

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 14 OCTOBER 2019

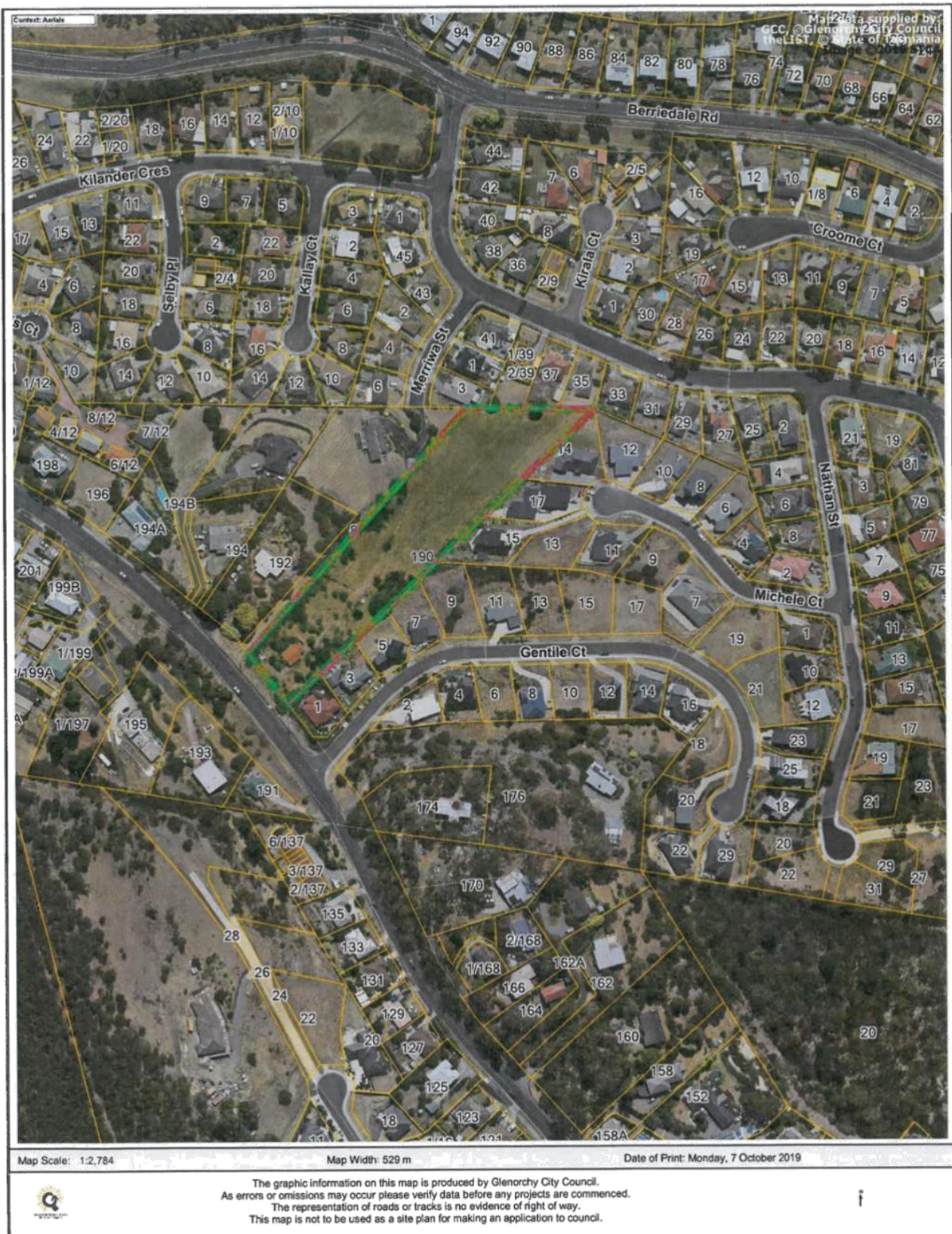


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190 Marys Hope Rd, Rosetta



NEW UNIT DEVELOPMENT

190 MARYS HOPE RD ROSETTA

GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. **19-212**
 PLAN No. **P2**
 DATE RECEIVED **5/9/19**
 PAGE **1** of **11**

STARBOX
 ARCHITECTS
 190 MARYS HOPE RD
 ROSETTA

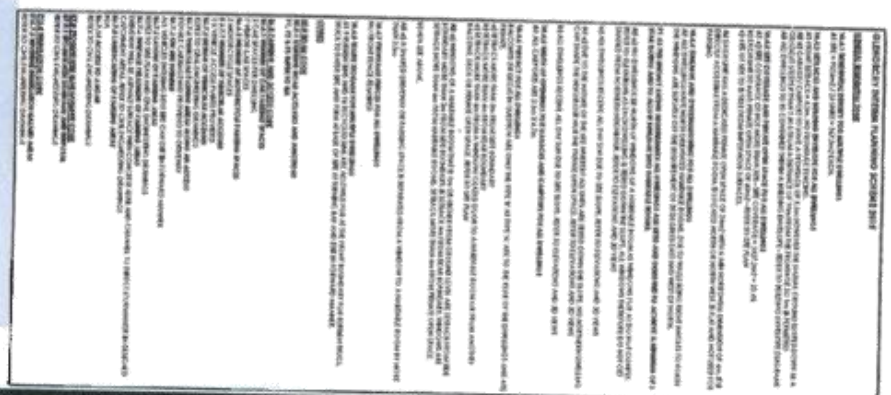
DEVELOPMENT APPROVAL

COVER PAGE

DEVELOPMENT APPROVAL
 190410 A00/D02

STARBOX
 ARCHITECTS
 190 MARYS HOPE RD
 ROSETTA

DEVELOPMENT APPROVAL
 190410 A00/D02

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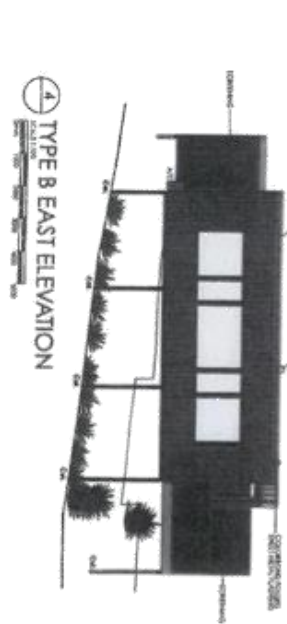
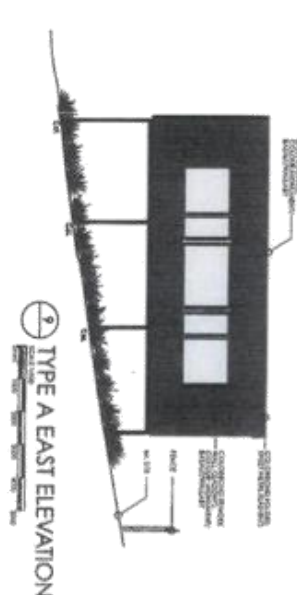
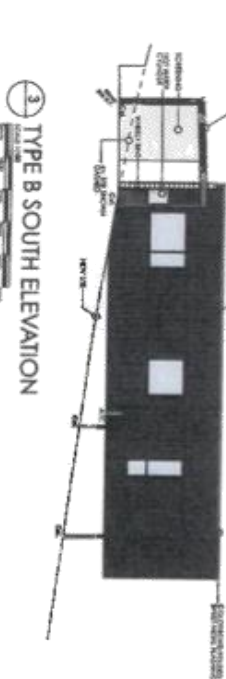
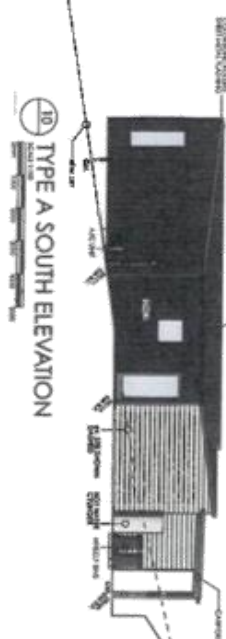
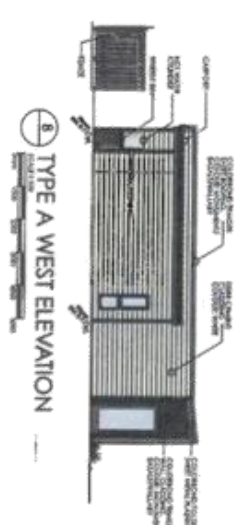
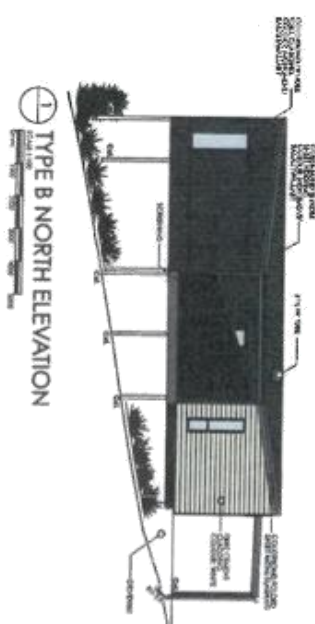
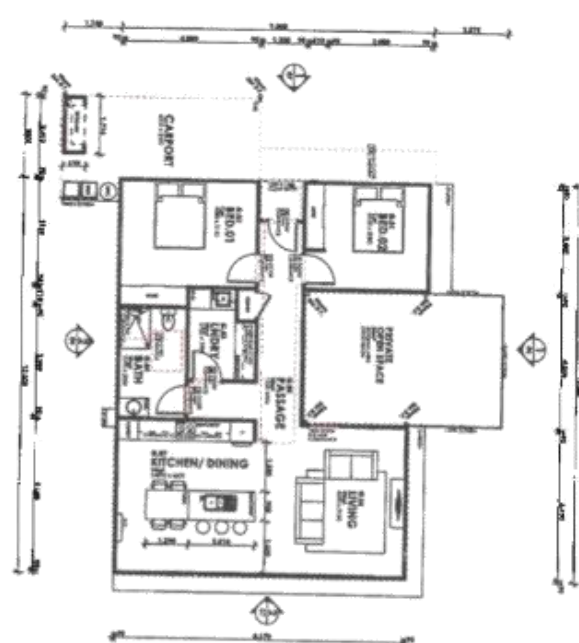
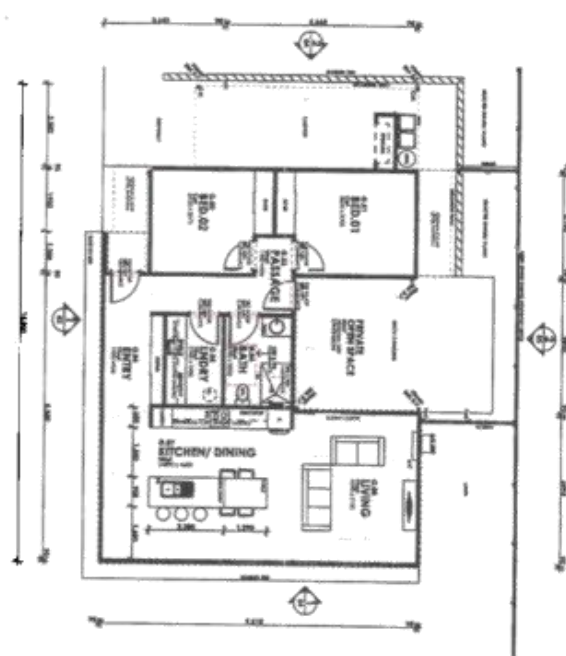
**DEVELOPMENT
APPROVAL**

For use only by the Development and Approval departments of the company. Do not use for other purposes. This form is to be used to record the development and approval of a new product or process. It is to be completed by the Development and Approval departments of the company. It is to be used to record the development and approval of a new product or process. It is to be completed by the Development and Approval departments of the company.

Project Name	Project Manager	Project Status	Project Date	Project Location
190410	A01/DA3			







GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. 15-212

PLAN No. P2

DATE RECEIVED 5/9/19

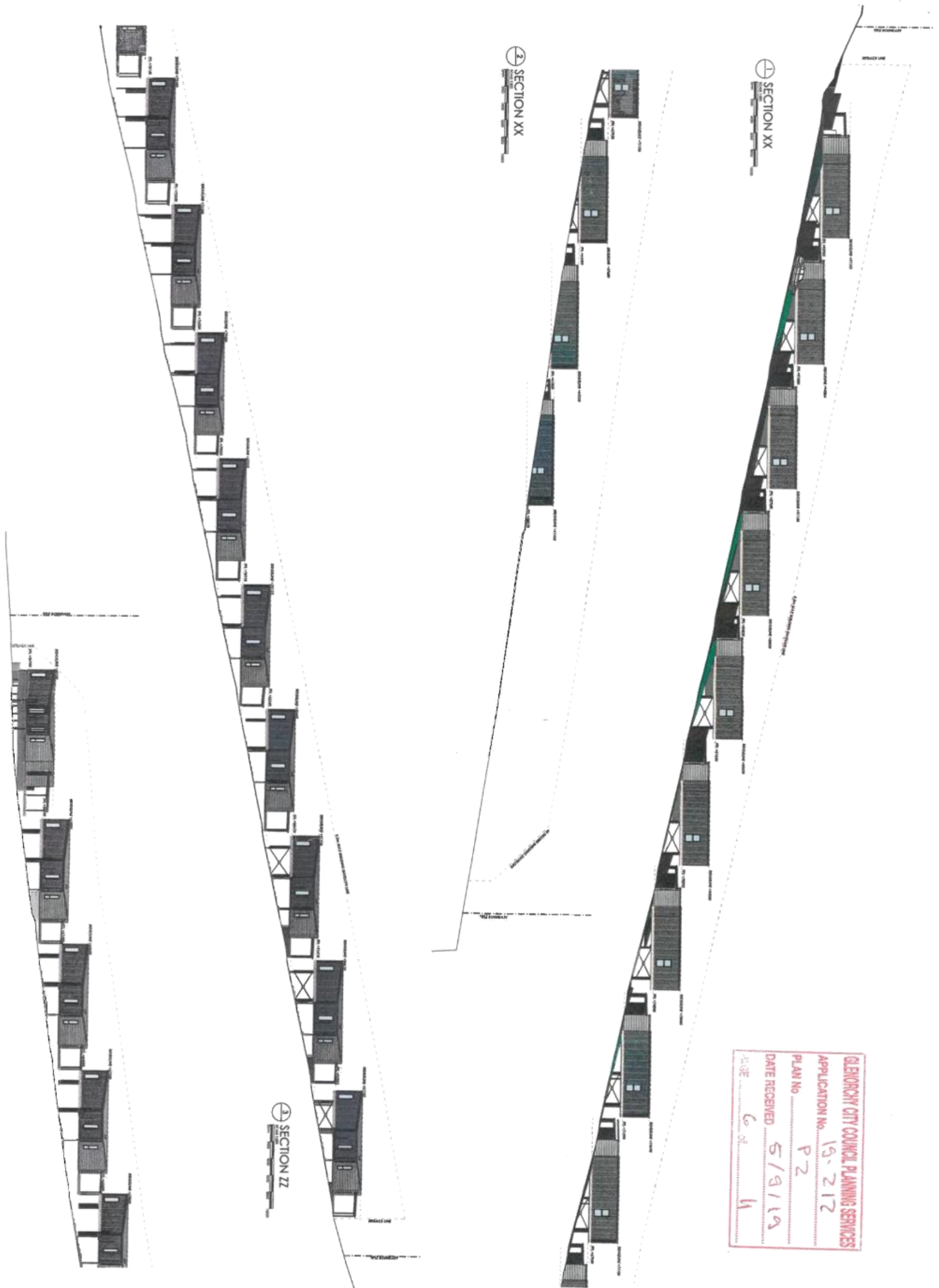
PAGE 5 of 11

DEVELOPMENT APPROVAL

STARBOX

190 MARYS HOPE RD
ROSETTA

190410 A04/DA2



GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. 19-212
 PLAN No. P2
 DATE RECEIVED 5/9/19
 PAGE 6 of 11

DEVELOPMENT APPROVAL



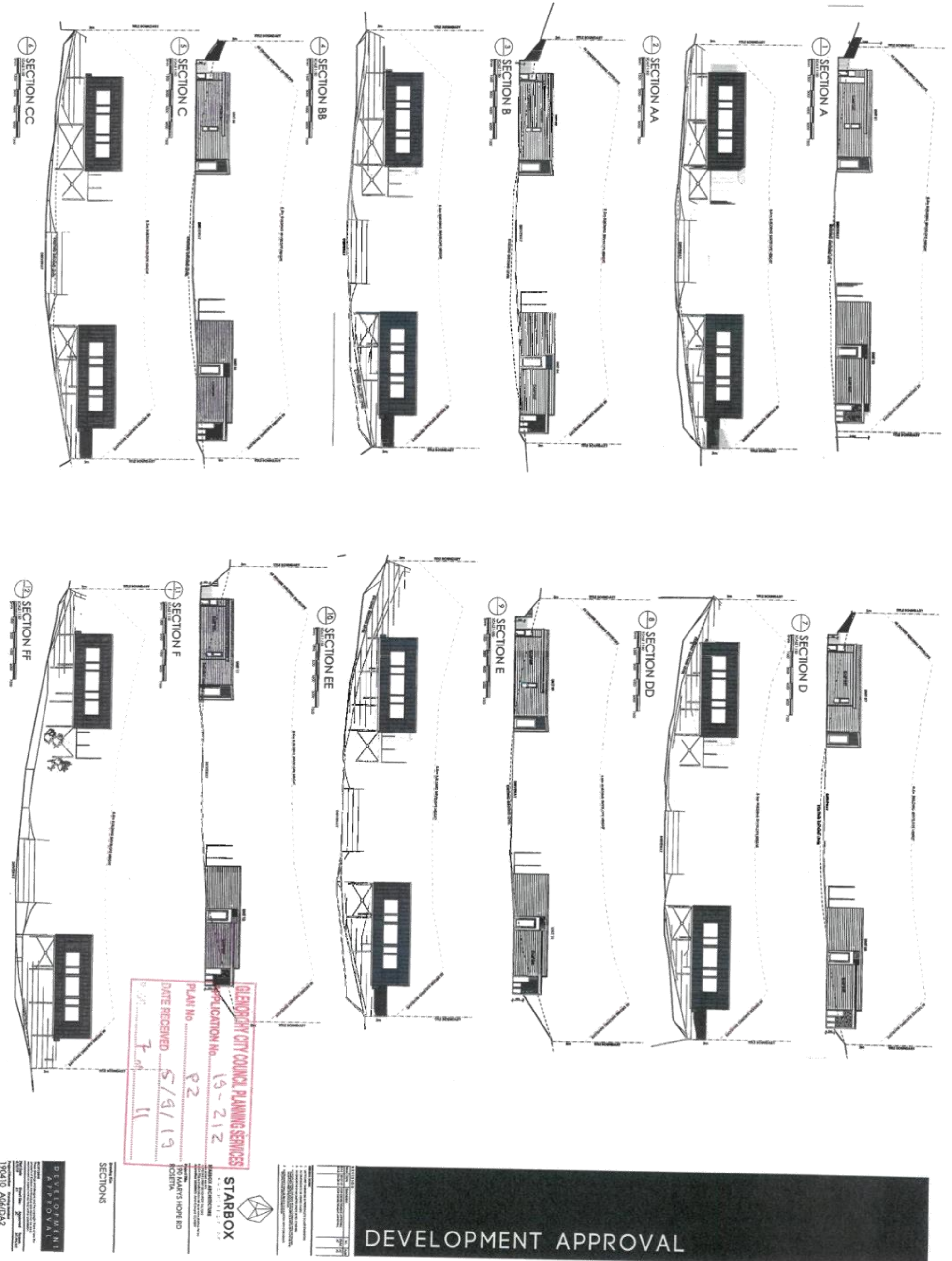
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 ARCHITECTS

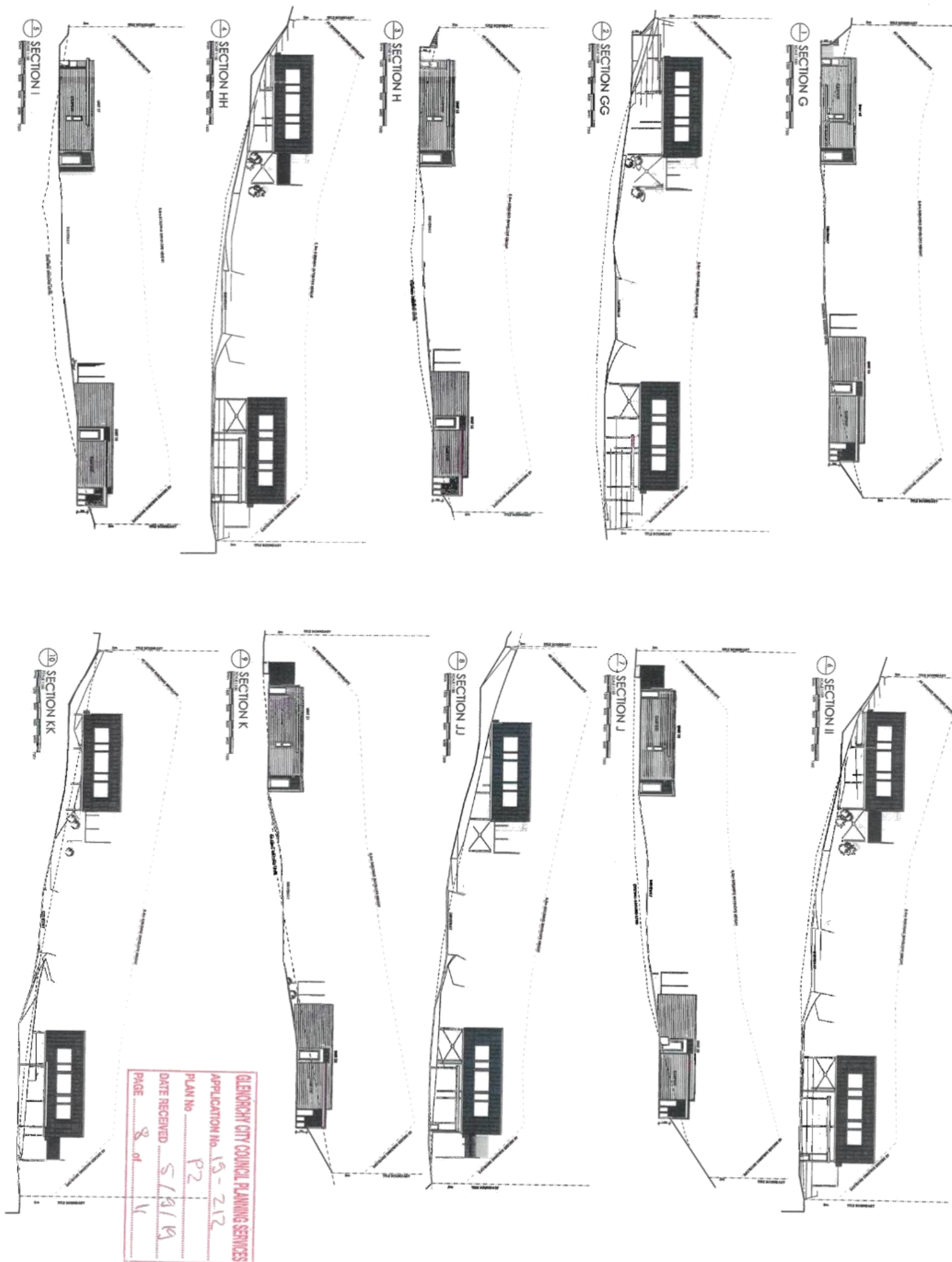
190 MARYS HOPE RD
 ROSSETTA

ELEVATIONS, SECTION

DEVELOPMENT APPROVAL

190410 A05/DA2





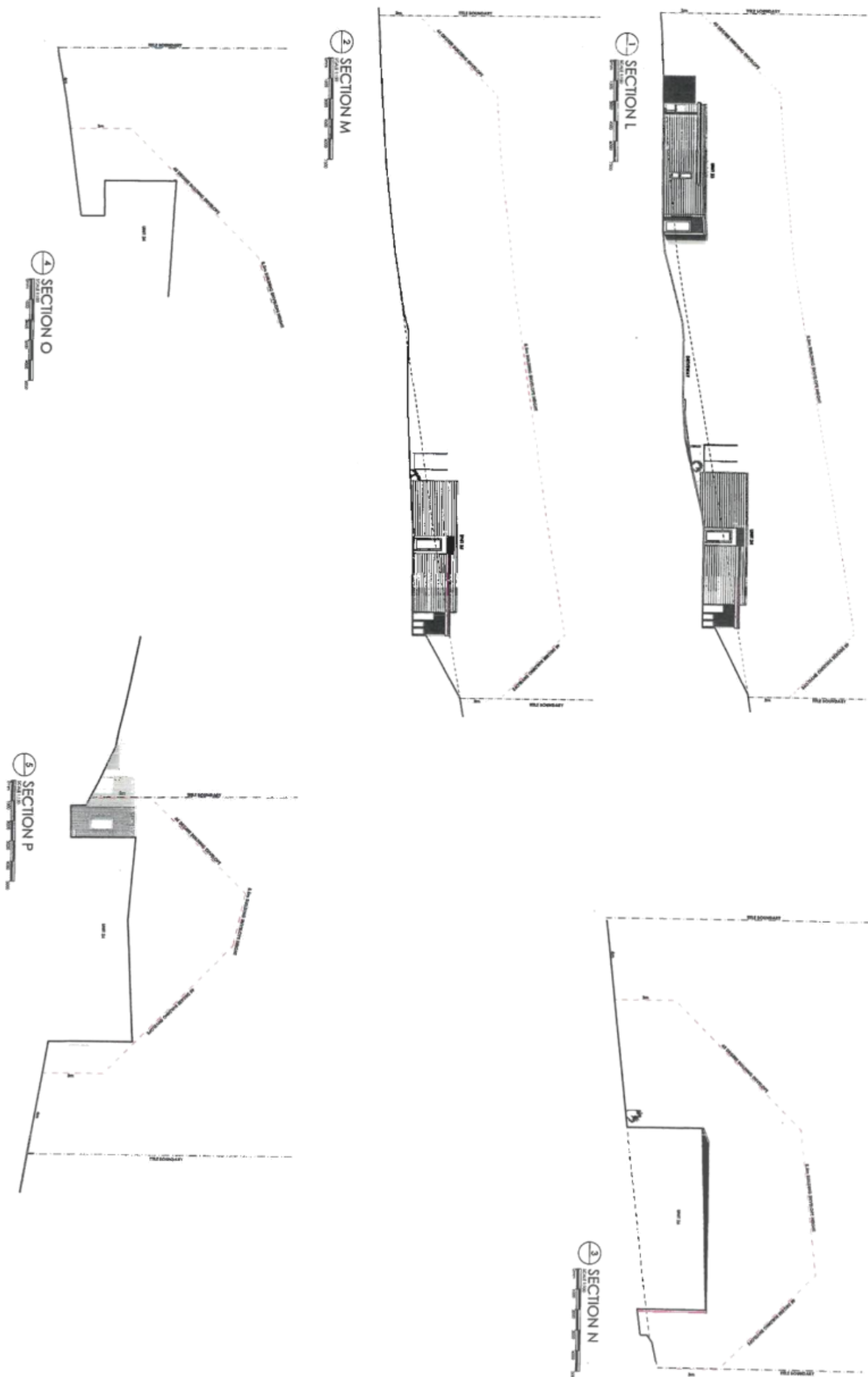
GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. 15-212
 PLAN NO. P2
 DATE RECEIVED 5/8/19
 PAGE 8 of 11

DEVELOPMENT APPROVAL

STARBOX
 170 MARYS HOPE RD
 ROSETTA

SECTIONS

DEVELOPMENT
 APPROVAL
 190410 A07/DA2



GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. 19-212
 PLAN No. P2
 DATE RECEIVED 5/9/19
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DEVELOPMENT APPROVAL

STARBOX
 190 MARYS HOPE RD
 ROSETTA

SECTIONS

DEVELOPMENT APPROVAL

190410 A08/DA2







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-212	Council notice date	15/08/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01196-GCC	Date of response	23/08/2019
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	190 MARYS HOPE RD, ROSETTA	Property ID (PID)	5333808
Description of development	Multiple dwellings x 26		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
D1 Consulting Engineers	Site Plan / C01	0	25/07/2019
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 / sewerage system and connections to each dwelling unit 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.			
DEVELOPMENT ASSESSMENT FEES			
3. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.			
Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-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. The location of TasWater infrastructure as shown on the GIS is indicative only.			



- 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

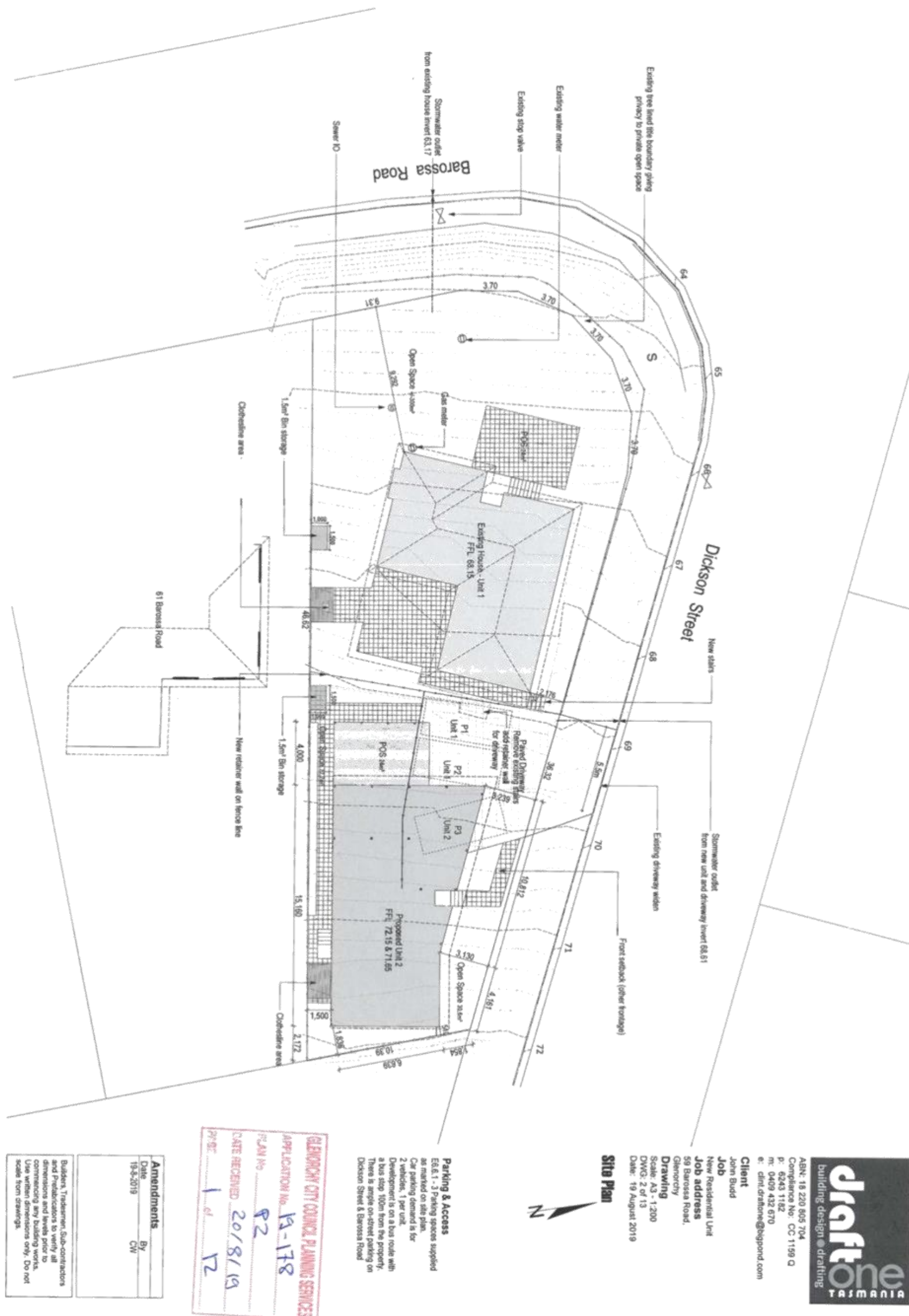
Jason Taylor
Development Assessment Manager

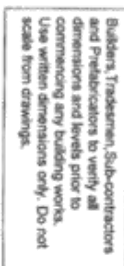
TasWater Contact Details

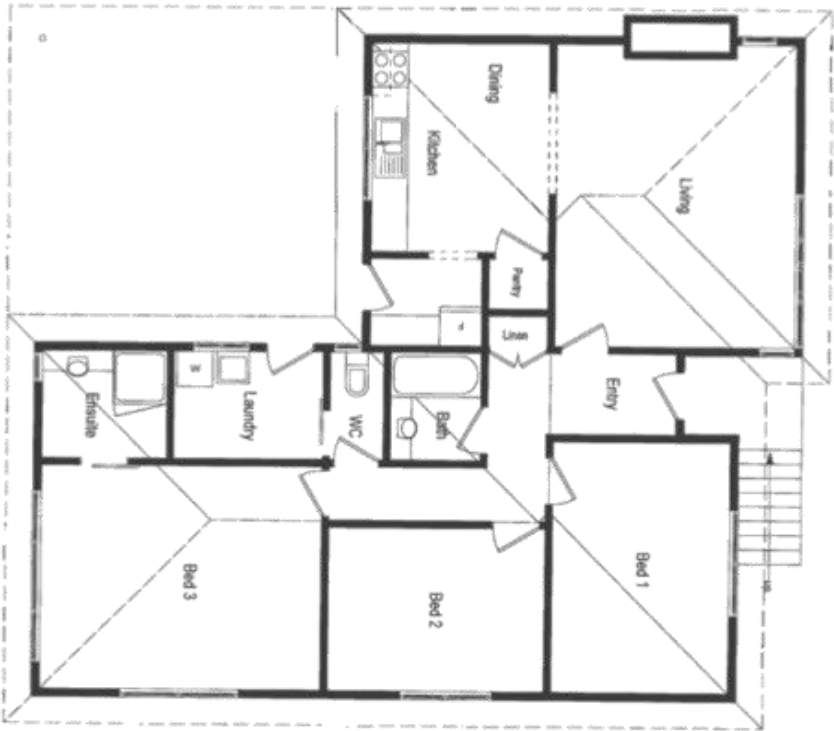
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

59 Barossa Rd, Glenorchy









ABN: 18 220 805 704
Compliance No: CC 1159 Q
p: 6243 1182
m: 0409 432 670
e: draftone@bigpond.com

Client
John Budd

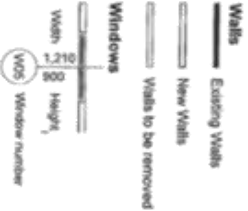
Job
New Residential Unit
Job address
59 Barossa Road,
Glenorchy

Drawing
Scale: A3 - 1:100
DWG: 4 of 13
Date: 19 August 2019

Existing House Plan

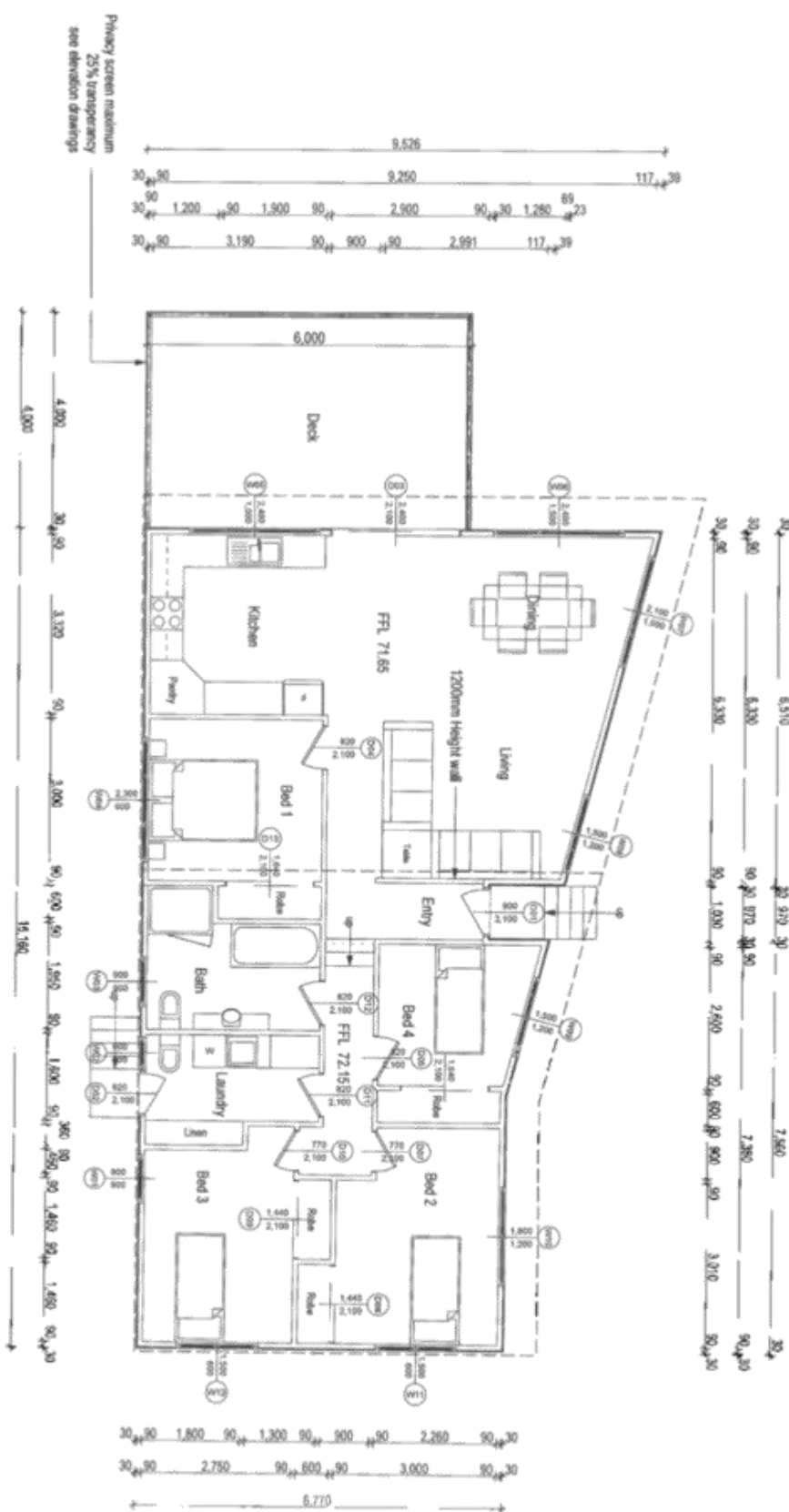


GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No.	19-178
PLAN No.	P2
DATE RECEIVED	20/8/19
DATE	20/8/19
TIME	12



Amendments	
By	
Date	

Builders, Tradesmen, Sub-contractors and Professionals to verify all dimensions and levels prior to commencing any building works. Use written dimensions only. Do not scale from drawings.



ABN: 18 220 805 704

Compliance No: CC 1159 Q

P: 6243 1182

M: 0409 432 670

E: draftone@bypand.com

Client

John Budd

Job

New Residential Unit

Job address

59 Barossa Road,

Glenorchy

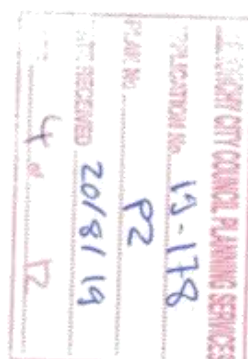
Drawing

Scale: A3 - 1:100

DWG: 5 of 13

Date: 19 August 2019

Unit 2 - Floor Plan



Walls

Existing Walls

New Walls

Walls to be removed

Windows

Window

Window number

Walls

Windows

Walls

Windows

Walls

Windows

Walls

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Bulter's, Trademark, Sub-contractors and Publications to verify all dimensions and levels prior to commencing any building work. Use written dimensions only. Do not scale from drawings.

Amendments

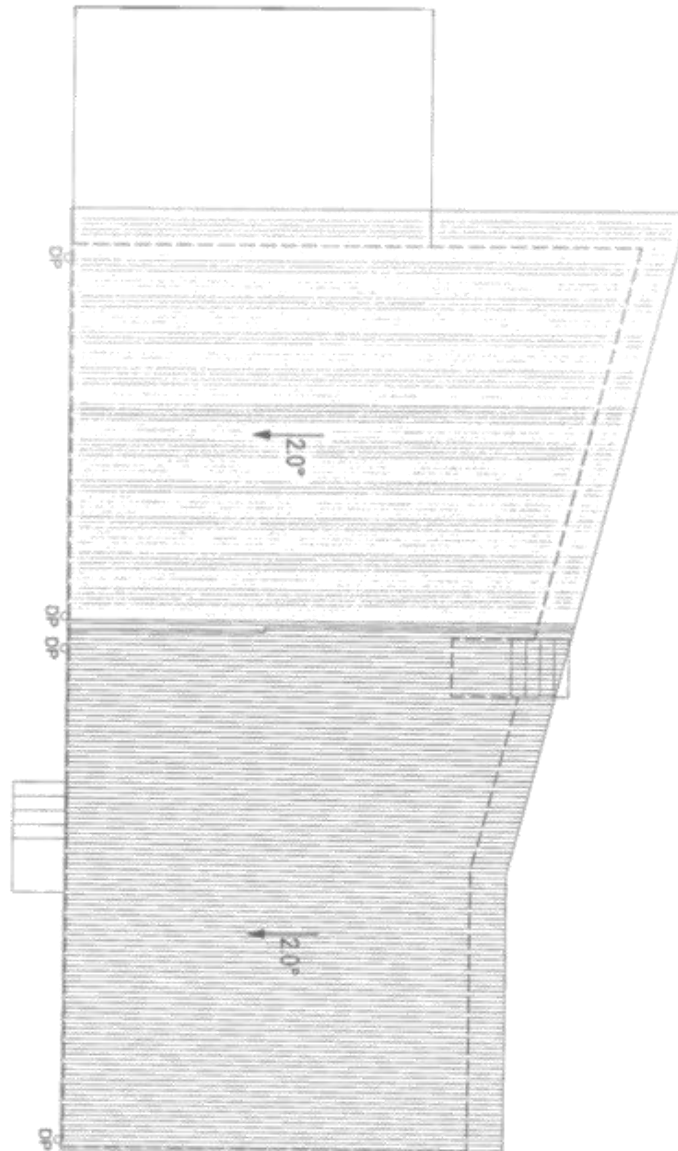
By

CW

Date

18-8-2019





ABN: 18 220 805 704
 Compliance No: CC 1159 Q
 P: 6243 1182
 M: 0409 432 670
 E: draftone@bopond.com

Client

John Budd

Job

New Residential Unit
 Job address:
 59 Barossa Road,
 Glenorchy

Drawing

Scale: A3 - 1:100
 DWG: 7 of 13
 Date: 19 August 2019

Unit 2 - Roof Plan



GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No.	19-178
PLAN No.	P2
DATE RECEIVED	20/8/19
PAGE	6 of 12

Amendments	
Date	By
19-8-2019	CW

Builders, Tradesmen, Sub-contractors and Fabricators to verify all dimensions and levels prior to commencing any building work. Use written dimensions only. Do not scale from drawings.

ID	3D Front View	Height	Width	Head Height	Door List		Notes
					Frame	Glazing	
D001		2,100	900	2,100			
D002		2,100	820	2,100			
D003		2,100	2,400	2,100			
D004		2,100	820	2,100			
D005		2,100	820	2,100			
D006		2,100	1,640	2,100			
D007		2,100	770	2,100			
D008		2,100	1,440	2,100			
D009		2,100	1,440	2,100			
D010		2,100	770	2,100			
D011		2,100	820	2,100			
D012		2,100	820	2,100			
D013		2,100	1,640	2,100			

ID	3D Front View	Height	Width	Head Height	Window List		Notes
					Frame	Glazing	
W001		900	900	2,100			
W002		900	600	2,100			
W003		900	900	2,100			
W004		600	2,300	2,100			
W005		1,000	2,400	2,100			
W006		1,500	2,400	2,100			
W007		1,500	2,100	2,100			
W008		1,200	1,500	2,100			
W009		1,200	1,500	2,100			
W010		1,200	1,800	2,100			
W011		600	1,500	2,100			
W012		600	1,500	2,100			



building design • drafting

ABN: 18 220 805 704
Compliance No: CC 1159 Q
P: 0243 1182
M: 0409 432 670
E: draftone@bigpond.com

Client
John Budd

Job
New Residential Unit

Job address
59 Barossa Road,
Glenorchy

Drawing
Scale: A3
DWG: 8 of 13
Date: 19 August 2019

Door & Window Schedule

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. **19-178**

PLAN No. **P2**

DATE RECEIVED **20/8/19**

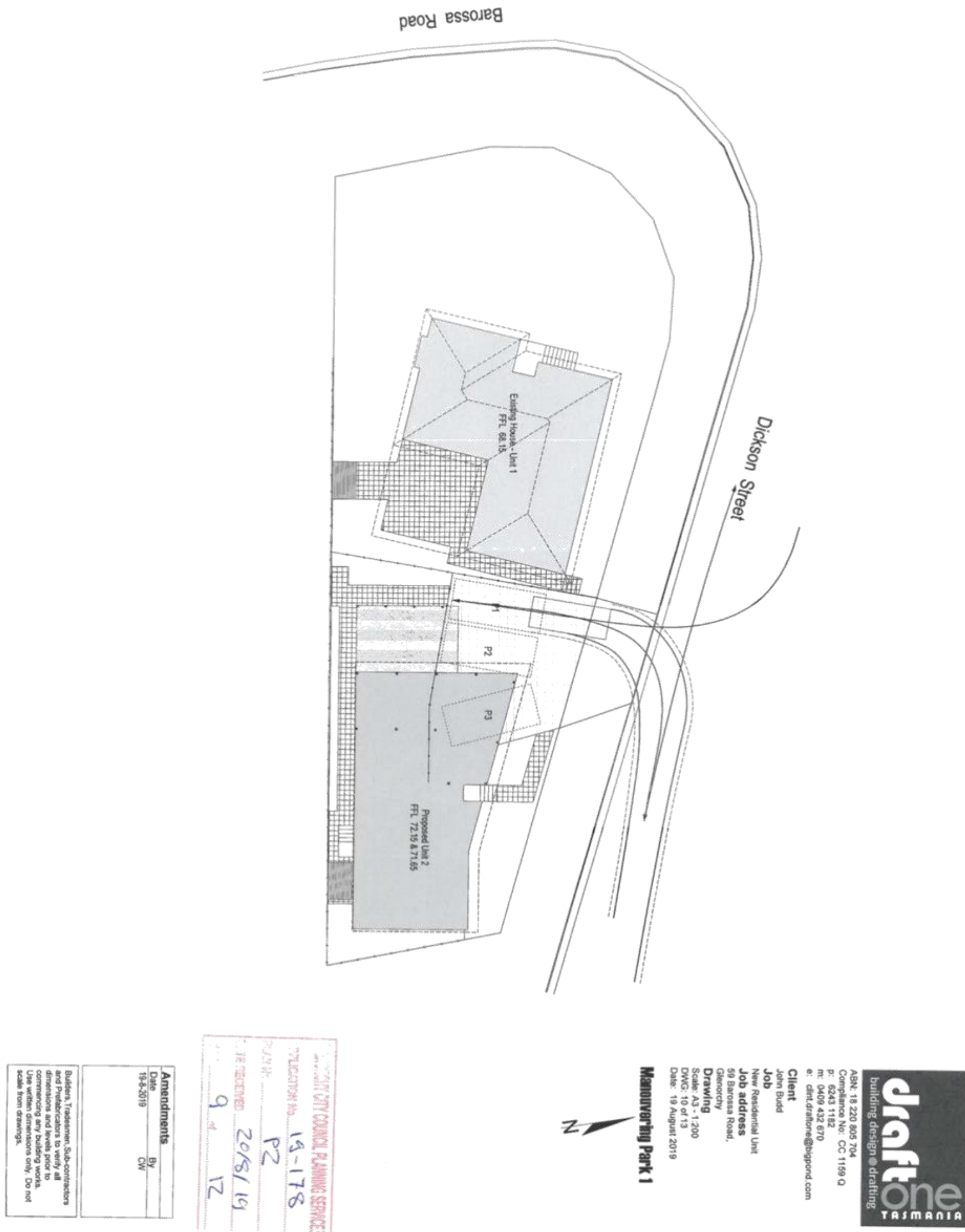
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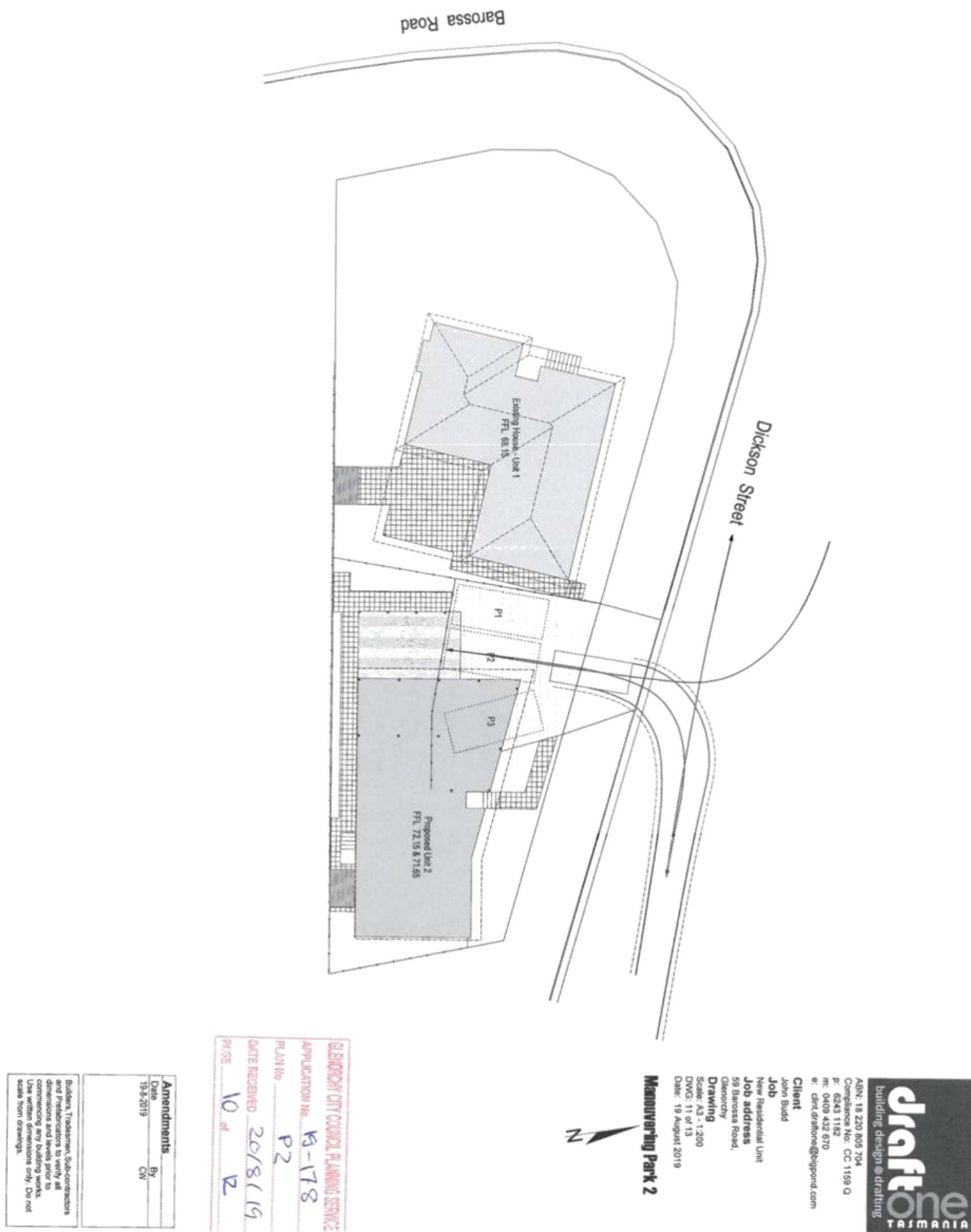
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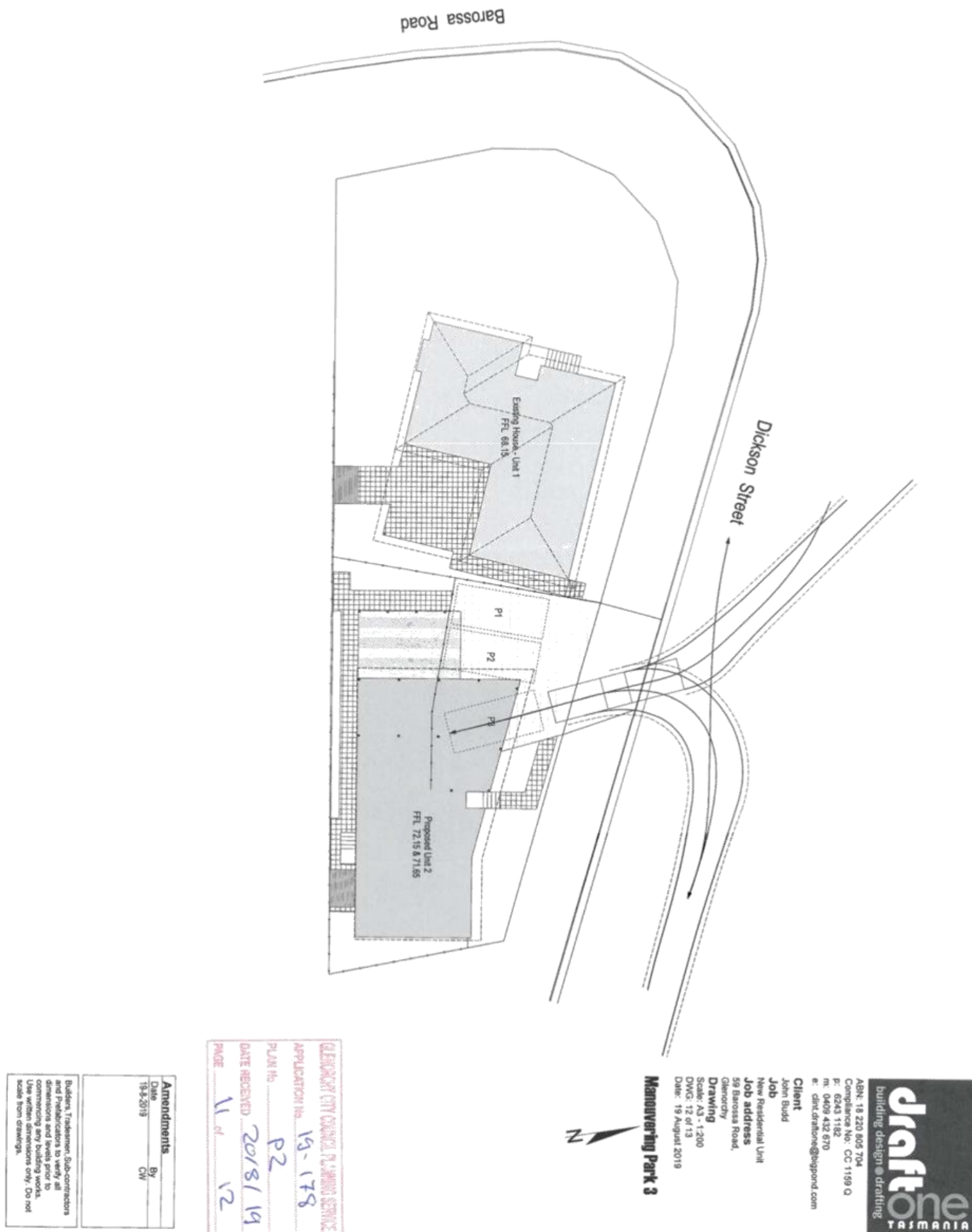
Date	By
19-4-2019	CW

Builder, Tradesmen, Sub-contractors and Professionals to verify all dimensions and levels prior to commencing any building work. Use within dimensions only. Do not scale from drawings.











Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-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.

The location of infrastructure as shown on the GIS is indicative only.

- 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



Amended Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-178	Council notice date	11/07/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00984-GCC	Date Amended	27/08/2019
TasWater Contact	Sam Bryant	Phone No.	(03) 6237 8642
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	59 BAROSSA RD, GLENORCHY	Property ID (PID)	5353585
Description of development	Multiple dwellings - one existing one new		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Draftone	Site Plan	--	19/08/2019
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 / sewerage system and connections to each dwelling unit 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 the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. <i>Advice: Property services shall be located at a point where the meter assembly is preferably located 500mm inside the front property boundary and 500mm from the edge of the driveway towards the centre of the lot.</i> 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 fees will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.			



115 Allunga Road, Chigwell





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-223	Council notice date	14/08/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01184-GCC	Date of response	22/08/2019
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	115 ALLUNGA RD, CHIGWELL	Property ID (PID)	3312245
Description of development	Boundary realignment		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Plan of Subdivision 44297LM-1A – Overall Plan, Site Plan & Enlargement		01/08/2019
TasWater	Infrastructure Plan		22/08/2019
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 imposes the following conditions on the permit for this application: FINAL PLANS, EASEMENTS & ENDORSEMENTS 1. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i> 2. 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 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: a. \$211.63 for development assessment; and b. \$149.20 for Consent to Register a Legal Document The payment is required by the due date as noted on the statement when issued by TasWater.			



Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-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.

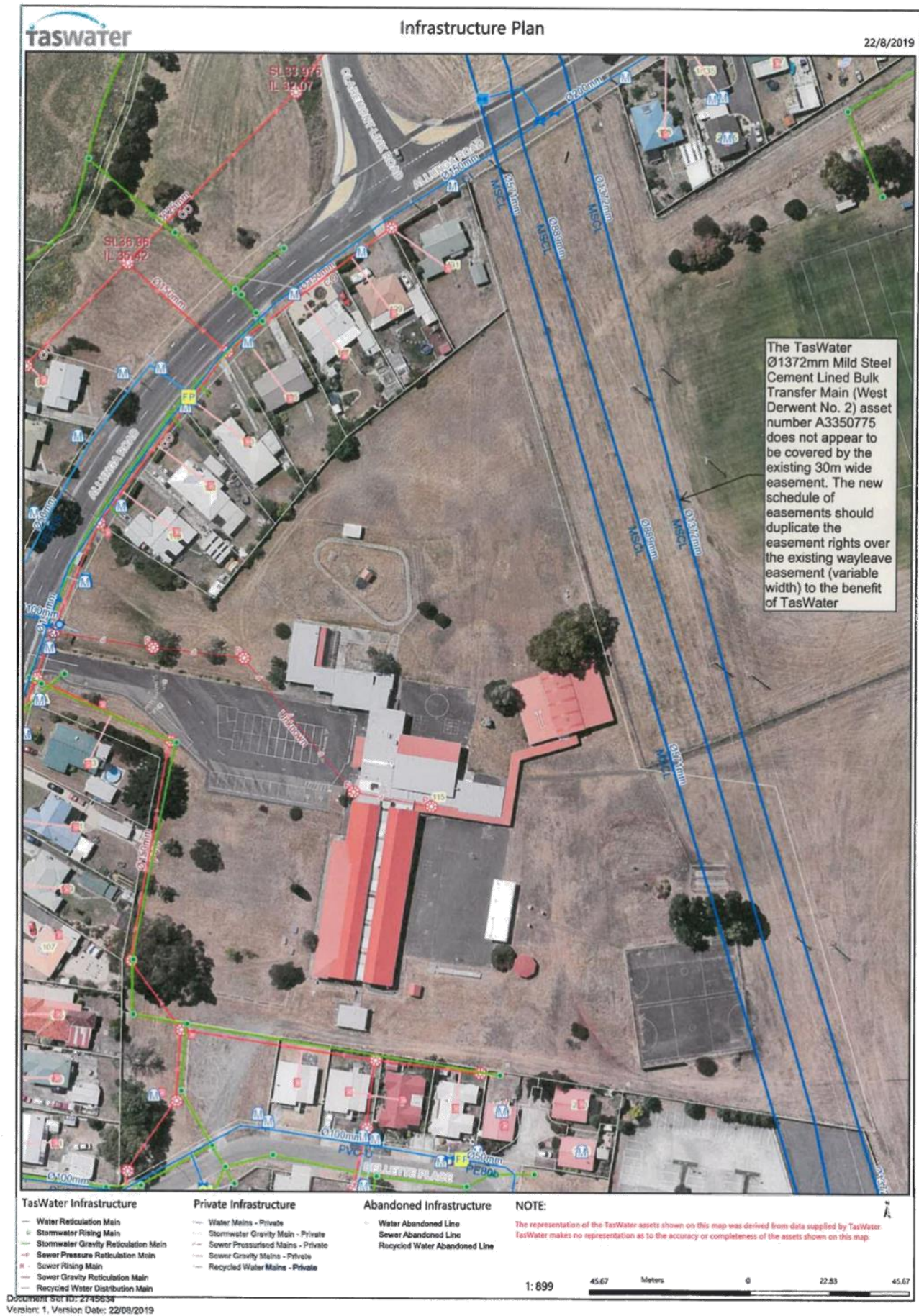
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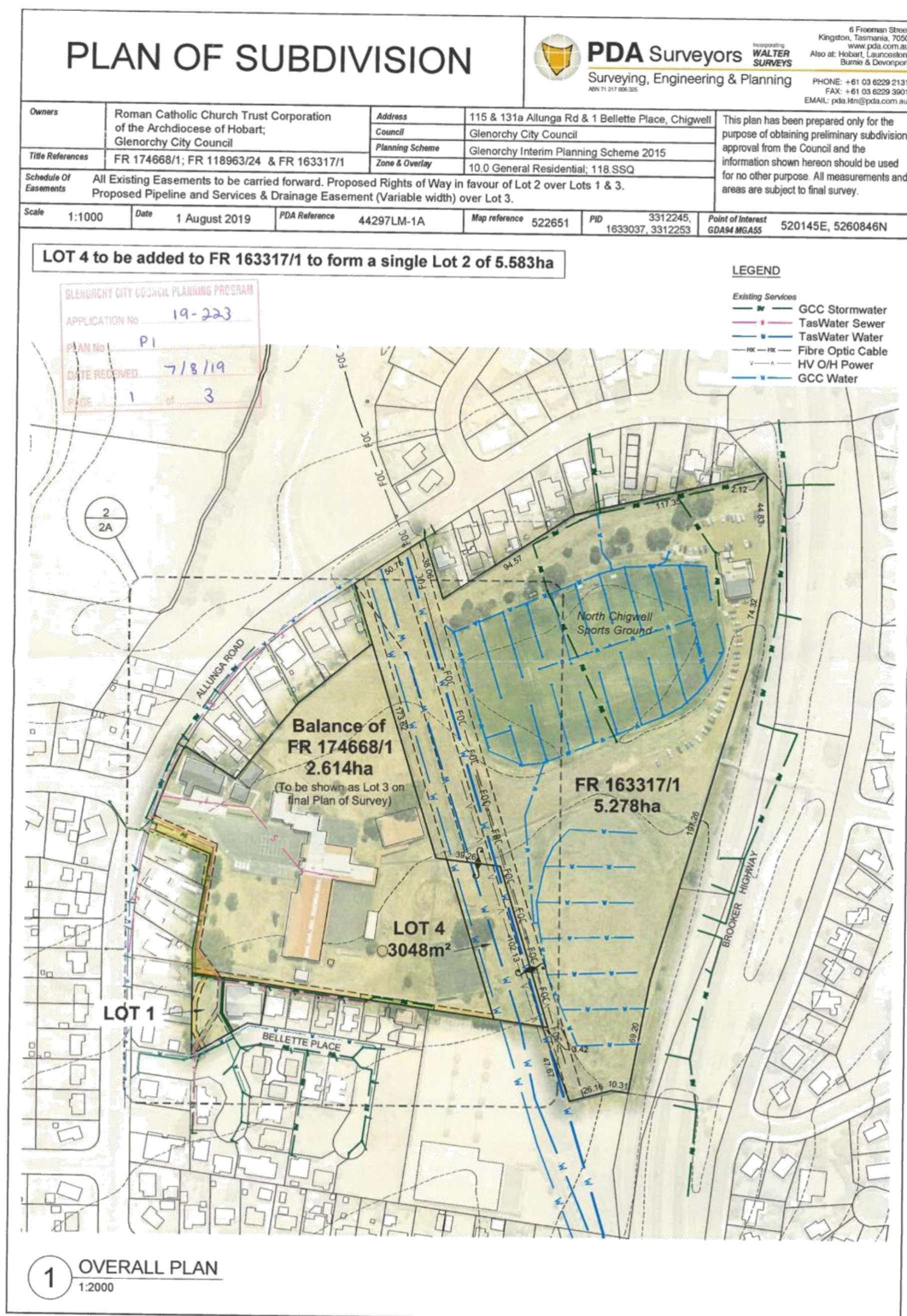
Jason Taylor

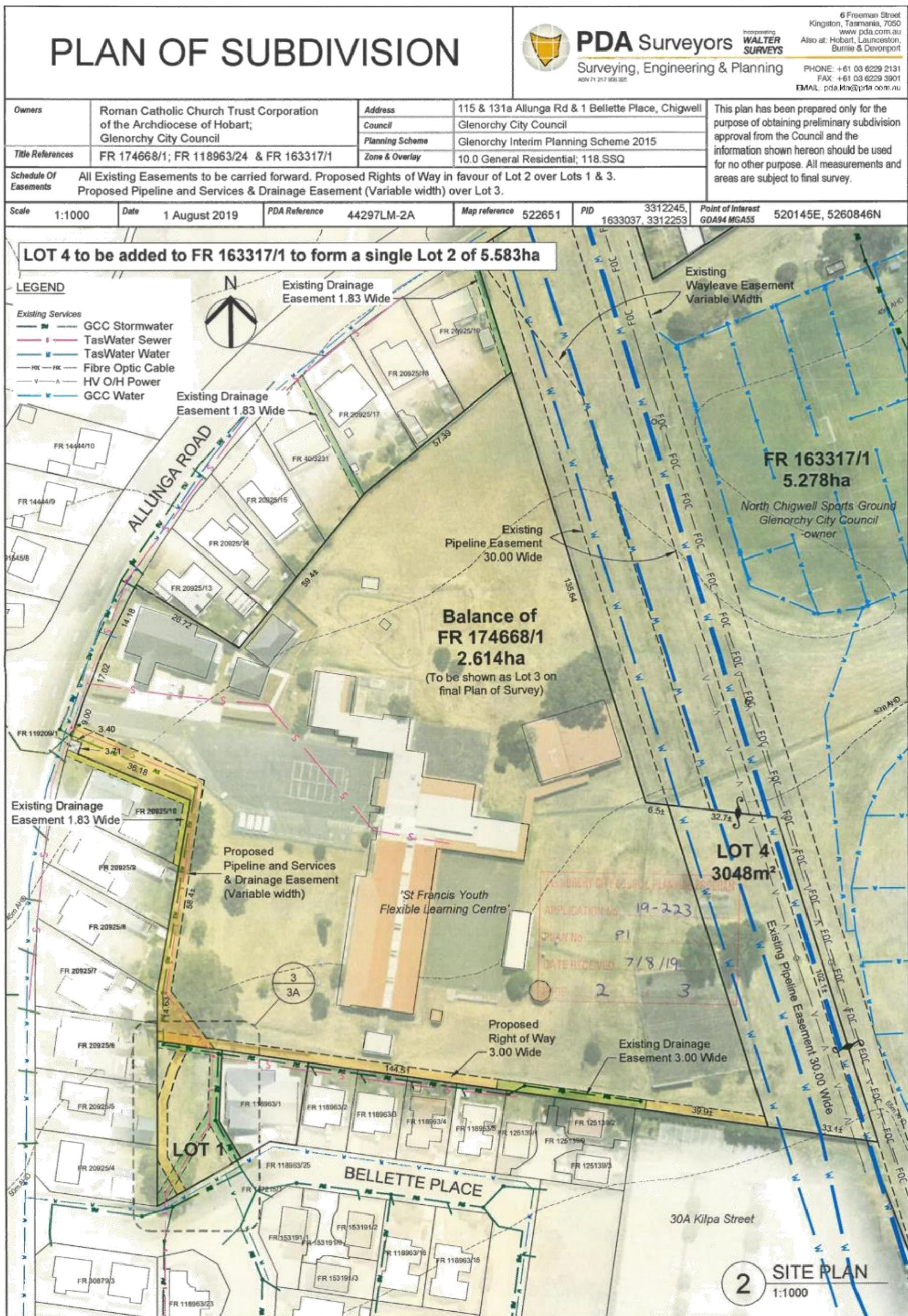
Development Assessment Manager

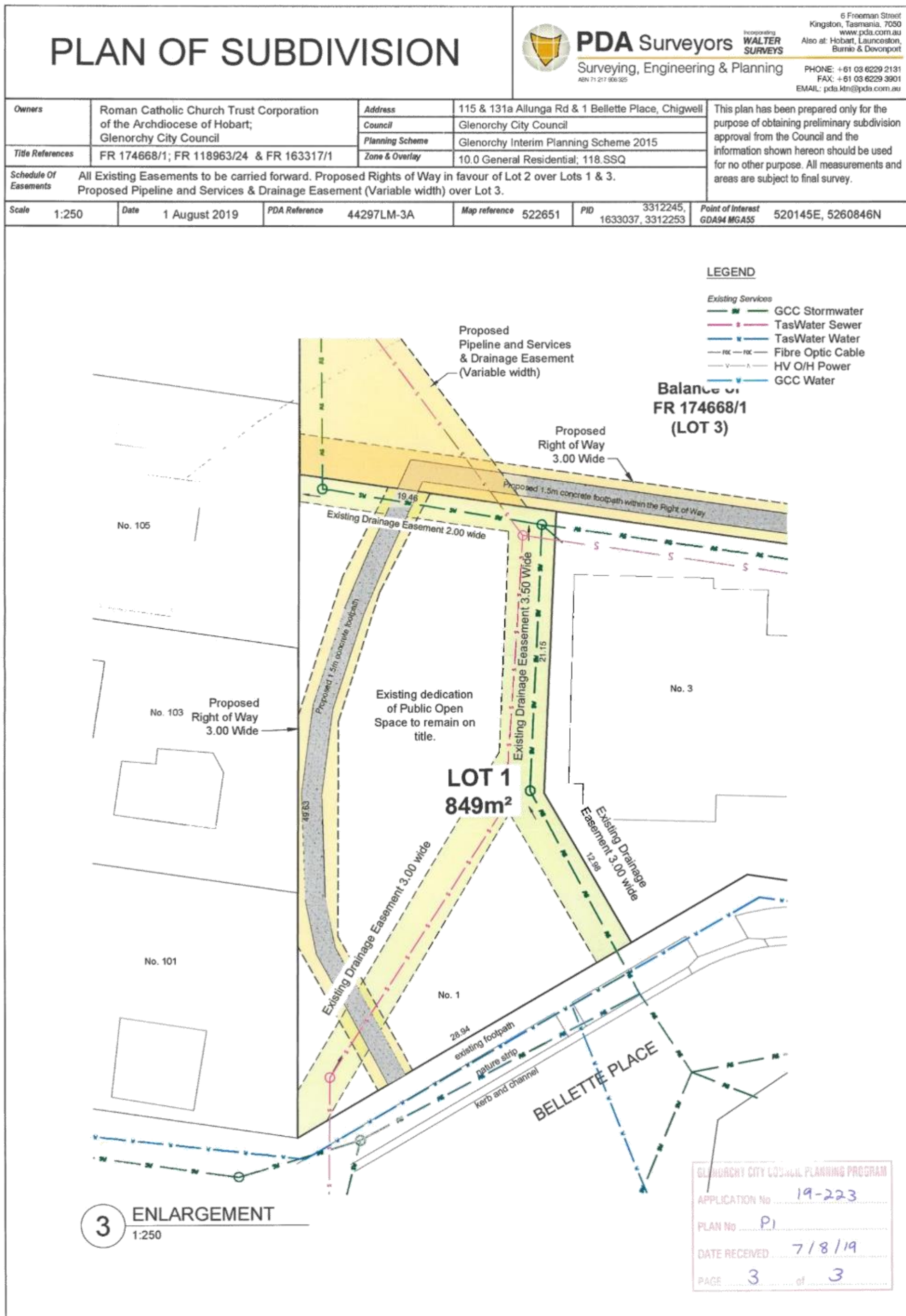
TasWater Contact Details

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

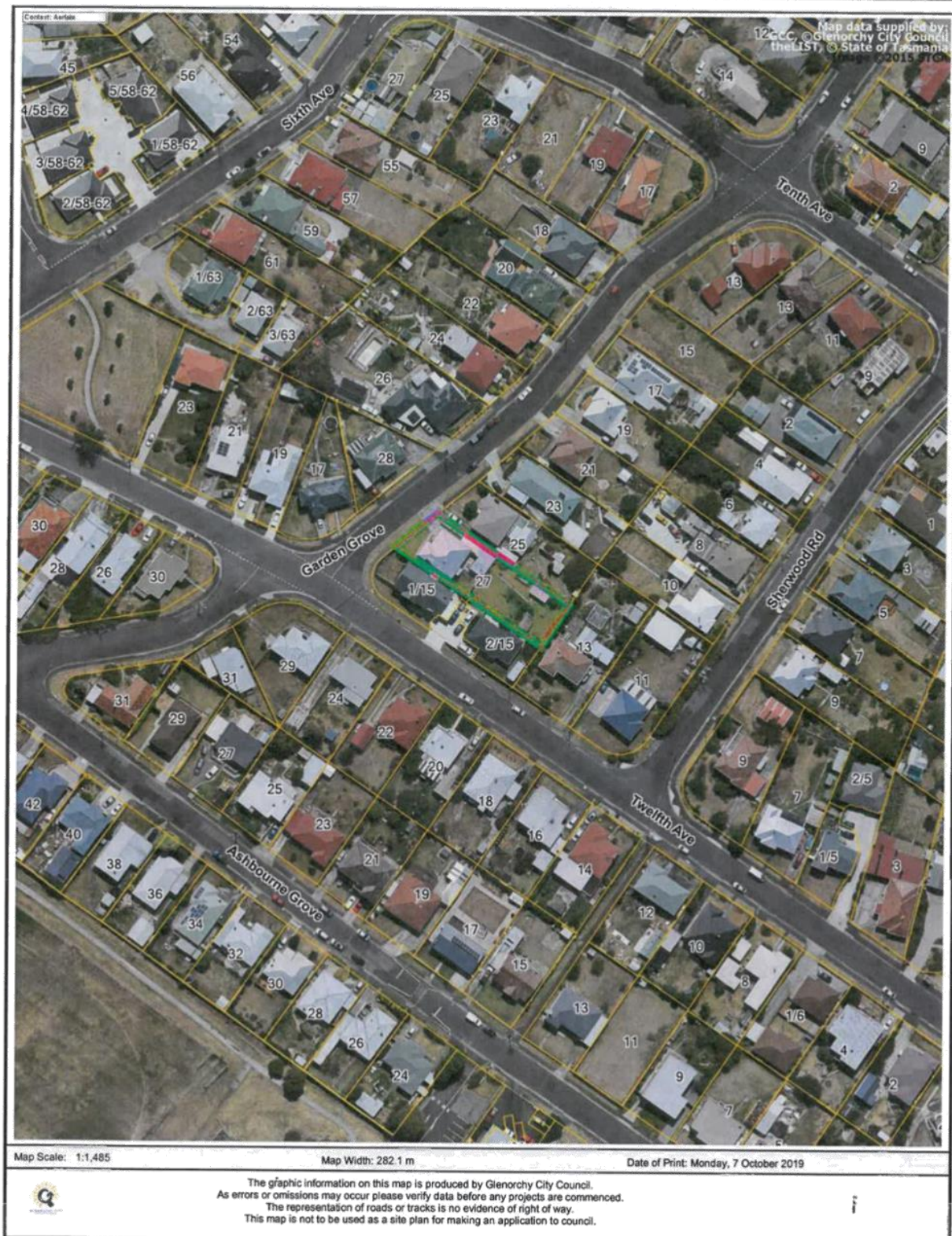








27 Garden Grove, 1/15 Twelfth Avenue & 2/15 Twelfth Avenue





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-199	Council notice date	16/08/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01347-GCC	Date of response	30 Aug 2018
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	27 GARDEN GR, WEST MOONAH	Property ID (PID)	5426633
Description of development	Multiple dwellings (3 existing, 1 new) & Boundary Adjustment		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilson Homes	Drainage Plan	D	30 July 2018
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 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 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 must have a 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 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. \$211.63 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			

**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

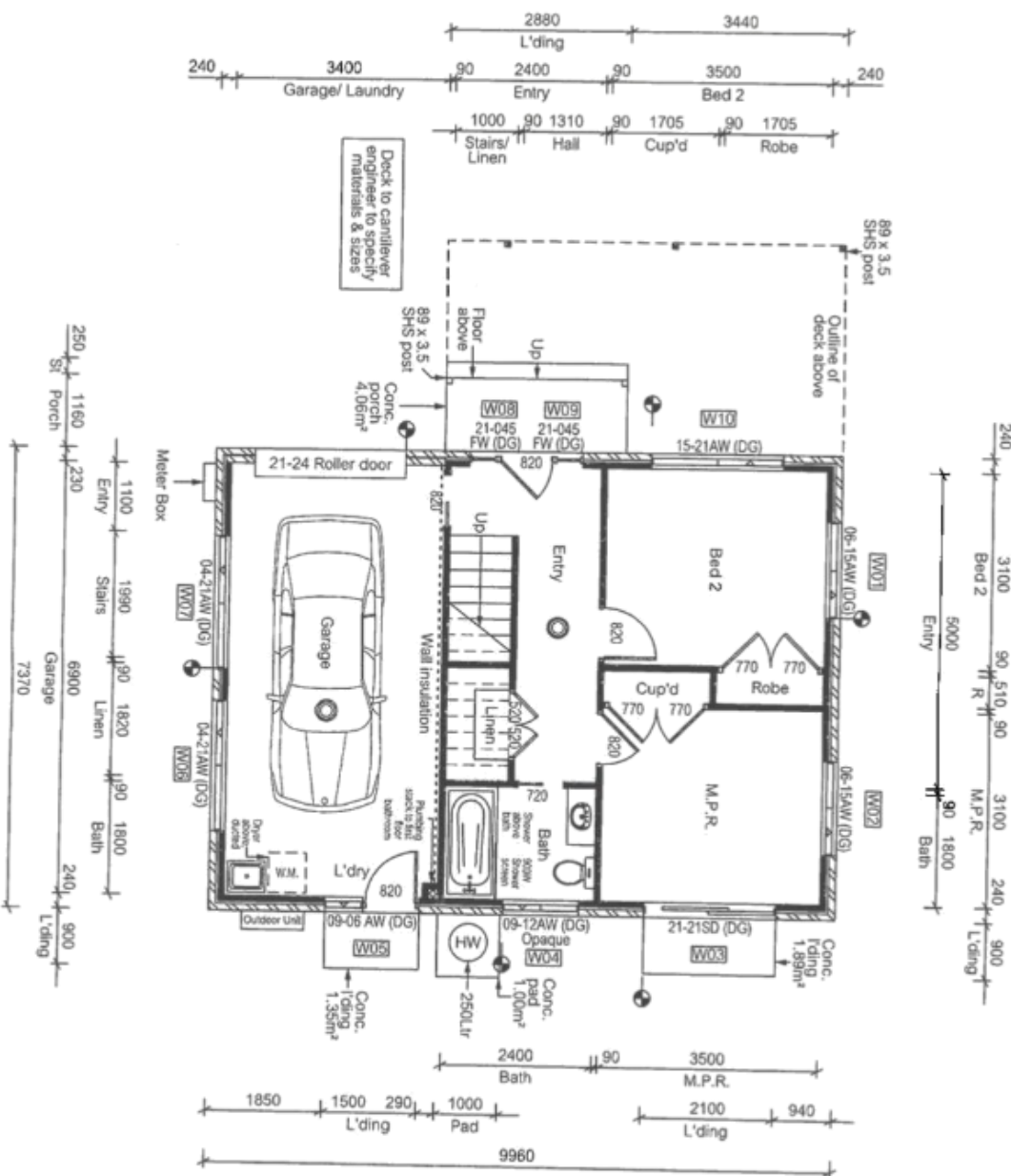
TasWater Contact Details

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





PD4.1 clause 10.4.4
W09, W10 & W18-20 satisfy P1.



- NOTES
- Builder to verify all dimensions and levels on site prior to commencement of work
 - All work to be carried out in accordance with the current National Construction Code.
 - Dimensions to take precedence over scale.
 - Do not scale from these drawings.

GROUND FLOOR AREA = 73.41 sqm

Architect's note

Shade Nam (disconnected when rose (fan))

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Initial	Designer
C	Changes as per cover sheet	08 Jun. 18	RJ	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN VIC. NO. CC22044 (A. Shingiel) Ph: (03) 6231 4122 Fc: (03) 6231 4166 Email: info@anotherperspective.com.au
B	Changes as per cover sheet	17 May 18	JM	
A	Changes as per cover sheet	15 Feb. 18	JM	

Client / Project info:

PROPOSED MURDOCH MCKENNA
FAMILY TRUST RESIDENCE
Lot 2, Garden Grove
WEST MOONAH

WILSON
MULTI

GROUND FLOOR PLAN

Drawn: FM
Date: 13 October 2017
Scale: 1:100

WILSON HOMES © 2017

02/03

NOTE: For lightweight cladding, dimensions to external edge of studwork NOT to cladding.

GLENORCHY CITY COUNCIL PLANNING
APPLICATION No. P44-18-199
PLAN No. P3
DATE RECEIVED 15/08/19
PAGE 2 of 4



GLENNBORO CITY COUNCIL PLANNING SERVICES
APPLICATION No. *Pw-18-199*
PLAN No. *P3*
DATE RECEIVED *15/08/19*
PAGE *3* of *4*

NOTES • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current National Construction Code. • Dimensions to take precedence over scale. • Do not scale from these drawings.											
FIRST FLOOR AREA = 78.75 sqm ➔ ALL window sizes to be checked and confirmed on site prior to commencing glazing works. ➔ Mechanical joints ● Single Alarm (disconnected wires more than 1)											
		ALL window sizes to be checked and confirmed on site prior to commencing glazing works.		D	Changes as per cover sheet		30 July 18	JM	Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN VIC. 3062 Ph: (03) 9231 4122 Fx: (03) 9231 4166 Email: info@anotherperspective.com.au		
G		Changes as per cover sheet		08 Aug. 19	UH	B	Changes as per cover sheet			17 May 18	JM
E		Changes as per cover sheet		26 Sept. 18	UH	A	Changes as per cover sheet			15 Feb. 18	JM
Amendment		Date		Init.	No.	Amendment	Date			Init.	
Client / Project info:											
PROPOSED MURDOCH MCNEILL FAMILY TRUSTS RESIDENCE Lot 2, Garden Grove WEST MOONAH											
WILSON MULTI											
FIRST FLOOR PLAN											
Drawn		RM		WH11435							
Date		13 October 2017		Sheet							
Scale		1:100									
02a/03											
WILSON HOMES © 2017											

Attachments - Glenorchy Planning Authority - 14 October 2019