

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 14 MAY 2018**



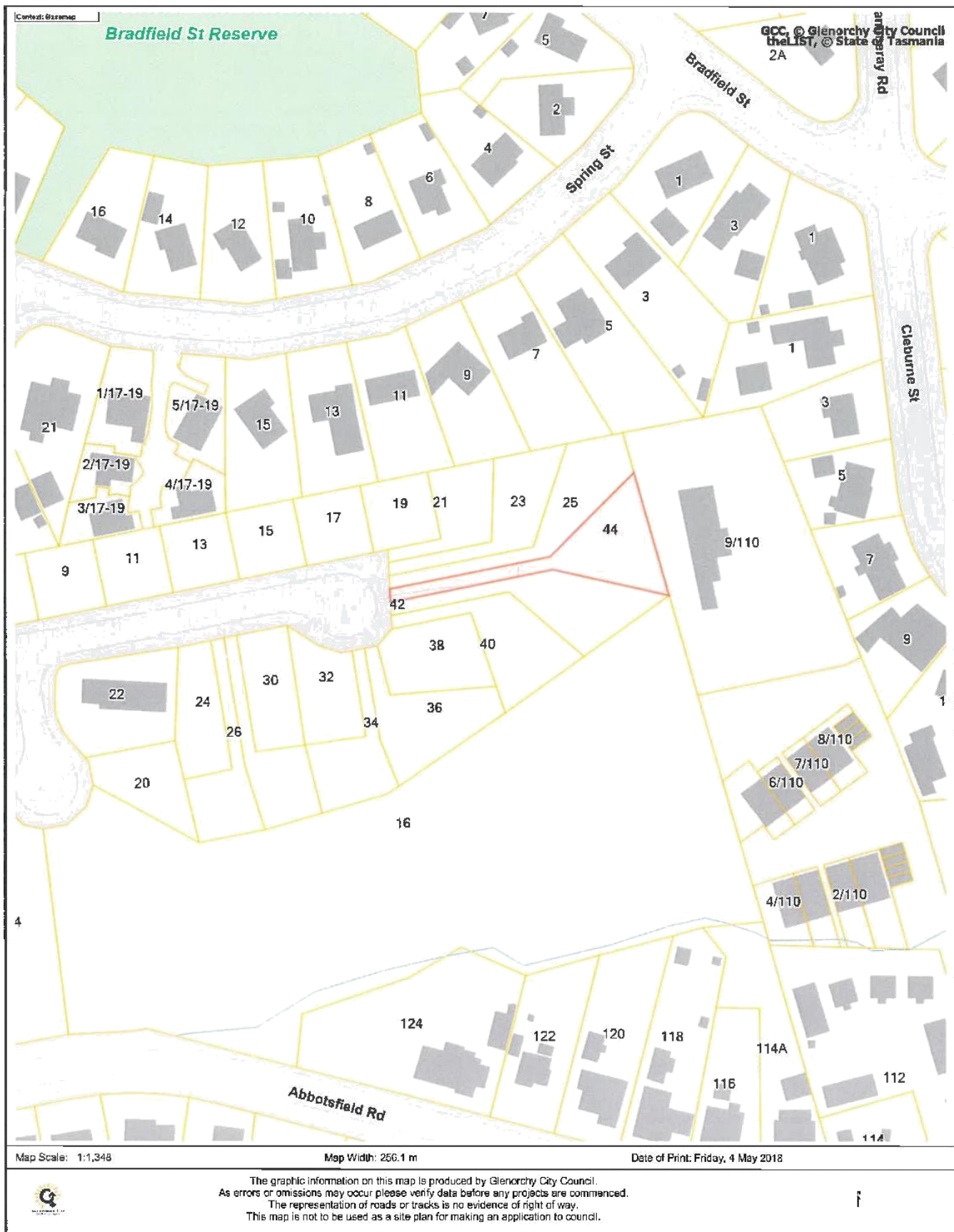
TABLE OF CONTENTS:

PLANNING

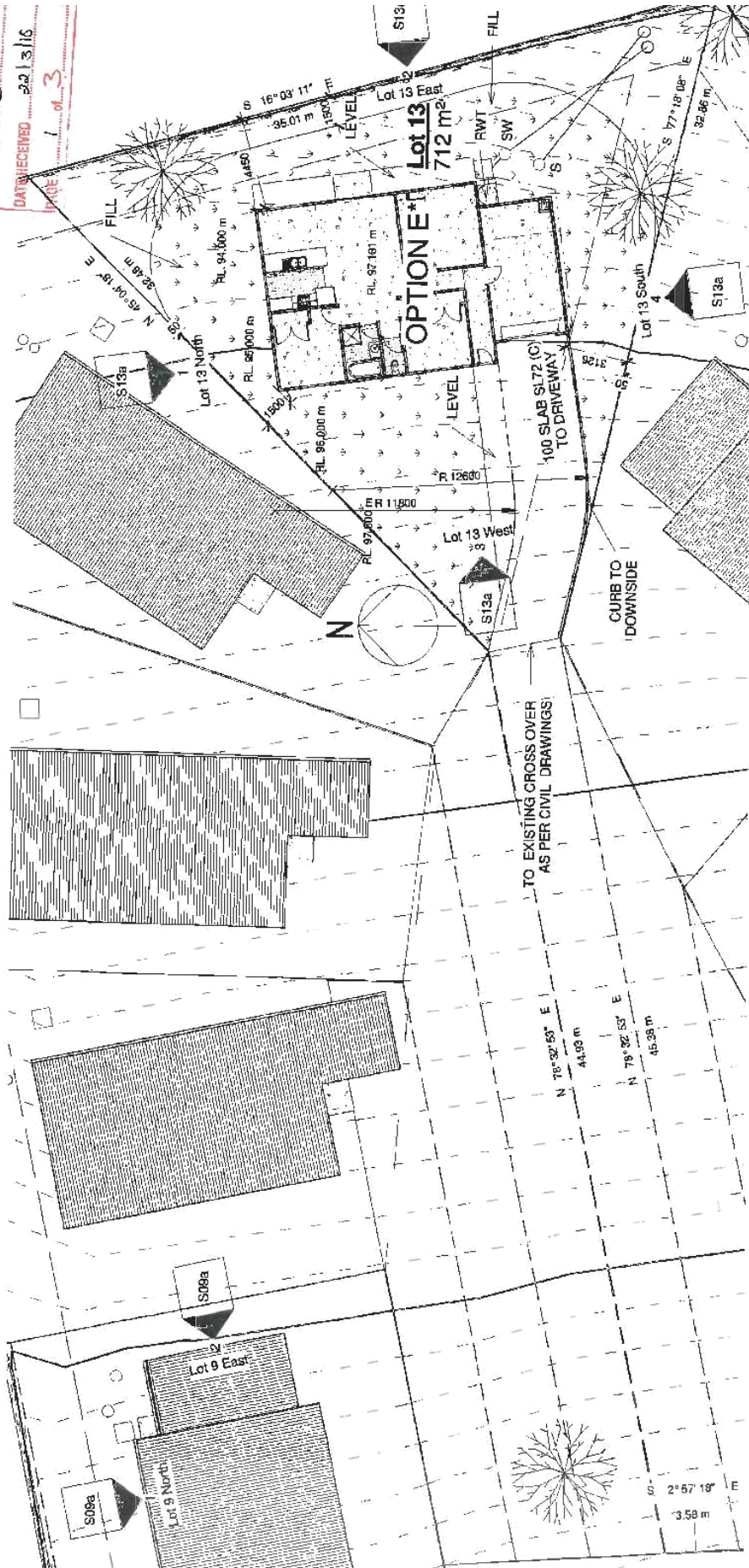
5. Proposed Use and Development - Single Dwelling - 44 McGill Rise, Claremont	
1: Attachment - 44 McGill Rise, Claremont.....	2
6. Proposed Use and Development - Single Dwelling (Residential) Relying on Performance Criteria - 25 McGill Rise, Claremont	
1: Attachment - 25 McGill Rise, Claremont.....	8
7. Proposed Use and Development - Change of Use to Sports and Recreation - Re-Advertised - 24B Wyndham Road, Claremont	
1: Attachment - 24B Wyndham Road, Claremont	15
8. Proposed Use and Development - One Lot Subdivision Plus Balance - 1A Pascoe Avenue, Claremont	
1: Attachment - 1A Pascoe Avenue, Claremont.....	18
9. Proposed Use and Development - Additions for Ancillary Storage for Boat Building (Manufacturing and Processing) - 100 Derwent Park Road, Derwent Park	
1: Attachment - 100 Derwent Park Road, Derwent Park	23

44 McGill Rise, Claremont

Item:



WILSON/ROBERTS CIVIL ENGINEERING
 APPLICATION NO. 17-125
 PLAN NO. P3
 DATE RECEIVED 22/3/16
 PAGE 1 of 3



1 Lot 13
 1:200



SORELL DRAFTING SERVICES

38 AATHERTON AVENUE
 WEST MCKINAH 7009
 PHONE: 62 730152

mileyemail@netscape.net

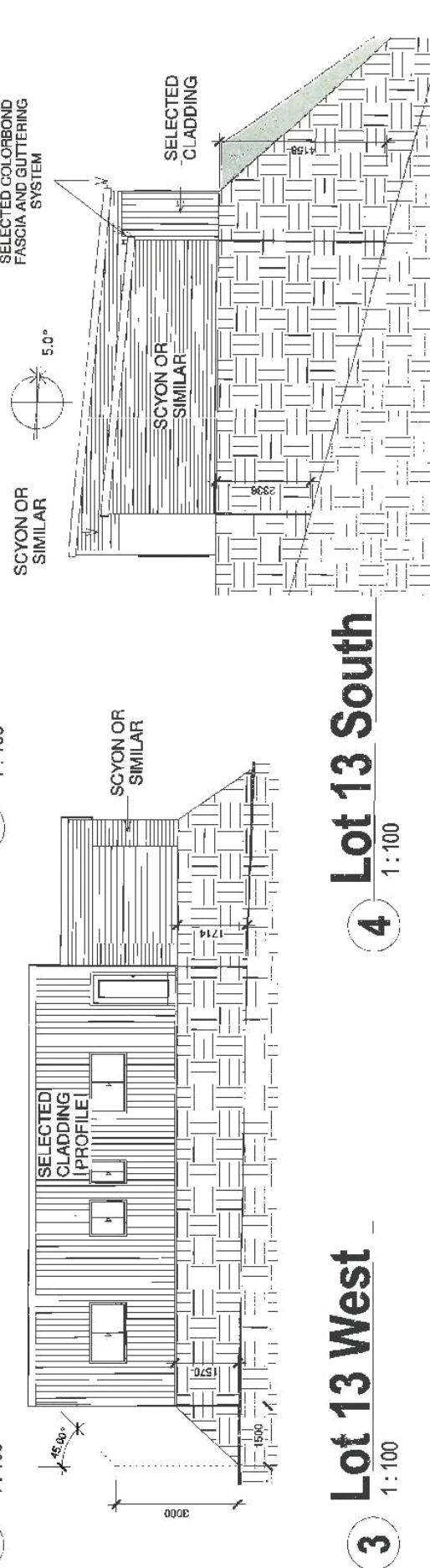
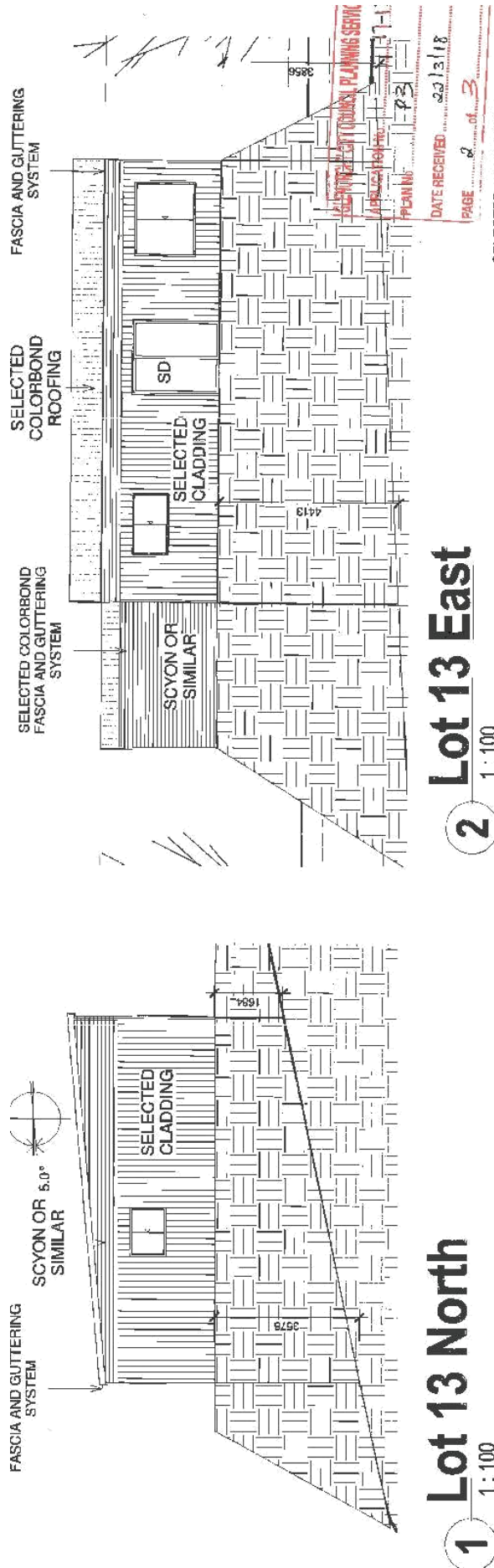
Acc No CC6243 ABN. 75 598 506 905

No.	Description	Date

A.C.Pty Ltd
146B Abbotsfield Road
Claremont

Lot 13 Option E Mirrored Development

Project number 13 0401
 Date 01/2017 2:05:32 PM
 Drawn by IGFM
 Checked by
 Scale 4: max.
 13 0401 S13



SORELL DRAFTING SERVICES

38 AATHERTON AVENUE
WEST MOONAH 7005
PHONE: 52 730152

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

A.C.Pty Ltd
146B Abbottsfield Road
Claremont

**Lot 13 Elevations
Development**

Project number 13 0401

Date 6/12/2017 2:05:40 PM

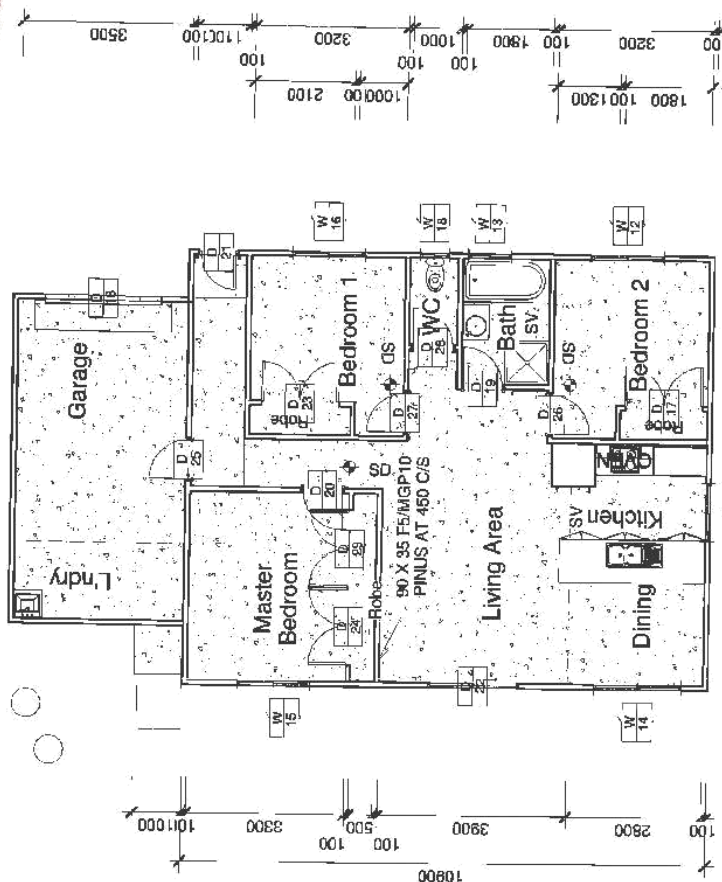
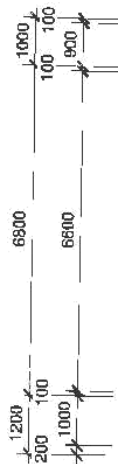
Drawn by Author

Checked by

13 0401 S13a

Scale 1:100

GLENORCHY CITY COUNCIL PLANNING SERV
 APPLICATION NO. 17-12-5
 PLAN NO. P3
 DATE RECEIVED 22/3/18
 PAGE 3 of 3



SD - PHOTOELECTRIC SMOKE
 DETECTOR TO BE
 INTERCONNECTED AS PER NCC
 2015 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
 MANUFACTURER'S DETAILS
 INSATALLATION BY SPECIALIST
 CONTRACTOR.

Floor Plan

Option E Reversed

Project number 13 0401
 Date 07-Mar-17 12:04:31 PM
 Drawn by IGF

E03

A. C. Holdings Pty Ltd
 Lots 5-9, 13-15, 20 & 30
 146b Abbotsfield Road
 Claremont

No.	Description	Date



mileymail@netscape.net

Acc No CC6243 ABN. 75 598 506 805

38 AATHERTON AVENUE
 WEST MOONAH 7003
 PHONE: 08 730152

Ground Floor

1 : 100

Door Schedule				
Level	Mark	Name	Height	Width
Garage	18	Garage	2100	2400
Garage	25	Garage	2040	820

Frame				
Level	Mark	Name	Height	Width
Garage	18	Garage	2100	2400
Garage	25	Garage	2040	820

Comments				
Level	Mark	Name	Height	Width
Ground Floor	17	Bedroom 2	2040	1610
Ground Floor	19	Living Area	2040	820
Ground Floor	20	Living Area	2040	820
Ground Floor	21	Living Area	2100	820
Ground Floor	22	Living Area	2100	1800
Ground Floor	23	Bedroom 1	2040	1610
Ground Floor	24	Master Bedroom	2040	1610
Ground Floor	26	Living Area	2040	820
Ground Floor	27	Living Area	2040	820
Ground Floor	28	Living Area	2040	820
Ground Floor	29	Master Bedroom	2040	1610

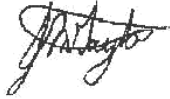
Grand total: 11
 Grand total: 13

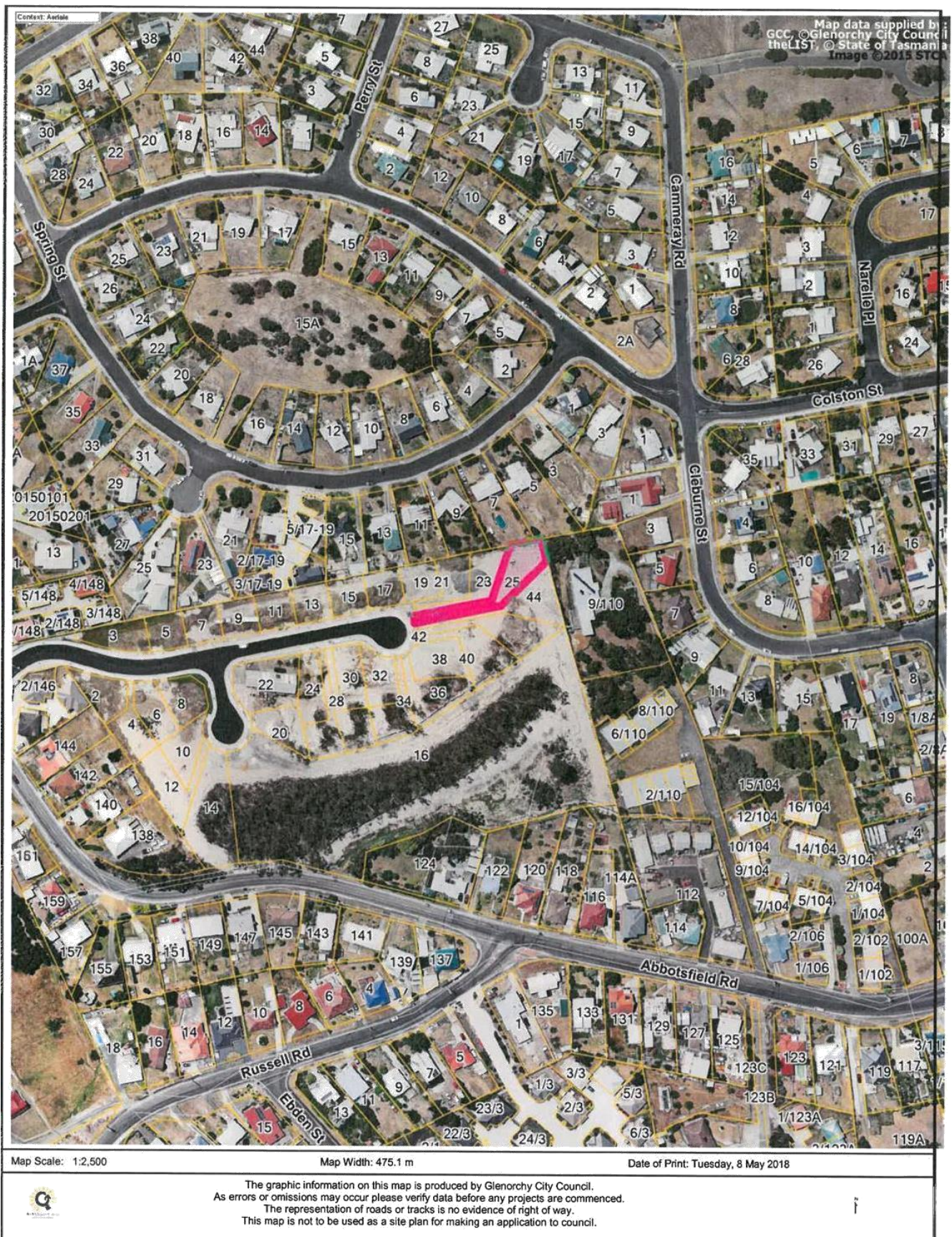
Window Schedule

Mark	Elevation	Type	Width	Height	Remarks	Area
11	East	0912	1200	900		1.08 m²
16	East	0915	1500	900		1.35 m²
14	North	1518	1800	1500		2.70 m²
15	North	0915	1500	900		1.35 m²
12	South	0915	1500	900		1.35 m²
13	South	0909	900	900		0.81 m²
18	South	0906	600	900		0.54 m²
Grand total: 7						9.18 m²



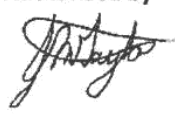
Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-125	Council notice date	23/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00753-GCC	Date of response <i>Amended</i>	24/05/2017 04/04/2018
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	44 MCGILL RISE, CLAREMONT	Property ID (PID)	3495483
Description of development	New Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Sorell Drafting Services	130401 Sheets S13		06/12/2017
Sorell Drafting Services	130401 Sheet E02		07/03/2017
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL 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			
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



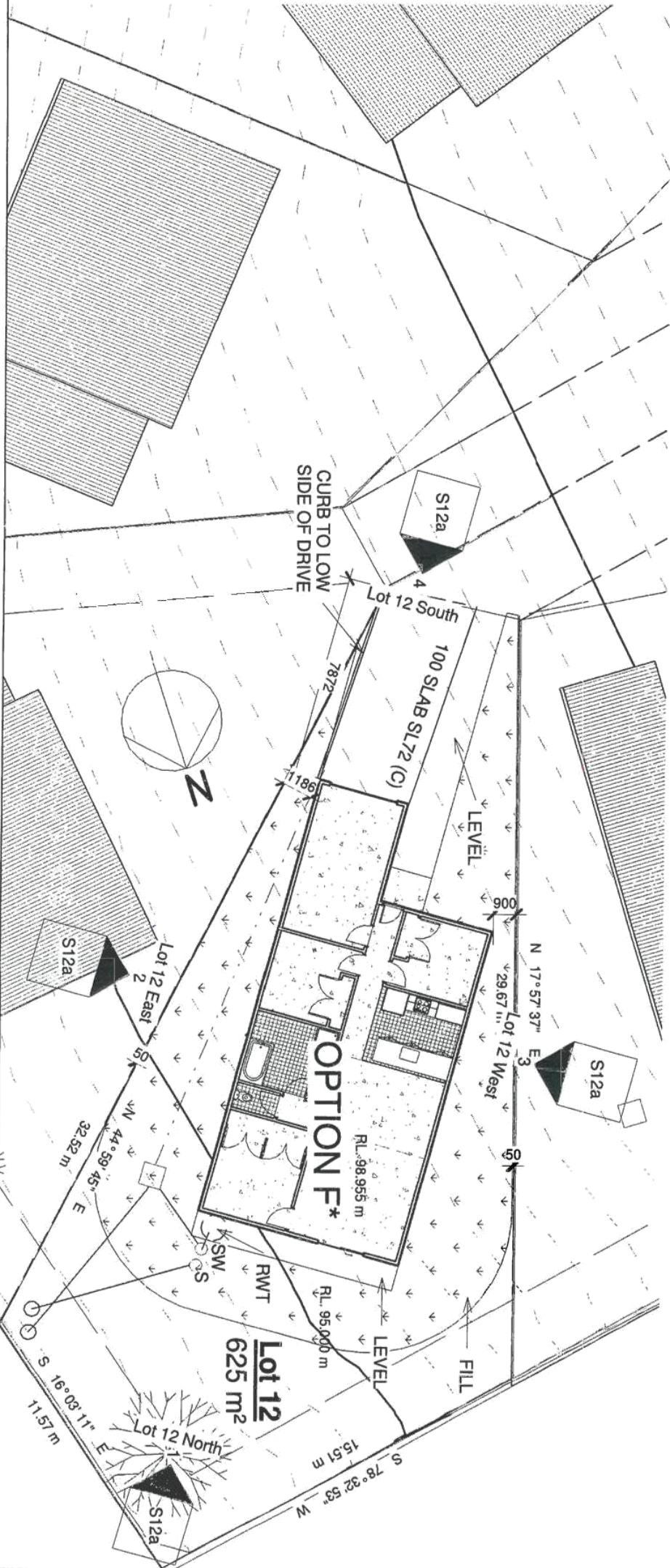


Submission to Planning Authority Notice

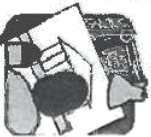
Council Planning Permit No.	PLN-17-135	Council notice date	29/05/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00791-GCC	Date of response	14/06/2017
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	25 MCGILL RISE, CLAREMONT	Property ID (PID)	3495475
Description of development	New Dwelling (Lot 12)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Sorell Drafting	Site Plan / 13 0401 / S12	--	15/05/2017
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			
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



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 17-135
PLAN No. P3
DATE RECEIVED 22/3/18
PAGE 1 of 3



1
1 : 200
Lot 12



SORELL DRAFTING SERVICES

38 ATHERTON AVENUE
WEST MOONAH 7009
PHONE: 62 730152

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

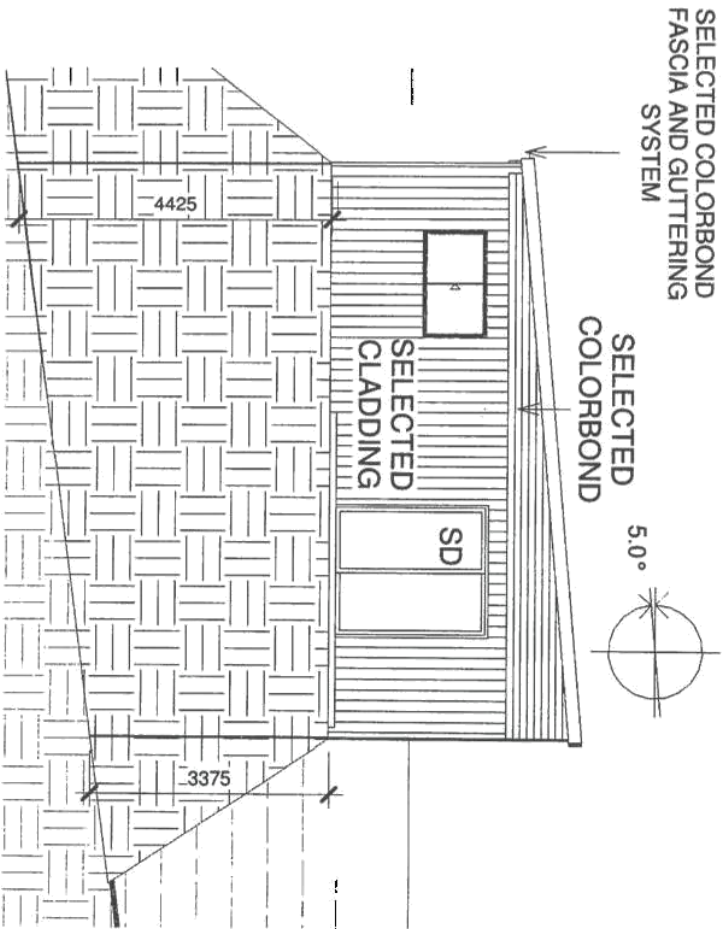
No.	Description	Date

A.C.Pty Ltd
146B Abbotsfield Road
Claremont

Lot 12 Option F (Flipped EW)
Development

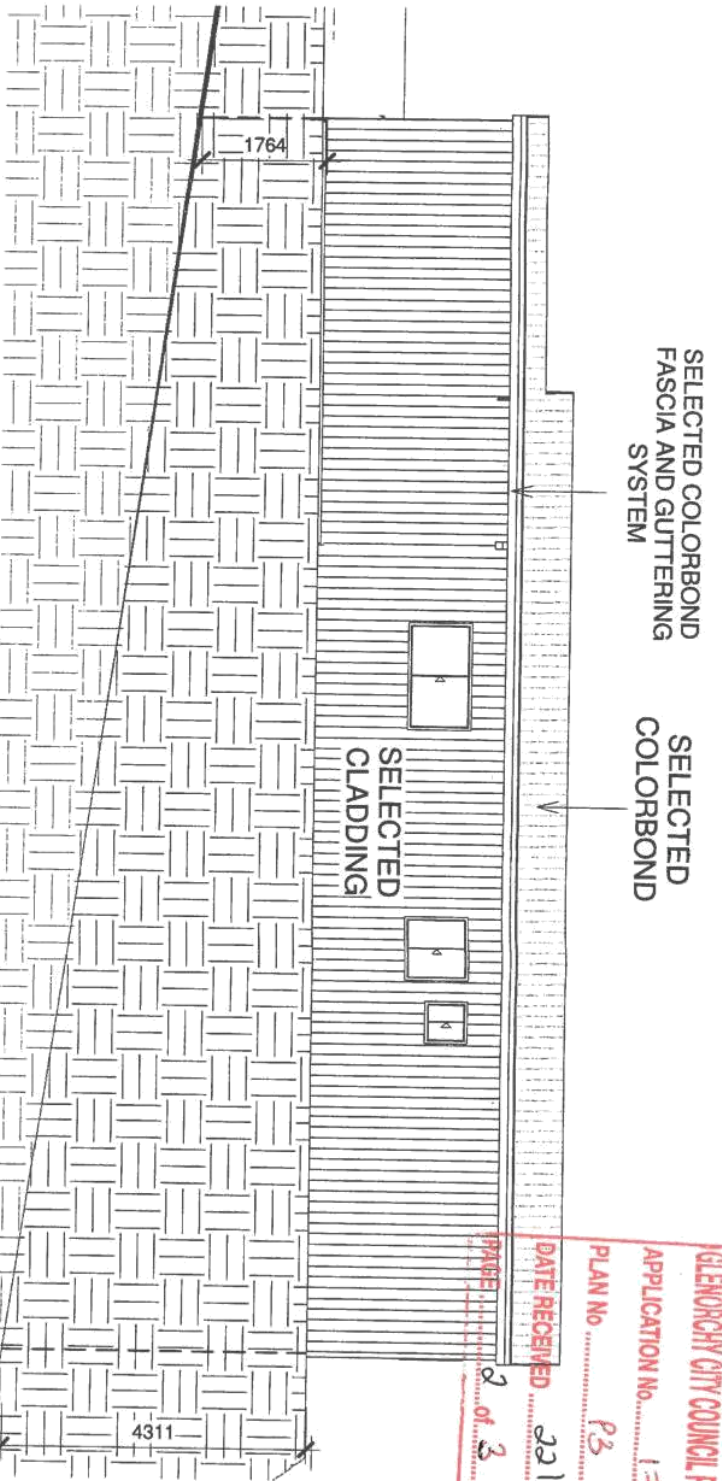
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Drawn by	IGFM
Checked by	Checker
Scale	1 : 200

13 0401 S12



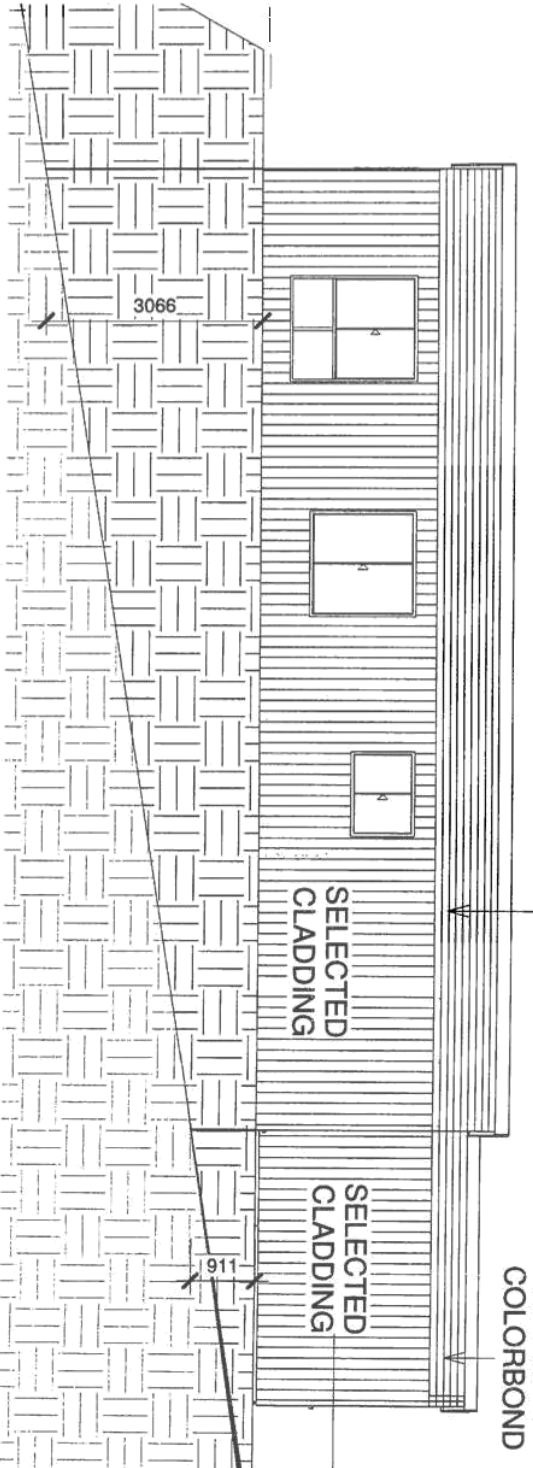
1 Lot 12 North

1 : 100



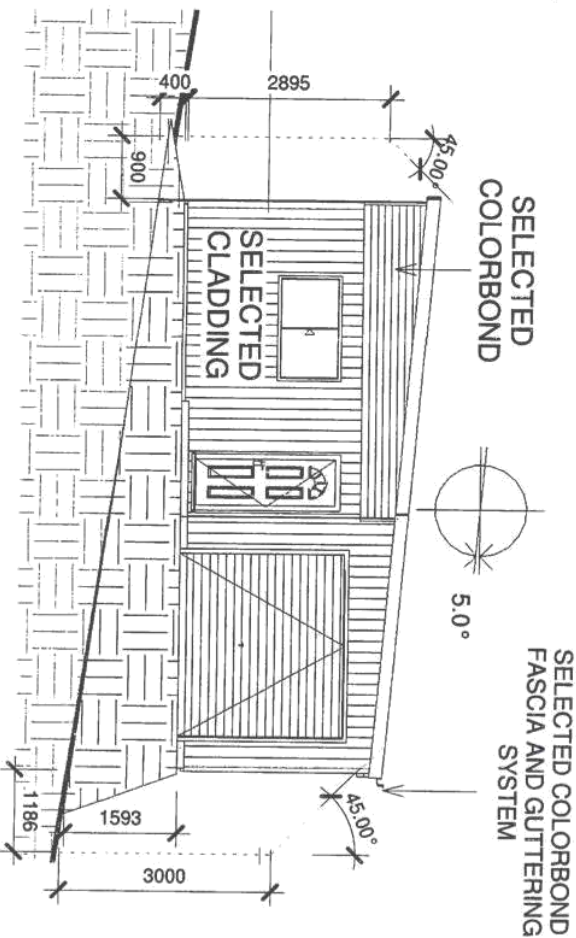
2 Lot 12 East

1 : 100



3 Lot 12 West

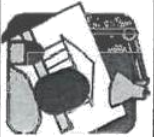
1 : 100



4 Lot 12 South

1 : 100

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 17-135
PLAN No. P3
DATE RECEIVED 22/3/18
PAGE 2 of 3



SORELL DRAFTING SERVICES

38 AHERTON AVENUE
WEST MOONAH 7009
PHONE: 62 730152

mileymail@netscape.net

Acc No CC6243 ABN. 75 598 506 905

No.	Description	Date

A.C.Pty Ltd
146B Abbotsfield Road
Claremont

Lot 12 Elevations
Development

Project number 13 0401

Date 6/12/2017 2:05:27 PM

Drawn by Author

Checked by Checker

13 0401 S12a

Scale

1 : 100



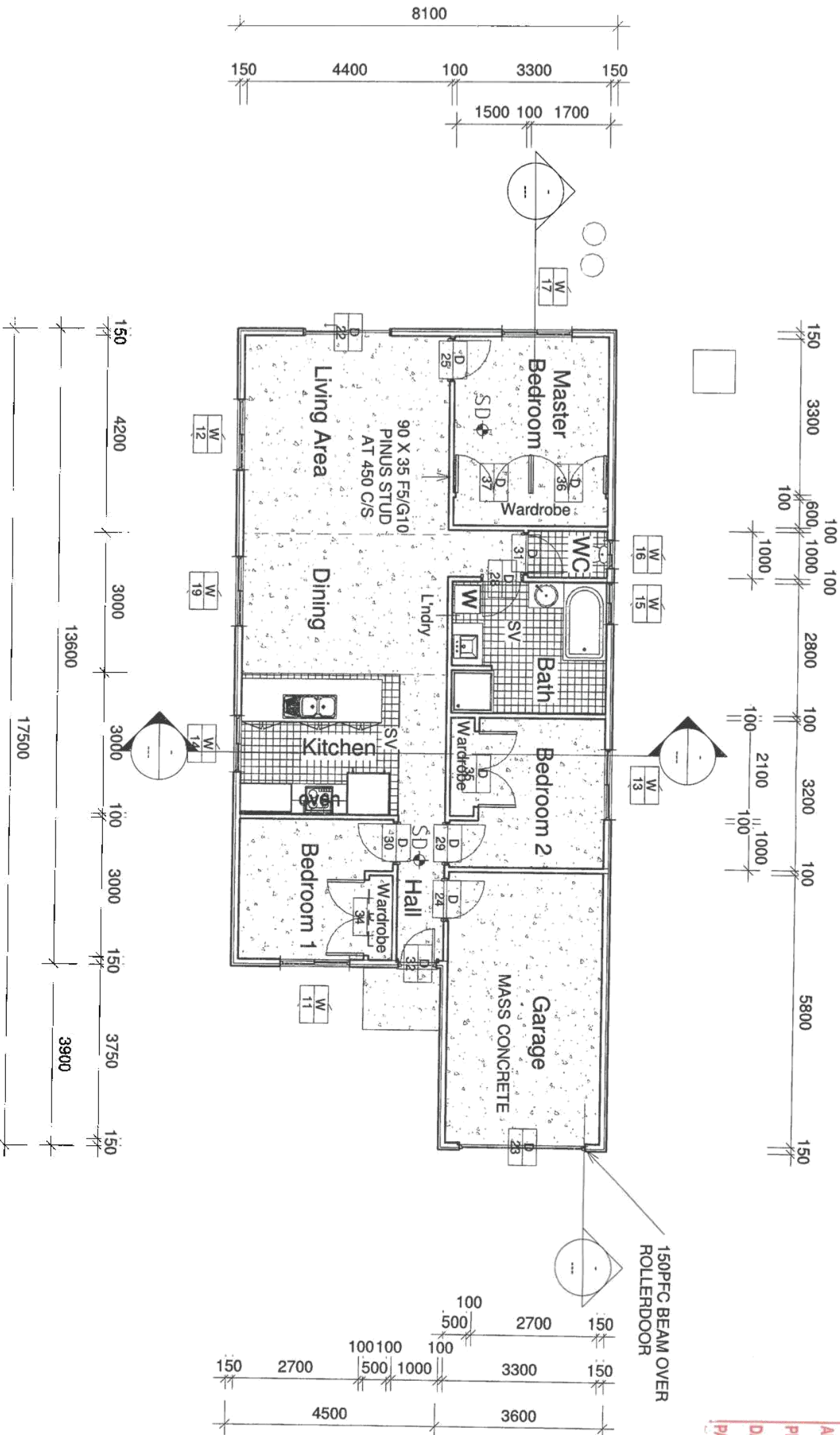
SORELL DRAFTING SERVICES

38 AHERTON AVENUE
WEST MOONAH 7009
PHONE: 82 730152

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

1 Ground Floor

1 : 100



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.

No.	Description	Date
c	RELOCATED LAUNDRY REDUCED GARAGE AND MASTER BEDROOM	8/5/17

Aviation Pty Ltd
Lots 10, 11 & 12
146B Abottsfild Road
Claremont

Floor Plan Option Fc Reverse

Project number	13 0401F
Date	8/05/2017 1:20:25 PM
Drawn by	IGFM
Checked by	Checker
Scale	1 : 100

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. 17-135

PLAN No. P3

DATE RECEIVED 22/3/18

PAGE 3 of 3

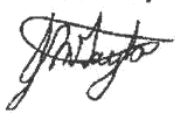
24B Wyndham Rd, Claremont



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.



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-038	Council notice date	16/03/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00382-GCC	Date of response	23/03/2018
		Amendment date	12/04/2018
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	24B WYNDHAM RD, CLAREMONT	Property ID (PID)	3397306
Description of development	Gym - Shop 5A		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Applicant	Floor Plan	--	March 2018
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







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-043	Council notice date	21/03/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00428-GCC	Date of response	26/03/2018
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	1A PASCOE AVE, CLAREMONT	Property ID (PID)	7466444
Description of development	One lot subdivision plus balance		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rogerson & Birch	STANP01 10480-02		06/03/2018
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 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. FINAL PLANS, EASEMENTS & ENDORSEMENTS 3. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made. 4. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions. DEVELOPMENT ASSESSMENT FEES 5. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document 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. \$252.15 for development assessment; and b. \$136.58 for Consent to Register a Legal Document 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 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

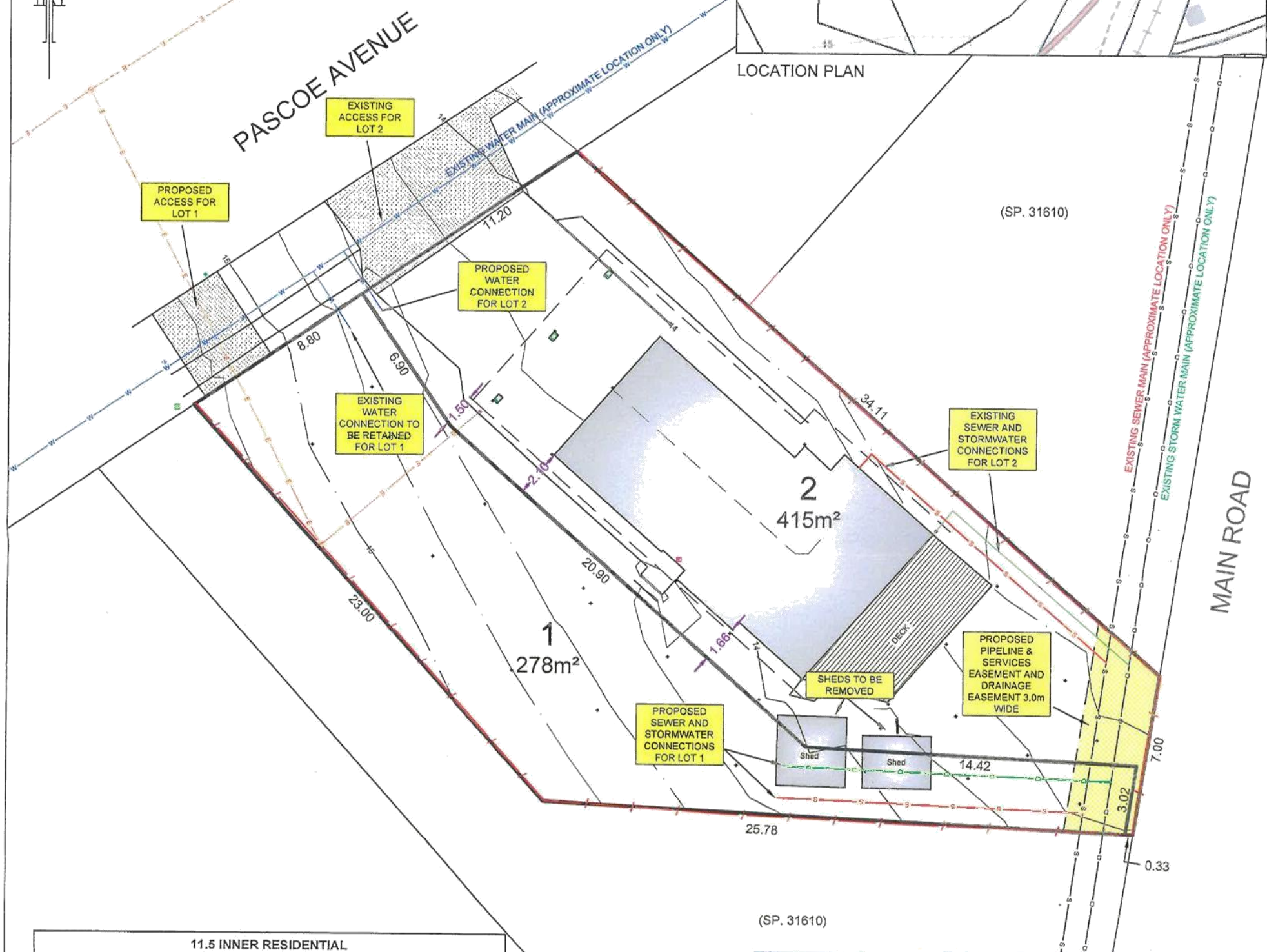
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com.au



LOCATION PLAN



11.5 INNER RESIDENTIAL	
A1	LOT 1 COMPLIES WITH THE MINIMUM/MAXIMUM LOT SIZES SPECIFIED IN TABLE 11.1. LOT 2 IS GREATER THAN THE MAXIMUM LOT SIZE OF 400m², HOWEVER IT IS BELIEVED TO SATISFY P1 BY: (a) THE VARIANCE ABOVE THE MAXIMUM IS WITHIN 15% AND ITS SIZE IS DUE TO SITE CONSTRAINTS. (b) THE SUBDIVISION IS CONSISTENT WITH THE LOCAL AREA OBJECTIVES
P2	(a) BOTH LOT 1 AND LOT 2 ARE REASONABLY CAPABLE OF ACCOMMODATING RESIDENTIAL USE BOTH LOTS ALSO HAVE A SITE DENSITY GREATER THAN 250m² PER ALLOTMENT (b) COMPLIES, CURRENT TITLE IS NOT SUBJECT TO ANY CODES IN THIS PLANNING SCHEME (c) THE PROPOSED LOT LAYOUT ALLOWS FOR THE FUTURE DEVELOPMENT TO ACHIEVE REASONABLE SOLAR ACCESS. THE DEVELOPMENT IS IN LINE WITH CURRENT TRENDS IN THE SURROUNDING AREA.
P3	(a) LOT 2 ALREADY PROVIDES PRACTICAL SAFE AND SAFE VEHICULAR AND PEDESTRIAN ACCESS, LOT 1 HAS THIS SAME CAPACITY (b) COMPLIES, FRONTAGE OF EACH LOT IS GREATER THAN 6m
A4	COMPLIES, NO INTERNAL LOTS
P5	COMPLIES, THE SUBDIVISION IS CONSISTENT WITH THE LOCAL AREA ADJECTIVE AND IS IN LINE WITH CURRENT SURROUNDING DEVELOPMENT TRENDS

PAGE 1 of 1
DATE RECEIVED 8/3/18
APPLICATION No. 18-043
PLAN No. P1
GLENORCHY CITY COUNCIL PLANNING SERVICES



This plan has been prepared only for the purpose of obtaining preliminary subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania
Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania

OWNER: PETER KIRK STANWIX
TITLE REFERENCE: C.T.31610/2
LOCATION: 1A PASCOE AVENUE
CLAREMONT

Proposed Subdivision

Date: 6-3-2018	Reference: STANP01 10480-02
Scale: 1:200 (A3)	Municipality: GLENORCHY





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-383	Council notice date	02/01/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00011-GCC	Date of response	02/01/2018
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	100 DERWENT PARK RD, DERWENT PARK	Property ID (PID)	7671632
Description of development	Extension to shed		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
N.D.L. – JMG Engineers & Planners	Proposed Store Site Plan/B01	A	12/12/2017
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

