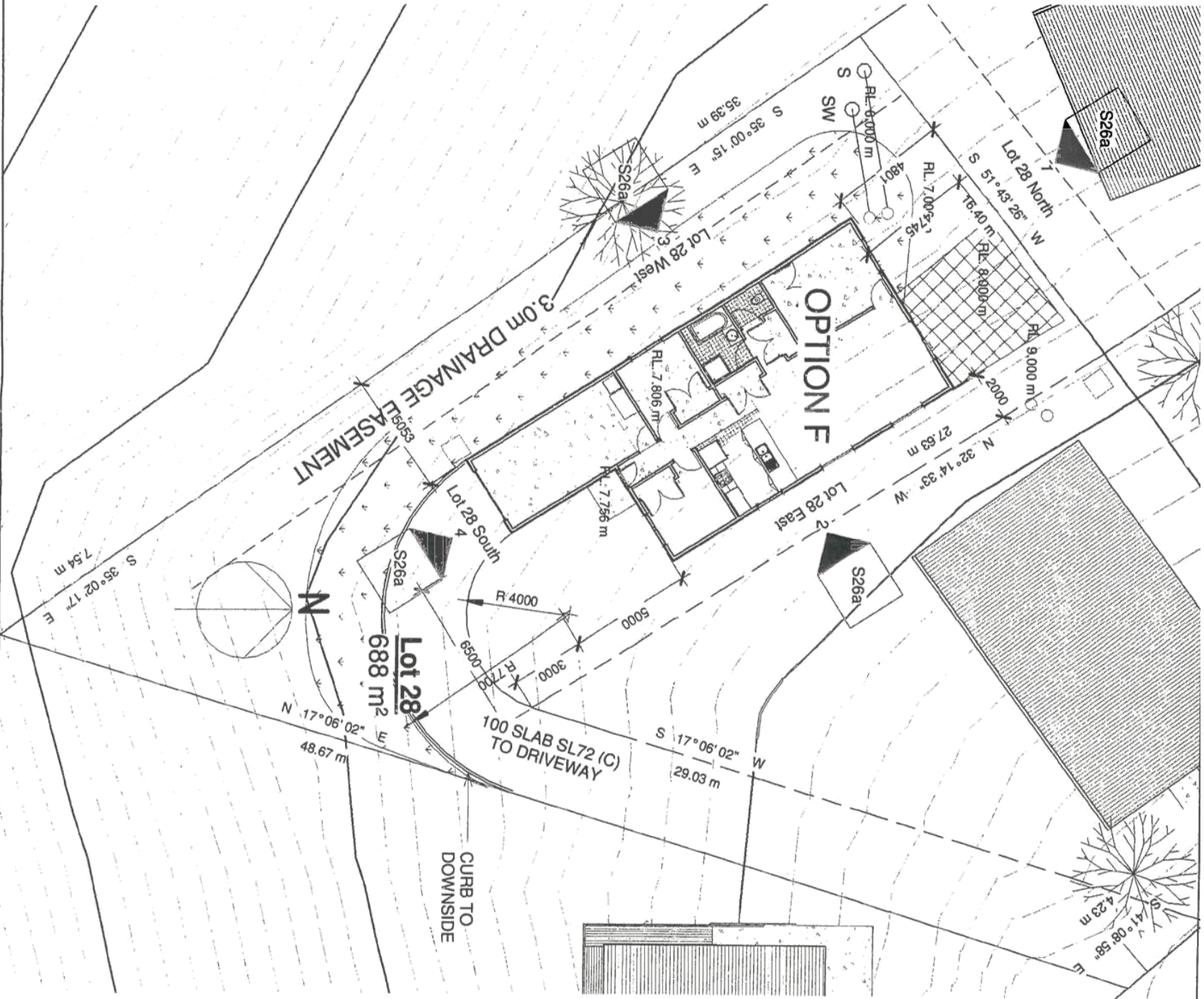
38 AHERTON AVENUE
WEST MOONAH 7009
PHONE: 62 730152

mileyemail@netscape.net
Acc No CC6243 ABN. 75 598 506 905

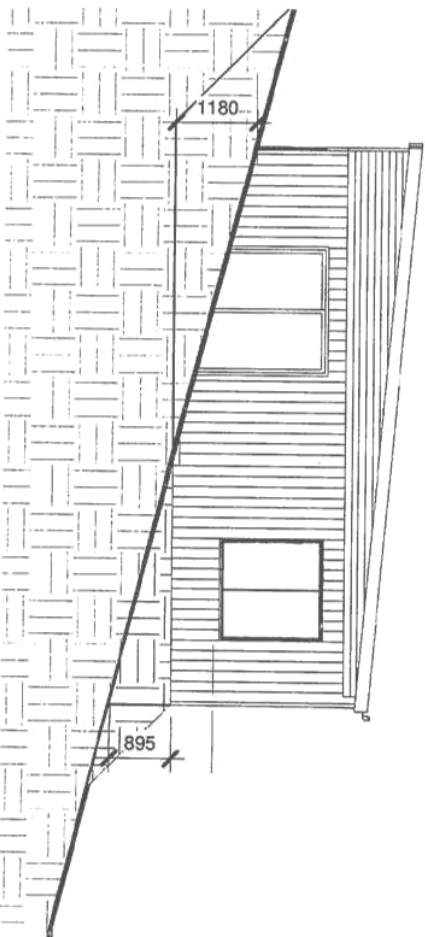
1
Lot 28
1 : 200

No.	Description	Date

A.C.Pty Ltd 146B Abbotsfield Road Claremont	
Lot 28 Option F Development	<i>McGill Rise</i>
Project number 13 0401	
Date 21/1/2017 9:39:56 PM	13 0401
Drawn by IGFM	S26
Checked by	Checker
	Scale 1 : 200

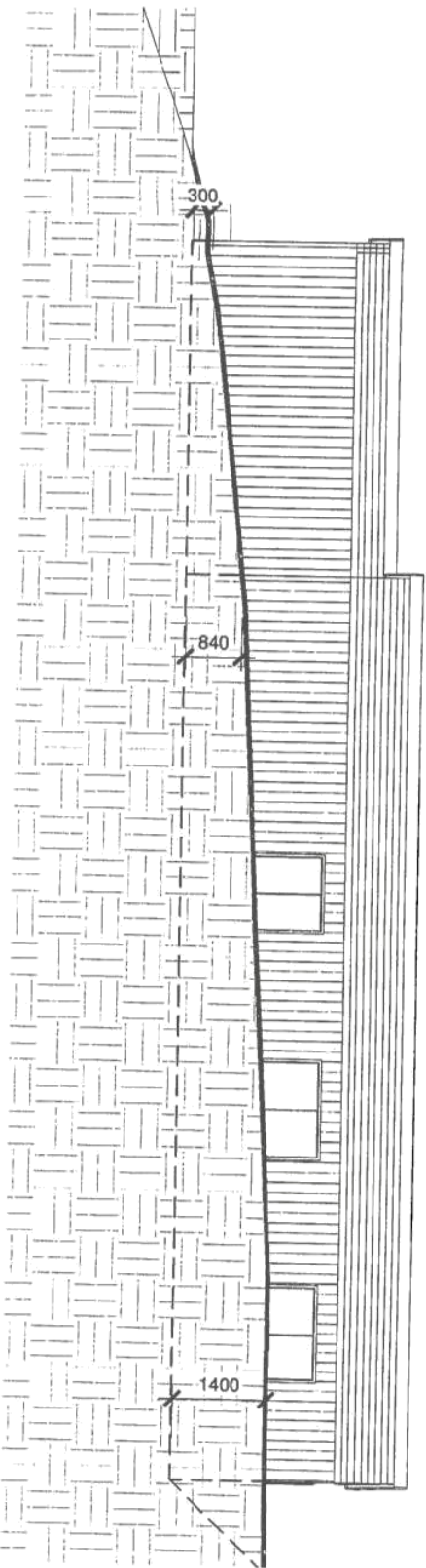


GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 17-087
PLAN No. P3
DATE RECEIVED 22/11/17
PAGE 1 of 2



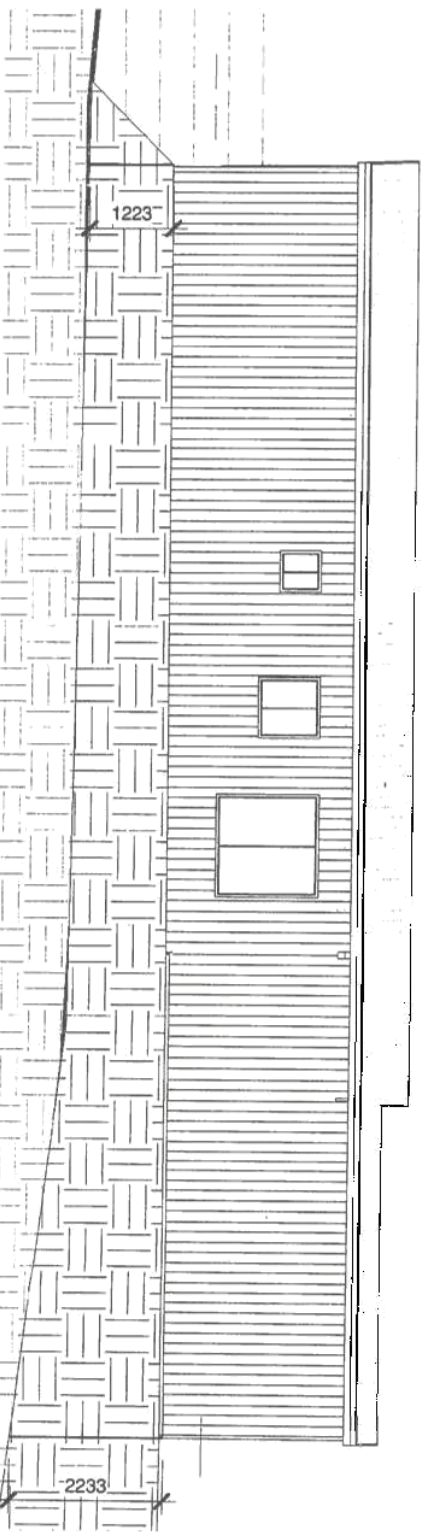
1 Lot 28 North

1 : 100



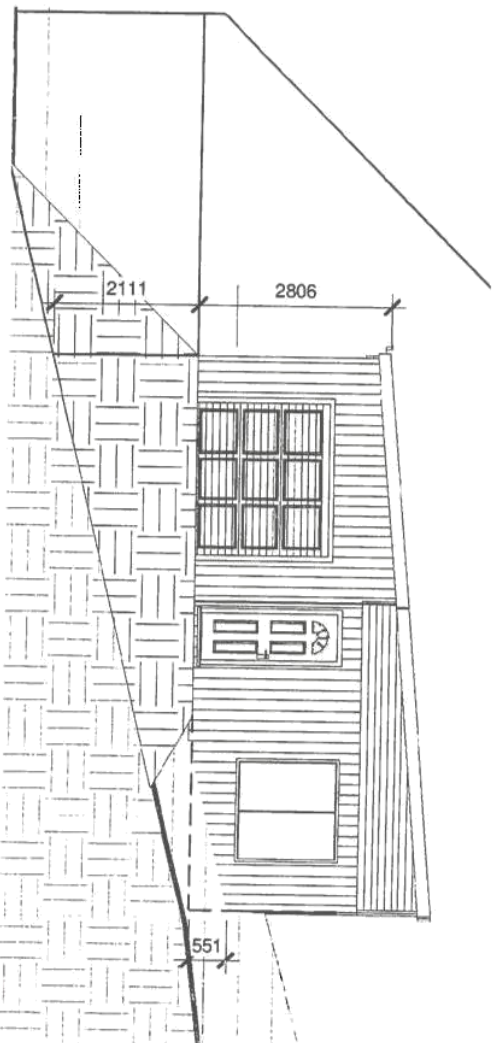
2 Lot 28 East

1 : 100



3 Lot 28 West

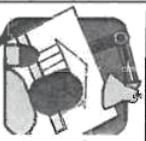
1 : 100



4 Lot 28 South

1 : 100

GLENORCHY CITY COUNCIL PLANNING SERVICES
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DATE RECEIVED 22/11/17
PAGE 2 of 2



SORELL DRAFTING SERVICES

38 AHERTON AVENUE
WEST MOONAH 7009
PHONE: 62 730152

mileyemail@netscape.net
Acc No CC6243 ABN. 75 598 506 905

No.	Description	Date

A.C.Pty Ltd
146B Abbotsfield Road
Claremont

Lot 28 Elevations
Development

12 McGill Rise

Project number	13 0401
Date	21/11/2017 9:40:14 PM
Drawn by	Author
Checked by	Checker
Scale	1 : 100

13 0401 S26a



SORELL DRAFTING SERVICES

38 ATHERTON AVENUE
WEST MOONAH 7009
PHONE: 62 730152

mileyemail@netscape.net
Acc No CC6243 ABN. 75 598 506 905

No.	Description	Date

Aviation Pty Ltd
Lots 17,19, 25, 28 &
31-32
146B Abbottsfield Road

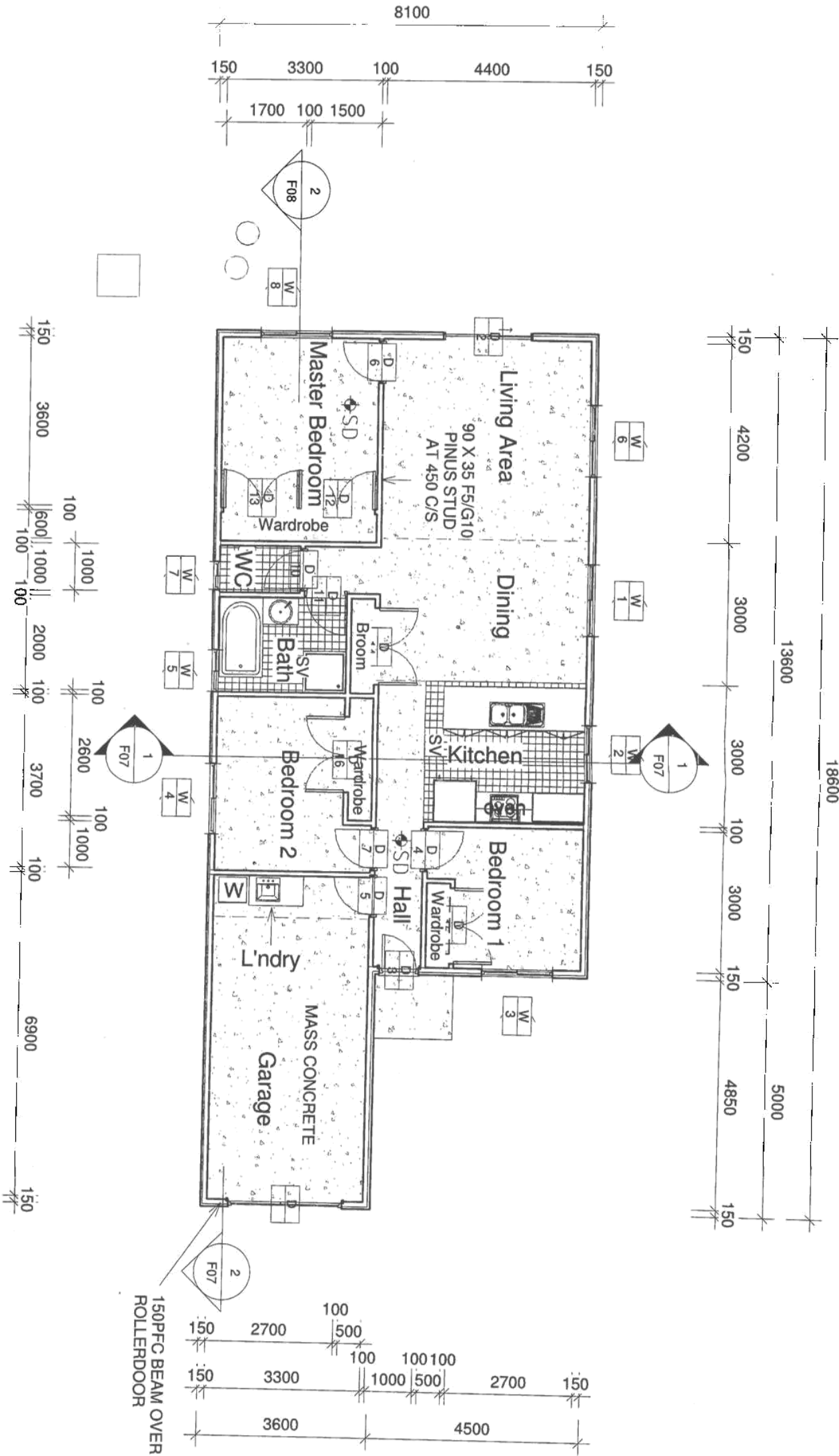
**Floor Plan
Option F**

Project number	13 0401F
Date	10-Apr-17 12:36:54 PM
Drawn by	IGFM
Checked by	Checker
Scale	1 : 100

13 0401F F04

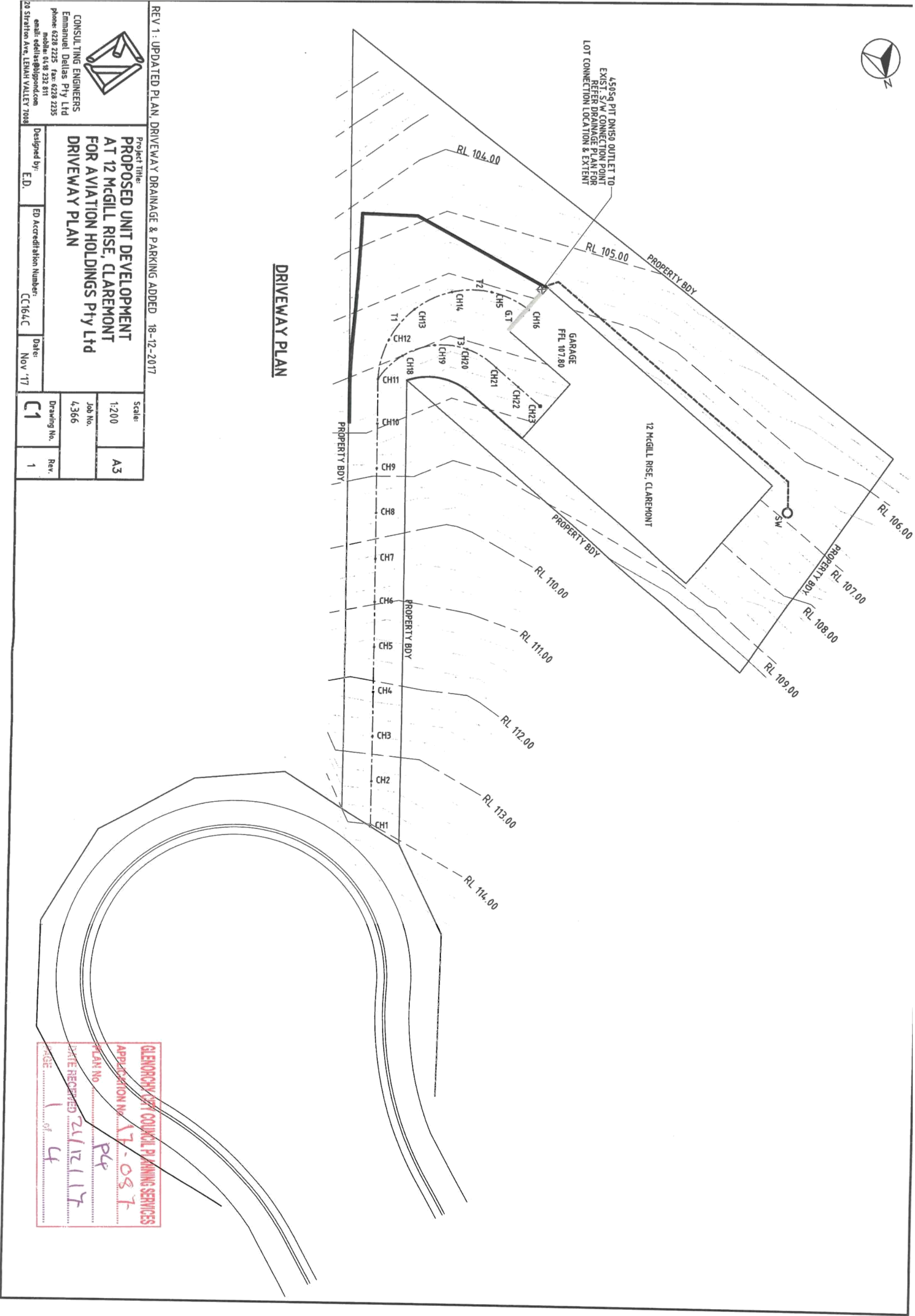
1 Ground Floor

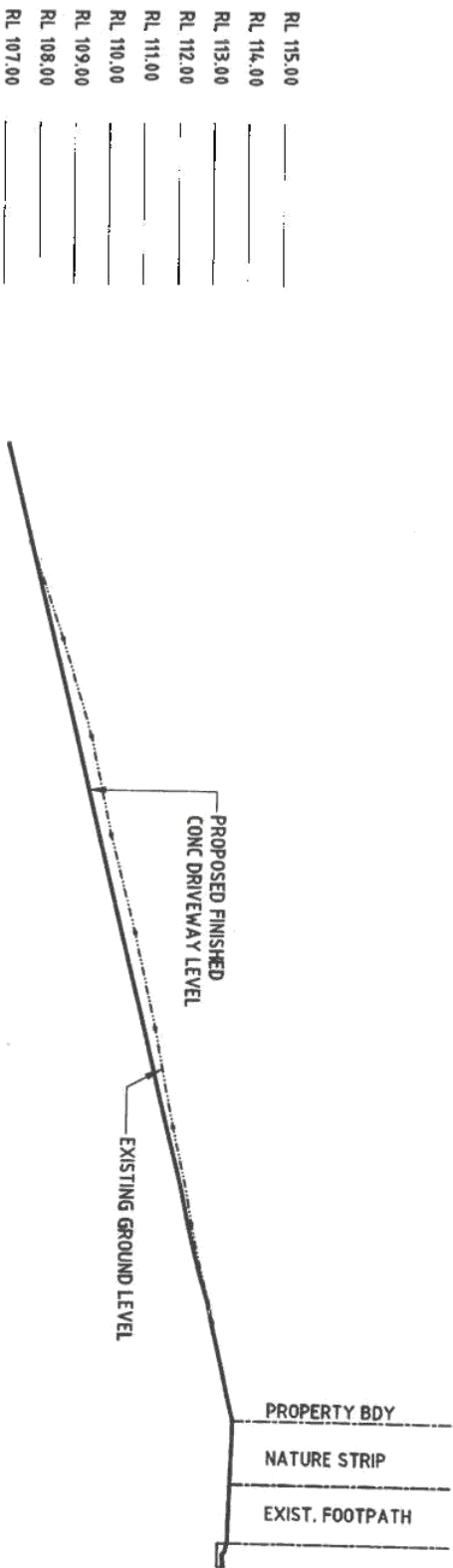
1 : 100



GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO 17-087
PLAN No P1
DATE RECEIVED 11-4-17
PAGE 3 of 5

SD - PHOTOELECTRIC SMOKE DETECTOR.
INTERCONNECTION REQUIRED TO NCC 3.7.2
SV - SEMI IMPERVIOUS FLOOR FINISH INSTAL
TO BCA 3.8.1 ON TIMBER FLOORS PROVIDE
MEMBRANE TO BCA 3.8.1.1 AND
MANUFACTURERS DETAILS INSATALLATION
BY SPECIALIST CONTRACTOR.





GRADE				27.980m @ 24.41%			
F.G.L.							
E.G.L.							
CH DIST. (m)							
CH11	27.980	107.180	107.000	CH10	25.190	107.850	107.861
CH9	22.390	108.80	108.545	CH8	19.590	109.650	109.230
CH7	16.970	110.260	109.910	CH6	14.000	110.980	110.590
CH5	11.200	111.600	111.275	CH4	8.400	112.275	111.960
CH3	5.590	112.750	112.645	CH2	2.800	113.350	113.325
CH1	0.00	114.010	114.010				

DRIVEWAY LONG-SECTION DETAIL

SCALE HORIZ. & VERT. 1:100

RL 108.00
RL 107.00
RL 106.00

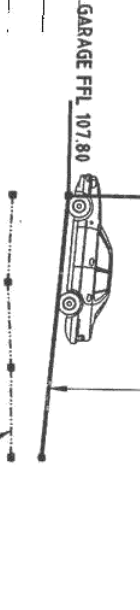


RL 108.00
RL 107.00
RL 106.00

GRADE				4.760m @ 0.00%			
F.G.L.							
E.G.L.							
CH DIST. (m)							
CH13	33.040	106.300	107.180	CH12	30.540	106.650	107.180
CH11	27.980	107.180	107.180				

TRANSITION - T1

SCALE HORIZ. & VERT. 1:100



RL 109.00
RL 108.00
RL 107.00

GRADE				7.590m @ 8.16%			
F.G.L.							
E.G.L.							
CH DIST. (m)							
CH16	40.630	106.200	107.800	CH15	38.130	106.100	107.595
CH14	35.630	106.250	107.390	CH13	33.040	106.300	107.180

TRANSITION - T2

SCALE HORIZ. & VERT. 1:100



FFL 107.80
RL 109.00
RL 108.00
RL 107.00

GRADE				11.0m @ 4.72%			
F.G.L.							
E.G.L.							
CH DIST. (m)							
CH23	33.040	107.700	107.670	CH22	33.040	107.500	107.612
CH21	33.040	107.280	107.554	CH20	33.040	107.150	107.460
CH19	33.040	107.100	107.367	CH18	30.540	107.000	107.275
CH11	27.980	107.180	107.180				

TRANSITION - T3

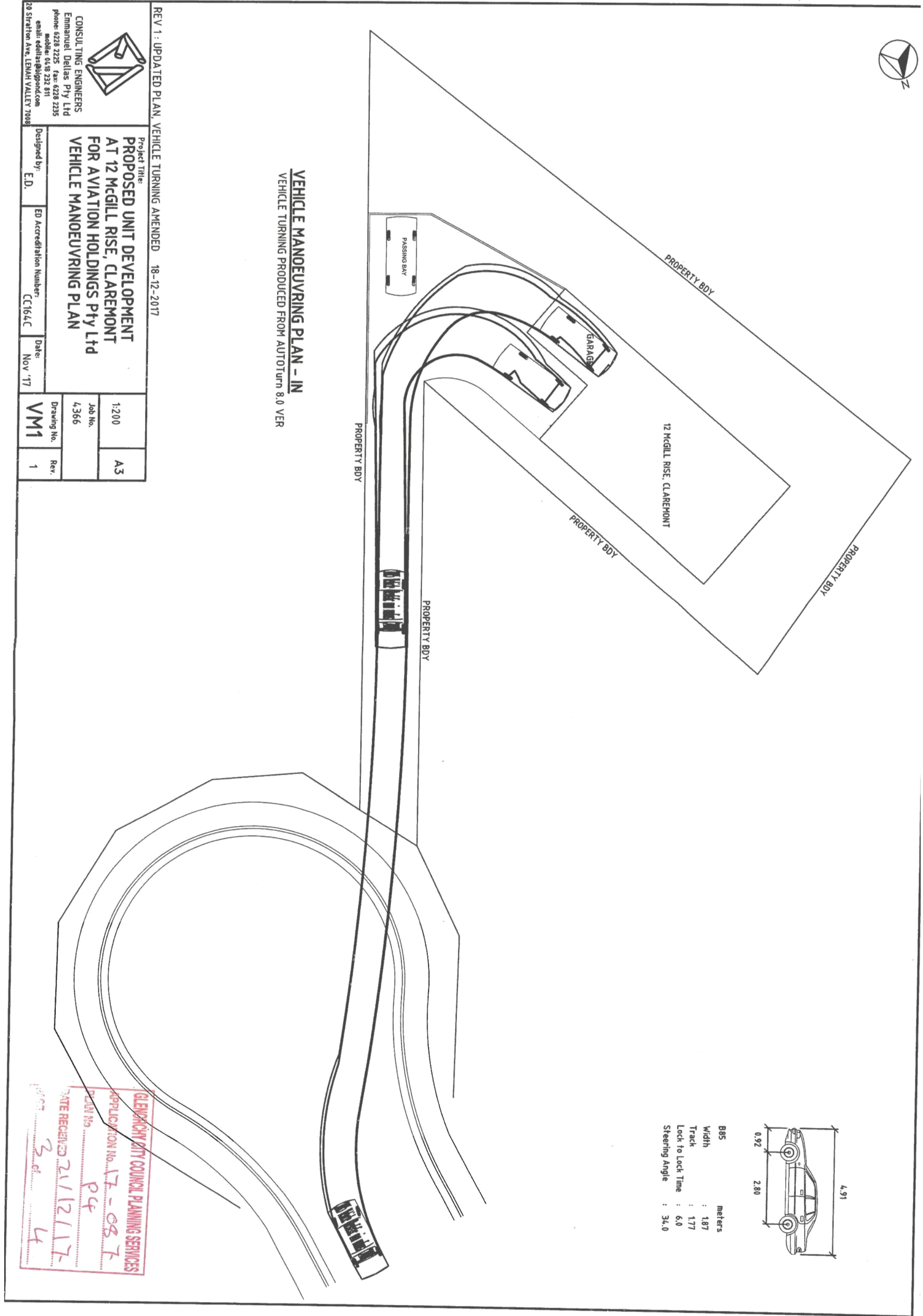
SCALE HORIZ. & VERT. 1:100

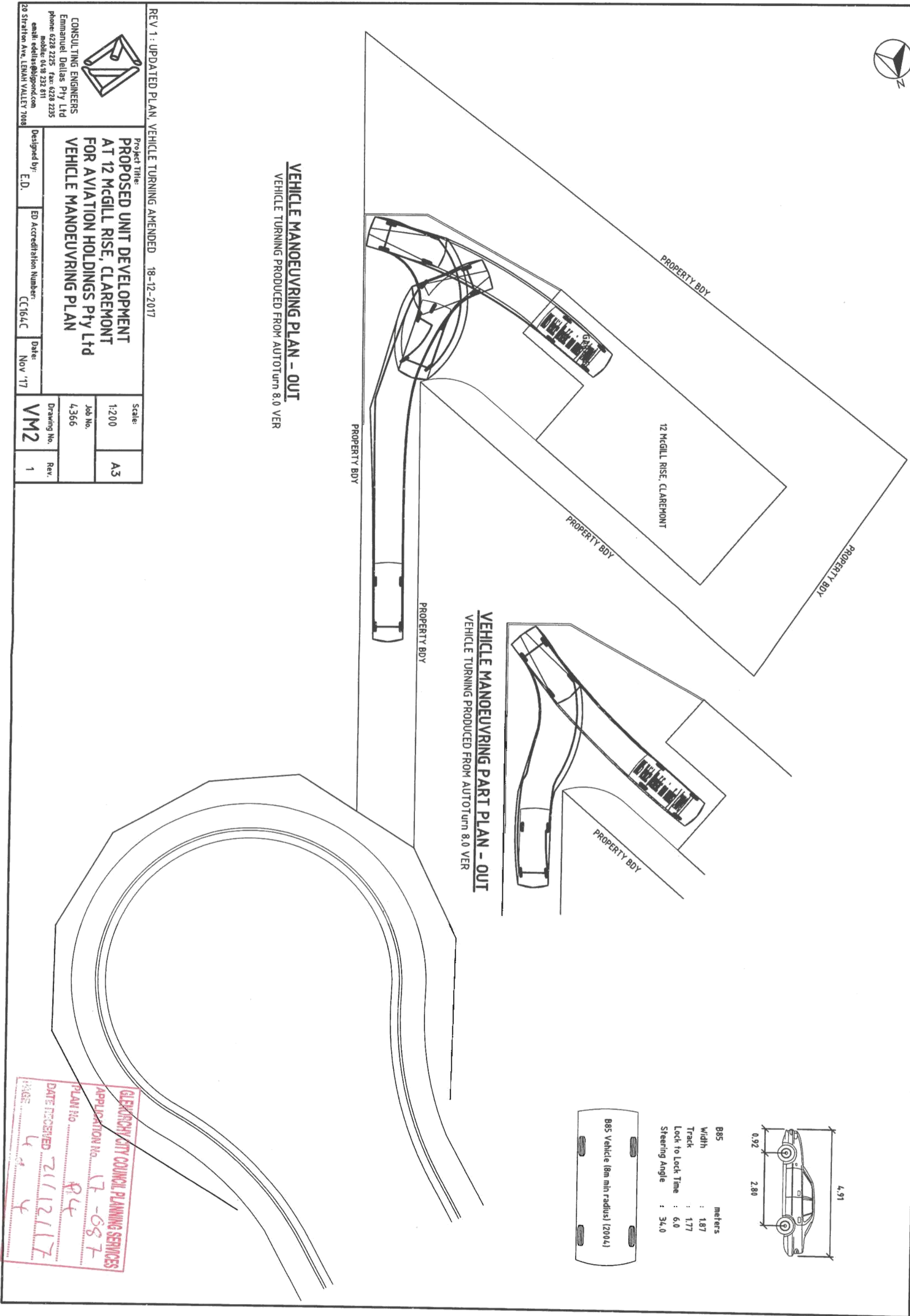


CONSULTING ENGINEERS
Emmanuel Delias Pty Ltd
phone: 6228 2235 fax: 6228 2235
mobile: 0418 232 871
email: edelias@bigpond.com
20 Stratton Ave, LEMAH VALLEY 7008

Project Title: PROPOSED UNIT DEVELOPMENT AT 12 MCGILL RISE, CLAREMONT FOR AVIATION HOLDINGS PTY LTD DRIVEWAY LONG-SECTION DETAIL				Scale: 1:200 A3
Designed by: E.D.	ED Accreditation Number: CC164C	Date: Nov '17	Drawing No. C2	Rev. 1

APPLICATION No. 17-087
PLAN No. P4
DATE RECEIVED 24/12/17
24/4







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-087	Council notice date	24/04/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00566-GCC	Date of response	03/05/2017
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	12 MCGILL RISE, CLAREMONT	Property ID (PID)	3495635
Description of development	New dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Sorell Drafting Services	13 0401 S26	--	09/04/2017
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			
<u>Existing Property Sewer Connection</u> TasWater records indicate that the existing property sewer connection is not as shown on the drawings submitted. Please see as-con detail below for assistance for CCW application stage.			



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.

TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit <http://www.taswater.com.au/News/Outages---Alerts> for a current list of these areas.

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





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-370	Council notice date	20/12/2017
TasWater details			
TasWater Reference No.	TWDA 2017/02022-GCC	Date of response	20/12/2017
TasWater Contact	Paul Clark	Phone No.	(03) 6237 8259
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	8 MICHAEL ST, LUTANA	Property ID (PID)	5439055
Description of development	Deck & carport		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Combinar	Site Plan – Existing/DA.01	-	28/11/2017
Combinar	Site Plan – Existing/DA.02	-	28/11/2017
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			
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 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. TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit http://www.taswater.com.au/News/Outages---Alerts for a current list of these areas.			

**Declaration**

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

Authorised by

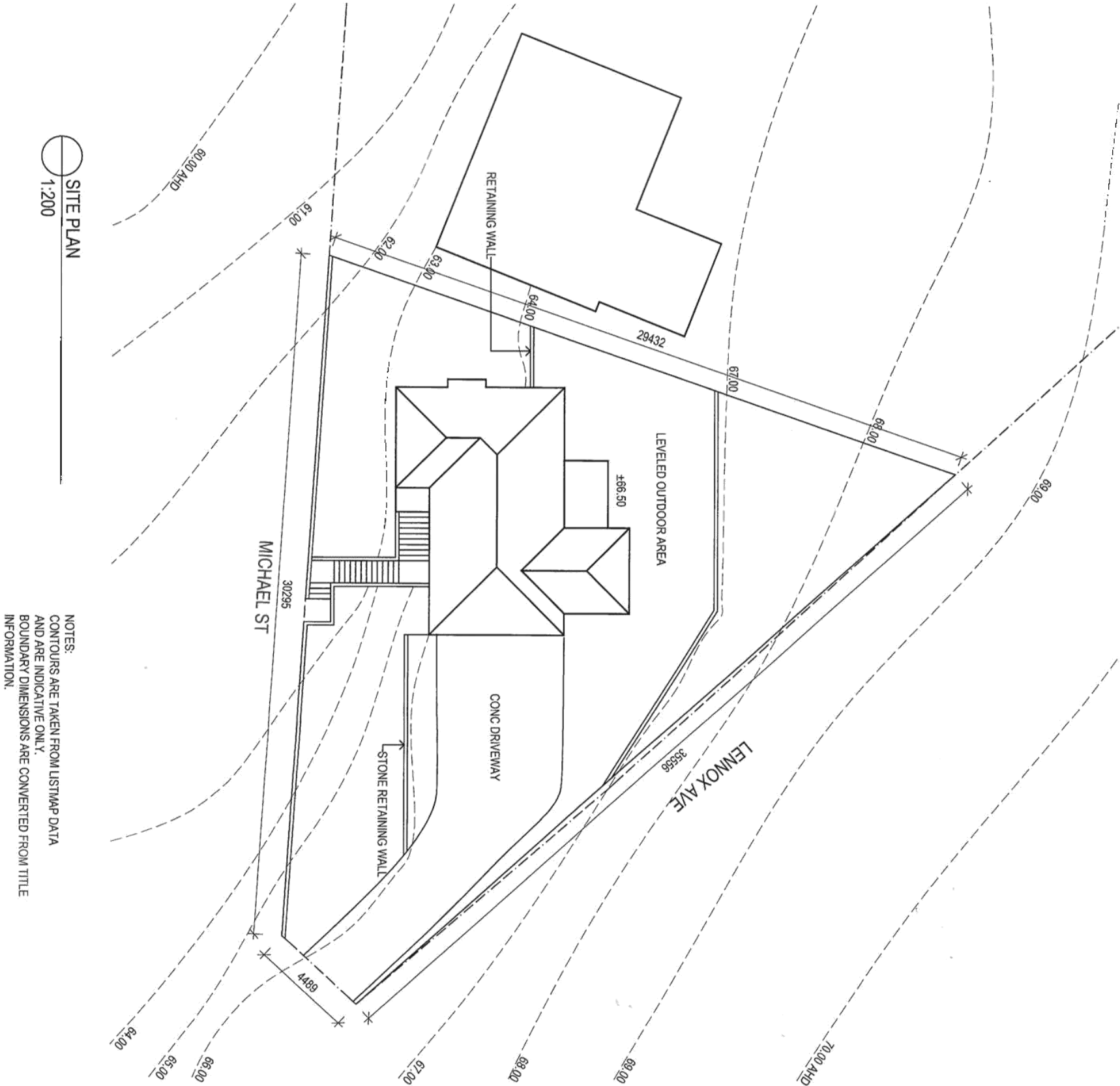
A handwritten signature in black ink, appearing to read "J. Taylor".

Jason Taylor

Development Assessment Manager

TasWater Contact Details

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



SITE PLAN
1:200

NOTES:
CONTOURS ARE TAKEN FROM LISTMAP DATA
AND ARE INDICATIVE ONLY.
BOUNDARY DIMENSIONS ARE CONVERTED FROM TITLE
INFORMATION.

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No.	17-370
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combinar

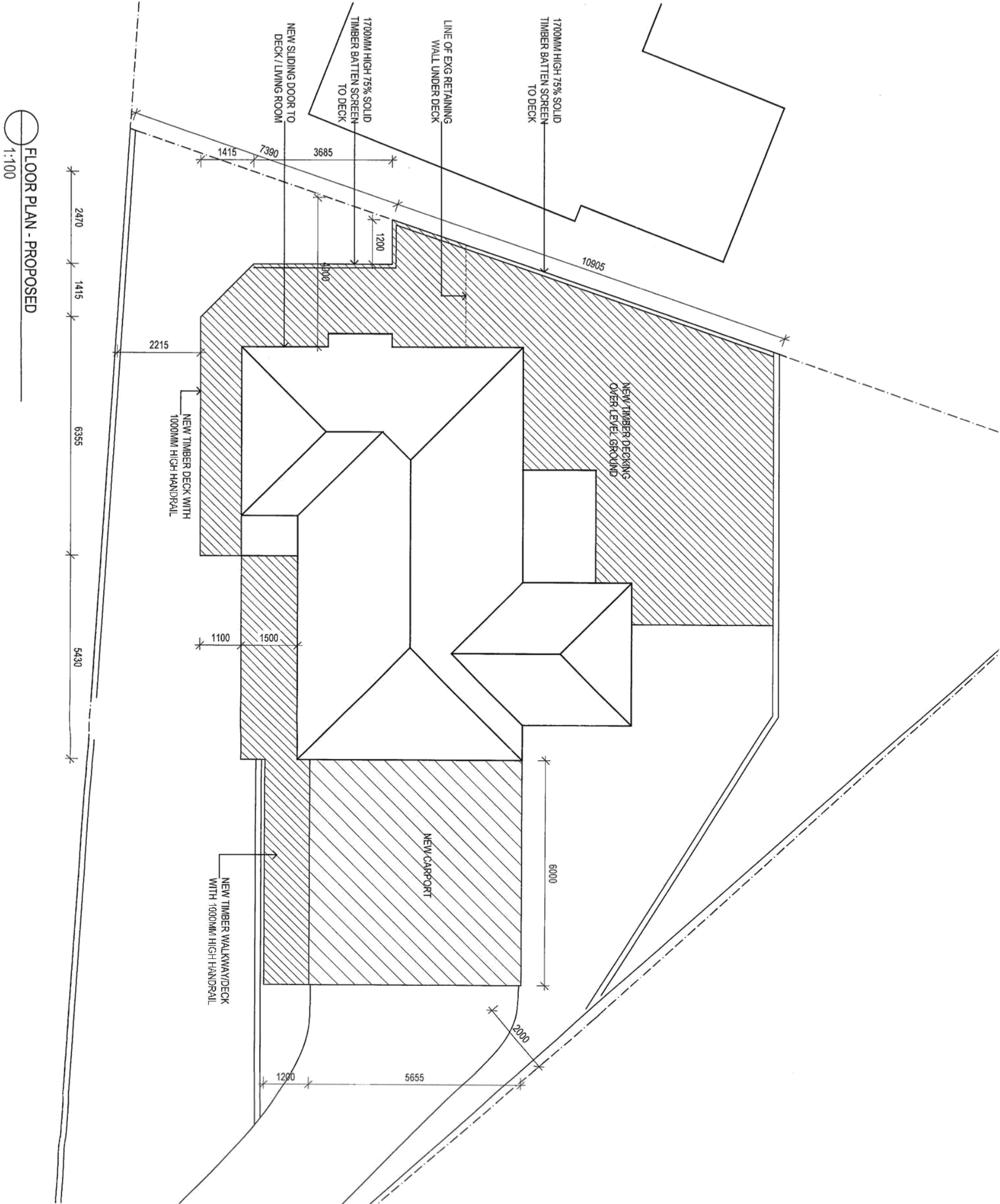
3 Charles St South South Launceston Tasmania 7249
T +61 (0)418 501 973 info@combinar.com.au
Accredited Building Practitioner Peter Booth, CC6132R

Rev	Description	Dwn	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Contractor shall verify all dimensions on site before commencing any work or shop drawings.
© This drawing is copyright and remains the property of combinar

Project Building Order Drawings
8 Michael St, Lutana

Client	R Hevy
Title	SITE PLAN - EXISTING
Issue	PLANNING
Scale	1:200@ A3 Date 28/11/2017 Project Number 1706
Drawing No	DA.01 Rev -



FLOOR PLAN - PROPOSED
1:100

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No 17-370
PLAN No P1
DATE RECEIVED 8/12/17
PAGE 2 of 4



combinar

3 Charles St South South Launceston Tasmania 7249
T +61 (0)418 501 973 info@combinar.com.au
Accredited Building Practitioner Peter Booth, CC6132R

Rev	Description	Dwn	Date
-		-	-
-		-	-
-		-	-
-		-	-

Contractor shall verify all dimensions on site before commencing any work or shop drawings.
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Project Building Order Drawings
8 Michael St, Lutana

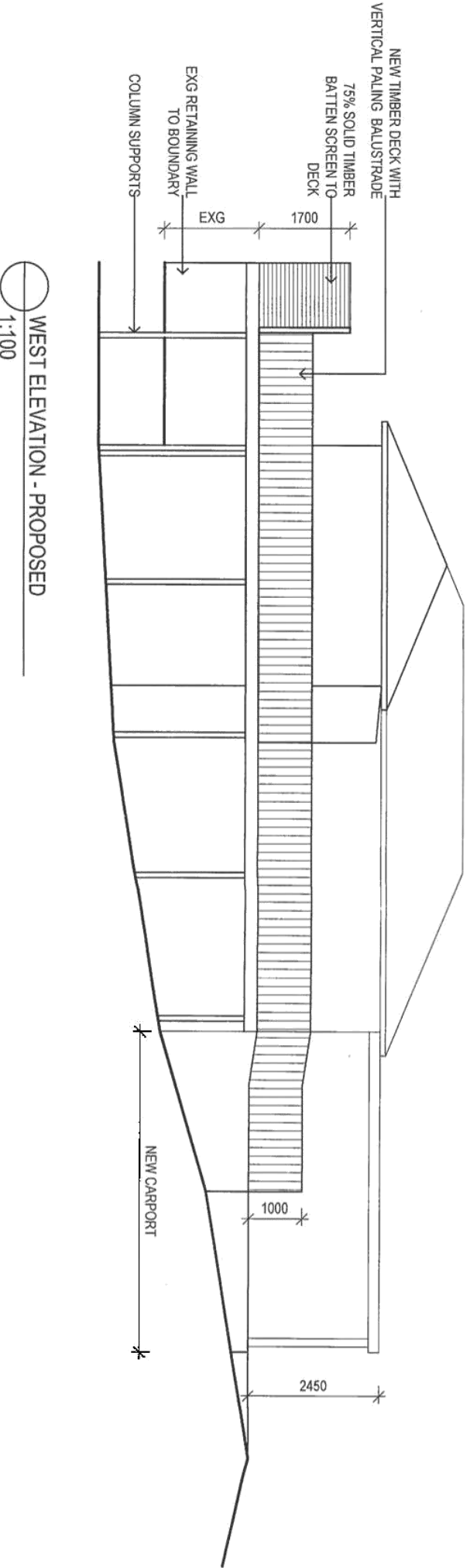
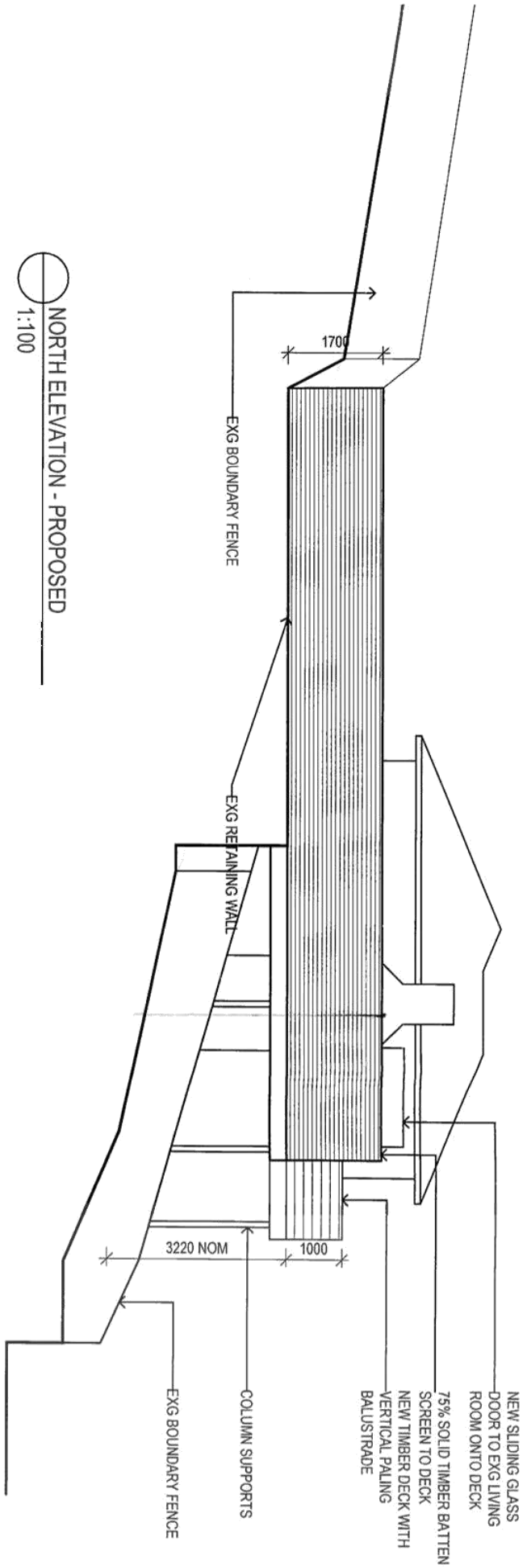
Client R Hevey

Title SITE PLAN - EXISTING

Issue PLANNING

Scale 1:100@ A3 Date 28/11/2017 Project Number 1706

Drawing No DA.02 Rev -



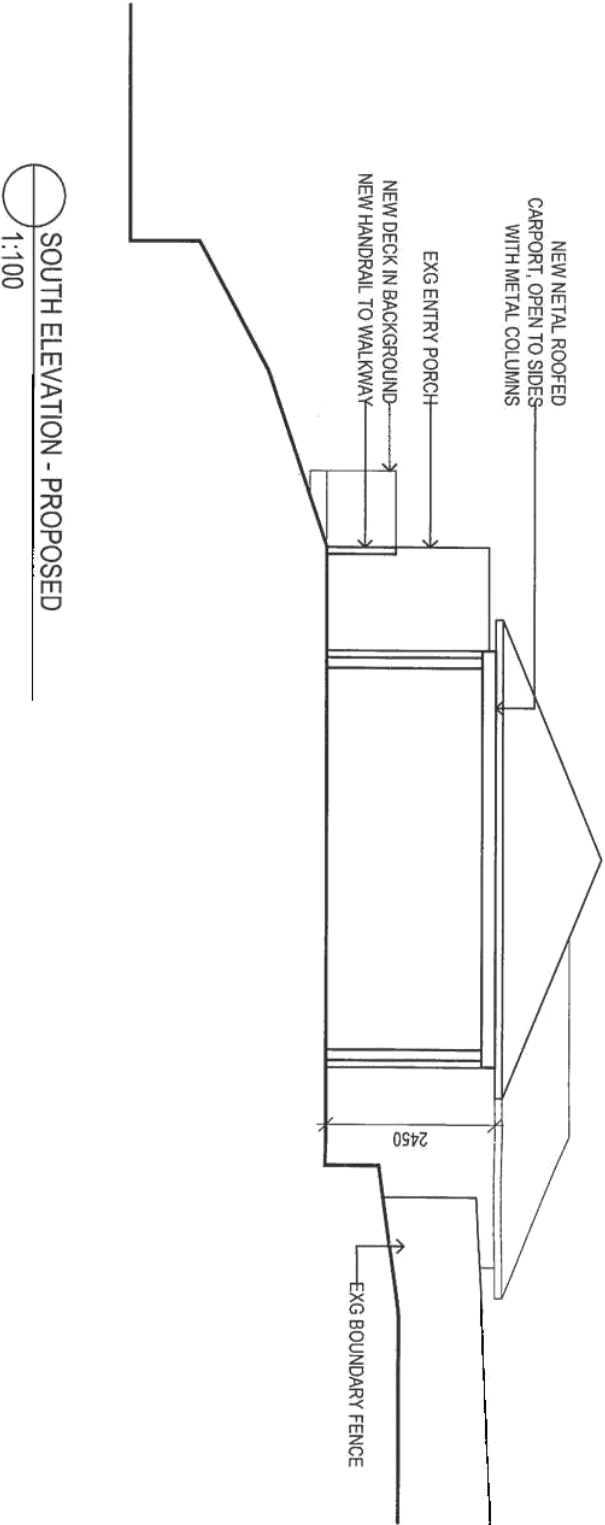
GLENORCHY CITY COUNCIL PLANNING SERVICES
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3 Charles St South South Launceston Tasmania 7249
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Accredited Building Practitioner Peter Booth, CC6132R
Rev Description Dwn Date
Contractor shall verify all dimensions on site before commencing any work or shop drawings.
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Project Building Order Drawings
8 Michael St, Lutana

Client	R Hevey		
Title	ELEVATIONS 01		
Issue	PLANNING		
Scale	1:100@ A3	Date 28/1/2017	Project Number 1706
Drawing No	DA.03		Rev -



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 17-370
PLAN No. P1
DATE RECEIVED 8/12/17
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3 Charles St South South Launceston Tasmania 7249
T +61 (0)418 501 973 info@combinar.com.au
Accredited Building Practitioner Peter Booth, CC6132R
Rev Description Dwn Date
-
Contractor shall verify all dimensions on site before commencing any work or shop drawings.
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Project Building Order Drawings
8 Michael St, Lutana

Client	R Hevey		
Title	ELEVATIONS 02		
Issue	PLANNING		
Scale	1:100@ A3	Date 28/1/2017	Project Number 1706
Drawing No	DA.04		Rev -





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-314	Council notice date	8/11/2017
TasWater details			
TasWater Reference No.	TWDA 2017/01777-GCC	Date of response	13/11/2017
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	60 CHARLES ST, MOONAH	Property ID (PID)	1954842
Description of development	Demolition and new warehouse with signage		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
CBM Sustainable Design	P16073 Sheets A101 to A402	DA 06	5/2/2017
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: DEMOLITION 1. The developer must engage a registered plumber to temporarily cap and seal internal water (prior to water meter) and sewer (upstream of the inspection opening) connections under demolition works to protect TasWater's infrastructure from contamination. CONNECTIONS, METERING & BACKFLOW 2. A suitably sized water supply with metered connections / sewerage system and connections to each tenancy of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 3. 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. 4. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 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. \$206.97 for development assessment. 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>

Commercial Tenancy Billing

Arrangements for payment of water and sewerage fixed charges and water usage should be clearly defined in a lease agreement between the tenant and the landlord. If such an arrangement is not clearly defined within a lease agreement, the water and sewerage fixed charges and the water usage is the responsibility of the property owner.

Should the Commercial property owner wish to ascertain water usage between separate leases, TasWater is happy to provide advice regarding the installation of sub meters, however the cost of such an installation is the responsibility of the property owner.

It is important to note that TasWater will bill service charges and water usage charges to the owner of the property only, regardless of any agreements between the landlord and the tenant.

For more information please contact 13 6992 or email enquiries@taswater.com.au

Declaration

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

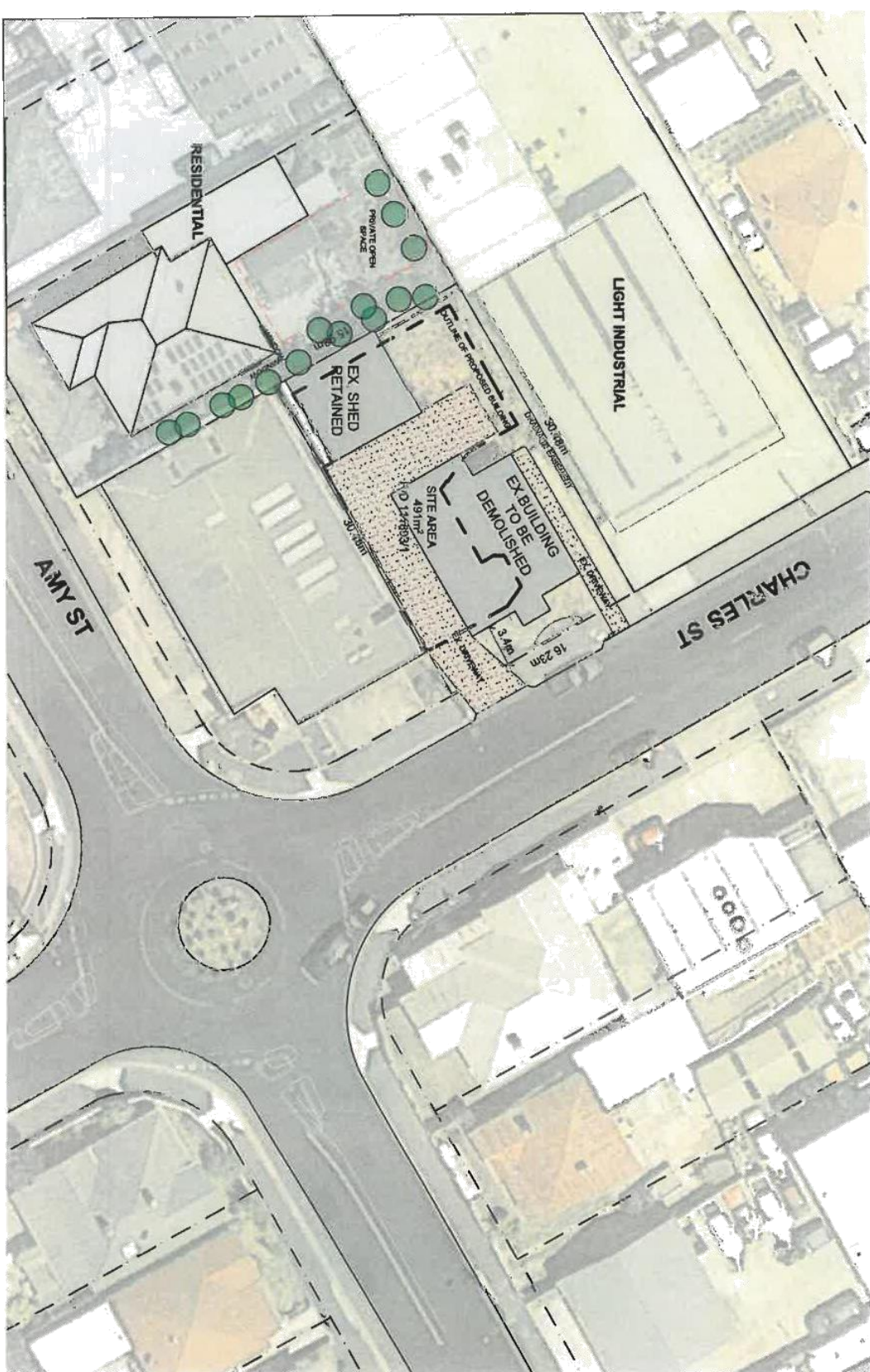
Authorised by

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



Location Plan
Scale 1:500

Layout ID	Layout Name	Current Revision ID	Issued
A101	Location Plan	DA 09	☒
A102	Site Plan	DA 09	☒
A103	Sun Study - June	DA 09	☒
A104	Sun Study - March	DA 09	☒
A201	Floor Plan	DA 09	☒
A202	Roof Plan	DA 09	☒
A301	Elevations	DA 09	☒
A302	Elevations	DA 09	☒
A303	Sections	DA 09	☒
A304	Drainage Easement Detail	DA 09	☒
A402	3D Renders	DA 09	☒

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. 17-314
 PLAN No. 62
 DATE RECEIVED 21/12/17
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Project Details
60 Charles St, Moonah
Mr.L. Radcliffe
Land title reference number 111893/1

General Information
Site Area: 491sqm
Gross Floor Area: Ground Floor 339sqm, Mezzanine 146sqm

Prepared by CBM Sustainable Design
Building Designer - John Dingemansse
Accreditation Number: CC1113Z
Contact Person - Peter Dingemansse

All drawings are to be read in conjunction with the documentation prepared by the above mentioned consultants.

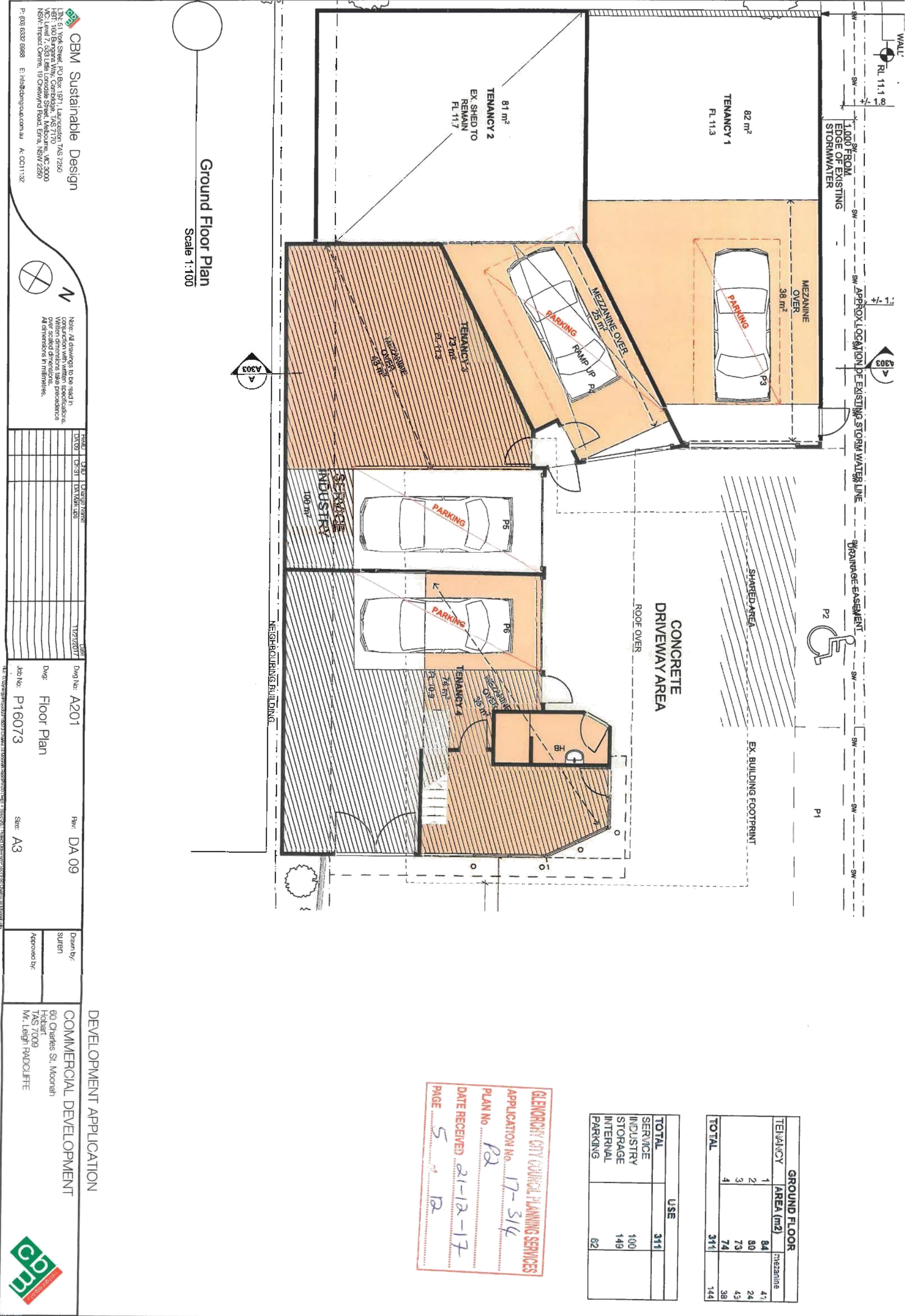
DEVELOPMENT APPLICATION

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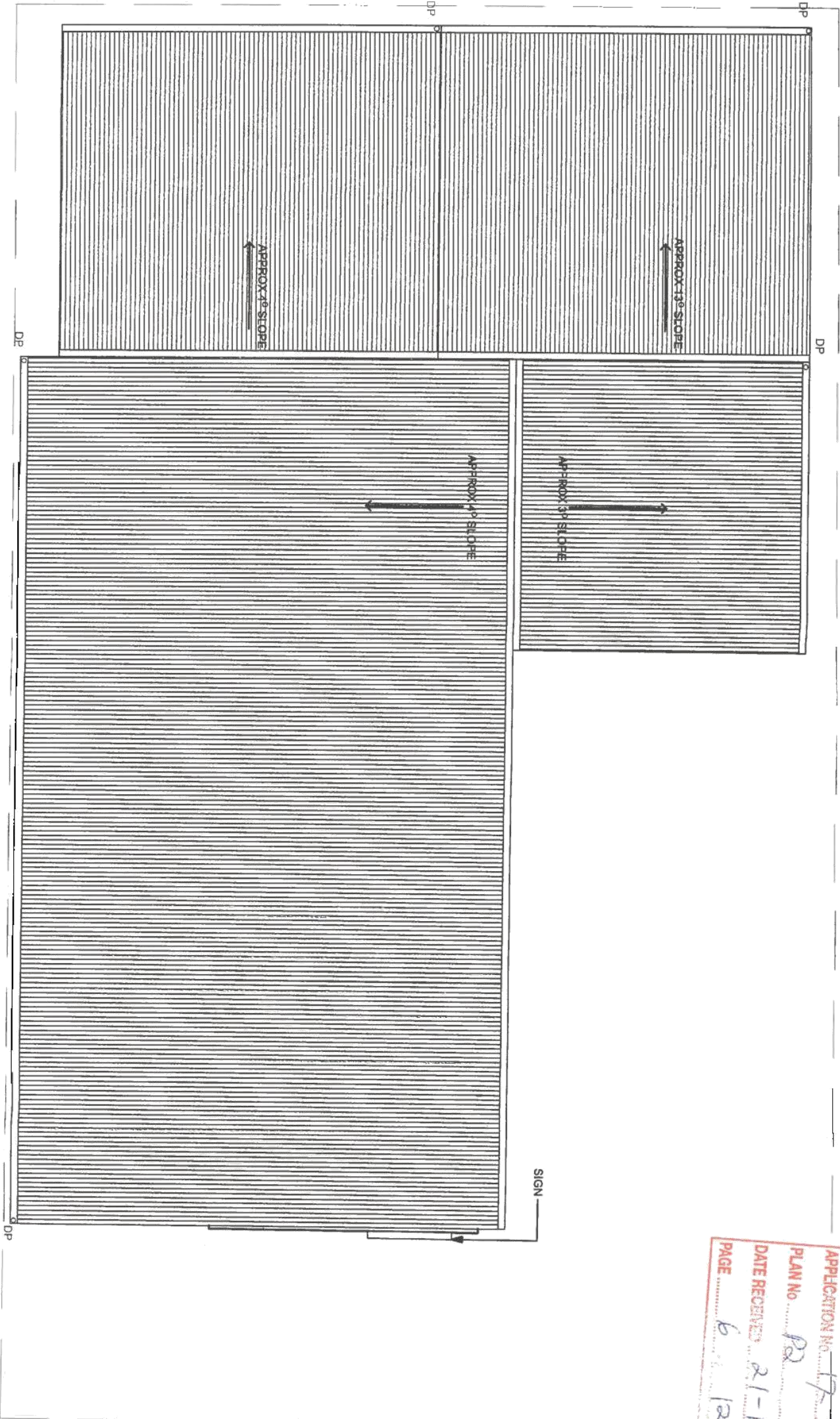


Attachments - Glenorchy Planning Authority - 13 February 2018

Attachments - Glenorchy Planning Authority - 13 February 2018



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 17-314
PLAN No. P2
DATE RECEIVED 21-12-17
PAGE 6 of 12



ROOF PLAN
Scale 1:100

CBM Sustainable Design

LTN: 51 York Street, PO Box 1971, Launceston TAS 7250
HBT: 160 Bungea Way, Cambridge, TAS 7170
WCI: Level 7, 233 Little Lonsdale Street, Melbourne, VIC 3000
NSW: Impact Centre, 19 Ormeau Road, Erina, NSW 2250
P: (03) 6332 6988 E: info@cbmgroup.com.au A: 0011132

Note: All drawings to be read in conjunction with written specifications. Dimensions are given in millimetres. All dimensions in millimetres.

HEAD	CHD	CHANGED NAME	DATE
SKETCH			12/12/2016
DA 09			17/12/2017

Dwg No:	A202	Rev:	DA 09
Dwg:	Roof Plan		
Job No:	P16073	Size:	A3

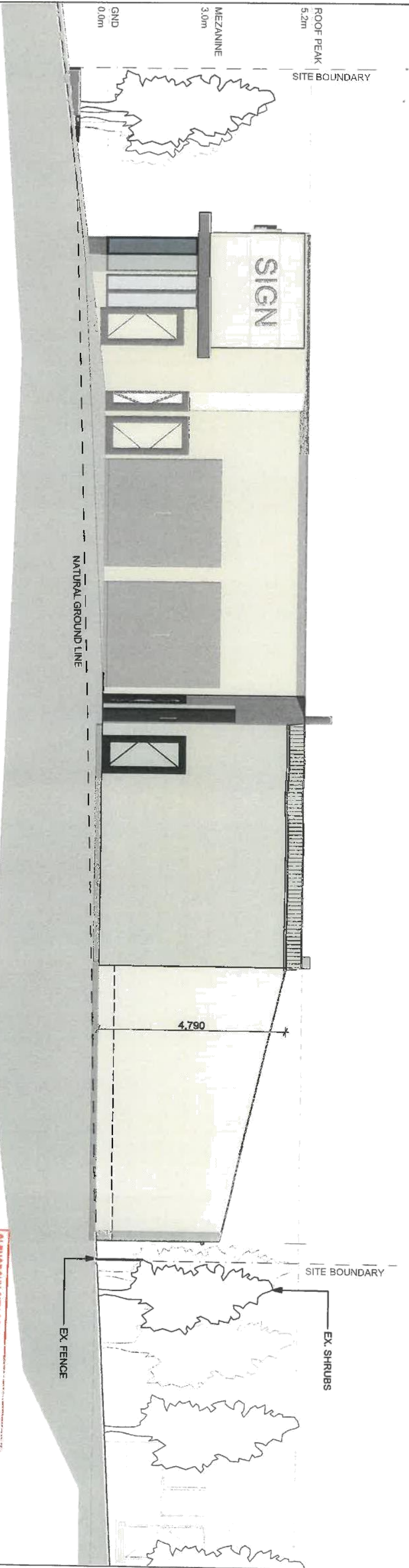
Drawn by:
Suren

Approved by:

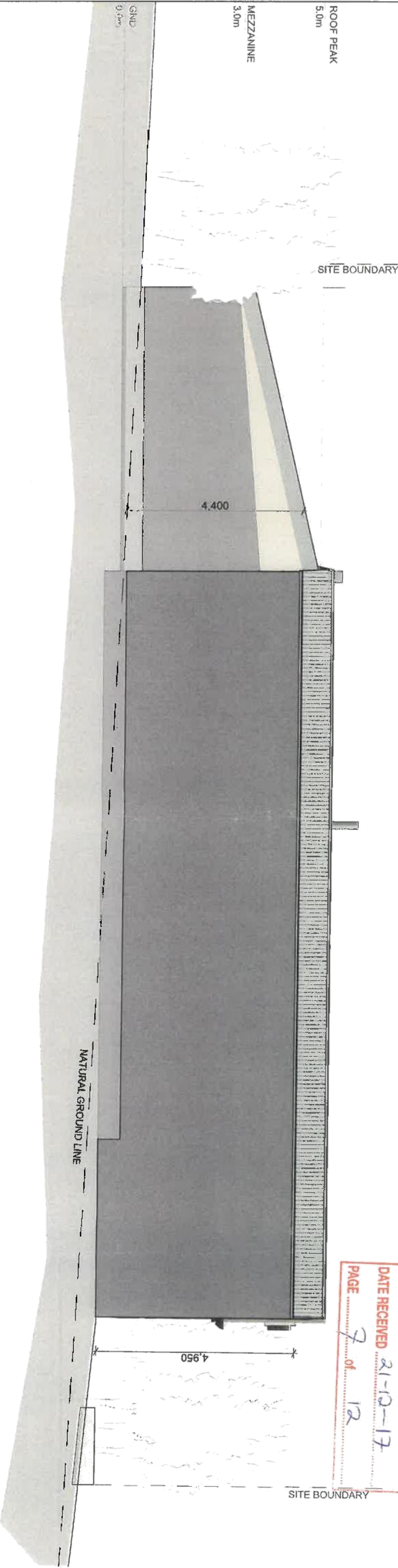
DEVELOPMENT APPLICATION

COMMERCIAL DEVELOPMENT
60 Charles St, Moonah
TAS 7009
Mr. Leigh RADCLIFFE





North West Elevation
Scale 1:100



South East Elevation
Scale 1:100

CBM Sustainable Design

LTN 61 York Street PO Box 187, Launceston TAS 7250
HBT 160 Bungara Way, Cambridge TAS 7170
WC Level 7, 533 Little Lonsdale Street, Melbourne, VIC 3000
NSW Impact Centre, 19 Chelmsford Road, Erina, NSW 2260
P: (03) 6332 6988 E: info@cbmgroupp.com.au A: CC11137

Note: All drawings to be read in conjunction with written specifications, conditions of contract and precedents. All dimensions in millimetres.

Rev	CD	Change	Date
SK-01	CH-07	1. Add Issue/Change details here -	12/12/2016
SK-02	CH-10	Mark up - P16 DA	12/12/2016
DA-03	CH-16	DA Mark ups	1/12/2017
DA-04	CH-21	DA Mark ups	1/12/2017
DA-05	CH-27	DEVELOPMENT APPLICATION	2/12/2017
DA-06	CH-34	DA Mark ups	2/12/2017
DA-09			11/21/2017

Dwg No: A301 Rev: DA 09

Dwg: Elevations

Job No: P16073 Size: A3

Drawn by: Suren

Approved by:

COMMERCIAL DEVELOPMENT

60 Charles St, Moonah
TAS 7009
Mr. Leigh RADCLIFFE





Note: All drawings to be read in conjunction with written specifications. Written dimensions take precedence over scaled dimensions. All dimensions in millimetres.

[illegible]

DWG No: A303

Rev: DA 09

Drawn by:
Suren

Dmg: Sections

Job No: P16073

Size: A3

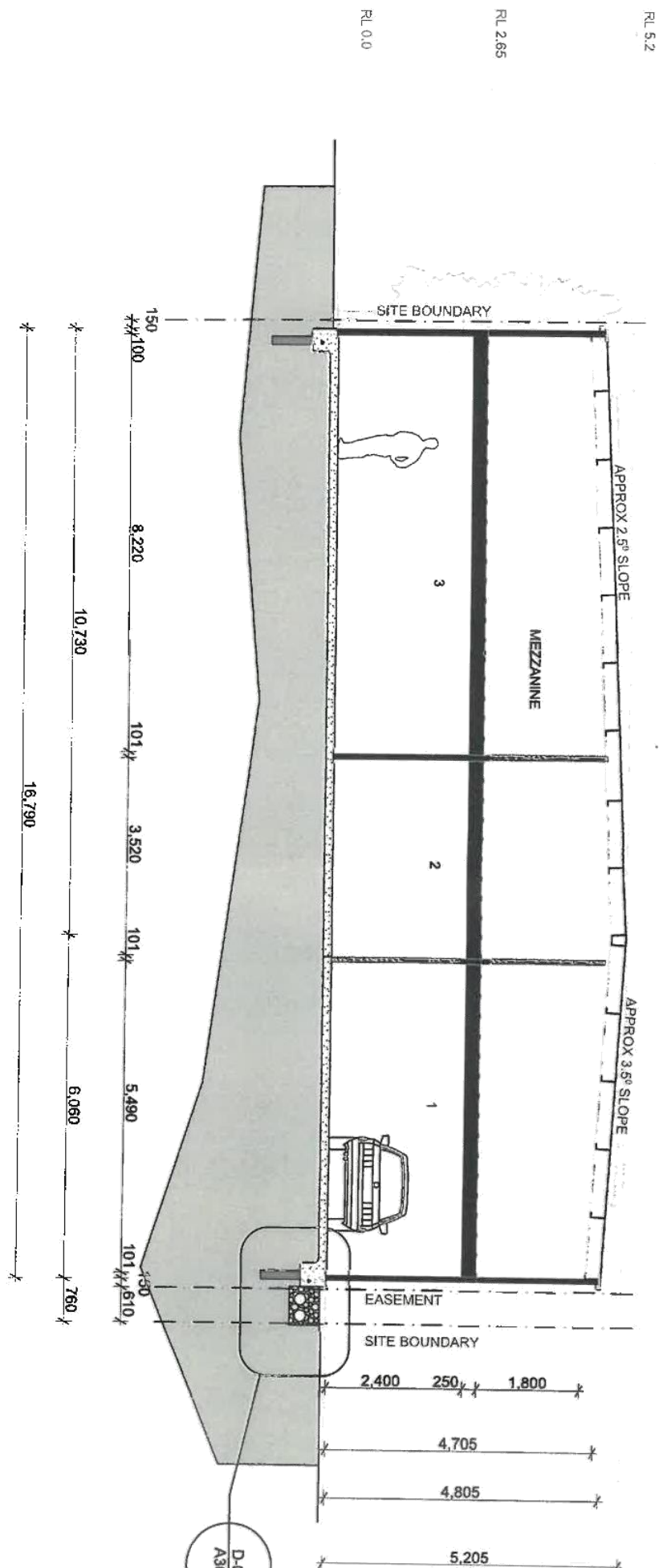
Approved by:

DEVELOPMENT APPLICATION COMMERCIAL DEVELOPMENT

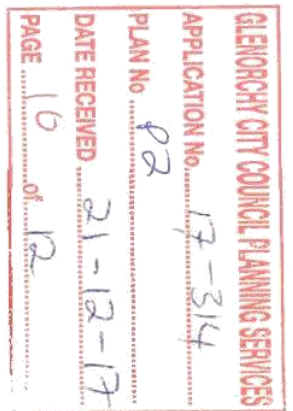
60 Charles St., Moonah
Hobart

Mr. Leigh RADCLIFFE

APPLICATION NO. 17-34
 PLAN NO. 02
 DATE RECEIVED 01-12-17
 PAGE 9 12



Transverse Section AA
Scale 1:100

DEVELOPMENT APPLICATION



Charles St View

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 17-314
PLAN No. P2
DATE RECEIVED 21-12-17
PAGE 11 of 12



Tenancy 1 Internal



Tenancy 4 Internal

DEVELOPMENT APPLICATION

 CBM Sustainable Design LTD 61 York Street, PO Box 197, Launceston TAS 7240 LTD 163 Bungee Way, Cambridge, TAS 7170 LTD 163 Bungee Way, Cambridge, TAS 7170 NSW: Impact Centre, 19 Chesham Road, Ennis, NSW 2200 P: (08) 6332 8888 E: info@cbmsgd.com.au A: 0211137		Note: All drawings to be read in conjunction with written specifications. Within dimensions like placemarks, all dimensions in millimetres.				
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