

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 15 FEBRUARY 2021**



TABLE OF CONTENTS:

PLANNING

- 5. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 166 FAULKNERS ROAD GLENLUSK**
 - 1: GPA Attachment - 166 Faulkners Road Glenlusk 2

- 6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS (5) - 8 TIMSBURY ROAD GLENORCHY**
 - 1: GPA Attachment - 8 Timsbury Road Glenorchy 17

- 7. PROPOSED USE AND DEVELOPMENT - SHED - 10 FAULKNERS ROAD GLENLUSK**
 - 1: GPA Attachment - 10 Faulkners Road Glenlusk 41

- 8. PROPOSED USE AND DEVELOPMENT - SPORTS GROUND AMENITIES BUILDING (SPORTS & RECREATION) - 7 EADY STREET GLENORCHY**
 - 1: GPA Attachent - 7 Eady Street Glenorchy 50

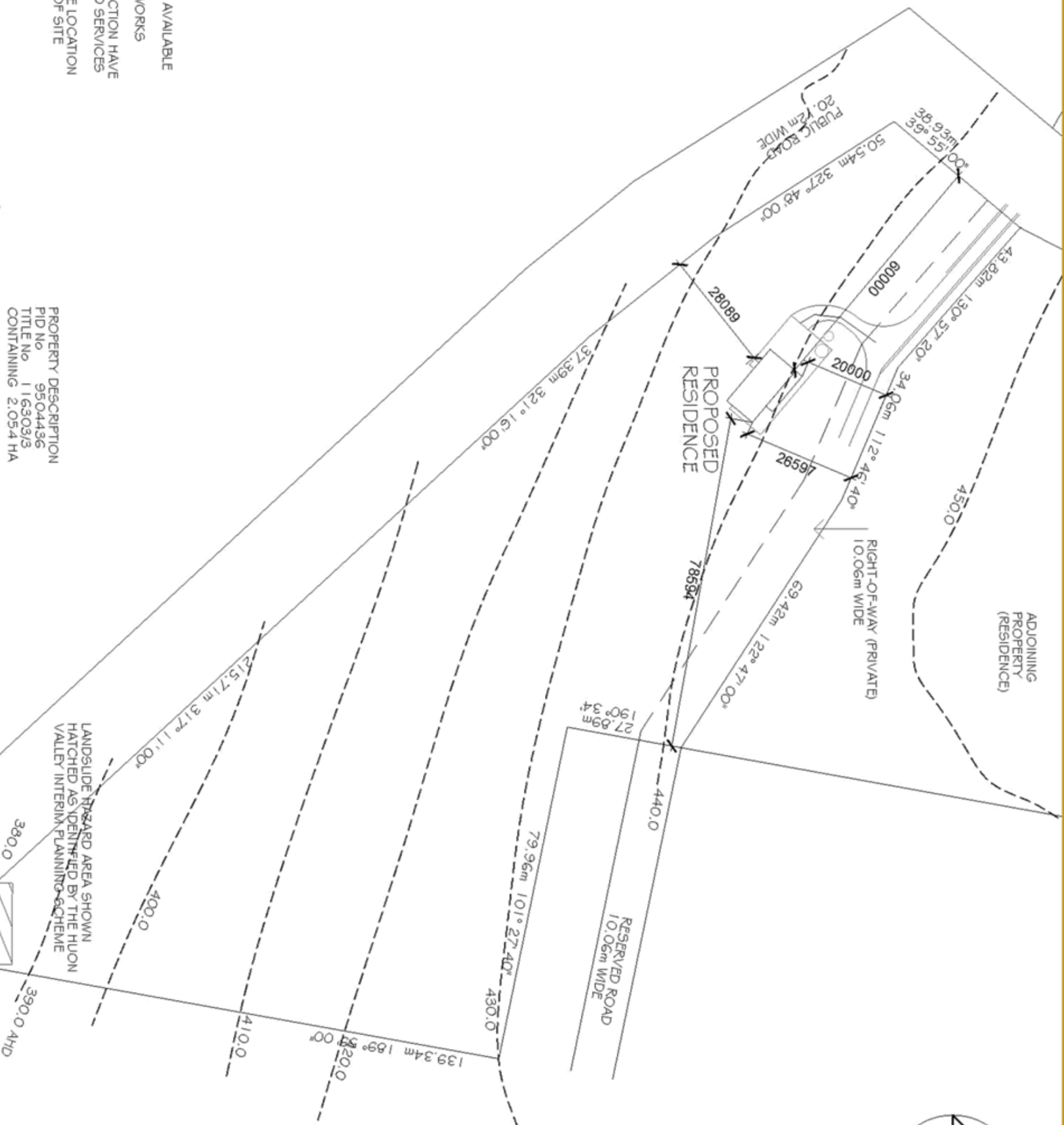


- NOTE**
1. THIS PLAN HAS BEEN PREPARED FROM 'LIST' RECORDS AVAILABLE AT THE TIME OF DOCUMENTATION
 2. A REMARK SURVEY IS RECOMMENDED PRIOR TO ANY WORKS OCCURRING ON OR NEAR BOUNDARIES
 3. ONLY DETAIL APPARENT ON SITE AT THE TIME OF INSPECTION HAVE BEEN IDENTIFIED ON THIS PLAN. OTHER FEATURES AND SERVICES MAY EXIST ON, UNDER, OR OVER THE SITE. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO DETERMINE THE LOCATION OF THESE SERVICES PRIOR TO THE COMMENCEMENT OF SITE WORKS
 4. LOCATION OF BUILDING ON ADJOINING PROPERTY WAS INTERPOLATED FROM 'LIST' RECORDS.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-20-580**

DATE RECEIVED **5/01/2021**



PROPERTY DESCRIPTION
PID No 9504436
TITLE No 116303/3
CONTAINING 2.054 HA

**Philip Culbertson
BUILDING
DESIGN
SOLUTIONS**

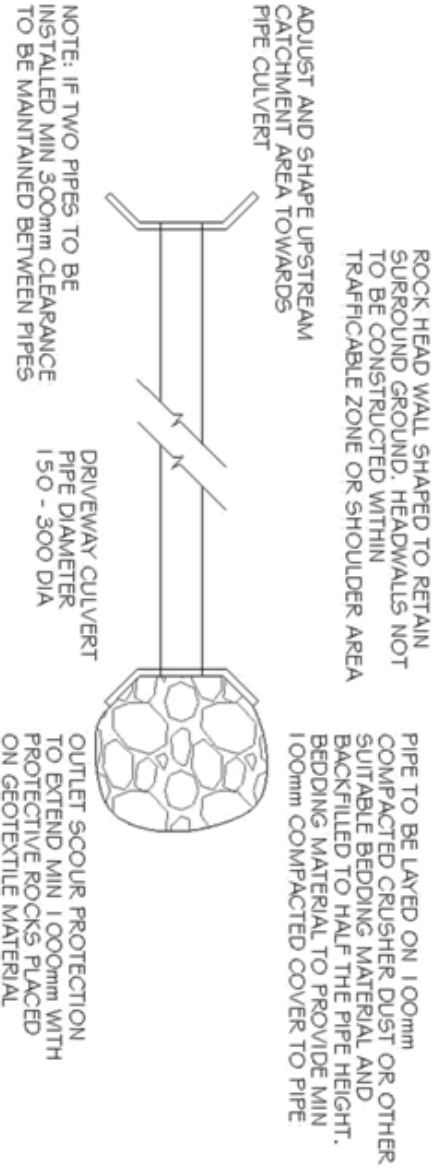
PO Box 240
Humeville TAS 7109
Phone: 0438 782 653
philculbertson@gmail.com
ABN 48 366 214 794
Building Practitioner No. BRP-123
Building Accreditation No. CC2251H

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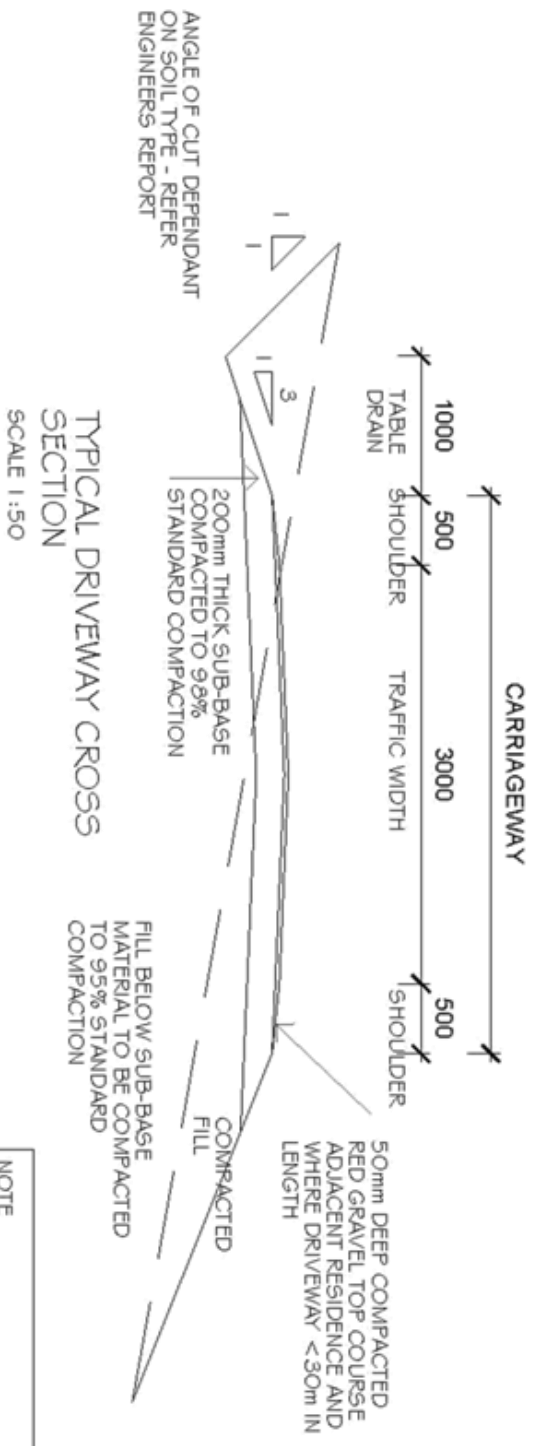
PROPOSED
RESIDENCE
DRAWING:
SITE PLAN



JOB NO.:
1321
SK-A-01
OF 3 SHEET/S
DATE DRAWN:
OCTOBER 2020



TYPICAL CULVERT DETAIL
SCALE 1:50



PROPOSED DRIVEWAY TO SATISFY THE REQUIREMENTS OF THE NCC CLAUSE TAG 3.7.4.1 VEHICULAR ACCESS AND THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL - GUIDELINES TO GOOD PRACTICE, MARCH 2009" FOR A CLASS 4C ACCESS ROAD

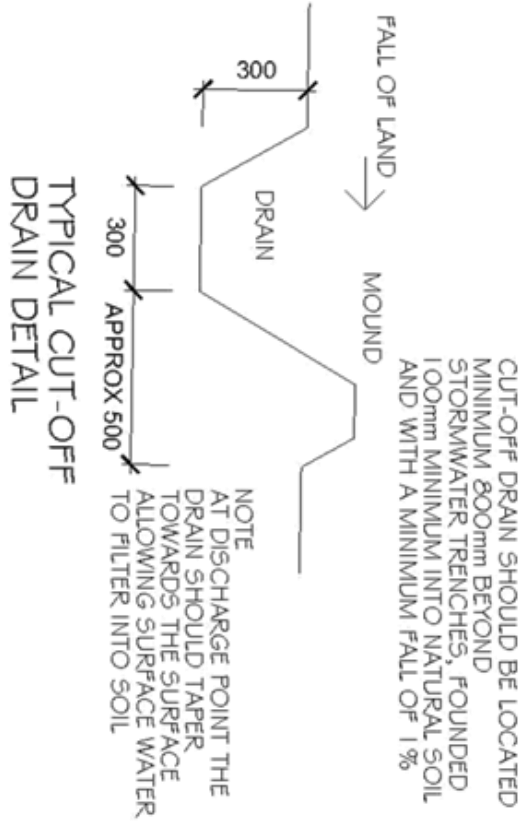
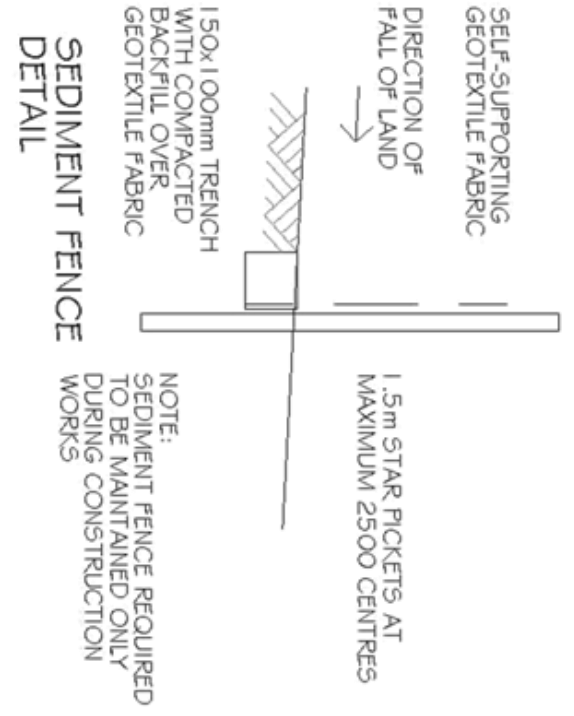
DRIVEWAY CONSTRUCTION

- COMPACTED SUB BASE MIN 200mm THICKNESS
- TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm
- FILL MATERIAL SHALL BE WELL GRADED AND FREE FROM BOULDERS EXCEEDING 150mm IN DIAMETER
- SUB BASE BEARING CAPACITY SHALL BE MINIMUM 50 kPa
- FILL TO BE COMPACTED IN LAYERS NOT EXCEEDING 200mm. EACH LAYER TO BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%
- ROADSIDE TABLE DRAINS, CUT OFF DRAINS, AND CULVERTS TO BE INSTALLED TO SUIT TOPOGRAPHY. ROCK RIP RAP TO BE INSTALLED AT CULVERT ENDS TO PREVENT SOIL EROSION
- DRIVEWAY MIN 3.0m WIDE WITH 0.5m SHOULDERS EACH SIDE
- TOP COURSE MIN 50mm THICK GRADED MIN 3% TO SHED WATER
- BUILD IN POLYMER EMULSION INDUSTRIAL STRENGTH HIGH-TECH BONDING AGENT SPECIFICALLY ENGINEERED TO BOND SOIL PARTICLES TOGETHER (E.G. DIRT GLUE OR SIMILAR) INTO TOP 50mm OF DRIVEWAY

NOTE
WHERE DRIVEWAY GRADIENT EXCEEDS 1:5° APPLY 25mm DEEP ASPHALT TOP COURSE ON COMPACTED SUB-BASE

DESIGN REQUIREMENTS OF VEHICULAR ACCESS FOR FIREFIGHTING

- MIN 4000 CLEARANCE TO BE MAINTAINED ABOVE CARRIAGEWAY
- MINIMUM 500mm CLEARANCE TO BE MAINTAINED FROM EDGE OF CARRIAGEWAY
- MIN LOAD CAPACITY OF DRIVEWAY INCLUDING BRIDGES AND CULVERTS TO BE 20 TONNES
- CROSS FALLS LESS THAN 3°
- DIPS LESS THAN 7°
- CURVES WITH A MINIMUM INNER RADIUS OF 10m
- MAXIMUM GRADIENT OF 1:5° FOR SEALED ROADS AND 1:0° FOR UNSEALED ROADS
- PASSING BAYS EVERY 200m IF REQUIRED MINIMUM 20m LENGTH AND 6m WIDTH (INCLUDING ACCESS ROAD WIDTH) CONSTRUCTED TO SAME STANDARD AS ACCESS ROAD



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-580
DATE RECEIVED 5/01/2021

Philip Cuthbertson
BUILDING DESIGN SOLUTIONS

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Huaowale TAS 7109
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Building Practitioner No. BRP-123
Building Accreditation No. CC2251H

SCALE: 1:250 AT A3
0m 5m 10m
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PROPOSED RESIDENCE
DRAWING: SITEWORKS
DETAILS

FOR: L GURRIN
AT: FAULKNERS ROAD
GLENLUSK

JOB NO.: 1321
SK-A-03
OF 3 SHEET / S
DATE DRAWN: OCTOBER 2020

ALL PIPING SHALL BE ADEQUATELY FIXED AT EACH FITTING, INCORPORATING PROVISION FOR EXPANSION AND TO PREVENT MOVEMENT OF THE FITTING

INSTALL HOT WATER SYSTEM WITH TEMPERATURE VALVE SET TO 65° C. INSULATE HOT WATER PIPEWORK IN ACCORDANCE WITH NCC PART 3.1.2.5 AND AS3500.4

SEWER PIPES TO COMPLY WITH A51260, WORKMANSHIP SHALL COMPLY WITH A52032

VENTILATION OF THE HOUSE DRAIN IS TO BE IN ACCORDANCE WITH PART 2 OF AS/NZS3500 - PLUMBING AND DRAINAGE

~~VENTS TO TERMINATE ABOVE ROOF WITH APPROVED COWL WITH WATERPROOF FLASHING~~

LEGEND

BTH	BATH	050
B	BASIN	040
LT	LAUNDRY TUB	050
FW	FLOOR WASTE	050
SHR	SHOWER	065
S	SINK	0100
WC	WATER CLOSET	050
	BATH	050
	BASIN	040
	SINK	050
	L TUB	050
	SHR	065
	WC	0100
	VENT	050

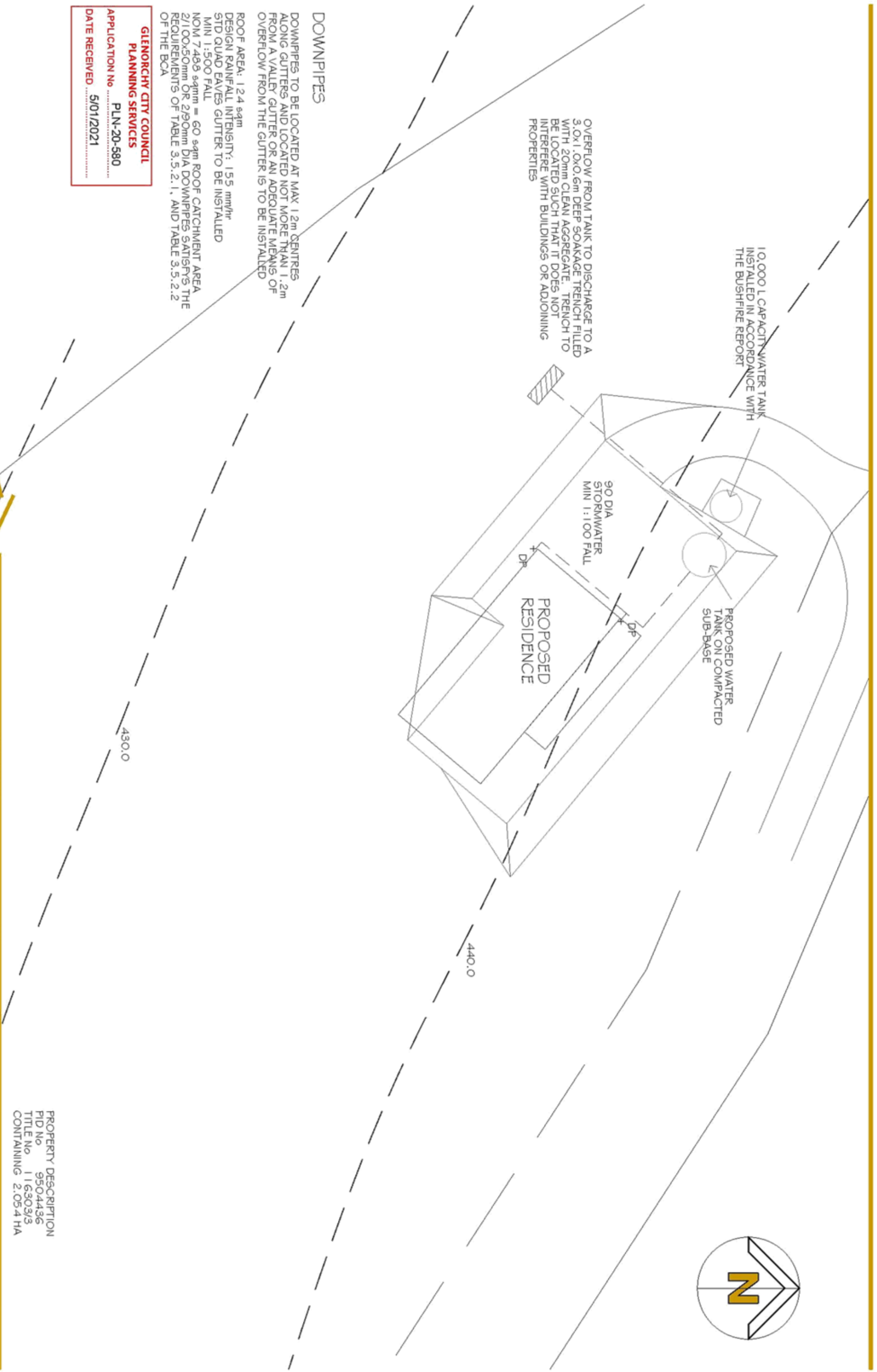
CONTRACTORS AND SUB-CONTRACTORS SHALL
ARRANGE FOR ALL INSPECTIONS AS MAY BE REQUIRED
BY COUNCIL BUILDING AND PLUMBING APPROVALS

LOCATION OF SEPTIC TANK AND ABSORPTION TRENCHES INDICATIVE ONLY. EXACT LOCATION TO BE DETERMINED ON SITE AND CONFIRMED BY CONSULTING ENGINEER



JOB NO.:
1321
SK-H-O1

PROPERTY DESCRIPTION
PID No 9504436
TITLE No 116303/3
CONTAINING 2.054 HA



DOWNPIPES

DOWNPIPES TO BE LOCATED AT MAX 1.2m CENTRES ALONG GUTTERS AND LOCATED NOT MORE THAN 1.2m FROM A VALLEY GUTTER OR AN ADEQUATE MEANS OF OVERFLOW FROM THE GUTTER IS TO BE INSTALLED

ROOF AREA: 124 sqm
DESIGN RAINFALL INTENSITY: 155 mm/hr
STD QUAD EAVES GUTTER TO BE INSTALLED
MIN 1:500 FALL
NOM 7488 sqmm = 60 sqm ROOF CATCHMENT AREA
2100x50mm OR 2190mm DIA DOWNPIPES SATISFY THE REQUIREMENTS OF TABLE 3.5.2.1, AND TABLE 3.5.2.2 OF THE BCA

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No **PLN-20-580**
DATE RECEIVED **5/01/2021**

Philip Cuthbertson
BUILDING DESIGN SOLUTIONS

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Hueville TAS 7109
P h o n e : 0 4 3 8 7 8 2 6 5 3
p h c u t h b e r t s o n @ g m a i l . c o m

ABN 48 366 214 794
Building Practitioner No. BP-P-123
Building Accreditation No. CC251H

SCALE: 1:250 AT A3
0m 5m 10m

PROPOSED
RESIDENCE

DRAWING:
STORMWATER
DRAINAGE PLAN

FOR:
L GURRIN

AT:
FAULKNERS ROAD
GLENLUSK

PROPERTY DESCRIPTION
PID No 9504436
TITLE No 1163093
CONTAINING 2.054 HA

JOB NO.:
1321
SK-H-02

OF 2 SHEET / S
DATE DRAWN:
OCTOBER 2020

Copyright of this drawing and all work executed thereon is vested in the designer. Use thereof is restricted to the project and any other use without written permission of the designer. Dimensions have precedence over scale.

Client: Gurrin, Leeanne	Date: 29/11/20	Revisor: G	Design: Custom	Drawn By: IDS	Scale (if printed to A3 size): 1:100
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Site: 166 Faulkners Road, Glenlusk

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Notes:

- All internal walls are 90mm thick timber
- All external walls are 90mm thick timber
- Dimensions are to Wall Frames (unless otherwise noted)
- 20° roof pitch
- 87.45m² Internal Area
- 147.77m² Total Area (including ALFRESCO)
- N3 Wind Rating
- BAL 29

Floor Plan

MATERIAL AND COLOUR SCHEDULE		
ELEMENT	MATERIAL	COLOUR
WALL CLADDING	PRIMELINE CHAMFER	Basalt
DOWNPIPES	COLORBOND STEEL	Basalt
EAVES GUTTERS	COLORBOND STEEL	Basalt
FASCIAS	COLORBOND STEEL	Basalt
ROOF SHEETING	COLORBOND CUSTOM ORB	Monument
POSTS	TIMBER	Basalt
GLASS DOORS	ALUMINIUM	Black Satin
WINDOWS	ALUMINIUM	Black Satin

THE COLOURS INDICATED FOR THE NON PRE-FINISHED ELEMENTS (E.G. TIMBER POSTS, WEATHERBOARD CLADDINGS) IN THIS SCHEDULE ARE TO BE VERIFIED ON SITE BY THE CLIENT. IF THERE ARE ANY CHANGES MADE TO PAINT COLOURS, THE OWNER SHALL OBTAIN APPROVAL FROM THE CERTIFYING AUTHORITY BEFORE PUTTING WORK IN HAND.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-20-580

DATE RECEIVED 7/01/2021

Client: Gurrin, Leeanne	Date: 29/11/20	Revision: G	Design: Custom	Drawn By: IDS	Scale (if printed to A3 size) 1:100
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Site: 166 Faulkners Road, Glenlusk

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Notes:

- a) All internal walls are 90mm thick timber
- b) All external walls are 90mm thick timber
- c) Dimensions are to Wall Frames (unless otherwise noted)
- d) 20° roof pitch
- e) 87.45m² Internal Area
- f) 147.77m² Total Area (including ALFRESCO)
- g) N3 Wind Rating
- h) BAL 29

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-580

DATE RECEIVED 5/01/2021

North-East Elevation Viewpoint A

South-West Elevation Viewpoint B

South-East Elevation Viewpoint C

North-West Elevation Viewpoint D

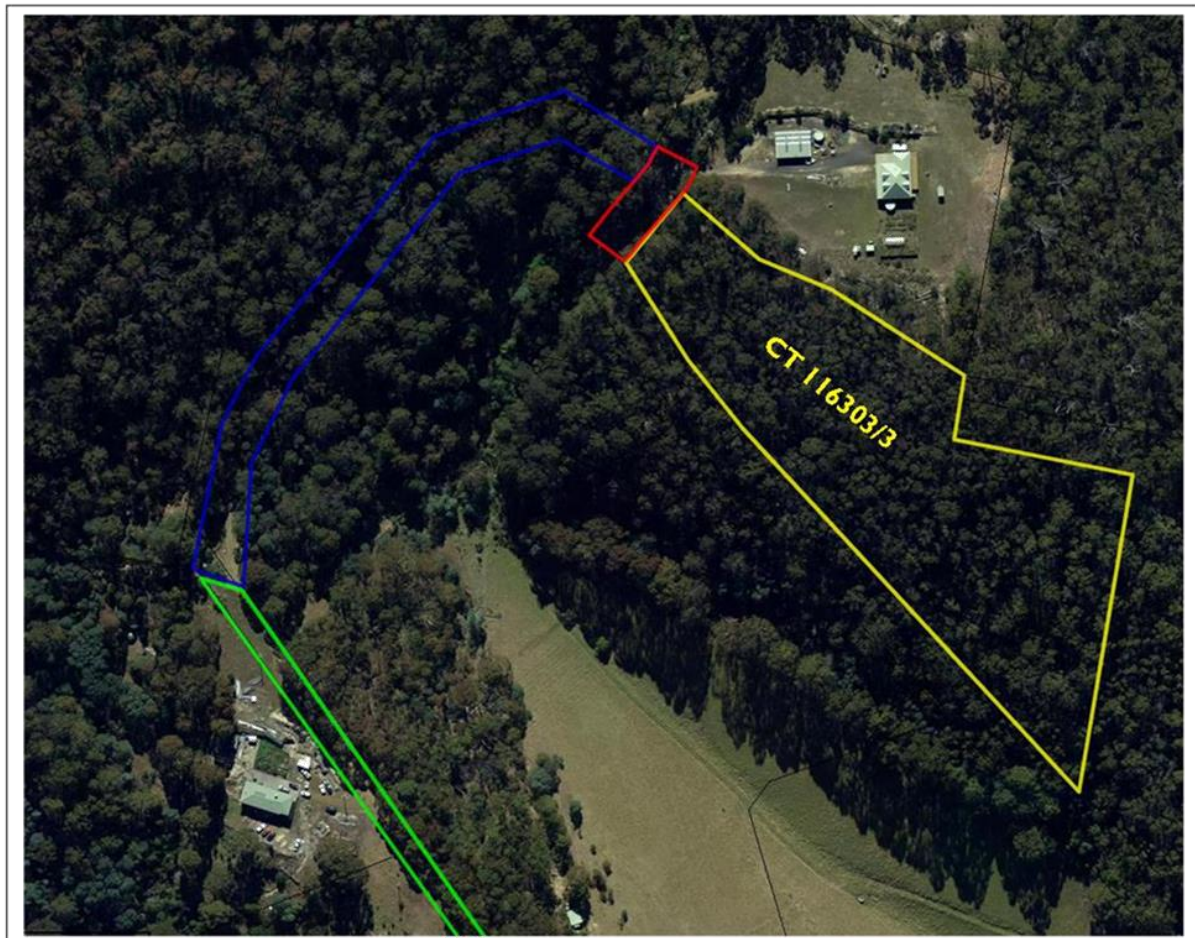
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Version: 1 Version Date: 09/01/2021

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-580

DATE RECEIVED 5/01/2021

MAP OF SUBJECT AREA LOCALITY: 166 FAULKNERS ROAD, GLENLUSK



**PLAN IS FOR ILLUSTRATION
PURPOSES ONLY**

- Licence Area
- Freehold Title
- Faulkners Road - Council maintained
- Right-of-Way
- ↑ Locality Point

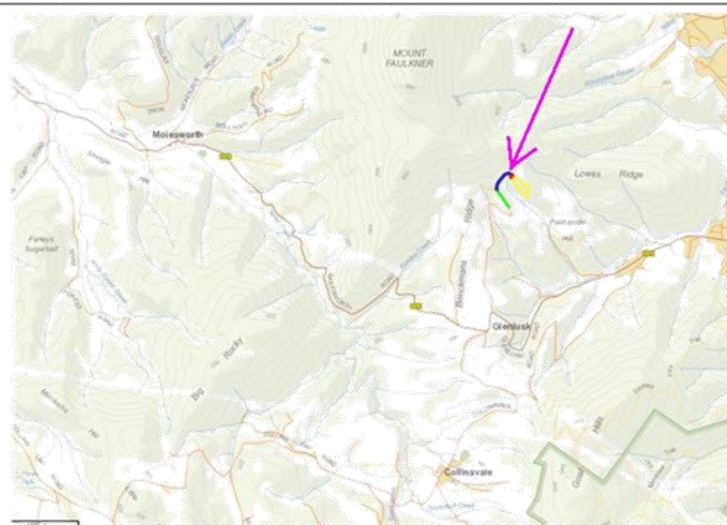
File No: LM-LM-CW-292442

Area: ± 977m²

PID:

Licensee: Leeanne Gurrin

Locality Plan



SITE WORKS NOTES

ALL EARTHWORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 3798-2007 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS

BATTERED BANKS TO BE PREPARED WITH WEED SUPPRESSING MULCH NOMINAL 75mm THICK AND PLANTED WITH PERENNIAL GRASSES AND LOW FLAMMABILITY PLANTS SUCH AS SPEEDWELL (VERONICA) LAVENDER ETC

SEDIMENT BARRIER ERECTED PRIOR TO CONSTRUCTION WORKS COMMENCING AND TO BE MAINTAINED FOR DURATION OF WORKS

CAR PARKING FOR TWO VEHICLES TO BE PROVIDED. GRADIENT OF PARKING AREA NOT TO EXCEED 5%

CONTOURS AT 1m INTERVALS INTERPRETED FROM DRAWING SUPPLIED BY VAN DIEMAN CONSULTING

ALL EXCAVATED TOPSOIL TO BE RETAINED ON SITE AND STOCKPILED FOR SPREADING OVER SITE WHERE DIRECTED BY OWNER ON COMPLETION OF WORKS

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No **PLN-20-580**
DATE RECEIVED **18/01/2021**

NOTE
CONSTRUCTION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUSHFIRE REPORT TO OBTAIN A BAL-19 RATING IN ACCORDANCE WITH AS3959.

SITE CONTAMINATION PROTOCOLS

- DISTURBANCE OF THE SITE BEYOND THE CONSTRUCTION AREA IS TO BE KEPT TO A MINIMUM. CONTRACTORS AND VISITORS TO SITE ARE TO AVOID DISTURBING, DRIVING OR WALKING BEYOND THE WORKSITE
- ALL FOOTWEAR, TOOLS, PLANT AND EQUIPMENT IS TO BE CLEANED OF ALL MUD, SOIL AND DEBRIS PRIOR TO DEPARTURE FROM THE SITE
- ADDITIONAL WATER TO BE SUPPLIED ON SITE BY THE PRINCIPAL CONTRACTOR FOR CLEANING PURPOSES

EXISTING DRIVEWAY TO BE UPGRADED TO COMPLY WITH THE REQUIREMENTS OF THE BUSHFIRE HAZARD MANAGEMENT REPORT FOR TURNING REQUIREMENTS. NO WORKS ARE PROPOSED TO THE EXISTING VEHICLE ACCESS OUTSIDE OF THE PROPERTY BOUNDARIES

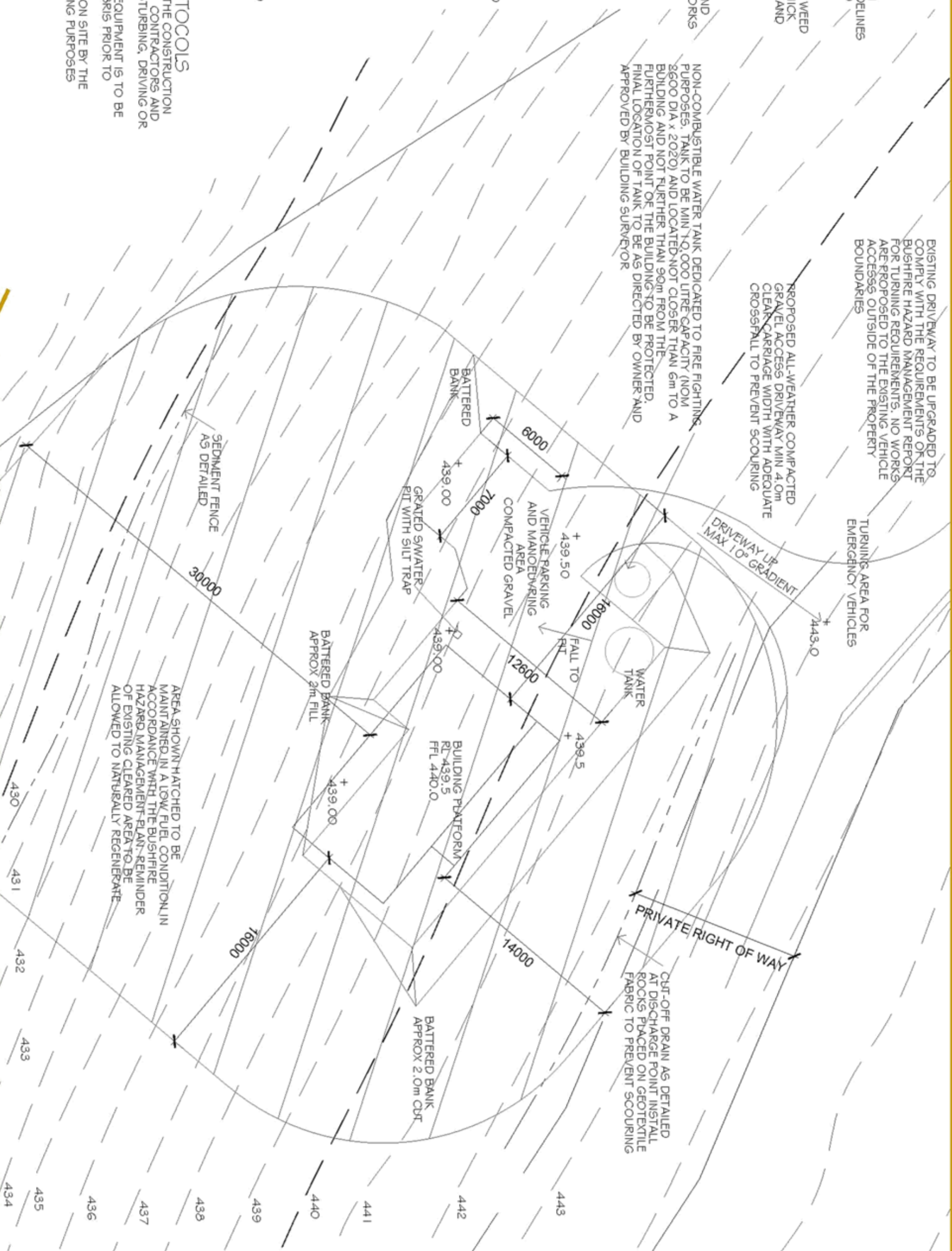
PROPOSED ALL-WEATHER COMPACTED GRAVEL ACCESS DRIVEWAY MIN 4.0m CLEAR CARRIAGE WIDTH WITH ADEQUATE CROSSFALL TO PREVENT SCOURING

TURNING AREA FOR EMERGENCY VEHICLES

DRIVEWAY UP MAX 10% GRADIENT

NON-COMBUSTIBLE WATER TANK DEDICATED TO FIRE FIGHTING PURPOSES. TANK TO BE MIN 10,000 LITRE CAPACITY (NOM 3600 DIA x 2020) AND LOCATED NOT CLOSER THAN 6m TO A BUILDING AND NOT FURTHER THAN 90m FROM THE FURTHERMOST POINT OF THE BUILDING TO BE PROTECTED. FINAL LOCATION OF TANK TO BE AS DIRECTED BY OWNER AND APPROVED BY BUILDING SURVEYOR

CUT-OFF DRAIN AS DETAILED AT DISCHARGE POINT INSTALL ROCKS PLACED ON GEOTEXTILE FABRIC TO PREVENT SCOURING



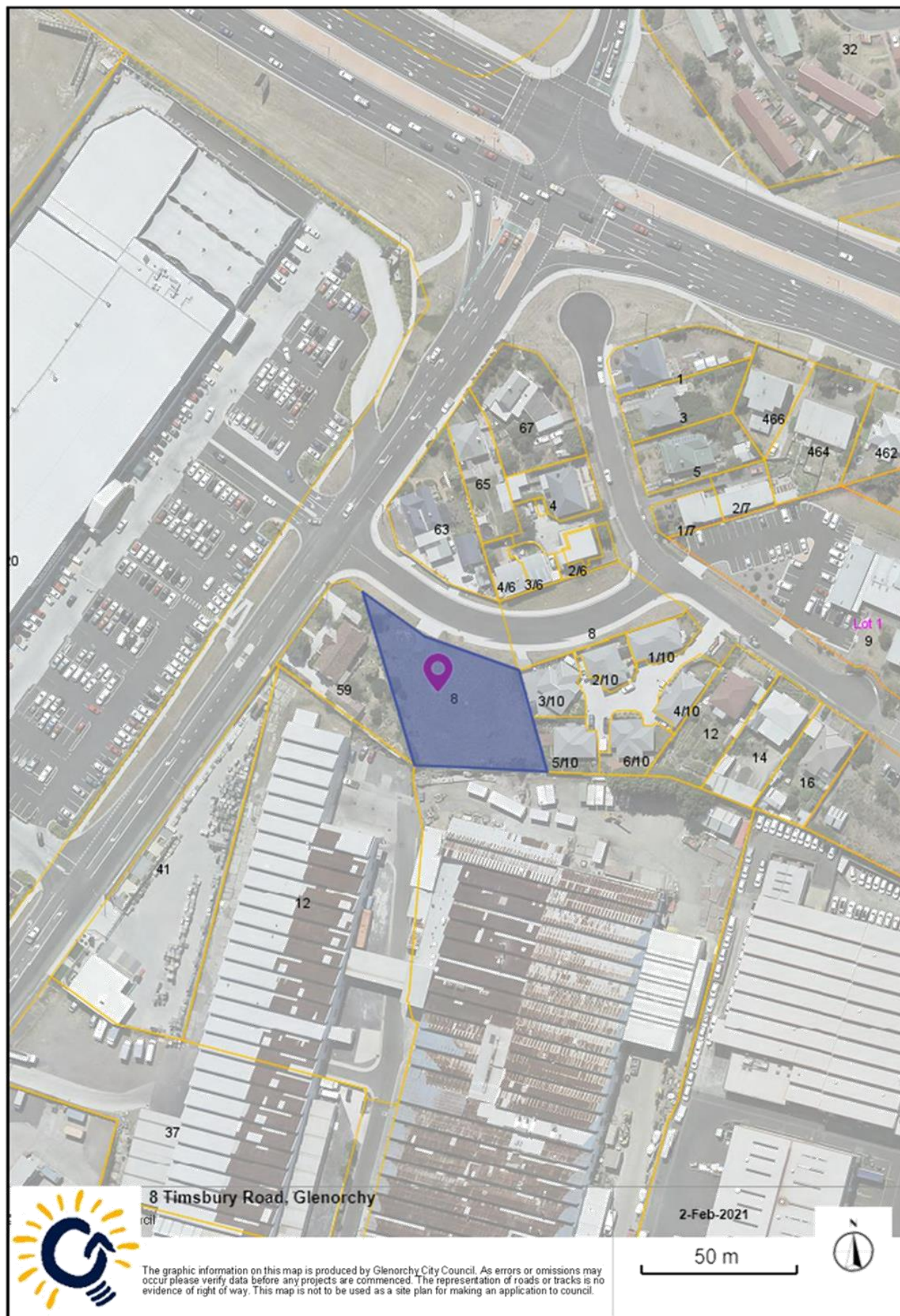
Philip Cuthbertson
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DRAWING: PART SITE AND SOIL AND WATER MANAGEMENT PLAN
FOR: L GURRIN
AT: FAULKNERS ROAD
GLENLUSK

JOB NO.: 1321
SK-A-02/A
OF 3 SHEETS
DATE DRAWN: OCTOBER 2020





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-190	Council notice date	18/06/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00846-GCC	Date of response	25/06/2020
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	8 TIMSBURY RD, GLENORCHY	Property ID (PID)	3486173
Description of development	Multiple dwellings x 5		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Design & Drafting	Site Plan Pg No. DA.01	--	31/03/2020
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 and sewerage system and connections to 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 construction must have a backflow prevention device and 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 of \$351.28 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation.

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

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) 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
- (c) TasWater will locate residential water stop taps free of charge
- (d) 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

8 Timsbury Road, Glenorchy

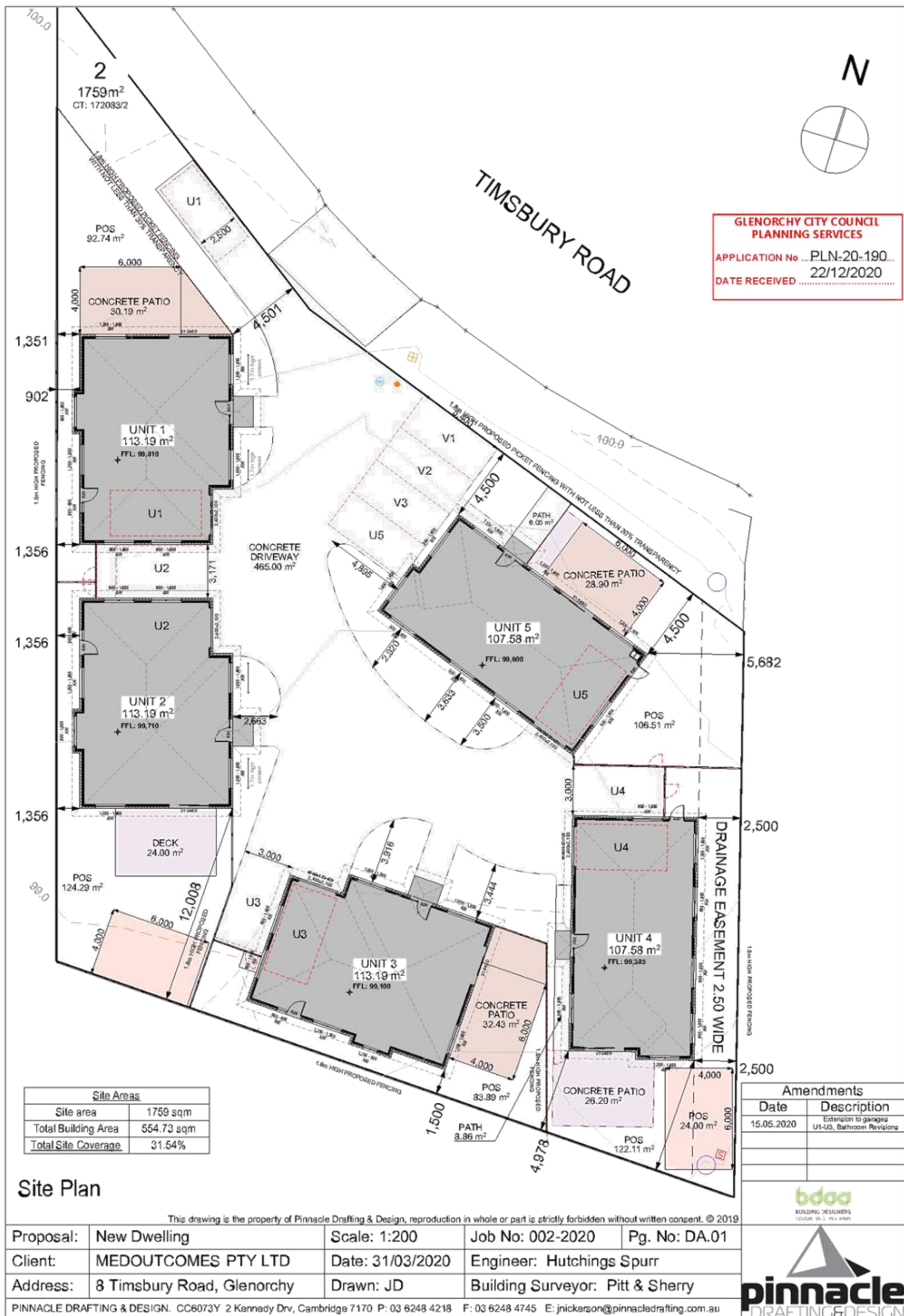
GLENORCHY CITY COUNCIL
PLANNING SERVICES

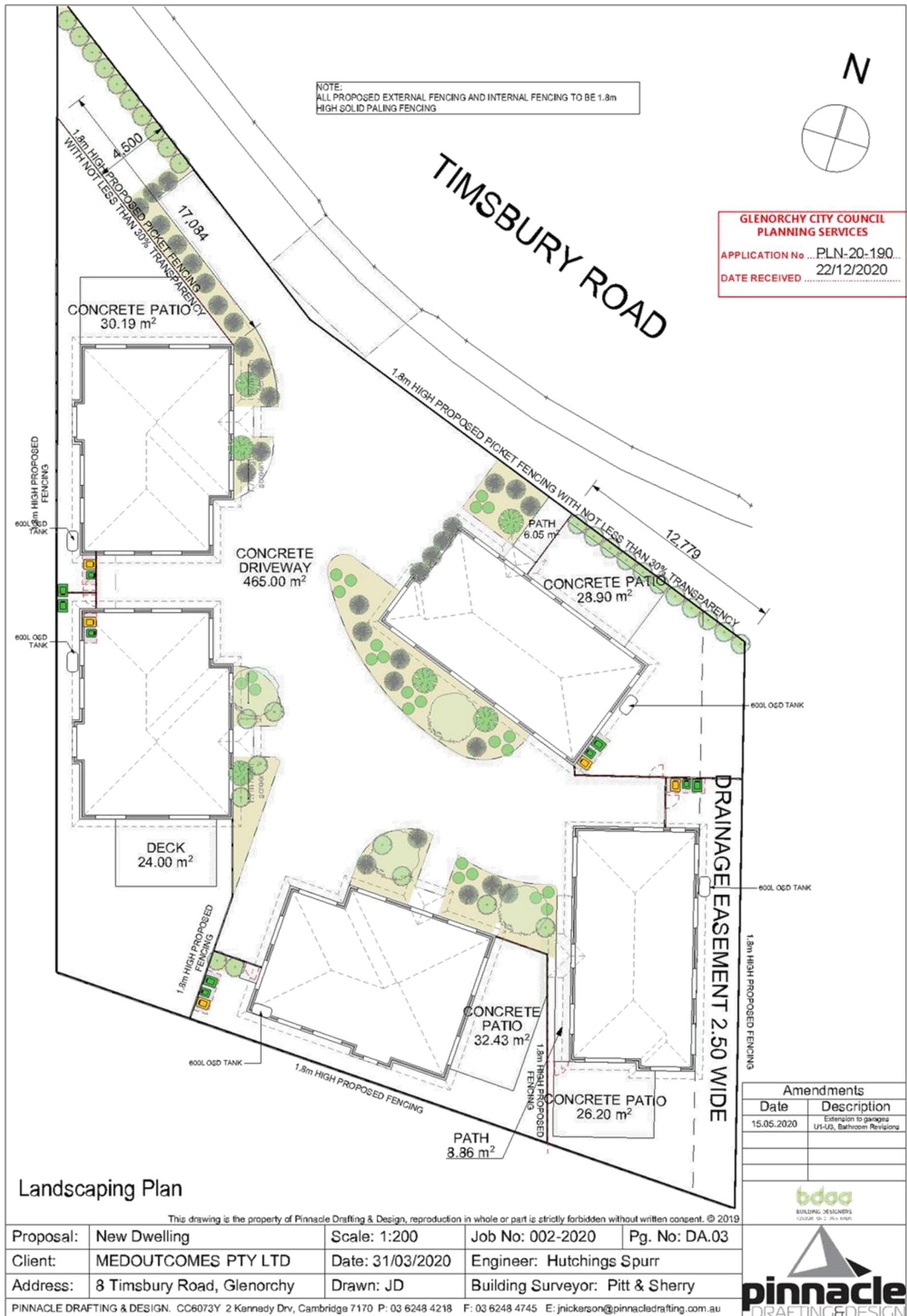
APPLICATION No ... PLN-20-190...
DATE RECEIVED 22/12/2020

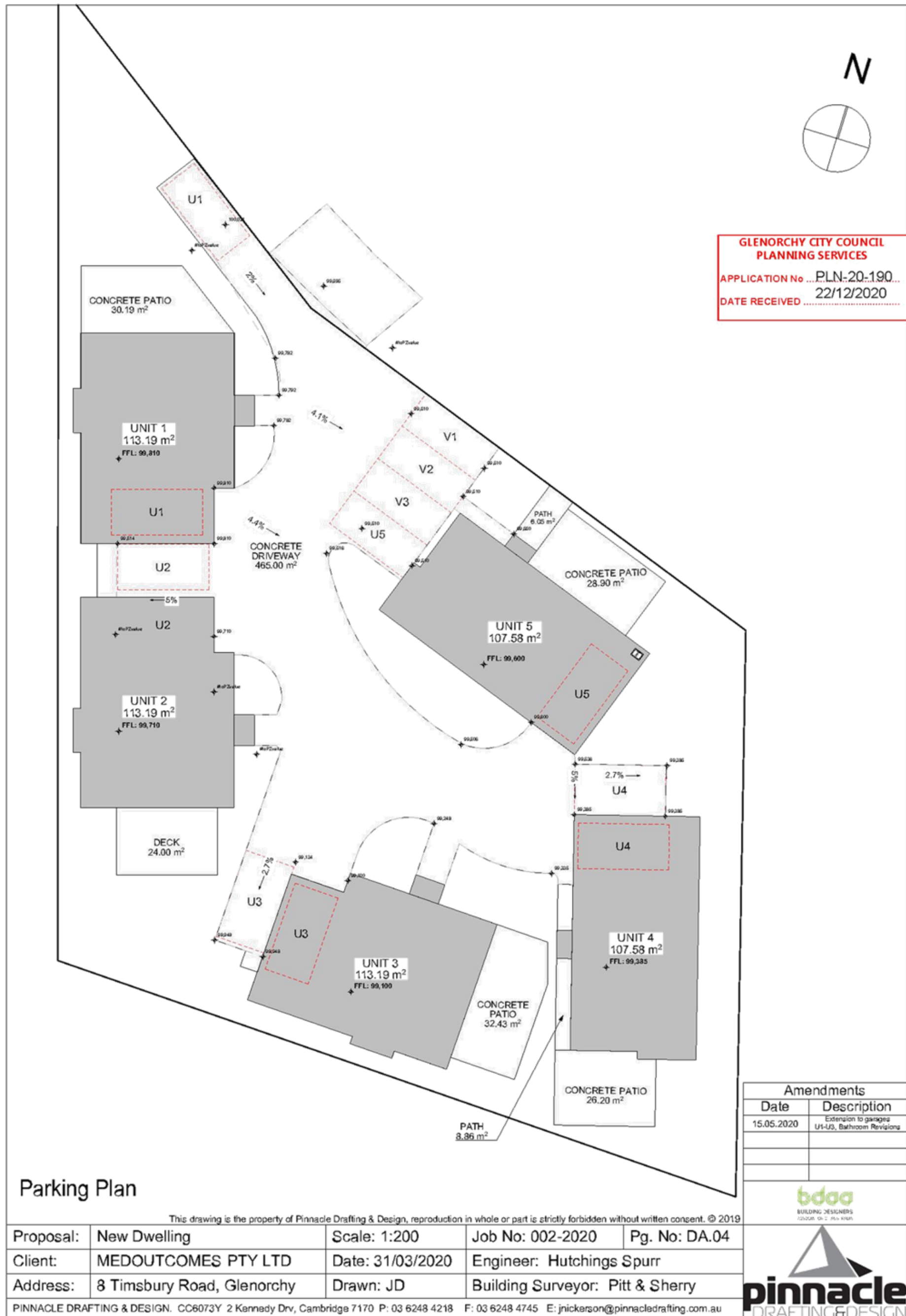


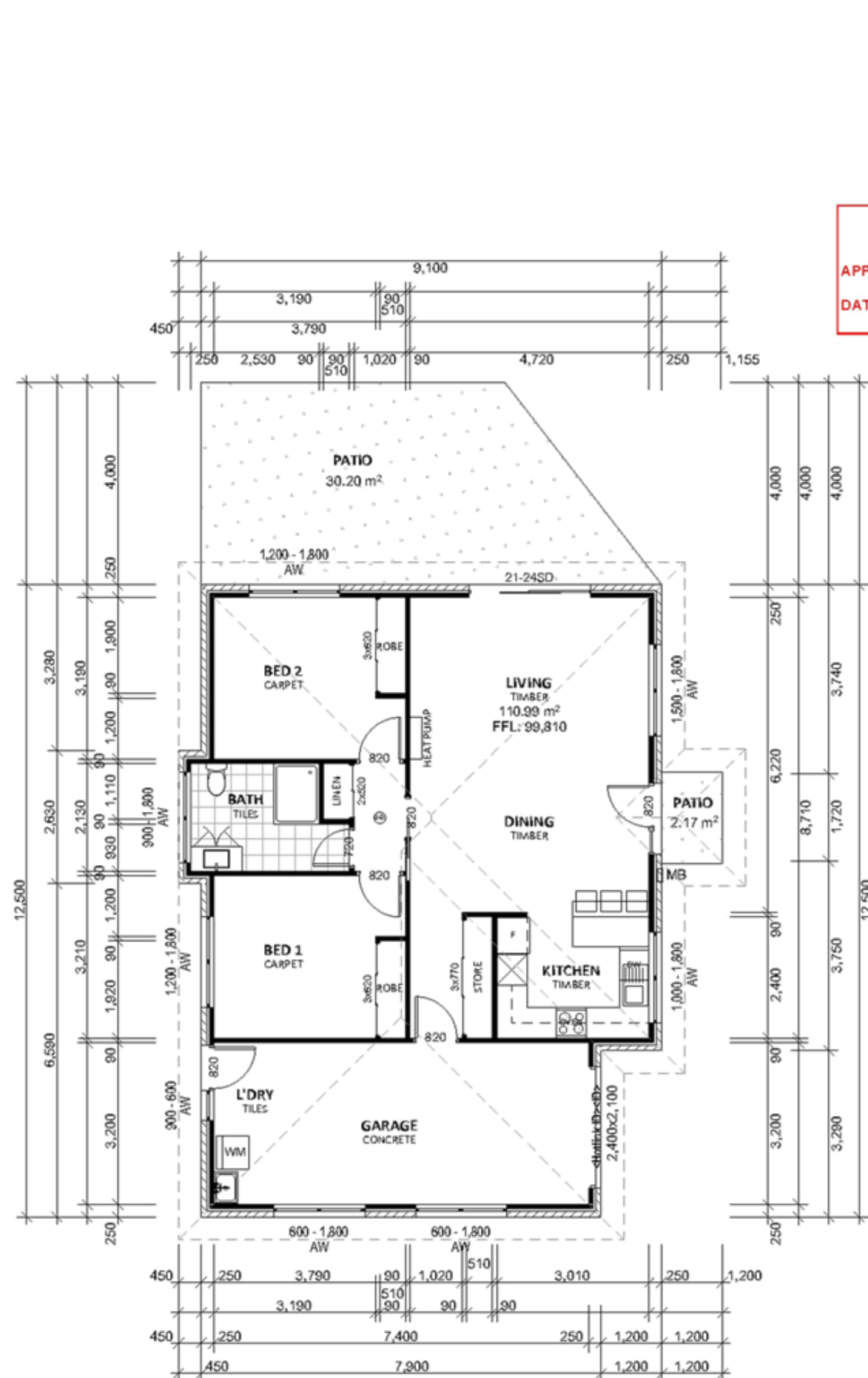
General Information	
Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	MEDOUTCOMES PTY LTD
Building Classification	1a
Title Reference	172083/2
Climate Zone	7
Zoning	General Residential

Drawing No:	Description
DA.01	Site Plan
DA.02	Engineering Plan
DA.03	Landscaping Plan
DA.04	Parking Plan
DA.05	Floor Plan - Unit 1
DA.06	Floor Plan - Unit 2
DA.07	Floor Plan - Unit 3
DA.08	Floor Plan - Unit 4
DA.09	Floor Plan - Unit 5
DA.10	Elevations - Unit 1
DA.11	Elevations - Unit 2
DA.12	Elevations - Unit 3
DA.13	Elevations - Unit 4
DA.14	Elevations - Unit 5
DA.15	Shadows - June 21st
DA.16	Shadows - December 21st
DA.17	Shadows - March 21st
DA.18	Shadows Study - 01
DA.19	Shadows Study - 02









**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No ... PLN-20-190...

22/12/2020

DATE RECEIVED

Floor Areas	
Total	110.99 sqm

Floor Plan - Unit 1

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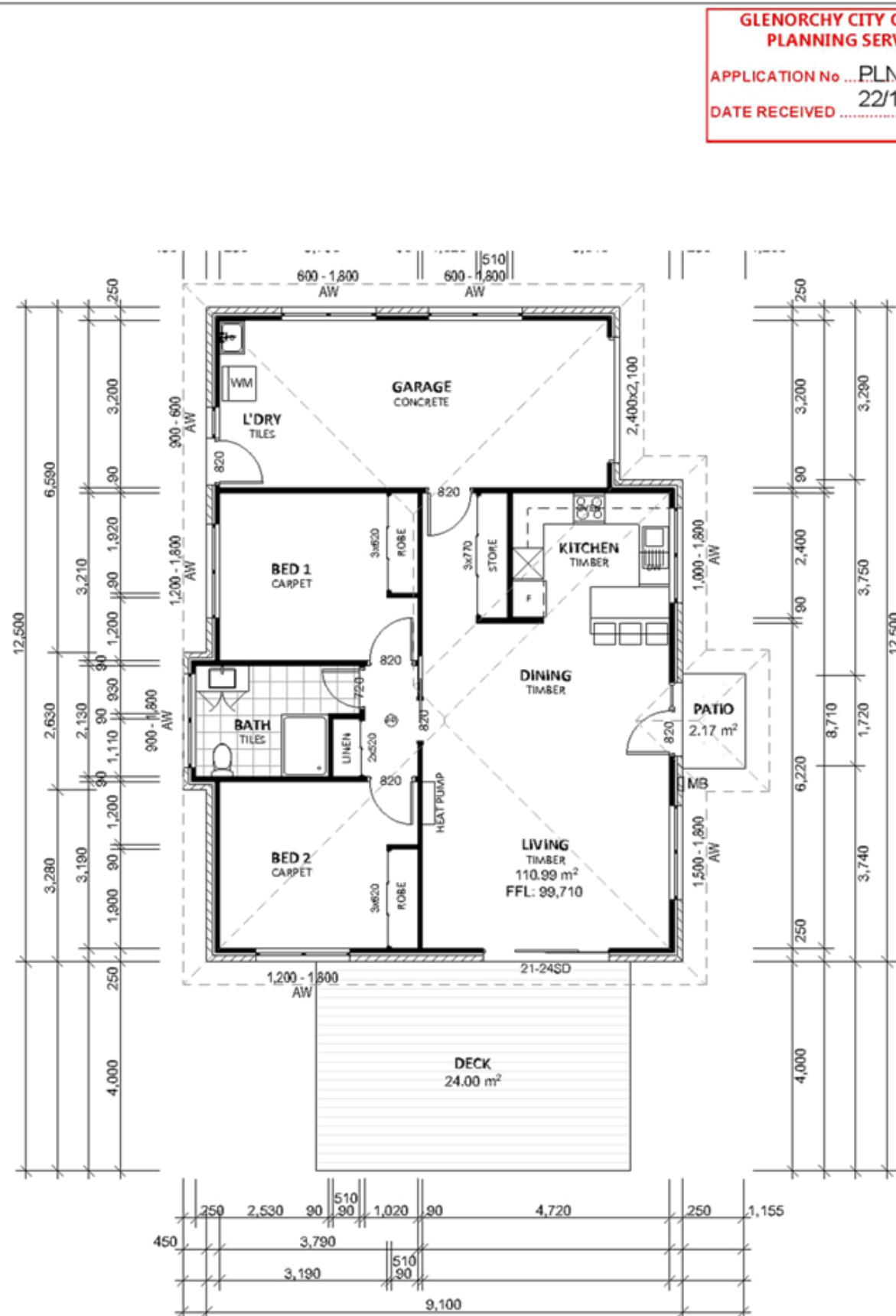
Proposal:	New Dwelling	Scale: 1:100	Job No: 002-2020	Pg. No: DA.05
Client:	MEDOUTCOMES PTY LTD	Date: 31/03/2020	Engineer: Hutchings Spurr	
Address:	8 Timsbury Road, Glenorchy	Drawn: JD	Building Surveyor: Pitt & Sherry	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

Amendments	
Date	Description
15.05.2020	Extension to garage U1-U3, Bathroom Revisions

bdaa
BUILDING DESIGNERS
CONSULTANTS

pinnacle
DRAFTING & DESIGN



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-20-190
DATE RECEIVED 22/12/2020

N

Floor Areas	
Total	110.99 sqm

Floor Plan - Unit 2

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Proposal:	New Dwelling	Scale: 1:100	Job No: 002-2020	Pg. No: DA.06
Client:	MEDOUTCOMES PTY LTD	Date: 31/03/2020	Engineer: Hutchings Spurr	
Address:	8 Timsbury Road, Glenorchy	Drawn: JD	Building Surveyor: Pitt & Sherry	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

Amendments	
Date	Description
15.05.2020	Extension to garage U1-U3, Bathroom Revisions

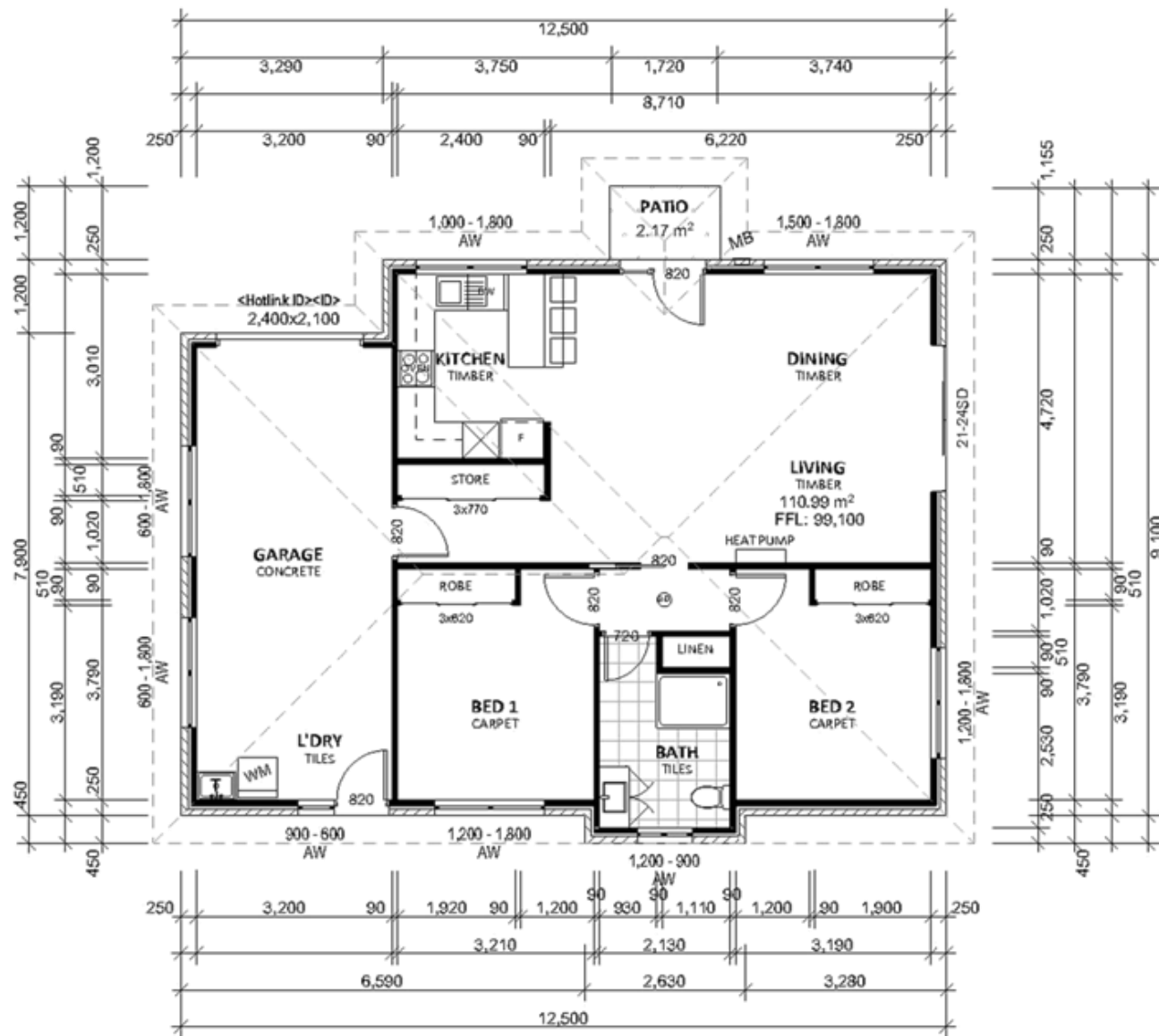
bdaa
BUILDING DESIGNERS
CONSULTANTS

pinnacle
DRAFTING & DESIGN

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

 APPLICATION No **PLN-20-190**
 DATE RECEIVED **22/12/2020**

N



Floor Areas	
Total	110.99 sqm

Floor Plan - Unit 3

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Proposal:	New Dwelling	Scale: 1:100	Job No: 002-2020	Pg. No: DA.07
Client:	MEDOUTCOMES PTY LTD	Date: 31/03/2020	Engineer: Hutchings Spurr	
Address:	8 Timsbury Road, Glenorchy	Drawn: JD	Building Surveyor: Pitt & Sherry	

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

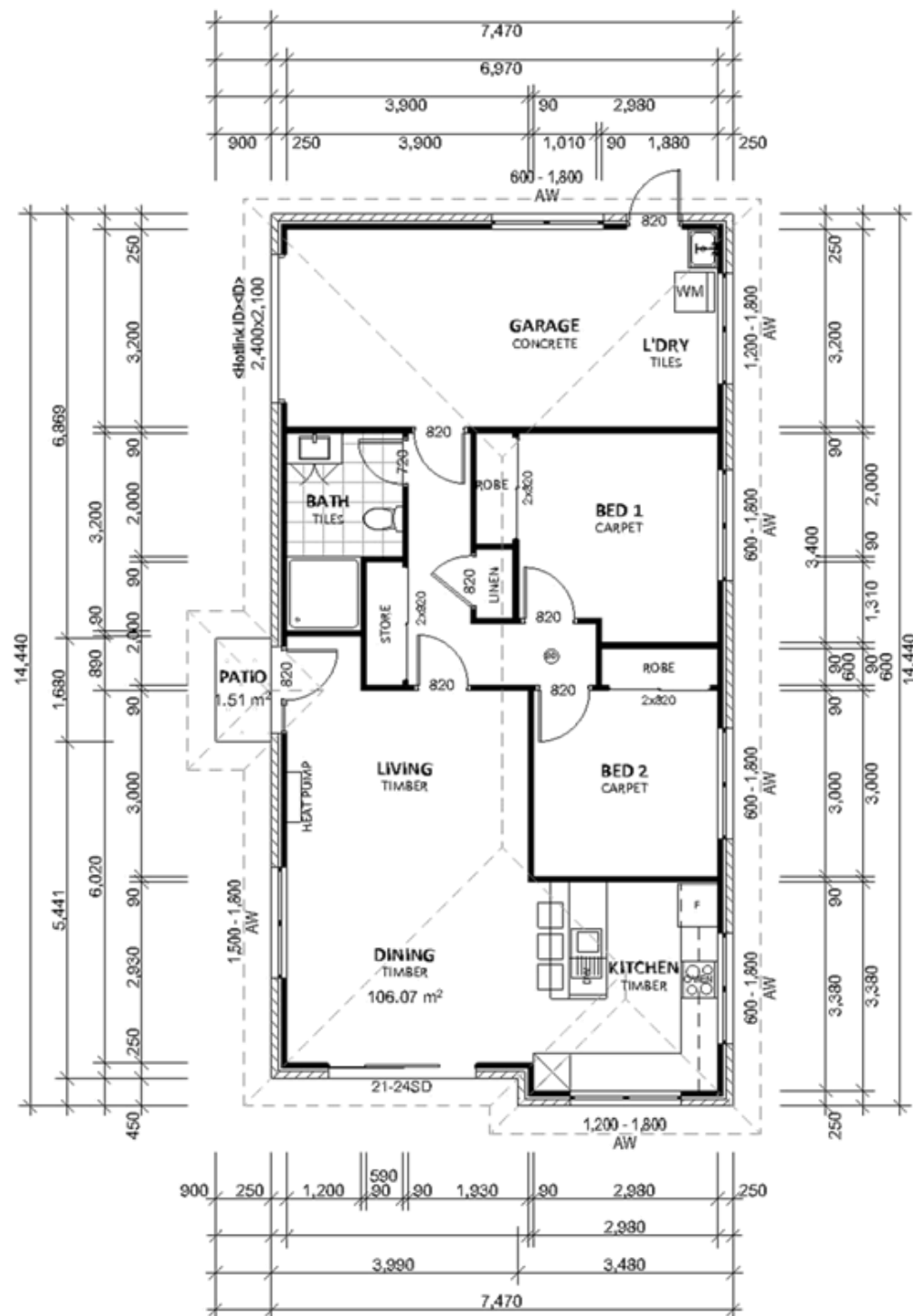
Amendments	
Date	Description
15.05.2020	Extension to garage U1-U3, Bathroom Revisions

bdaa
 BUILDING DESIGNERS
 (2008) 01-2-100-1000


**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-20-190

DATE RECEIVED 22/12/2020



Floor Areas	
Total	106.07 sqm

Floor Plan - Unit 4

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Proposal:	New Dwelling	Scale:	1:100	Job No:	002-2020	Pg. No:	DA.08
Client:	MEDOUTCOMES PTY LTD	Date:	31/03/2020	Engineer:	Hutchings Spurr		
Address:	8 Timsbury Road, Glenorchy	Drawn:	JD	Building Surveyor:	Pitt & Sherry		

PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

Amendments	
Date	Description
15.05.2020	Extension to garage U1-U3, Bathroom Revisions

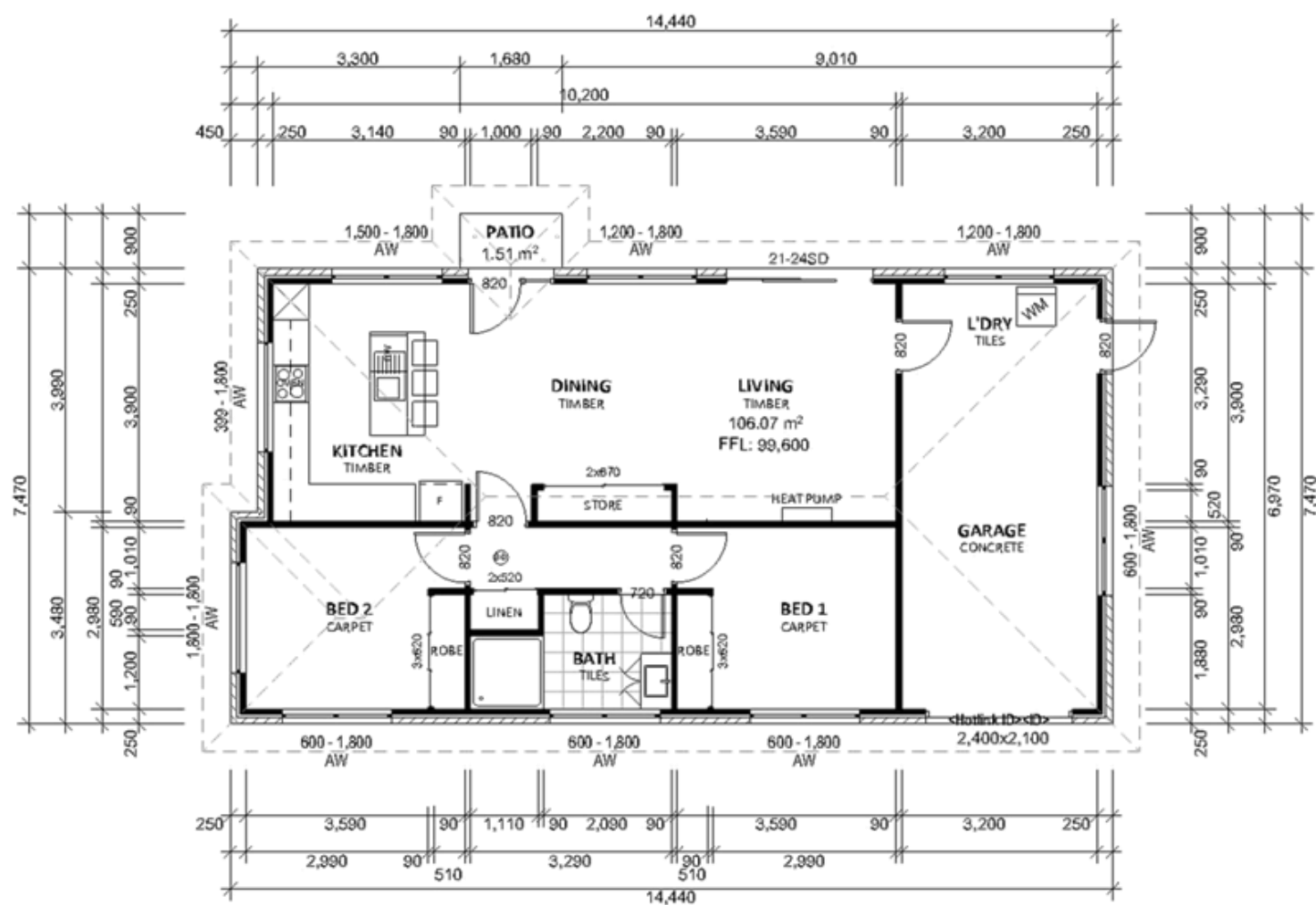
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BUILDING DESIGNERS
CONSULTANTS



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-20-190**

DATE RECEIVED **22/12/2020**



Floor Areas	
Total	106.07 sqm

Floor Plan - Unit 5

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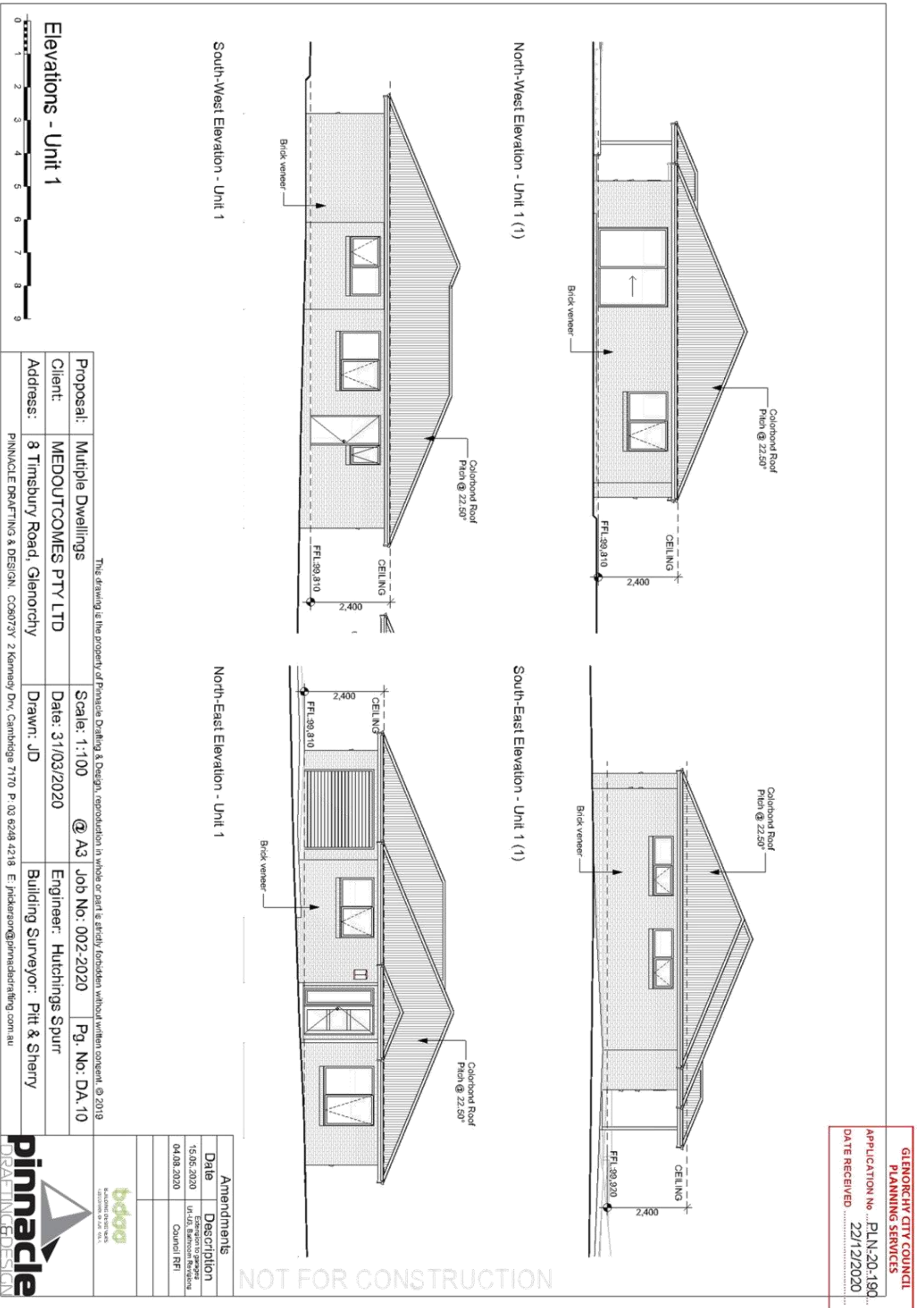
Proposal:	New Dwelling	Scale:	1:100	Job No:	002-2020	Pg. No:	DA.09
Client:	MEDOUTCOMES PTY LTD	Date:	31/03/2020	Engineer:	Hutchings Spurr		
Address:	8 Timsbury Road, Glenorchy	Drawn:	JD	Building Surveyor:	Pitt & Sherry		

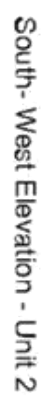
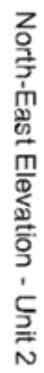
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

Amendments	
Date	Description
15.05.2020	Extension to garage U1-U3, Bathroom Revisions

bdaa
BUILDING DESIGNERS
CONSULTANTS





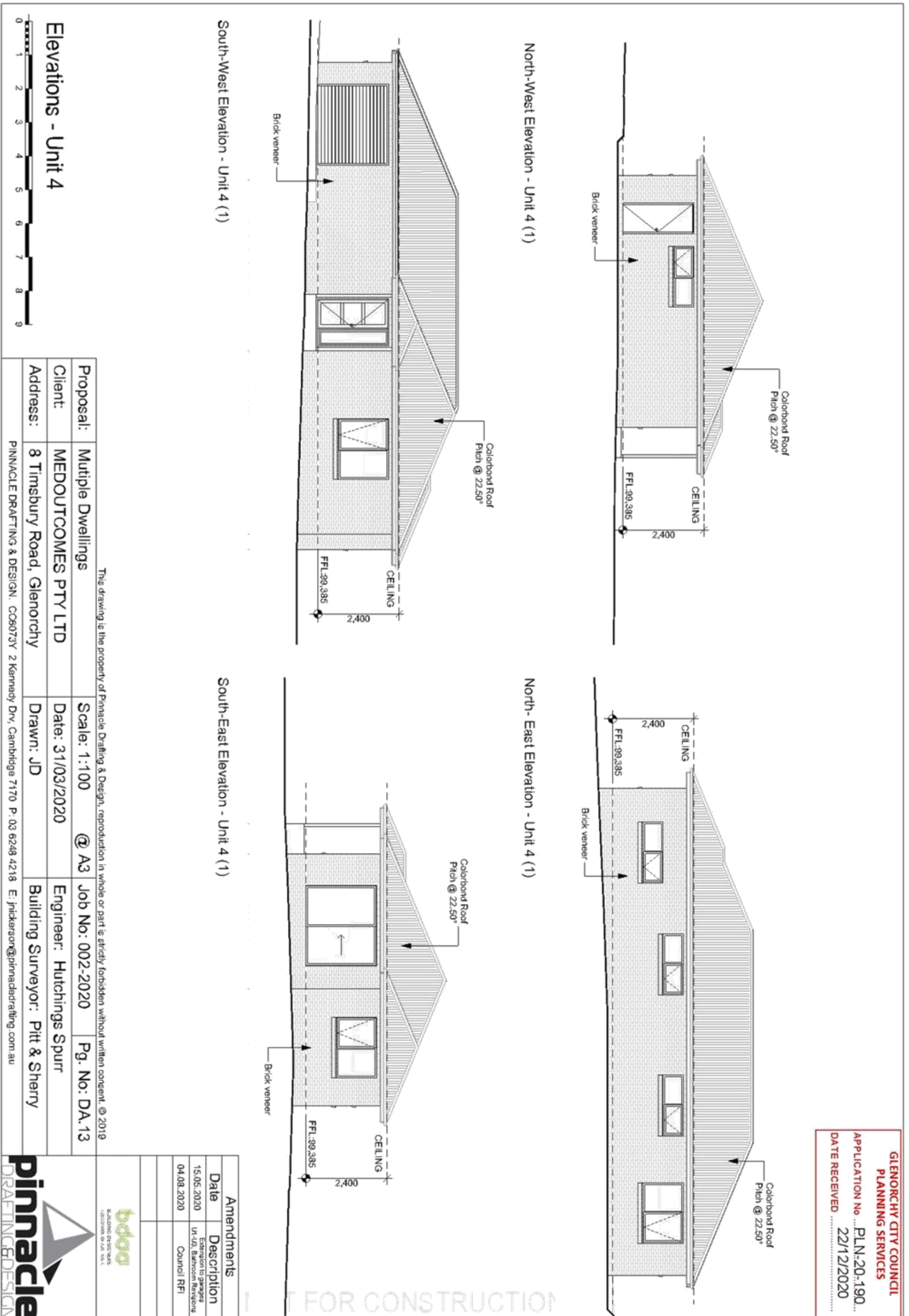


GLENCORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-190
DATE RECEIVED 22/12/2020

Elevations - Unit 2

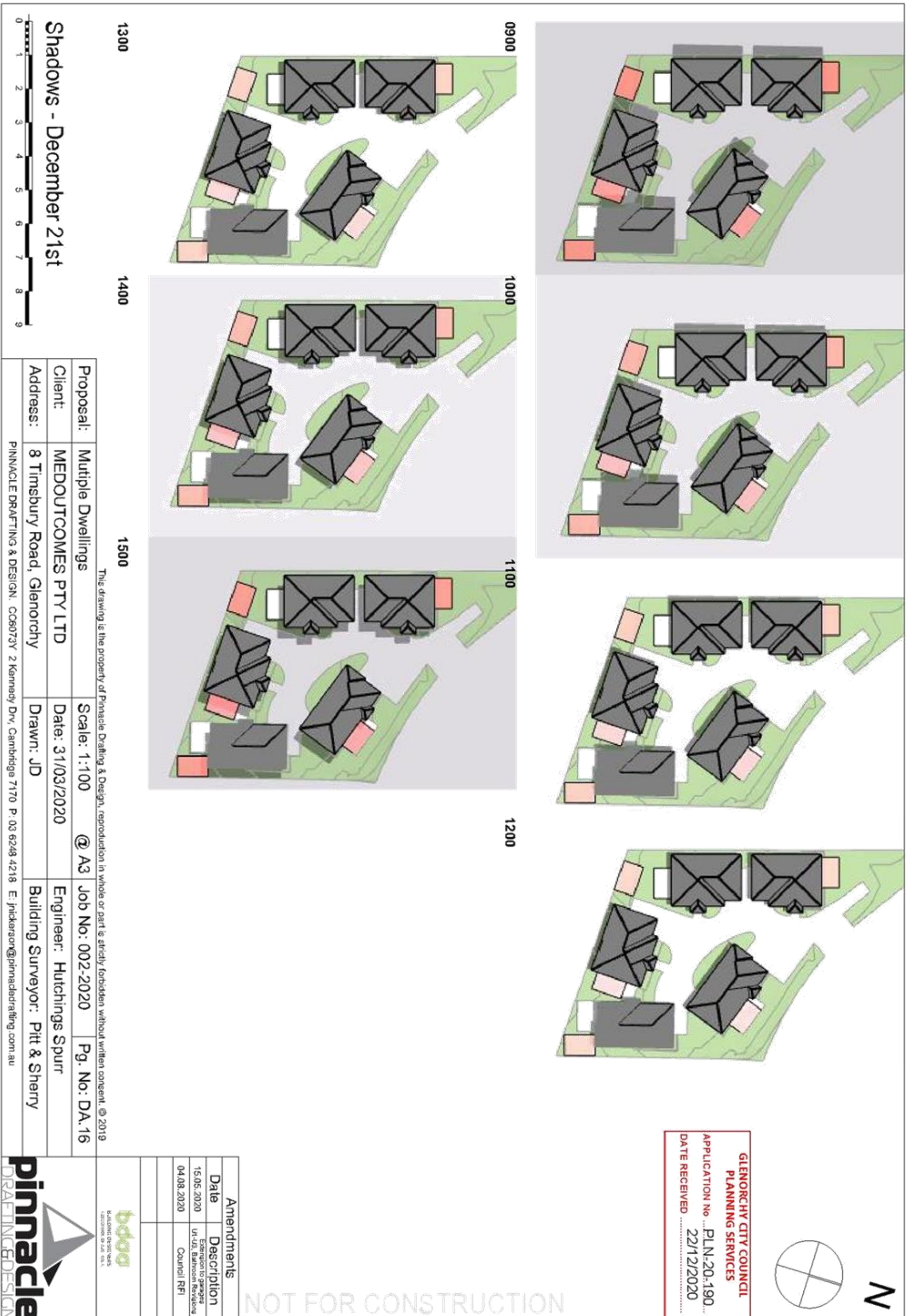
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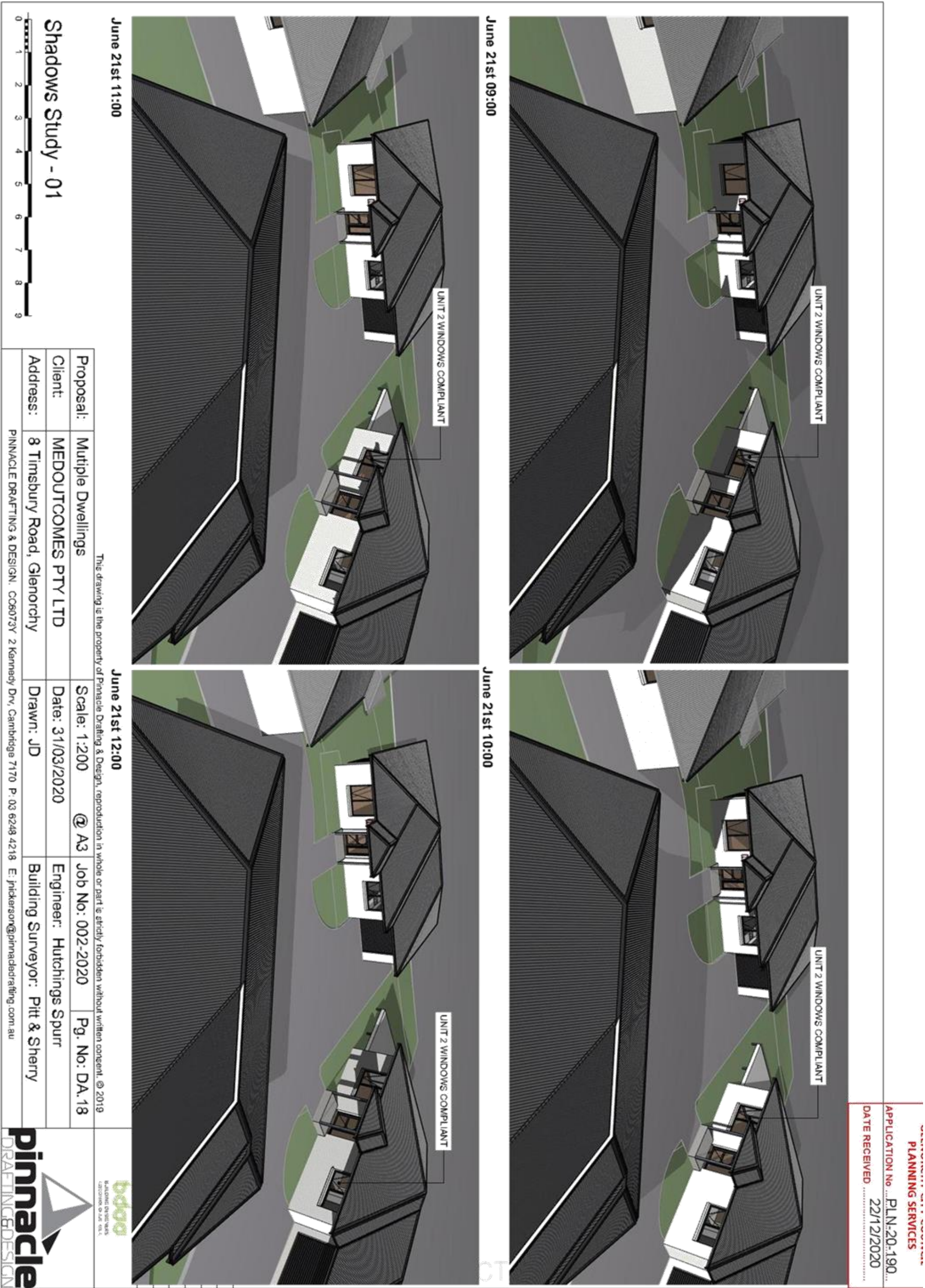








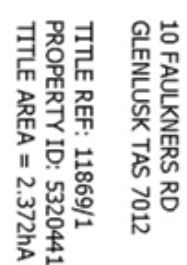








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Version: 1 Version Date: 09/02/2021



WILKIN
design

ACCREDITATION
CC678 X

NOTES:

REVISION: _____

SCALE:
AS SHOWN

JOB NUMBER:
DA/BA-20FBSBAY

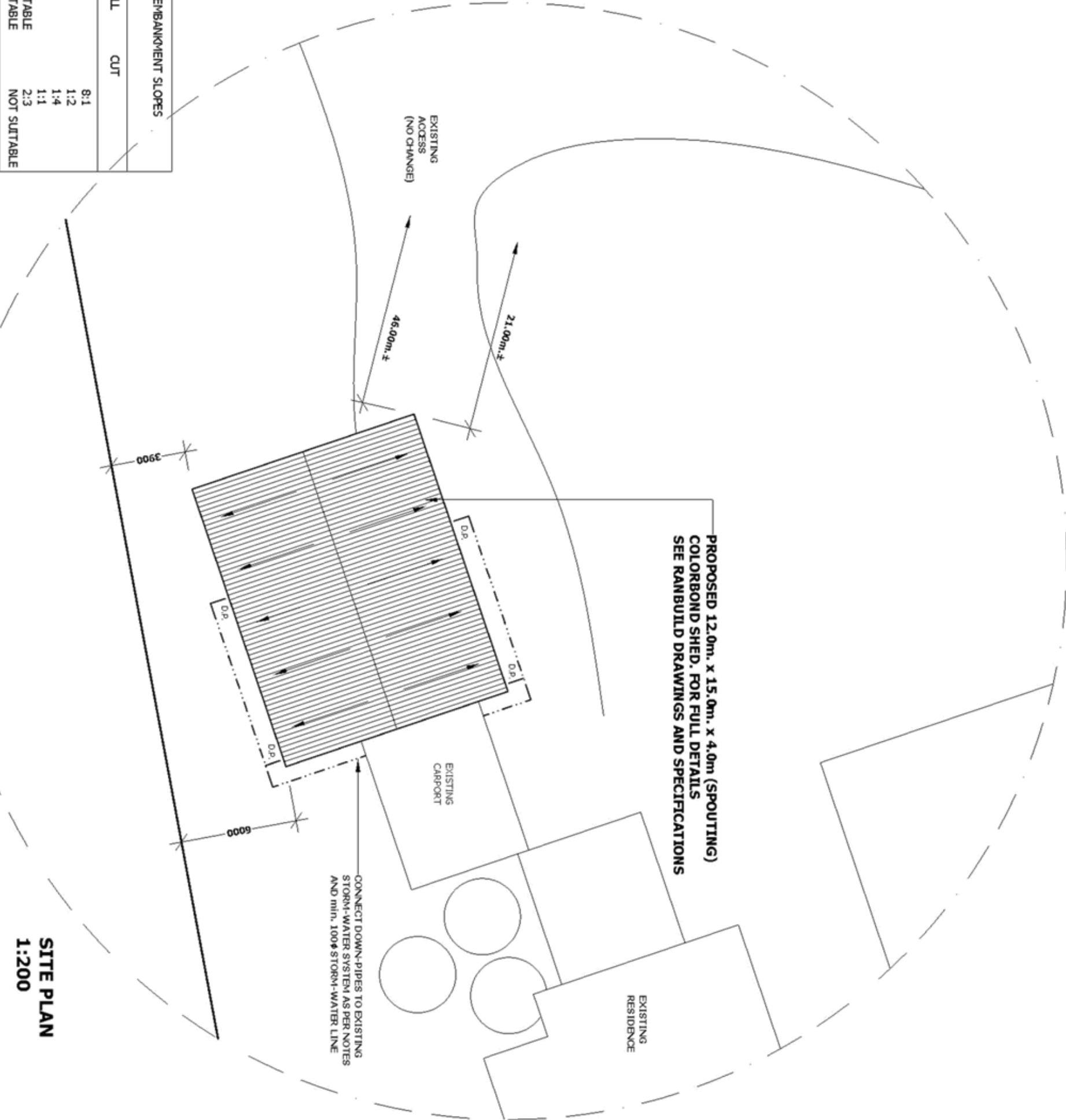
PAGE:
01 of 03

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No
PLN-20-548

DATE RECEIVED
23/1/2020

NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES SLOPE = H:1			
SOIL TYPE	COMPACTED FILL	CUT	
STABLE ROCK	2:3	8:1	
SAND	1:2	1:2	
SILT	1:4	1:4	
CLAY	1:2	1:1	
(FIRM)	NOT SUITABLE		
(SOFT)	NOT SUITABLE	2:3	
SOFT SOILS	NOT SUITABLE	NOT SUITABLE	



SITE PLAN
1:200



10 FAULKNERS RD
GLENLUSK TAS 7012
TITLE REF: 11869/1
PROPERTY ID: 5320441
TITLE AREA = 2.372ha



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

NOTES:
.....

PROJECT TITLE:
BAYLES SHED
10 FAULKNERS RD
GLENLUSK

REVISION:
.....

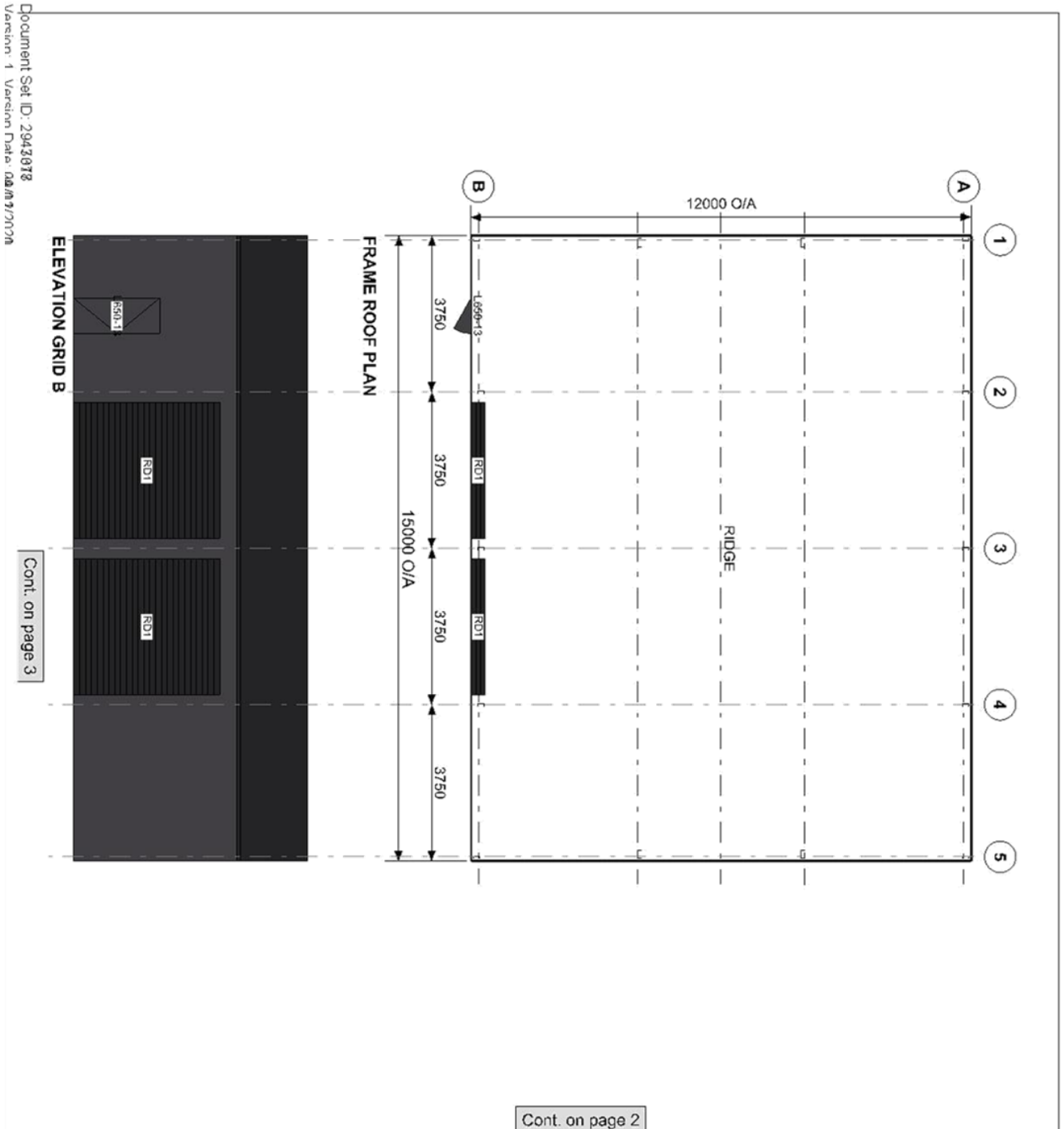
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JOB NUMBER:
DA/BA-20FBSBAY

PAGE:
02 of 03

PAGE:
03 of 03

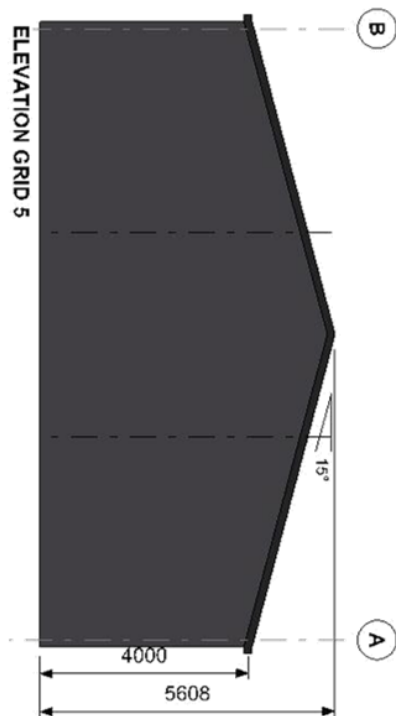


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Better sheds. Bigger choice.																									
0.350m²=0.40m²; 0.420m²=0.47m²; 0.480m²=0.53m²																									
CLADDING <table border="1"> <thead> <tr> <th>ITEM</th> <th>PROFILE (min)</th> <th>FINISH</th> <th>COLOUR</th> </tr> </thead> <tbody> <tr> <td>ROOF</td> <td>CUSTOM ORB D-42 BMT</td> <td>CB</td> <td>NS</td> </tr> <tr> <td>WALLS</td> <td>TRIMDEK 0.42 BMT</td> <td>CB</td> <td>MO</td> </tr> <tr> <td>CORNERS</td> <td>-</td> <td>CB</td> <td>NS</td> </tr> <tr> <td>BARGE</td> <td>-</td> <td>CB</td> <td>NS</td> </tr> <tr> <td>GUTTER</td> <td>HI-QUAD</td> <td>CB</td> <td>NS</td> </tr> </tbody> </table>		ITEM	PROFILE (min)	FINISH	COLOUR	ROOF	CUSTOM ORB D-42 BMT	CB	NS	WALLS	TRIMDEK 0.42 BMT	CB	MO	CORNERS	-	CB	NS	BARGE	-	CB	NS	GUTTER	HI-QUAD	CB	NS
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GUTTER	HI-QUAD	CB	NS																						
ACCESSORY SCHEDULE & LEGEND <table border="1"> <thead> <tr> <th>QTY</th> <th>MARK</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>L85U-13</td> <td>Larnac Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond</td> </tr> <tr> <td>2</td> <td>RD1</td> <td>Taurus, Light Industrial Commando Series B 3425 High x 3270 Wide Ctr. Open. C/B</td> </tr> </tbody> </table>		QTY	MARK	DESCRIPTION	1	L85U-13	Larnac Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond	2	RD1	Taurus, Light Industrial Commando Series B 3425 High x 3270 Wide Ctr. Open. C/B															
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WIND DESIGN <table border="1"> <thead> <tr> <th>IMPORTANCE LEVEL</th> <th>REGION</th> <th>TERRAIN</th> <th>Ms</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>B</td> <td>2.5</td> <td>1.0</td> </tr> </tbody> </table>		IMPORTANCE LEVEL	REGION	TERRAIN	Ms	2	B	2.5	1.0																
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2	B	2.5	1.0																						
CLIENT Sharon Bayles																									
SITE 10 Faulkner Road GLENLUSK TAS 7012																									
BUILDING SUNDOWN DELUXE 12000 SPAN x 4000 EAVE x 15000 LONG																									
TITLE GENERAL ARRANGEMENT																									
SCALE A4 SHEET 1:125	DRAWING NUMBER 401404-GA																								
REV A	PAGE 1/3																								

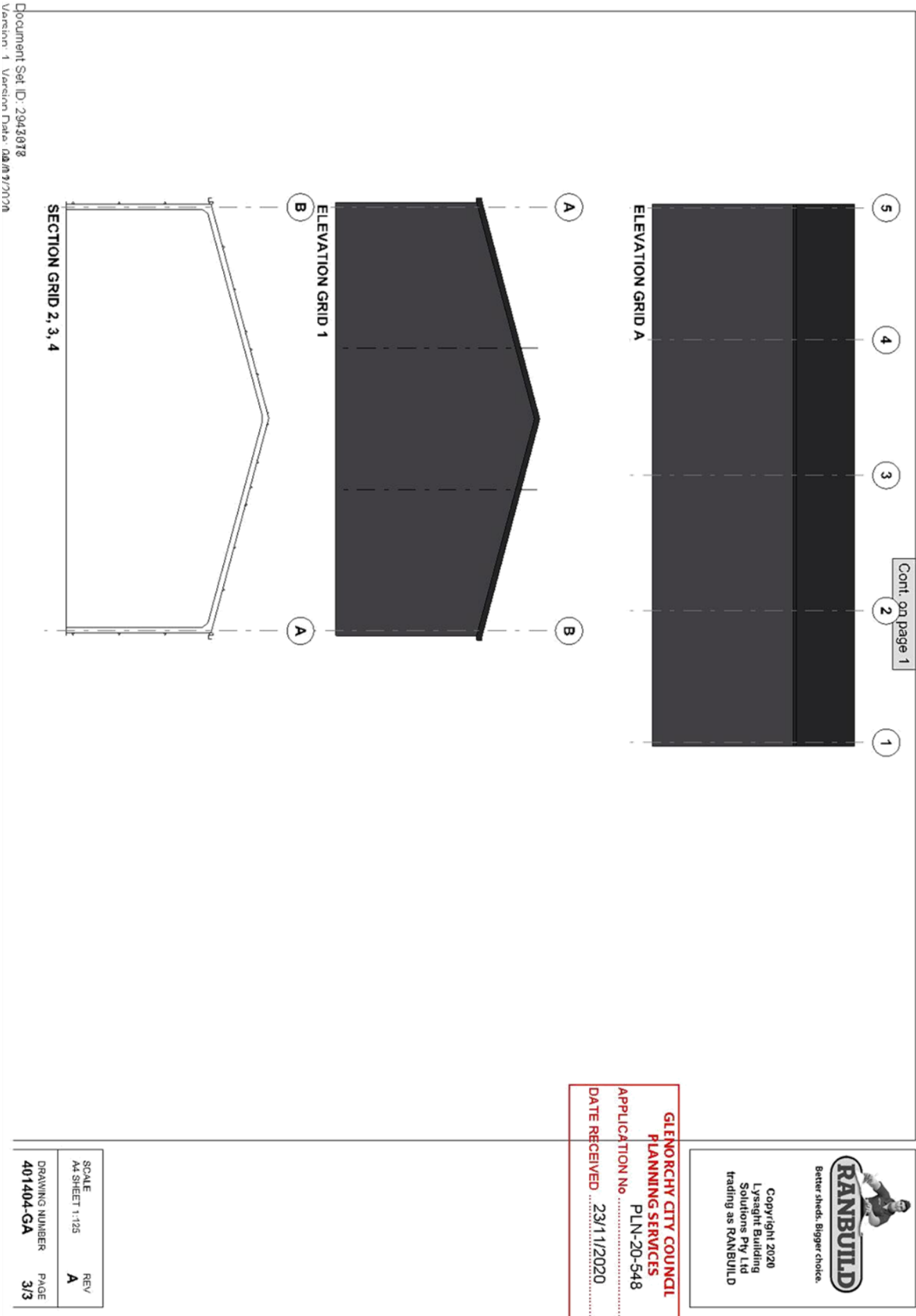
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PLANNING SERVICES
 APPLICATION No PLN-20-548
 DATE RECEIVED 23/11/2020

Cont. on page 1



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SCALE	REV
A4 SHEET 1:125	A
DRAWING NUMBER	PAGE
401404-GA	2/3







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-546	Council notice date	26/11/2020
TasWater details			
TasWater Reference No.	TWDA 2020/02007-GCC	Date of response	30/12/2020
TasWater Contact	Anthony Cengia Greg Cooper (Trade Waste)	Phone No.	0474 933 293 0459 069 276
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	7 EADY ST, GLENORCHY	Property ID (PID)	5365703
Description of development	Proposed sports ground amenities facility		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Artas	204001 Sheets A700 to A702	DA02	16/12/2020
CES	206008 Sheets C01	DA1	16/12/2020
Howarth Fisher & Associates	20J479 Sheets P2 & P3	03	13/11/2020
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: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connection and sewerage system and connection 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. 3. 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. TRADE WASTE 4. Prior to the commencement of operation, the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. TASWATER INFRASTRUCTURE 7. The final arrangement of the parking and turning areas for the development must ensure that			



TasWater's existing access to its Eady Street Sewage Pumping Station (Asset POWSP05) is not disturbed in any way. The design of the access and parking around TasWater's Sewage Pumping Station will continue to allow for an 8.8 metre service vehicle to be parked with the rear or side of the vehicle next to the well.

Plans submitted with the application for Certificate for Certifiable Work must confirm this per Austroads Standards Australia – AS H872-1995.

- a. Appropriate signage must be incorporated into the design to ensure that there is no detrimental effect on TasWater's existing operation of the site.
- 8. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
- 9. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

DEVELOPMENT ASSESSMENT FEES

- 10. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

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) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) 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
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

Location of all pre-treatment devices i.e. grease arrestor;
Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and



Sampling Specifications for sampling discharge.
 Details of the proposed use of the premises, including the types of food that will be prepared and served;
 and
 The estimated number of patrons and/or meals on a daily basis.
 At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste
 Application form is also required.
 If the nature of the business changes or the business is sold, TasWater is required to be informed in order
 to review the pre-treatment assessment.
 The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial>

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



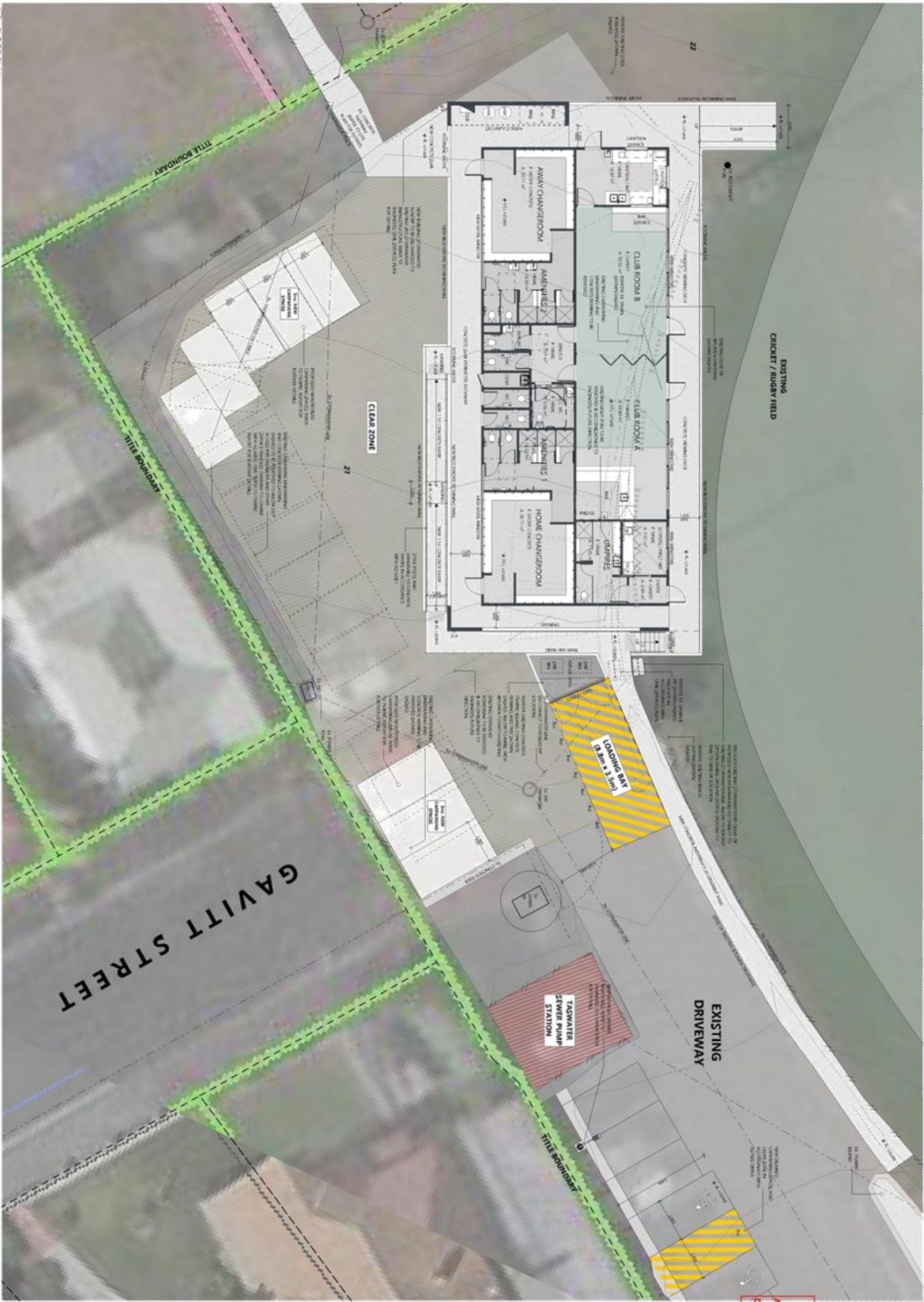
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PLANNING SERVICES
APPLICATION No. **PLN-20-546**
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EADY STREET SPORTS GROUND AMENITIES FACILITY

GLENORCHY CITY COUNCIL

ARTIAS
ARCHITECTS
A700-DA02
20/0001
APPROVAL
20/0001
16/12/2020



FLOOR PLAN
Scale: 1:500
North Arrow

EADY STREET SPORTS GROUND AMENITIES FACILITY

GLENORCHY CITY COUNCIL

NO.	DATE	REVISION
1	16/01/2020	ISSUED FOR TENDERS
2	16/01/2020	ISSUED FOR TENDERS
3	16/01/2020	ISSUED FOR TENDERS
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ARTIAS ARCHITECTS
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20/01/2021
APPROVAL

ARTAS
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