

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
TUESDAY, 14 JUNE 2016



TABLE OF CONTENTS:

PLANNING

5. Proposed Use and Development - Conversion of Two Existing Buildings to Units and Demolition - 4 Culloden Avenue, Lutana

1: Attachments - 4 Culloden Avenue, Lutana.....2

4 Culloden Avenue, Lutana

Item:







ALEX W SHEDDEN & CO

4 Austral Place
Derwent Park TAS 7003
Ph: 0273 3878 Fax: 0273 7425
spectrumang1@bigpond.com
Building Designer TCC 1843E

PROPOSED CONVERSION OF SHOP TO A UNIT, EXISTING DWELLING
A PROPOSED CONVERSION OF GARAGE TO UNIT 3
4, LOT 88, CULLEDEN AVENUE, LUTANA FOR F.A. & F.A. ELA
IN PROPOSED UNIT. KIND PLEASE DRAWING No. 16 012/





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-078	Council notice date	3/05/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00571-GCC	Date of response	6/05/2016
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	4 CULLODEN AVE, LUTANA	Property ID (PID)	5420725
Description of development	Convert 2 existing buildings to units & demolition (3 Units)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Alex Shedden & Co	16 012 1A & 2B		15/04/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS & METERING			
1. A suitably sized water supply with metered connection / sewerage system and connection for this unit 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 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: 1. \$197.00 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 information regarding headworks, further assessment fees and other miscellaneous fees, please visit http://www.taswater.com.au/Development/Fees--Charges 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

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