

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



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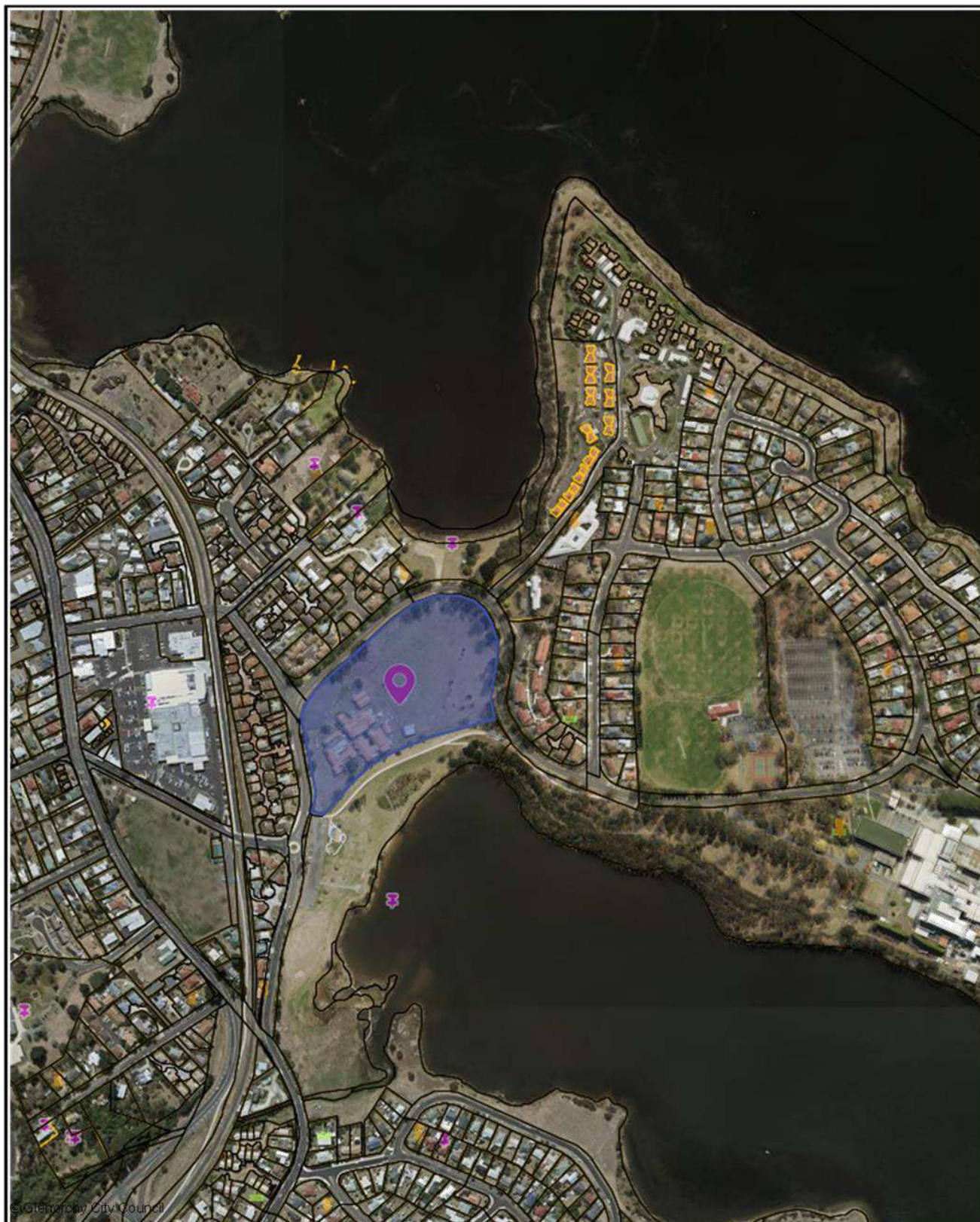
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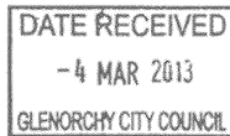
The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to council.

9-Mar-2021



200 m

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Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7001
103 Macquarie St, Hobart Tasmania 7000
Tel. 1300 850 332 or (03) 6233 2037
Fax: (03) 6233 3186
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

27 February 2013

Mr Peter Brooks
General Manager
Glenorchy City Council
PO Box 103
Glenorchy TAS 7010

REF: 15-16-60 THC

Dear Peter

Permanent Registration of Claremont Primary School, 36 Claremont Road, Claremont

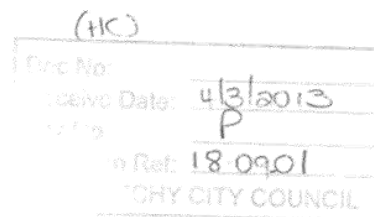
Further to our correspondence of 19 October 2012, the Tasmanian Heritage Council has permanently entered the above place in the Tasmanian Heritage Register.

Enclosed is formal notification of the listing, as required under section 26(a) of the *Historic Cultural Heritage Act 1995*. The notice will be published in the Government Gazette on 6 March 2013.

If you have any questions or concerns, I would certainly encourage you to discuss the matter with David Scott, Registration Manager at Heritage Tasmania, on 6233 4589.

Yours sincerely

Dianne Snowden
Chair



NOTICE OF PERMANENT ENTRY

Take notice that the Tasmanian Heritage Council, pursuant to Section 21(1) of the *Historic Cultural Heritage Act 1995*, has permanently entered the place known as

Claremont Primary School, 36 Claremont Road, Claremont

in the Tasmanian Heritage Register.

Section 27 of the Act reads as follows:

27. Appeal against Heritage Council's decision

(1) Any person who lodged an objection or submission under this Part may appeal to the Appeal Tribunal against a decision of the Heritage Council under section 21 or 25.

(2) An appeal must be –

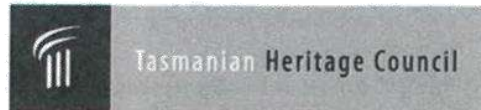
(a) in writing; and

(b) lodged with the Appeal Tribunal within 30 days after a notice is given or published under section 26, whichever is the later.

(3) An appeal against the entry of a place in the Heritage Register on a permanent basis may be made only on the basis that the place does not satisfy any of the required criteria on which the entry is based.

(4) The Appeal Tribunal is to hear and determine an appeal in accordance with the *Resource Management and Planning Appeal Tribunal Act 1993*.

Tasmanian Heritage Register Datasheet



103 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost) | 6233 2037
Fax: 6233 3186 | Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: Claremont Primary School
Status: Permanently Registered
Tier:

THR ID Number: 11,600
Municipality: Glenorchy City Council
Date Listed: Not applicable

Location Addresses

36 Cadbury RD, , Claremont 7011 TAS

Title References

162777/1

Property Id

2245378



Claremont Primary
School Block A
DPIPWE May 2012



Claremont Primary
School, detail of entry
DPIPWE May 2012



Block A (centre),
Block D (left), Block C
(right)
DPIPWE May 2012



Block A (centre),
Block B (left)
DPIPWE May 2012



Block A, southern
elevation
DPIPWE May 2012



Claremont Primary
School, view from
Cadbury Road
DPIPWE May 2012



Claremont Primary
School (Blocks J & K)
DPIPWE May 2012



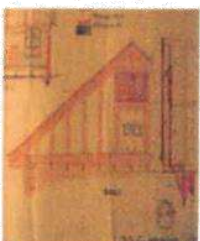
Cadbury under
construction, Claremont
in foreground
from A Alexander
2005:169



Front elevation of
State School
4/12/1922
TAHO AOT
PWD54/1/962



Eastern elevation of
State School
4/12/1922
TAHO AOT
PWD54/1/962



State School
Claremont detail of
gable 9/12/1922
TAHO AOT
PWD54/1/962



Claremont State
School c1938
Glenorchy City
Council

Setting: Claremont Primary School has been built on the strip of land that joins the suburb of Claremont to the

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Cadbury peninsula, located 13 kilometres north of Hobart's city centre. The school sits on the neck of the peninsula, between Bilton Bay and Windermere Bay, on which the Cadbury Estate is located. The Cadbury Estate includes the factory complex, former workers housing, sports ground and Claremont Golf Club. The area to the north and north-west is largely residential. Claremont Village shopping centre is located approximately 200m to the west.

Description: Claremont Primary School is situated on a large parcel of land that includes an expansive grassed area. The former railway line to the Cadbury factory, now a walking/cycling path, marks the southern boundary of the school. The remaining boundary is formed by the sweeping bend of Cadbury Road. A number of mature pine trees line Cadbury Road, remnants of rows of pine trees flanked Cadbury Road (see aerial image). There is a large bitumen car park at the entrance to the school, on the north-western boundary. The main school building is an important and prominent element in the streetscape of Cadbury Road. The school is formed by a complex of single-storey red brick and weatherboard buildings, constructed during different periods of the twentieth century.

The original school (**Block A**), built in two stages between 1924 and 1936, forms the main entrance to the school. A grassed area with native plantings is located in front. The building is a red brick structure characterised by gable roofs, and gable roof vents, clad in colorbond. Boxed eaves feature timber panelling underneath. Brick chimneys evident in the original drawings and c1960 aerial photographs (see images) have been removed.

The northern, eastern and western elevations have prominent bracketed and half timbered gable ends with scrollwork bargeboards. The gables have centrally placed venting grate, finial and decorative panel (that on the original plans was intended to display the year of construction). Gable ends to the southern elevation have timber panelling laid horizontally.

Window openings to the northern elevation have triple sashes with six panes in each. The windows are grouped in fours and have painted sills and lintels. Window configurations to the remainder of the building varies, however, each have multi-paned windows with painted sills and lintels.

The northern elevation features a projecting red brick entrance porch with separate skillion roof clad in colorbond. The porch has a large window to the front with doors to each side. A semi-circular roof sits above the doorway on the eastern side. A wide painted band below the roofline features 'Claremont School' in raised and painted lettering. In front of the porch is an access ramp and rendered wall, which are recent additions and are of low cultural heritage significance.

The floor plan of the 1924/1936 building forms a 'U' shape, half of the original design that formed a square, and was intended to be built in stages (see plan). The void between the two sections has been filled.

Internally the 1924/36 building retains many of its original features, including pressed tin Wunderlich panels to the high ceiling of the main corridor, plain panelled ceiling with circular air vents and corner fireplaces with timber mantelpieces to the classrooms, three-sash windows between the two front classrooms and the main corridor, paneled timber doors and hardware, and brick archway between the main entrance and main corridor.

To the east of the 1924/1936 building is an 'L' shaped weatherboard addition (**Block D**) with gable roofs clad in corrugated iron. The building has red brick foundations. Skillion roof verandahs project from the northern and eastern elevations. Bays of large timber framed windows extend down each side of the building. These buildings are of low cultural heritage significance.

To the west of the 1924/1936 building is a group of weatherboard buildings (**Blocks J, K & L**), built at various stages, which form an irregular shape with a central courtyard. The northern and southern elevations are formed by two rectangular shaped buildings with gable roofs clad in colorbond. Bays of large timber framed windows extend down each side of the buildings. A skillion roof that forms a covered walkway extends down the eastern side of the group of buildings, and at the southern end terminates with a projecting section with a gable roof. Various additions to the western side of the group feature skillion roofs and a stepped footprint.

A large grassed oval and former playground is located to the east of the school buildings. The open space, used for recreation and sport, emulates the Quaker ideals and vision for modern industry through the 'factory in a garden', which the Cadbury Estate formed. These buildings are of low cultural heritage significance.

Located in front of the 1924/1936 building are two modern red brick structures (**Blocks B & C**) that mimic its features. These buildings are of low cultural heritage significance.

There is an 'H' shaped group of buildings located at the rear of the 1924/1936 building. These buildings date from c1990s – 2000s, and are of low heritage significance (**Blocks E, F, G, H & I**).

History: Education in the Claremont area began with the opening of a state school in Abbotsfield Road in 1890. During the early twentieth century student numbers increased and with only one classroom, the school quickly became overcrowded. In 1919 there were 44 children enrolled at the school, with some children attending lessons in the neighbouring Methodist Church. There were two teachers, one tall and one short, known as Big Miss and Little Miss. During the late nineteenth and early twentieth centuries Claremont Primary School did not have an academic reputation, and very few of the children went on to High School.

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(Alexander 1986:193).

During this period the northern suburbs of Hobart expanded, with the establishment of manufacture and industry in these areas, including the Electrolytic Zinc Works (1916) and Cadbury (1921).

Cadbury was founded in Birmingham, England in 1830 by Quaker John Cadbury. In 1879 the factory was relocated to an area south of Birmingham that was named Bourneville. During the 1890s more land was purchased in the area and construction of a model village began. The village incorporated housing, parks, and facilities for sports, education, healthcare and recreation for workers and their families. Bourneville became a 'factory in a garden'

(<http://www.cadbury.com.au/About-Cadbury/The-Story-of-Cadbury/The-Story-of-Cadbury—Continued.aspx>).

Cadbury began exporting to Australia in 1881, however, after World War One a period of global expansion began in earnest. A Commission was dispatched to find a suitable site and visited Melbourne and Sydney before a chance meeting with the Tasmanian Premier, Sir Walter Lee, saw members of the Commission travel to Hobart. In Tasmania they found an eager workforce, plentiful electricity, international and interstate shipping and a cooler climate. Cadbury purchased a large peninsula at Claremont which would enable them to develop an antipodean version of the Bourneville 'factory in a garden' – the Quaker vision for modern industry. The area was called 'Cadbury's Estate' and provided housing, sporting, recreational and other facilities for employees.

Even prior to the construction of the Cadbury factory, the area, known as Triffett's Point, had had an interesting history. During the early 1800s the area was granted to early settler John Pascoe Fawcner, well-known for his involvement in the founding of the city of Melbourne. In 1826 business man John Bilton acquired Fawcner's land, on which he built Claremont House (THR 1593), a local landmark. In 1889, upon the death of Bilton, the property was sold to merchant and speculator Frank Bond. During the early twentieth century the property was subdivided, with the ownership of Triffett's Point transferring to Claude Clerk in 1911. During this period there was a farm at Triffett's Point, the homestead was apparently located where Claremont Primary School is now situated. During the late 1990s remnants of the farm garden could be seen, and local resident, Mr Don Rust, a descendant of the family that farmed the area, stated that part of the homestead was incorporated into the primary school (pers. comm. Don Rust). In 1914 the Commonwealth Government acquired Triffett's Point and established the Claremont Army Camp (see images), after the training camp established at Pontville was found to be unsuitable (Evans 1998: 5,8). In 1921 construction of the factory began on the 100 hectare peninsula. The official opening took place on 21 October 1921, with production commencing in January 1922 under the leadership of expatriate confectioners from England. Workers settled in the adjacent garden suburb. Several members of the original Commission stayed on as directors of the local board and built fine houses in the district (Best 2005:62). The preliminary design of 'Claremont Industrial Garden Village' (c1921) shows that the area where Claremont Primary School is located was originally intended as a recreation and sporting ground, with the area around the factory surrounded by housing, parks and tree lined avenues (see images for plan). The ambitious plan for the garden suburb, however, was significantly scaled back and a more modest site plan for the area was adopted.

At the meeting of the Directors of Cadbury on 21 April 1922 the matter of providing school facilities for workers families was discussed. Minute number 114 states, 'Owing to the rearrangement of the Estate Layout Plan caused by the decision to have the Recreation Ground on the site originally suggested, and in view of the desirability of having a school in such position that it would be easily accessible to residents on the Estate and also of the Claremont Village, it was suggested that the site should be reserved near the Claremont Railway Station. TE Cooper to make a rough sketch of the proposed site and submit to Bourneville for approval.' (Nomination document 20 January 2011).

In July 1922 the then Director of Education, Mr E Rowland, wrote a letter to Cadbury stating, 'The building now in use as a school at Claremont is overcrowded and it is necessary to make immediate provision for more accommodation. In conversation with Mr Colleyshaw some weeks ago he spoke of the possibility of a suitable site on or near your "Peninsula" but close to the present Claremont Railway Station. A school on such a site should suit your employees as well as the people of Claremont. It is proposed to erect a brick structure capable of accommodating 100 children, with arrangements for enlargement when necessary.' (TAHO AOT ED11/1/181).

Director's Minute number 214 details a discussion of the 'School Site', noting that 'a letter from the Director of Education dated 26 July (1922) was read. TE Cooper reported that after an interview with the Director in which he stated it was the Education Department's intention to proceed in November with the building of a school, he cabled Bourneville asking for their decision with reference to granting of land for this purpose' (Nomination document 20 January 2011).

At a later meeting of the Directors, Minute number 292 records, 'It was reported that the Minister for Education, Sir Walter Lee and the Director of Education, Mr Brooks had inspected the suggested site for a Public School and considered the area mapped out on the rough plan already sent to Bourneville would be the most satisfactory and that it was left to the Company to have the same carefully mapped and formally offered in writing with any reservations considered necessary.' It was decided to ask Mr Fowler to draw a plan and to peg out the area, and the plan to be submitted to the Board and the ground inspected before finally dealing with the matter (Nomination document 20 January 2011).

In August 1922 the Department of Education requested that the Public Works Department 'kindly furnish plans and estimate for the erection of a new school at Claremont, two rooms approximately 25' x 25'; and so constructed as to allow for future extension if necessary'. By mid August the Government Architect, Mr

Robert Flack Ricards, provided plans, according to the requirements, at an estimated cost of £1500 (TAHO AOT ED11/1/181).

In October 1922 the Head Teacher wrote to the Director of Education 'I have the honor to inform you that I enrolled the hundredth scholar last week. The average for the week was 88. This is a rapidly growing district - I have been told on good authority there are 17 houses in course of construction. Every week finds new foundations being put in. The houses are all designed to accommodate families. I respectfully suggest that when consideration is being given to the new school the building should be designed large enough to seat at least 150 children.' (TAHO AOT ED11/1/181).

By November 1922 the parents of Claremont School children submitted a letter 'protesting against the removal of [the] school site which we understand has been proposed near the Claremont Railway Station. The objections to a new school at the locality mentioned are considered 1st that the site would be very inconvenient for children from the direction of Mt Faulkner (West Claremont) which is the chief building centre of Claremont. 2nd owing to having to cross both Main Road and Railway Line it would be most dangerous for children...'. A petition was submitted with the letter. The protest was later officially dismissed by the Education Department (TAHO AOT ED11/1/181).

In January 1923 Cadbury wrote to Mr GV Brooks, Director of Education stating, 'Referring to recent conversations I have now to say that my Company is prepared to give the Crown a piece of land, part of the Company's property at Claremont containing 1 ¼ acres...for the purposes of enabling the government to erect a state school thereon.'. The gift of land was subject to a number of conditions (TAHO AOT PWD54/1/962). Minutes from the Cadbury Director's meeting record that the offer was 'received and approved' (Nomination document 20 January 2011).

In July 1923 the tender for the construction of brick classrooms at Claremont State School was awarded to James Andrewartha, at a cost of £2630 18s (Mercury 6 August 1923 p6). In November 1923 Andrewartha was awarded the contract for the construction of the outbuildings, at a cost of £215 (see images for plans) (TAHO PWD ED11/1/181).

Plans drawn up by the Public Works Department show that the two classrooms initially built formed one quarter of the intended floor plan of the school, designed to gradually grow according to increasing student numbers. The completed plan formed a square with a central open courtyard area. The girls and boys outbuildings were located at a distance, to the south of the classrooms.

The newly completed Claremont State School opened in 1924. Correspondence submitted to the Minister for Education noted that as the Department has provided a new school building at Claremont the old premises are not required, it was 'RECOMMENDED that necessary steps be taken for their disposal'. In November 1927 the former school site was sold to Mr AJ Upton for £300 (TAHO AOT ED11/1/274).

Former pupil Thelma Brooker (nee Witzerman) recalled how her school days in Claremont started at the small school in Abbotsfield Road. When the new school opening in 1924, Thelma remembers walking down Abbotsfield Road with the other pupils on the hard metal road to the new red brick building which had three classrooms, 'we assembled each morning and marched into class. Monday mornings we saluted the flag and repeated our Allegiance to King and Country' (Nomination document 20 January 2011).

In 1927 the tender for provision of fencing at the school site was awarded to Mr HR Rollins, at a cost of £65 4s (TAHO PWD ED11/1/181, (Mercury 7 March 1927 p4). In 1931 the Mercury reported on recent gales that had blown down the Claremont State School fence. It was acknowledged that 'The school had a garden in which it took pride, and there was a risk of cattle getting in' (Mercury 21 January 1931 p5).

Enrolment numbers of students at Claremont steadily increased from 117 in 1924 to 163 in 1929. In August 1935 the Mercury reported, 'At the request of the Claremont School Parents' and Friends' Association, Mr Edward Brooker, MHA, recently visited the school, in company with the president of the association, to enquire into suggested improvements to the school grounds and fencing. Later Mr Brooker conferred with the Acting Director (Mr W Wright), and asked that a drain should be cut through the school ground: that a depressed area should be filled with asphalt: and that an additional gate should be provided on the eastern side of the fence...' (Mercury 27 August 1935 p5).

In August 1936 improvements and additions to Claremont Primary School were authorised (Mercury 1 August 1936 p16). In the following December Mr G Robottom of Granton was awarded the tender to construct stage two of the original design. The cost of the addition was £1297 (Mercury 25 December 1936 p12).

In 1938 a new wing and teachers residence was added, and in June of that year it was officially opened by the Minister for Education, Mr EJ Ogilvie. The Mercury reported, 'The head master said that the occasion marked the entry of Claremont in the renaissance of education. The Government of Tasmania had recognised the fact that schools were life that they were not merely places where a certain amount of knowledge was gained, but where they must make the children see that life was worth while. Put the children in a good environment and they would react to it. The school must be the ideal...The Minister...said he agreed with the head master that there was a renaissance in educational matters. They had added a new wing to the school and he was pleased that they had been able to provide a new residence. It was the endeavour of the Department and the Government to see that the teachers and the children were properly housed...The new wing, which was inspected by the visitors, includes a library (with 700 books provided by the Parents' and Friends' Association), a head master's office, teachers' room, domestic science kitchen, storeroom, and an enlarged enclosed verandah. The rooms are nicely furnished...The new wing cost £1207 and the enrolment was now 135.' (Mercury 30 June 1938 p6).

A new wing was added in 1941 (Mercury 12 December 1941 p5). The 1941 addition is likely to be one of the

weather board wings located to the west and the east of the main brick building. The *Mercury* article noted 'The attendance at the school is mounting steadily. The chief factor in the growth of the school has been the Cadbury Fry Pascall factory at Claremont.' (*Mercury* 12 December 1941 p5).

Growing numbers of students at the school came from the local area and also further field. In 1944 a letter to the editor of the *Mercury* commented on the lack of adequate transportation to the school, 'Sir – In October last, when it was brought to the public notice that the Old Beach schoolchildren were being conveyed across the river to Claremont School in an open rowing boat, the Premier said that the children would be conveyed by motor-boat. They are still travelling in the open rowing boat, and, because of the sea breezes, arriving home pretty wet on most nights. Why? Old Beach, Parent.' (*Mercury* 16 February 1944 p3).

In September 1944 Cadbury Fry Pascall gave an additional 2 acres 2 roods and 6 perches, adjacent to Claremont Primary School, to the Education Department (Property Register, File No 221-9/44, see images). The area wrapped around the existing school site and provided an expansive area for sports and recreation. Expansion of the school building continued in 1953, with the construction of one of the timber structures, to accommodate the 350 pupils attending the school. More timber buildings were added in 1957 for the 395 pupils, with more buildings added over the following decades.

In 2009 a plan was devised to accommodate the falling numbers of primary students in Glenorchy, which resulted in the amalgamation of a number of schools and new buildings erected at other sites. Claremont Primary School was vacated in 2010.

REFERENCES

Alexander, A (1986) *Glenorchy 1804-1964*, Glenorchy City Council, Glenorchy.

Best, T, 'Cadbury' in A Alexander (ed) (2005) *The Companion to Tasmanian History*, University of Tasmania, Hobart. p62.

Best, T & K Wells, 'Cadbury's Claremont Factory – an Engineering, Planning and Technology Heritage', 16th Engineering Heritage Australia Conference Hobart November 2011.

Sprod, M, 'Education' in A Alexander (ed) (2005) *The Companion to Tasmanian History*, University of Tasmania, Hobart. p113-115.

Constructed: See History

Statement of Significance:
(non-statutory summary)

Claremont Primary School is of historic cultural heritage significance because it has historical and social associations with the development of State education infrastructure within communities during the early twentieth-century. Claremont Primary School is a rare example of collaboration between private enterprise (Cadbury) and the Education Department in establishing a school to service both the Cadbury workers families and the general community. Claremont Primary School demonstrates the principal characteristics of an Inter-war Educational style building. The 1924/36 building is an important and prominent element in the streetscape of Cadbury Road. Claremont Primary School has special association with Cadbury and the symbiotic relationship between the school and Cadbury workforce is widely recognised by the community.

Significance:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

a) It is important in demonstrating the evolution or pattern of Tasmania's history.

Claremont Primary School reflects the development and evolution of Claremont from a rural area into a densely populated suburban district of Glenorchy. Claremont Primary School has historical and social associations with the development of State education infrastructure within communities during the early twentieth-century. Of specific importance, the school was constructed to meet the needs of the growing workforce and their families at the neighbouring Cadbury factory. With its commitment to providing housing and also social, recreational and educational opportunities and facilities for employees and their families, Cadbury donated the land to the Education Department to construct the school.

b) It demonstrates rare, uncommon or endangered aspects of Tasmania's heritage.

Claremont Primary School is a rare example of collaboration between private enterprise (Cadbury) and the Education Department in establishing a school to service both the Cadbury workers families and the general community.

c) It has potential to yield information that will contribute to an understanding of Tasmania's history.

d) It is important as a representative in demonstrating the characteristics of a broader class of cultural places.

Claremont Primary School demonstrates the principal characteristics of an Inter-war Educational style building. These characteristics are found in the unusual form and general characteristics of the structure that identify it as an educational building, especially the 1924/1936 building that features fenestration of multi-paned windows, proportioned casements and double and triple hung sashes of multiple panes. The 1924/36 building is an important and prominent element in the streetscape of Cadbury Road.

e) It is important in demonstrating a high degree of creative or technical achievement.

- f) It has strong or special meaning for any group or community because of social, cultural or spiritual associations.

Claremont Primary School carries strong meaning for the people of the Claremont community. The school functioned as the principal primary educational facility in Claremont for over 85 years. The school was built on part of the Cadbury Estate. The symbiotic relationship between the school and Cadbury workforce is widely recognised by the community.

- g) It has a special association with the life or work of a person, a group or an organisation that was important in Tasmania's history.

Claremont Primary School has special association with Cadbury. Cadbury has played an important role within Tasmania, being one of the first international companies attracted to Tasmania because of its clean, water, regular milk supply, hydro-electric power and available work force. Cadbury continues to function as one of Tasmania's largest and important manufacturing and industrial sites.

PLEASE NOTE This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-097	Council notice date	30/03/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00413-GCC	Date of response	10/11/2020
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	2/36 CADBURY RD, CLAREMONT	Property ID (PID)	3284029
Description of development	Staged mixed use development - Residential, Community Meeting and Entertainment, Educational, General Retail and Hire and Food Services		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
circa morris-nunn architects	1902 Sheets A04, A06, A07, A08, B19, B20, B21, B22, B23, B27, B28, B29, C06, C07, C08, C09, D00	A	17/09/2020
circa morris-nunn architects	1902 Sheets A01, A02, A03, A05, B15, B16, B17, B18, B24, B25, B26, C00, C01, C02, C03, C04, C05, D01, D02, D03,	B	27/10/2020
Aldanmark Pty Ltd	19E19-3 Sheets C0.01 to C0.31	C	26/10/2020
TasWater	Sewer Works External	1	10/11/2020
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/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. ASSET CREATION & INFRASTRUCTURE WORKS 4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing,			



- redundant and/or proposed property services and mains.
5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
 8. The developer must design and construct an additional 17.0 m³ of emergency storage to TasWater's satisfaction which is needed at TasWater's Cadbury Road Sewage Pumping Station (Asset number: CAMSP09). The emergency storage must be designed and constructed to allow future augmentation to meet a total external emergency storage of 72.5m³.
Advice: In accordance with TasWater's 'Developer Charges Policy' for developments located within Serviced Land where insufficient capacity is available within an existing system, the developer pays the costs of Expansion of the system to the level of capacity required to service the development. The additional amount of storage has been determined using tables 6.1 & 6.2 of TasWater Supplement to WSA 04-2005 2.1 WSA Sewage Pumping Station Code of Australia Version 3.0
 9. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
 10. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
 11. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
 12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for



the defects liability period.

13. 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.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
15. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

EASEMENTS & ENDORSEMENTS

16. Prior to the issue of a Certificate of Practical Completion, Pipeline & Service 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.
17. Prior to the issue of a Certificate of Practical Completion, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing TasWater infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

56W CONSENT

18. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure.

DEVELOPMENT ASSESSMENT FEES

19. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,139.79 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.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and proposed finished surface levels over the pipe;
- (b) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (c) A note on the plan indicating how the pipe location and depth were ascertained.

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



Tasmanian Heritage Council

Tasmanian Heritage Council
GPO Box 618 Hobart Tasmania 7000
Tel: 1300 850 332
enquiries@heritage.tas.gov.au
www.heritage.tas.gov.au

PLANNING REF: PLN-20-097
THC WORKS REF: 6218
REGISTERED PLACE NO: 1160
FILE NO: 15-16-60 THC
APPLICANT: Clarence City Development
DATE: 4 March 2021

NOTICE OF HERITAGE DECISION

(*Historic Cultural Heritage Act 1995*)

The Place: Claremont Primary School, 36 Cadbury Road, Claremont
Proposed Works: Medium density residential housing, shops, community hall and exhibition space.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with the documentation submitted with Development Application PLN-20-097, advertised on 27/01/2021, subject to the following conditions:

- 1. Prior to the commencement of works, a digital copy of all drawings and specifications for the works to the former school building must be provided to Heritage Tasmania and be to the satisfaction of the Works Manager. Upon being endorsed by the Works Manager, this information will form part of this approval and must be complied with.**

Reason for condition

To provide Heritage Tasmania with an opportunity to review the construction documentation for the work in order to ensure that there has been no increase in the impacts anticipated at the discretionary permit application stage.

- 2. (i) A replacement planting for tree no. ET22 on Circa Morris-Nunn drawing no. 1902-A4 (rev. A) must be established near the car park area; and,
(ii) The replacement planting in (i), above, and all new trees planted around the open space plaza (as shown on the Landscaping Plan by Play Street) must be either mountain pine (*Pinus mugo*) or Aleppo pine (*Pinus halepensis*), in accordance with the Development Impact Assessment by Element Tree Services (dated 03/08/2020).**

Reason for condition

To ensure that the landscape values of the place are perpetuated in the new landscaping.

3. (i) In the event that any archaeological remains are found in the heritage registered area, an assessment of significance should be undertaken by a qualified historical archaeologist, as per the recommendations of the Archaeological Method Statement prepared by Praxis Environment, dated August 2020; and,
(ii) If determined to be significant, the recording and recovery of these archaeological features or deposits must be managed in accordance with the relevant parts of the current version of the Tasmanian Heritage Council's Practice Note 2).

Reason for condition

To ensure that sub-surface heritage information is considered and appropriately managed, consistent with the appropriate outcomes described in Section 7 of the Works Guidelines.

4. **A strategy for the interpretation of the place's cultural heritage significance must be prepared by a person of suitable qualifications and experience. This strategy must be submitted to Heritage Tasmania and be to the satisfaction of the Works Manager. All components of the strategy must be fully implemented prior to the completion of the heritage works.**

Reason for condition

To ensure that the heritage values of the place are communicated to users of the place, as a public benefit.

Advice

The applicant should note that the registered area will remain entered in the Tasmanian Heritage Register, and that heritage works to the new buildings shall require heritage approval pursuant to Part 6 of the *Historic Cultural Heritage Act 1995*. The owner may request a review and amendment to the place's entry in the THR once the development has been realised.

Please ensure the details of this notice, including conditions, are included in any permit issued, and forward a copy of the permit or decision of refusal to the Heritage Council for our records.

Should you require clarification of any matters contained in this notice, please contact Russell Dobie on 1 300 850 332.



Ian Boersma
Works Manager – Heritage Tasmania
Under delegation of the Tasmanian Heritage Council

PLANNING SUMMARY

TITLE REFERENCE

This subject property is currently contained within two eodgenous Certificates of Title, as summarized below:

Volume	Folio	Land area
--------	-------	-----------

TO BE AMALGAMATED

SITE AREA: 36766 m²PROPOSED FOOTPRINT: 16051 m²

SITE COVERAGE %: 43

CAN PARTIAL TOTAL 426

DRAWING SCHEDULE

[illegible]

Residential Schedule - Total	
Unit Type	no.
Apartment - 1 Bed	87
Apartment - 2 Bed	51
Apartment - 3 Bed	28
Apartment Duplex - 2 Bed	104
Apartment Penthouse - 2 Bed	2
Apartment Penthouse - 3 Bed	13
Apartment Penthouse - 4 Bed	1
Townhouse - 2 Bed - Rowette	91
Townhouse - 2 Bed - Canterbury Rd	29
	313



revisions	
Revision 2	Date Type
4	2017

CONTEXT PLAN



OVERALL PERSPECTIVE

DEVELOPMENT APPLICATION
not for construction



Attachments - Glenorchy Planning Authority - 15 March 2021

PAYROLLS

Incorporated Date Paid Date Made
08/09/2020 08/09/2020

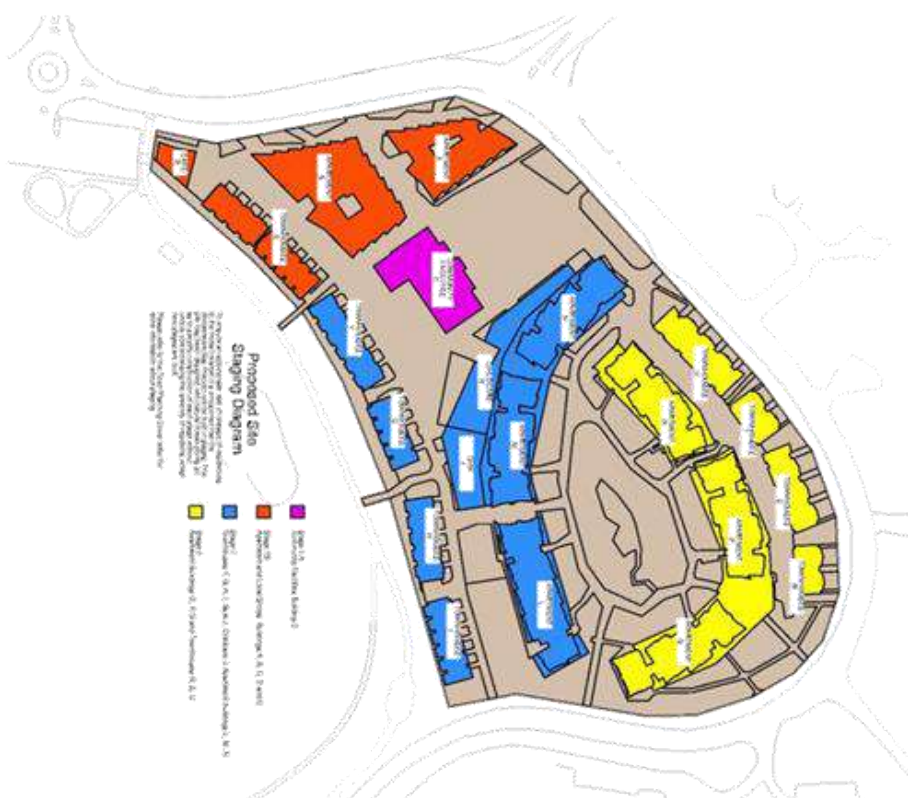
**GL ENORCHY CITY COUNCIL
PLANNING SERVICES**

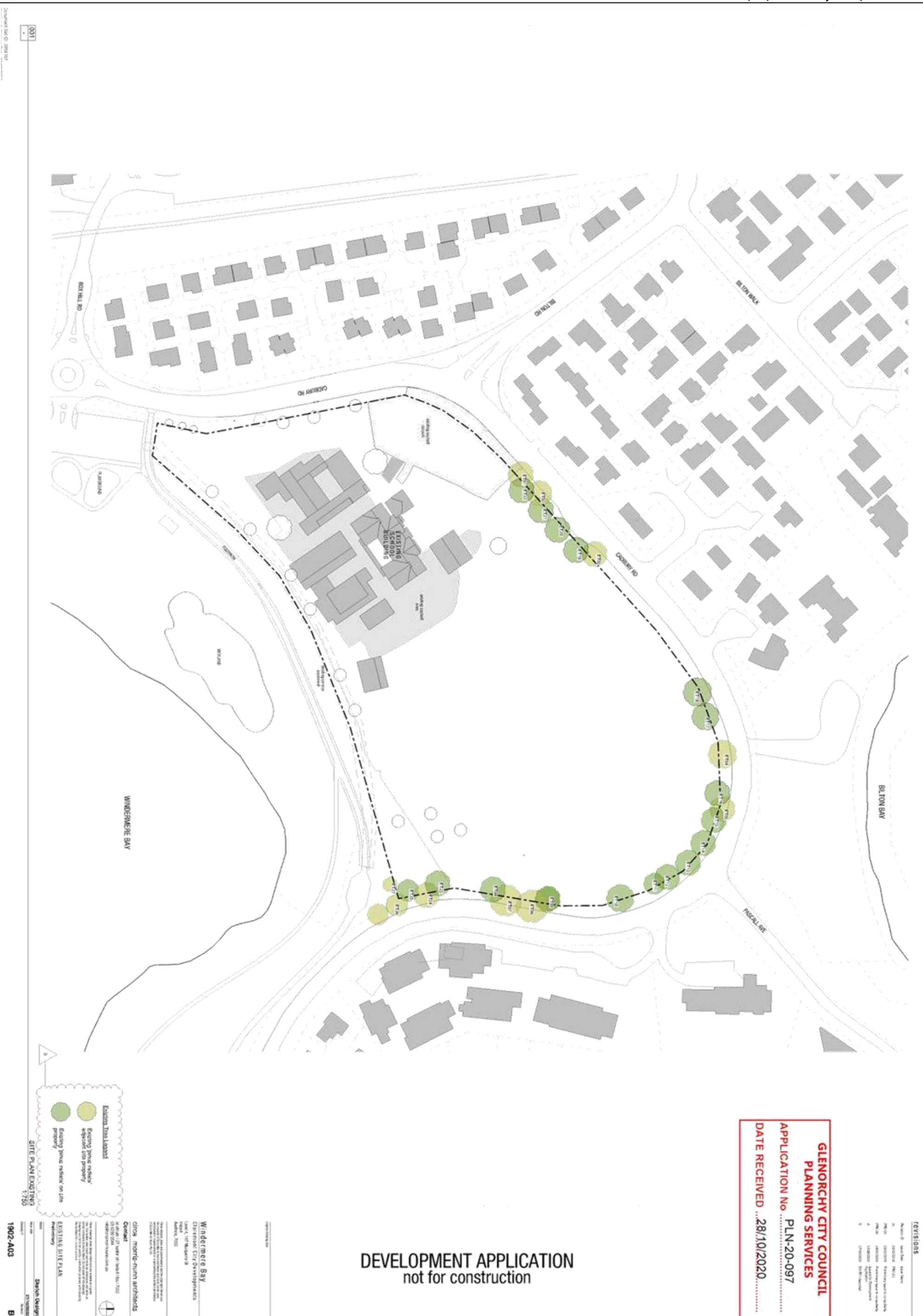
APPLICATION No. PLN-20-097
DATE RECEIVED 09/09/2020

**Wintergreen Day
Charmant City Developments**

30 SITE DIAGRAM

Architect Steven Design
Address 9905
City 1902-M02

[illegible]



Drawn: 01/01/2020
Checked: 01/01/2020
Scale: 1:1000



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-097
DATE RECEIVED 09/09/2020

REVISIONS	
Rev	Description
1	Initial Design
2	Final Design
3	Final Design
4	Final Design
5	Final Design

DEVELOPMENT APPLICATION

not for construction

1902-A04

Windermere Bay
Claremont City Development

Lot 1, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

1902-A04

1902-A04

1902-A04

1902-A04

1902-A04

1902-A04

1902-A04

1902-A04

No. of SOU

A	24	Apartment building + commercial below
B	32	Apartment building + commercial below
C		Existing school at Community Hall
D		City
E	9	Townhouses
F	6	Townhouses
G	5	Townhouses
H	5	Townhouses
I	1	Residential pool & Gym
J	6	City
K		City
L	41	Apartment building
M	38	Apartment building
N	32	Apartment building
O	37	Apartment building
P	36	Apartment building
Q	36	Apartment building
R	4	Townhouses
S	7	Townhouses
T	4	Townhouses
U	8	Townhouses

- 1 Vehicle entry
- 2 Civic square
- 3 Visitor parking
- 4 Drop off / Pick up
- 5 Vehicle entry
- 6 Central bin storage
- 7 Landscaped Park

Unit Type	NO.
Apartment - 1 Bed	31
Apartment - 2 Bed	32
Apartment - 3 Bed	33
Apartment Duplex - 2 Bed	34
Apartment Penthouse - 2 Bed	2
Apartment Penthouse - 3 Bed	13
Apartment Penthouse - 4 Bed	1
Townhouse - 2 Bed - Bayview	37
Townhouse - 2 Bed - Canterbury Rd	23
	205

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. **PLN-20-097**
DATE RECEIVED **09/09/2020**



APPLICATION No. PLN-20-097
DATE RECEIVED 09/09/2020

GROUND FLOOR DEMOLITION
1:200

FIRST FLOOR DEMOTION
1:200

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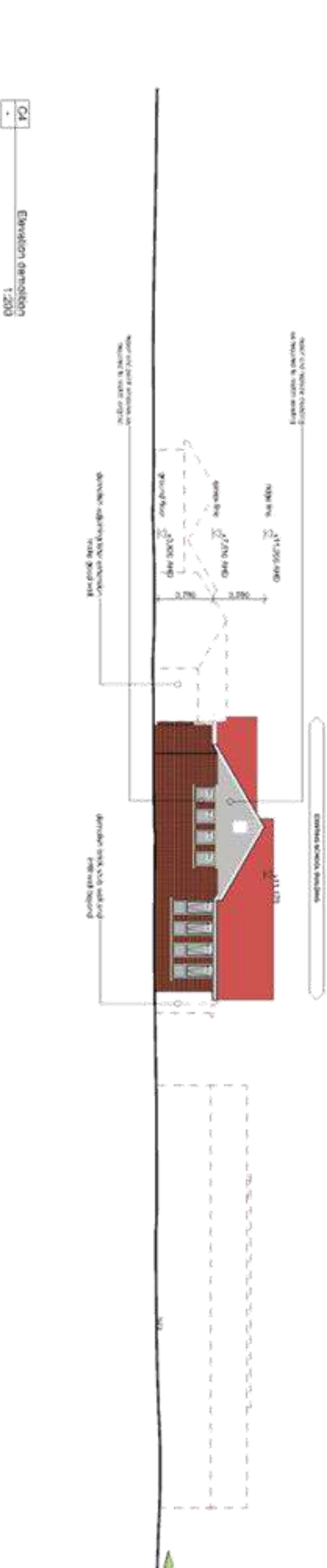
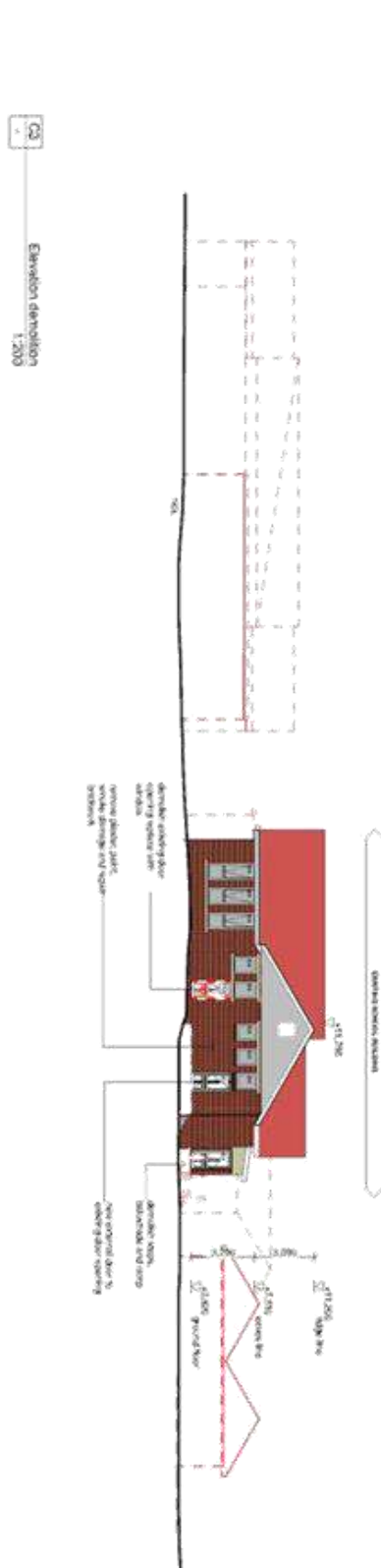
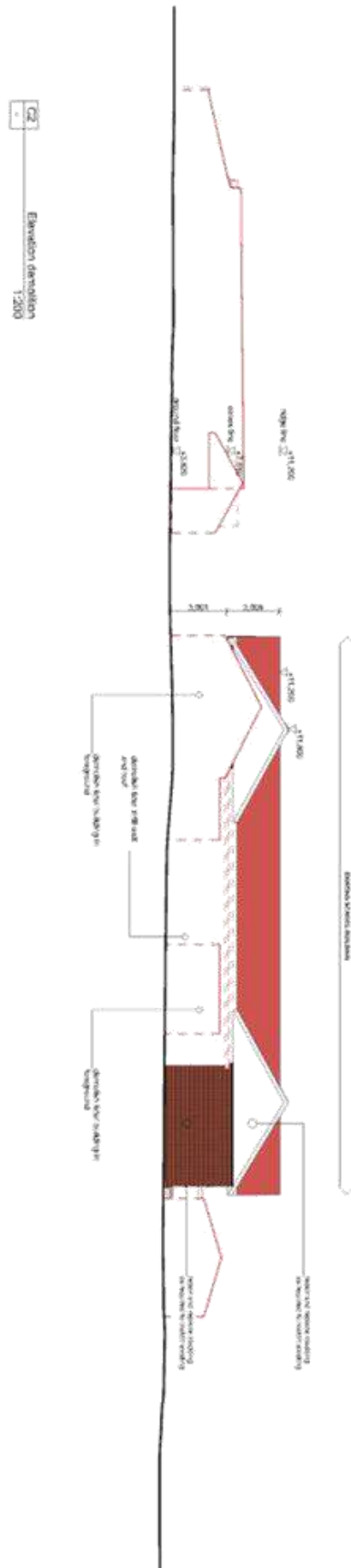
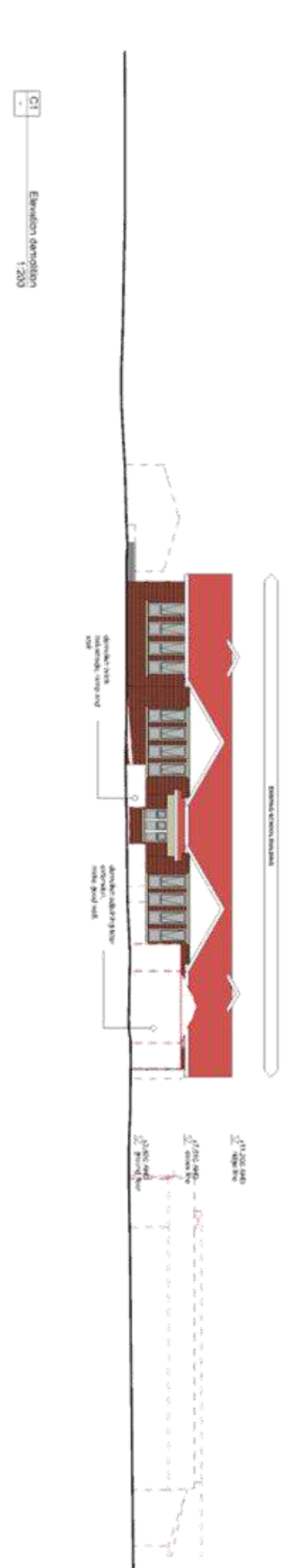
Author: 1920

0000-0001-9786-0000

4

1902-A06

Document Set ID: 20984-181



REVISIONS

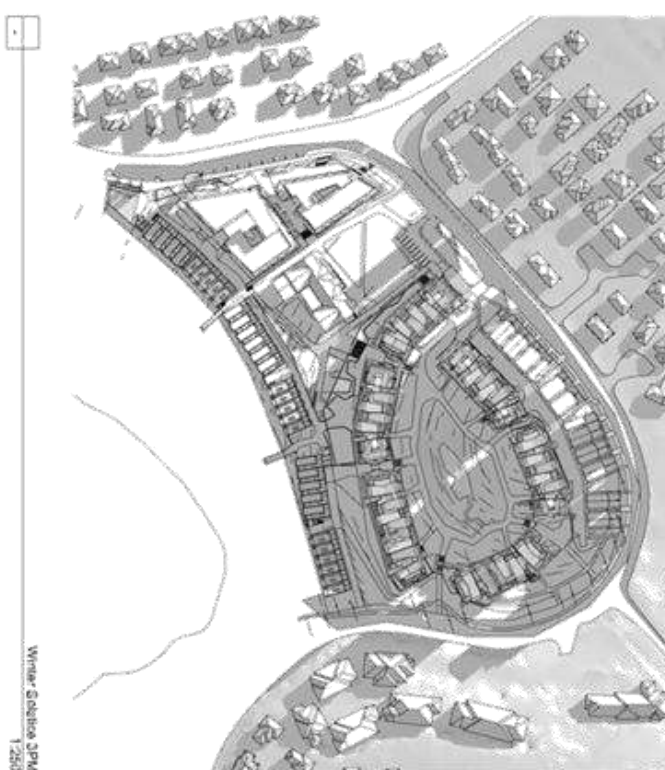
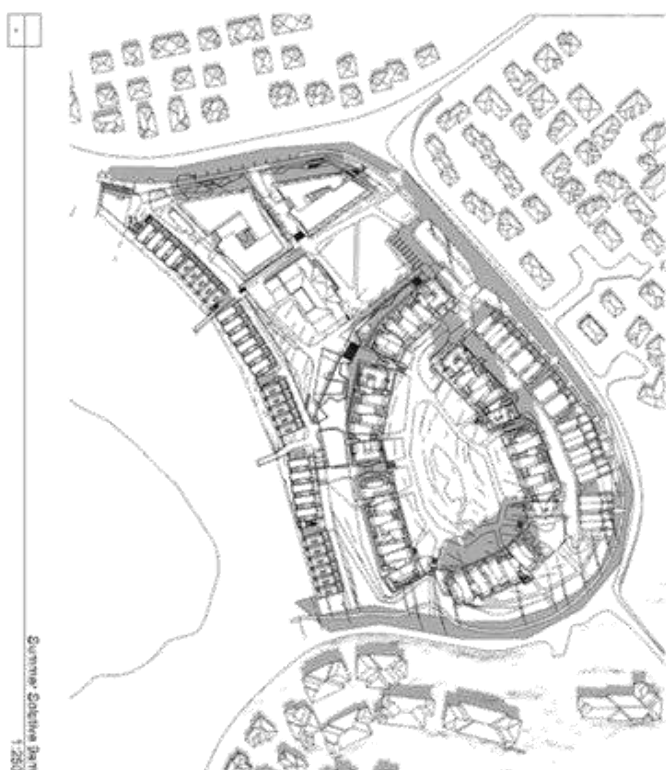
NO.	DATE	DESCRIPTION
1	09/09/2020	ISSUED FOR PERMIT

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-097
DATE RECEIVED 09/09/2020

DEVELOPMENT APPLICATION
not for construction

Windermere Bay
Claremont City Developments
Site ID: 1802-A07
Address: 36, 26, 55 Cadbury Road
Lot: 1802-A07
Project: DEMOLITION SCHOOL
Design: Simon Design
Date: 1802-A07
A

Development Application No. 1902-A08



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-097
DATE RECEIVED 09/09/2020

REVISIONS
1. Initial Design
2. Final Design
3. Final Design

DEVELOPMENT APPLICATION not for construction

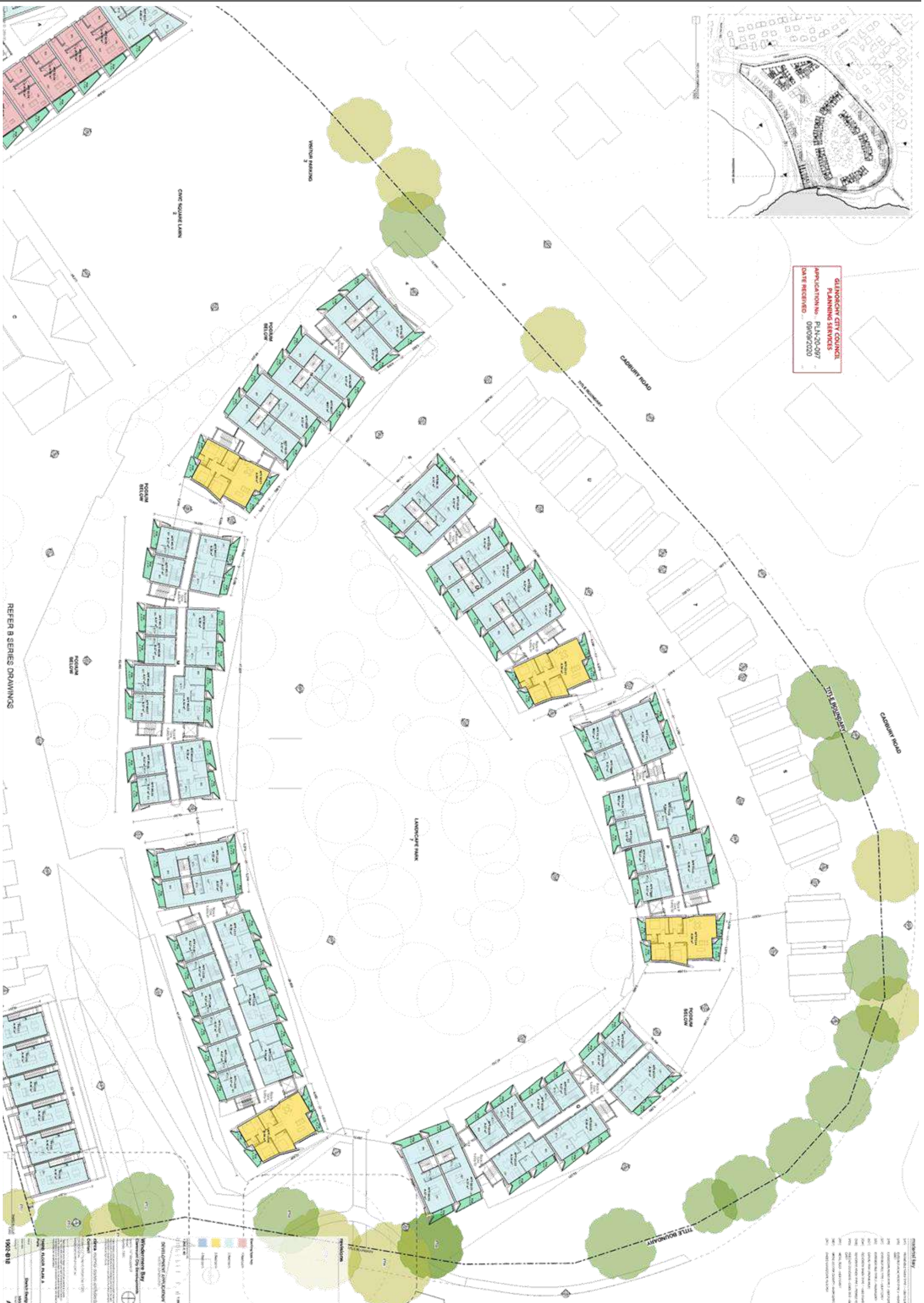
Windermere Bay
Claremont City Developments
1/21/2020
1902-A08

SHADOW DIAGRAMS
1902-A08
A

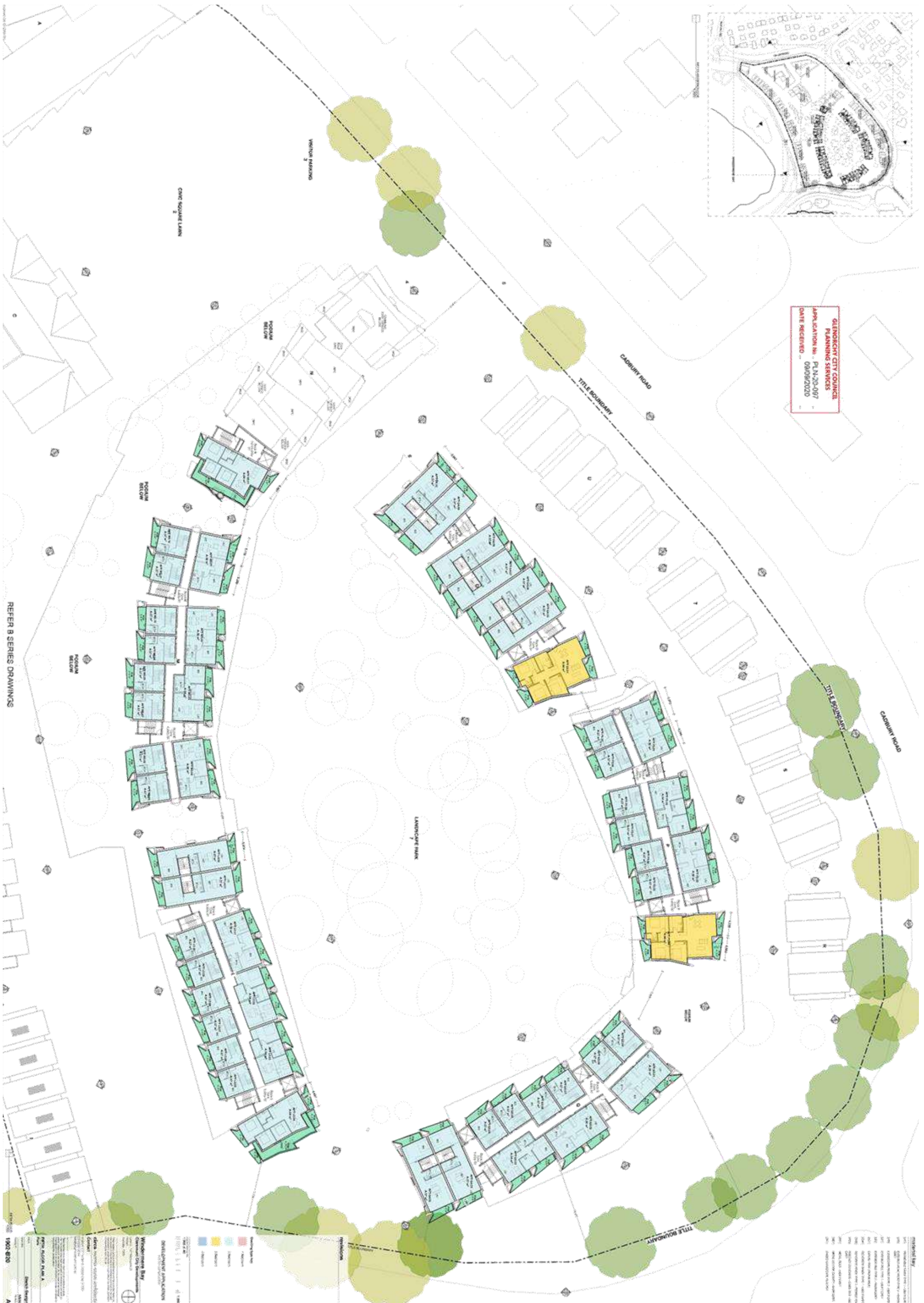






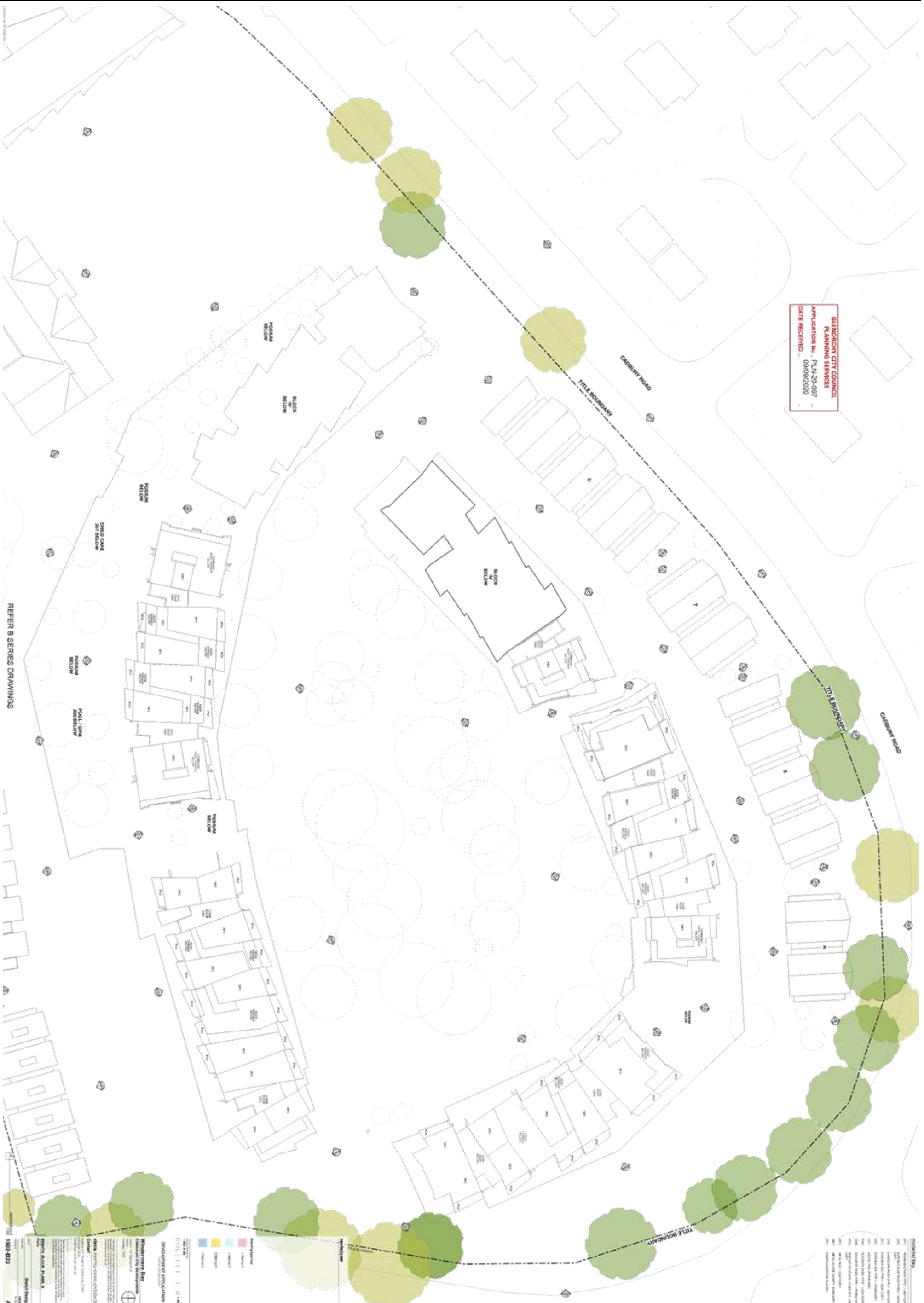














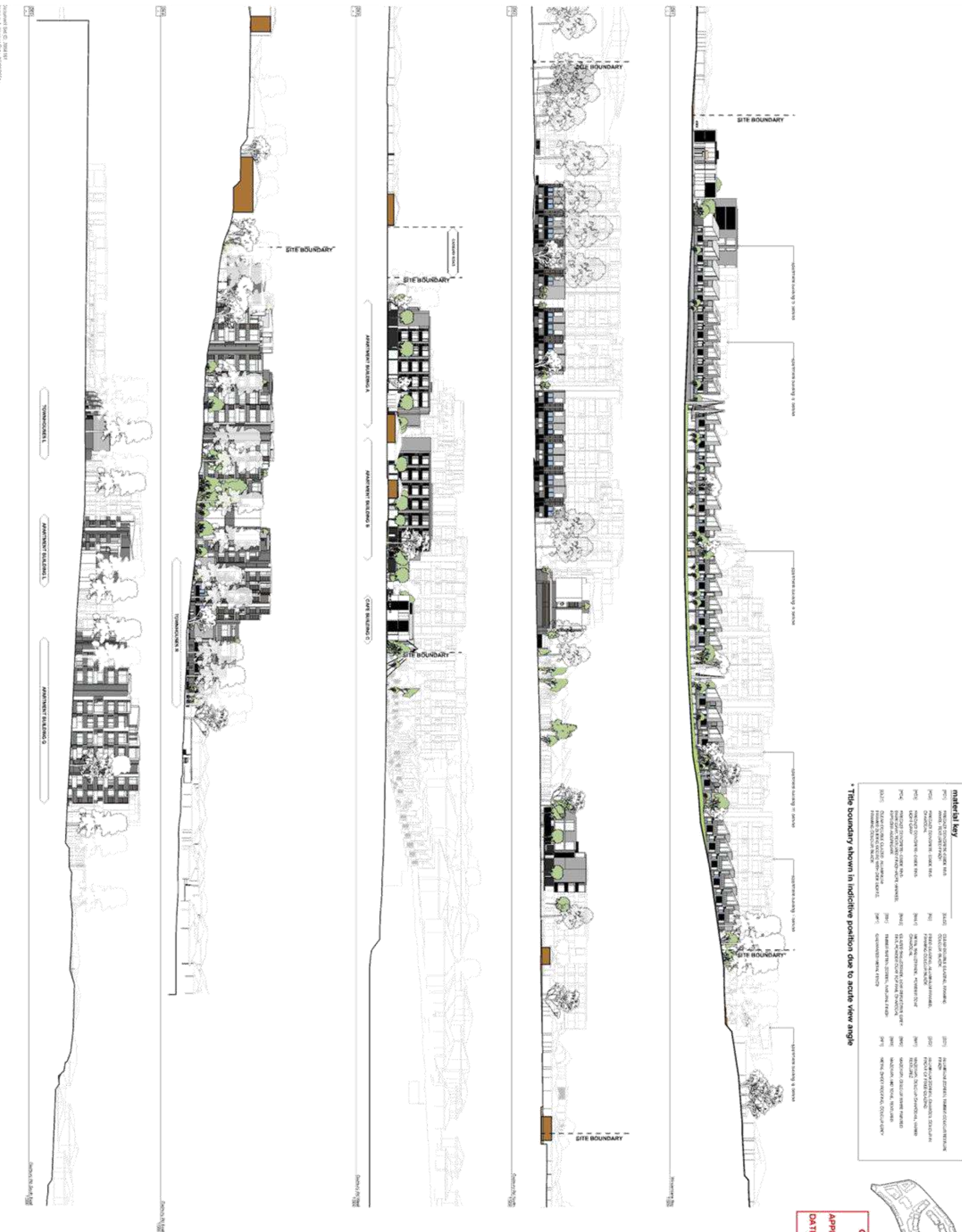












Windermere Bay
Claremont City Developments
Site 1, 1/17 Windermere Bay
1/17/2020

eterna interior studio architects
Contact: 08 9439 1111
Address: 1/17 Windermere Bay
1/17/2020

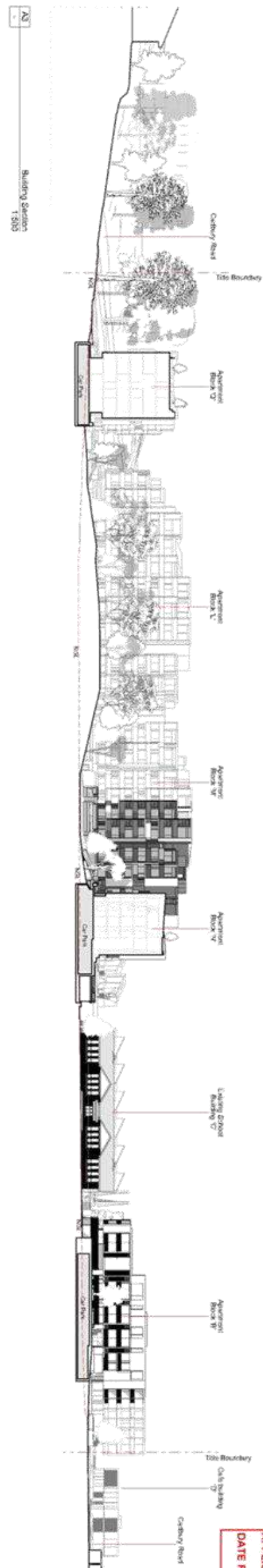
Site Elevation 500
Elevation & Section
1/17/2020

1902-C00
A

DEVELOPMENT APPLICATION
not for construction

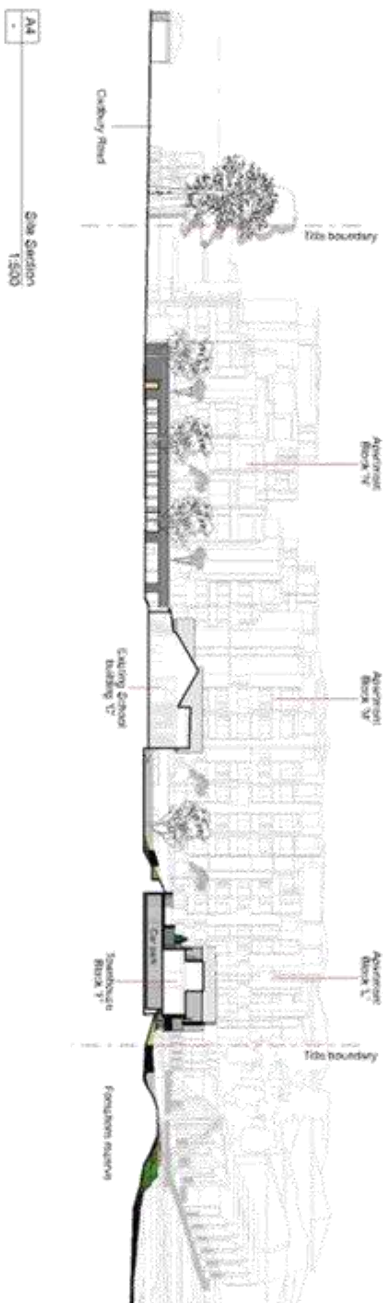
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-097
DATE RECEIVED 09/09/2020



[illegible]

revisions		
Revision ID	Issue Type	Issue Name
1	closed	JavaScript Development
		Navigation

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. **PLN-20-097**
DATE RECEIVED **09/09/2020**



DEVELOPMENT APPLICATION
not for construction

www.thomson.com.au

Windermere Bay
Claremont City Development

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These findings have not been taken into account in the literature. The authors of this study have a number of limitations. First, the study was a cross-sectional study and the results may not be generalizable to other populations. Second, the study was conducted in a single center and the results may not be generalizable to other centers. Third, the study was conducted in a single country and the results may not be generalizable to other countries. Fourth, the study was conducted in a single time point and the results may not be generalizable to other time points. Fifth, the study was conducted in a single population and the results may not be generalizable to other populations. Sixth, the study was conducted in a single setting and the results may not be generalizable to other settings. Seventh, the study was conducted in a single country and the results may not be generalizable to other countries. Eighth, the study was conducted in a single time point and the results may not be generalizable to other time points. Ninth, the study was conducted in a single population and the results may not be generalizable to other populations. Tenth, the study was conducted in a single setting and the results may not be generalizable to other settings.

circa *interfix-nouns* archaic

Continued

10.1111/j.1365-2745.2012.02012.x

These findings show that the relationship between the two variables is not as simple as it seems and that the relationship is not the same for all countries. The results suggest that the relationship between the two variables is more complex than it appears at first sight.

SITE SECTION 500

Author	Year
Wang, J. & S. Wang	2008

DATE: _____

1902-C01

















GLENNRCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-097
DATE RECEIVED 09/09/2020

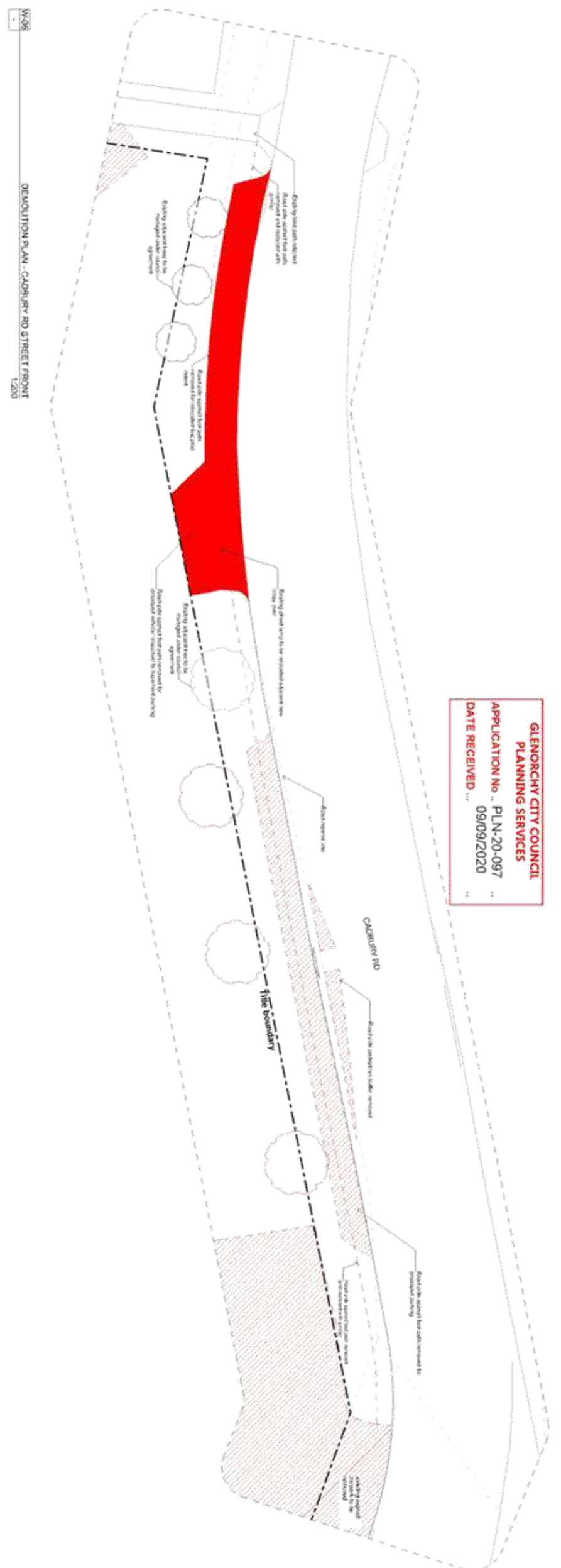
PROPOSED PLAN - CADBURY RD ENTRY 1 & SIDE STOP

1:200

DEVELOPMENT APPLICATION
not for construction

Wanderers Bay Cleveland City Developments		Unit 1, 147 Westside St Boulder, CO 80501	
direct 303.440.0000		direct 303.440.0000	
fax 303.440.0000		fax 303.440.0000	
email info@wanderersbay.com		email info@wanderersbay.com	
web www.wanderersbay.com		web www.wanderersbay.com	
1992-D00		1992-D00	

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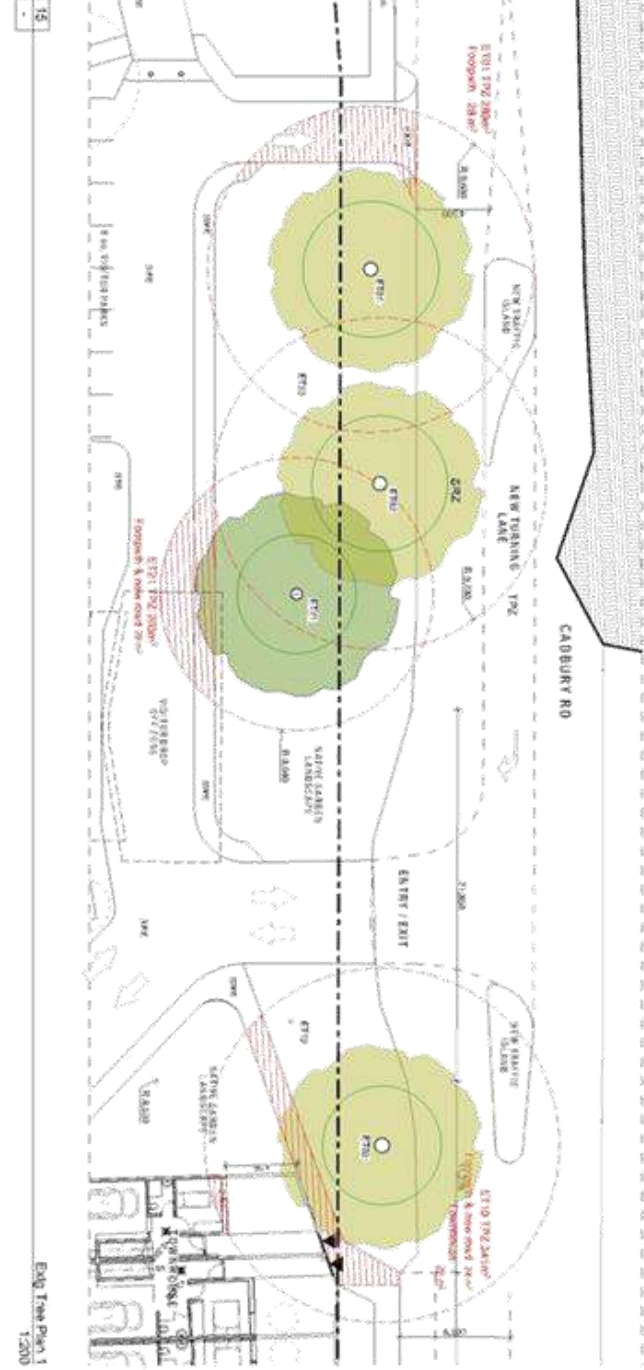
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3	1/1/2017
4	1/1/2017
5	1/1/2017
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100	1/1/2017

LANDSCAPE NOTES

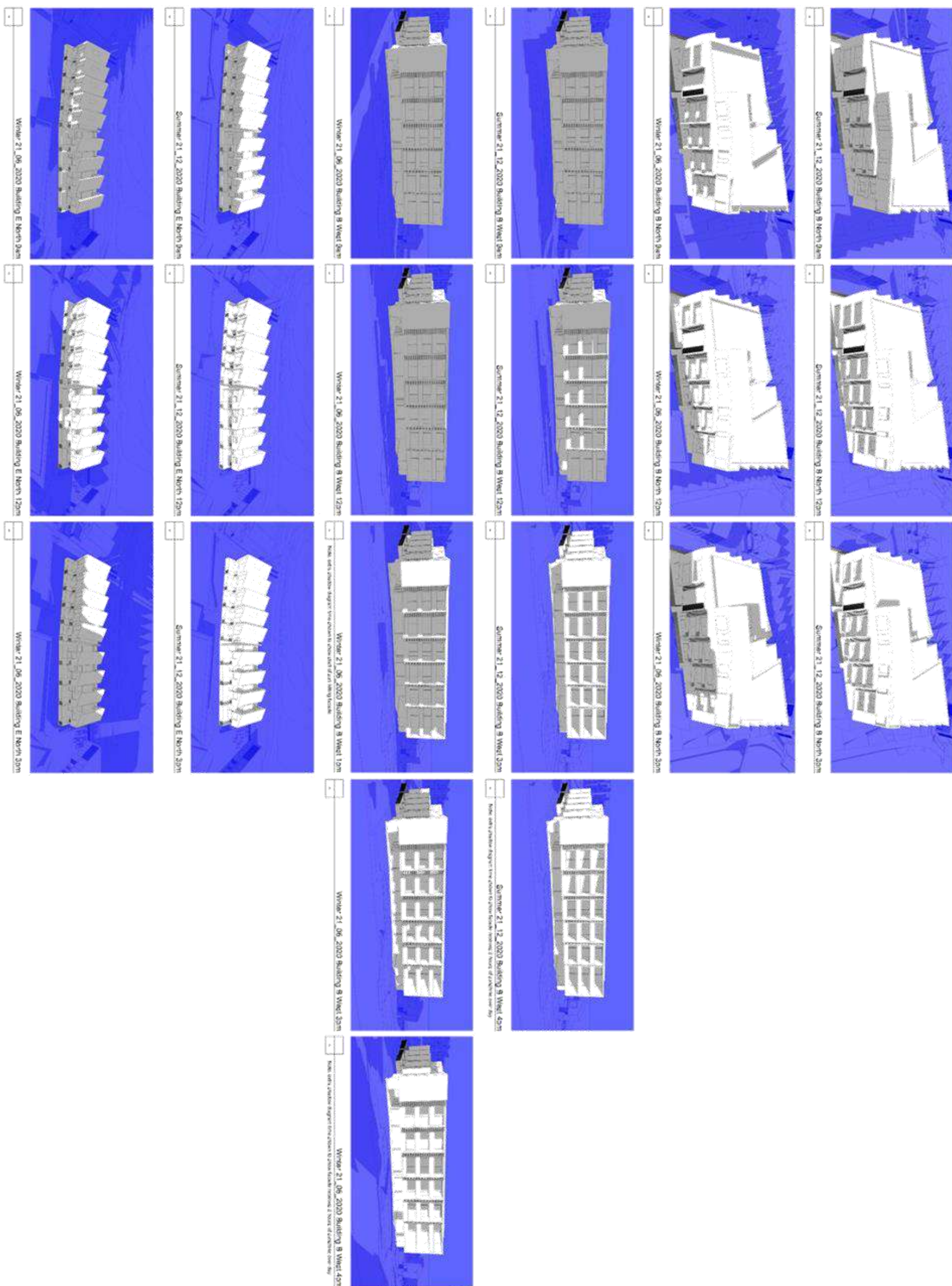
Improve and formalise the existing bush along the road edge within council road reserve.

Proposed to include:

- Removal of poor quality native and weeds, to provide low ground covering of 20mm over existing compacted surface. Lightly compacted new gravel base layer, installing the existing surface (concrete) with asphalt surface or soil.
- New plantings to be installed in the road reserve, to provide a screen and buffer between the road and the site. The plantings should be installed in the road reserve, to provide a screen and buffer between the road and the site. The plantings should be installed in the road reserve, to provide a screen and buffer between the road and the site.
- Where a hard paved surface is required, any treatment should adhere to Australian Standards for new pavements and construction. Proposed treatment to include compacted subgrade and concrete paving (minimum 100mm thick) with a 20mm concrete top layer. The paving should be installed in the road reserve, to provide a screen and buffer between the road and the site.
- Any hard paved treatment to be abutted in conjunction with council and project adjacent to approved area to construction.







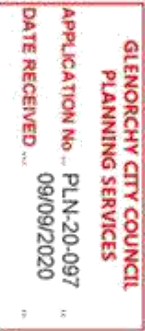
Revisions	
No.	Description
1	Winter 21_06_2020 Building E North 30m
2	Winter 21_06_2020 Building E North 120m
3	Winter 21_06_2020 Building E North 30m

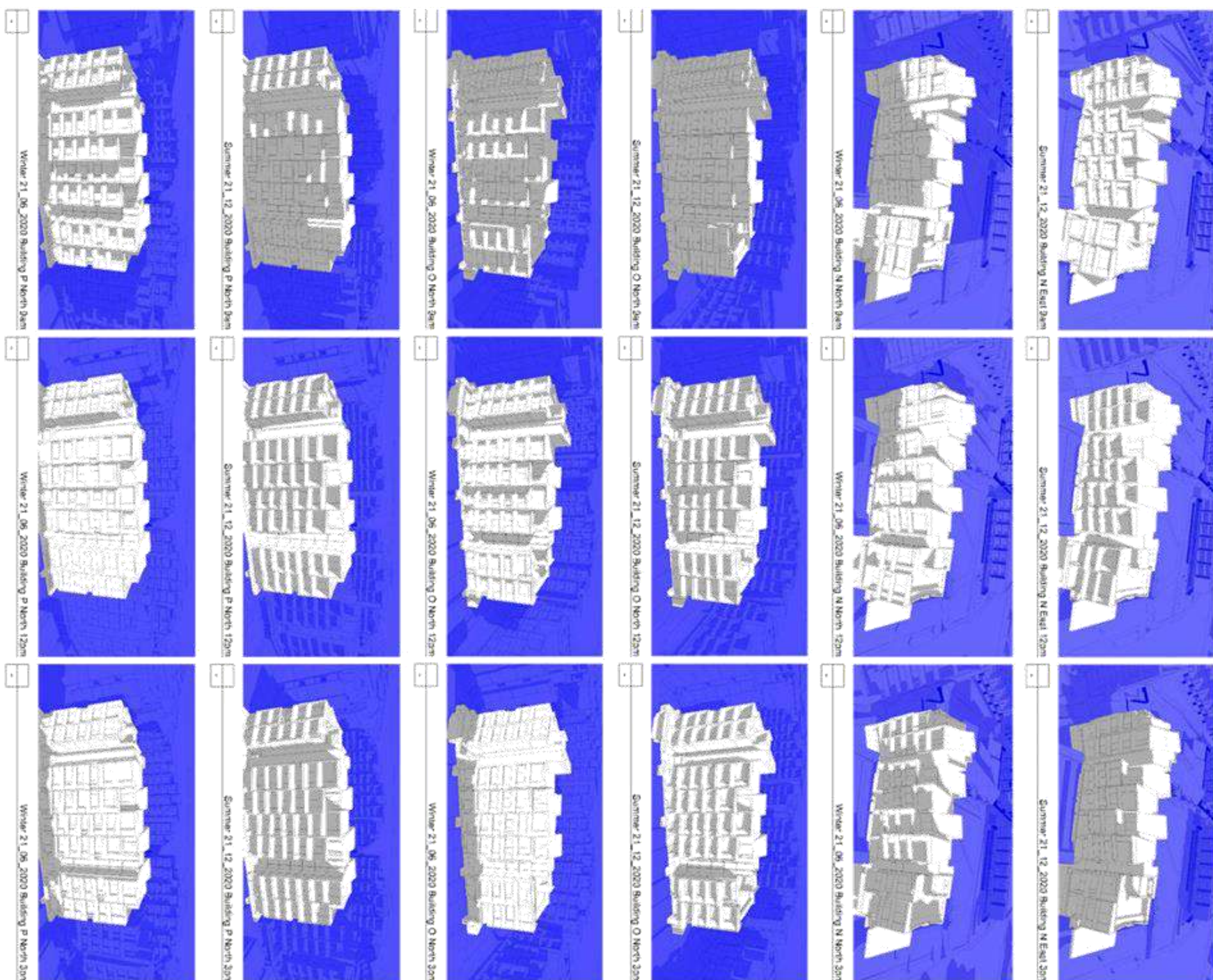
Windermere Bay	
Client	Windermere Bay
Project Name	Windermere Bay
Project Address	1000-1002 Windermere Bay
Project Status	1000-1002 Windermere Bay
Project Date	1000-1002 Windermere Bay
Project Time	1000-1002 Windermere Bay
Project Location	1000-1002 Windermere Bay
Project Description	1000-1002 Windermere Bay
Project Details	1000-1002 Windermere Bay
Project Notes	1000-1002 Windermere Bay
Project Contact	1000-1002 Windermere Bay
Project Email	1000-1002 Windermere Bay
Project Phone	1000-1002 Windermere Bay
Project Website	1000-1002 Windermere Bay
Project Social Media	1000-1002 Windermere Bay
Project Other	1000-1002 Windermere Bay

Detailed Sun Studies	
Client	Windermere Bay
Project Name	Windermere Bay
Project Address	1000-1002 Windermere Bay
Project Status	1000-1002 Windermere Bay
Project Date	1000-1002 Windermere Bay
Project Time	1000-1002 Windermere Bay
Project Location	1000-1002 Windermere Bay
Project Description	1000-1002 Windermere Bay
Project Details	1000-1002 Windermere Bay
Project Notes	1000-1002 Windermere Bay
Project Contact	1000-1002 Windermere Bay
Project Email	1000-1002 Windermere Bay
Project Phone	1000-1002 Windermere Bay
Project Website	1000-1002 Windermere Bay
Project Social Media	1000-1002 Windermere Bay
Project Other	1000-1002 Windermere Bay









GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-097
DATE RECEIVED 09/09/2020

Revisions	
No.	Description
1	Initial Design
2	Revised Design
3	Final Design
4	Final Design
5	Final Design
6	Final Design
7	Final Design
8	Final Design
9	Final Design
10	Final Design
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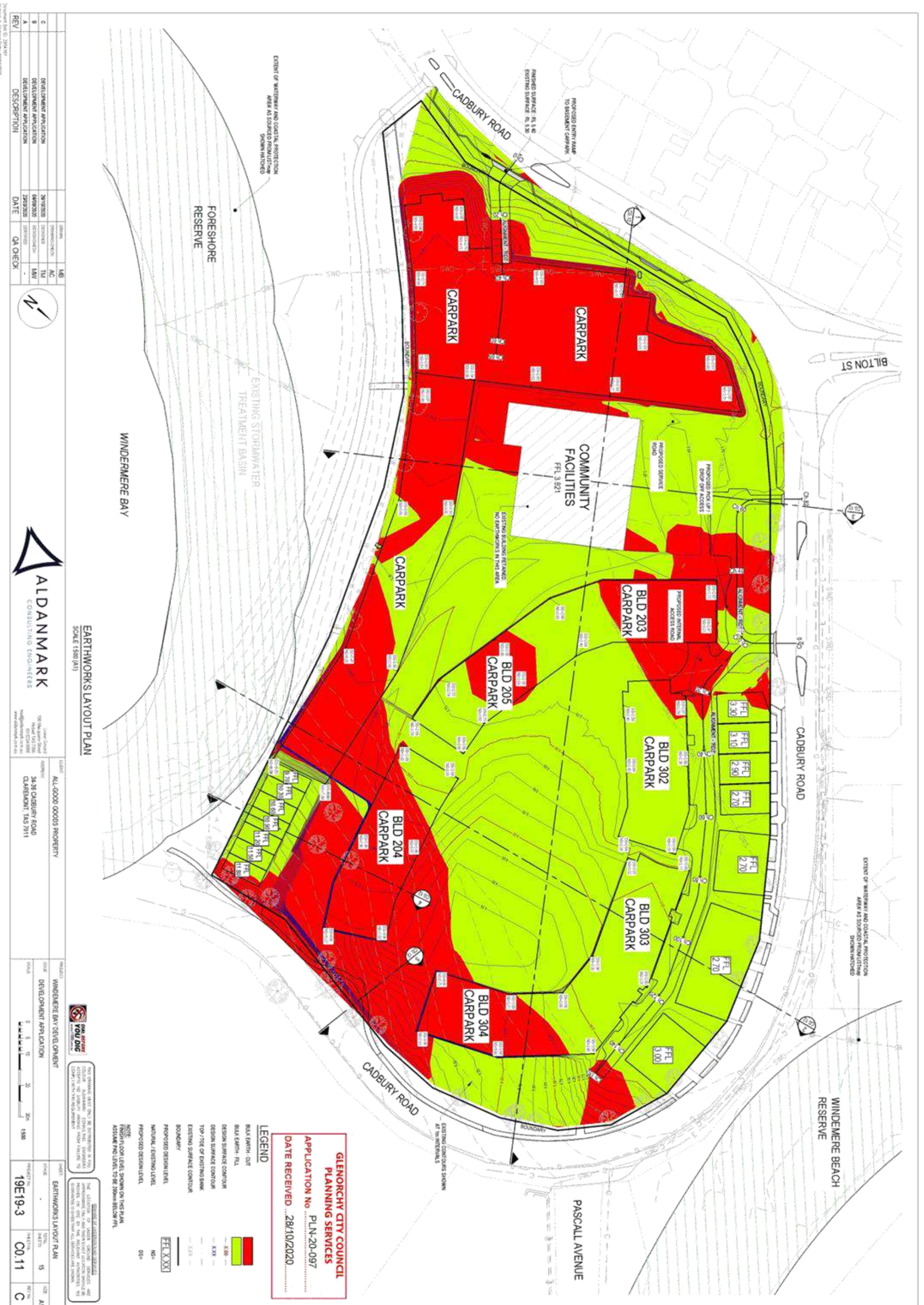
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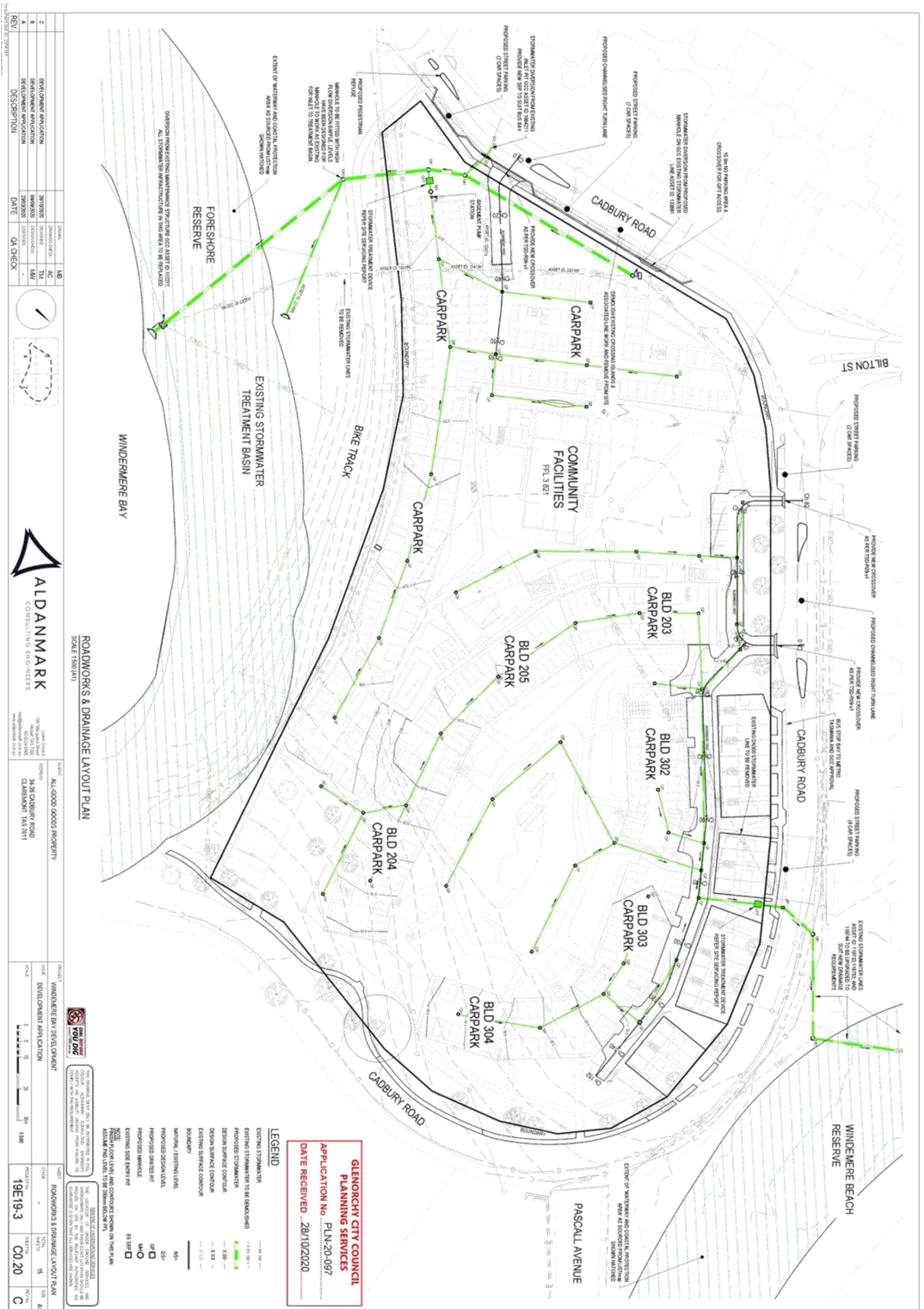
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Document No. 00-00000

Attachments - Glenorchy Planning Authority - 15 March 2021

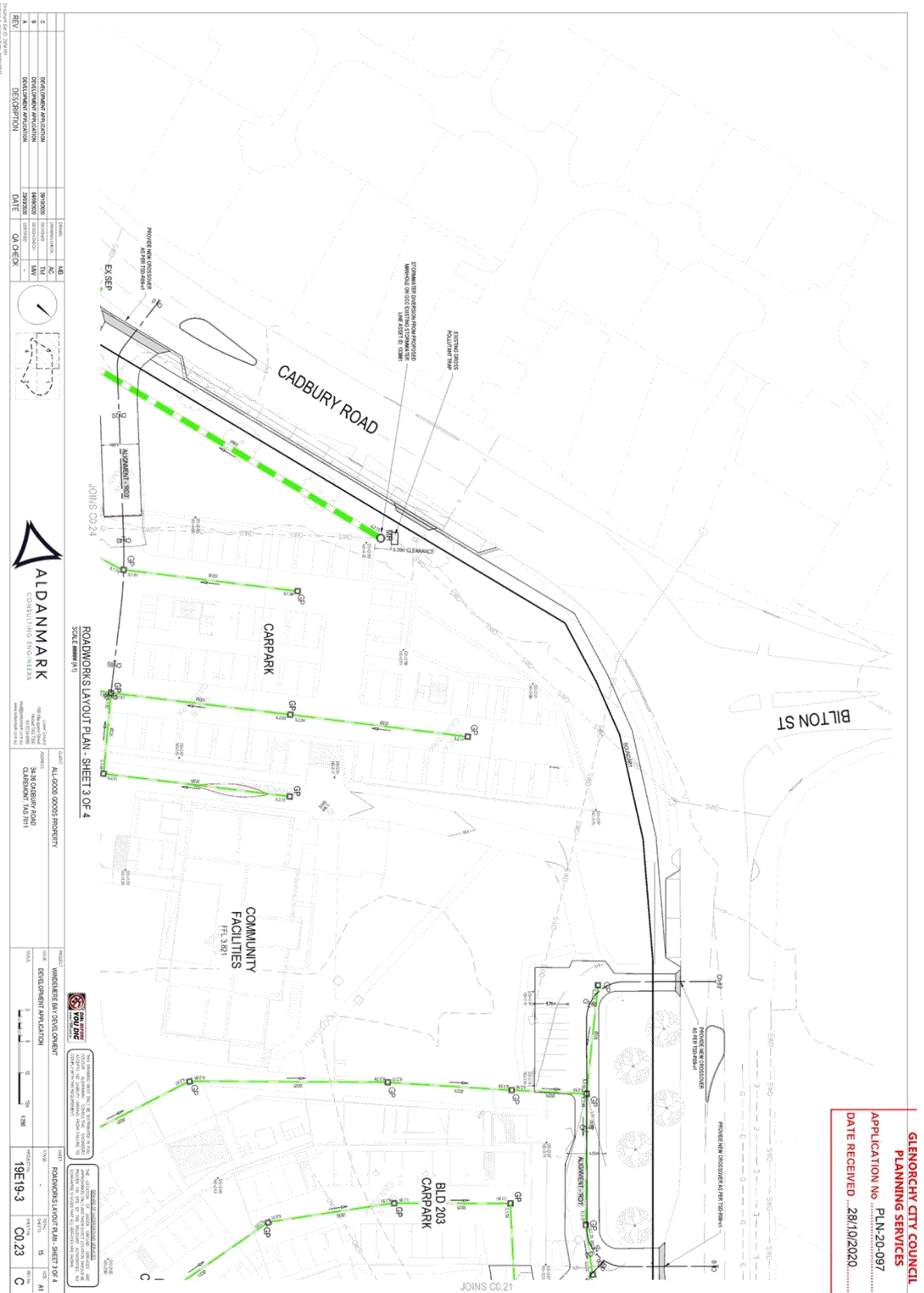


Attachments - Glenorchy Planning Authority - 15 March 2021

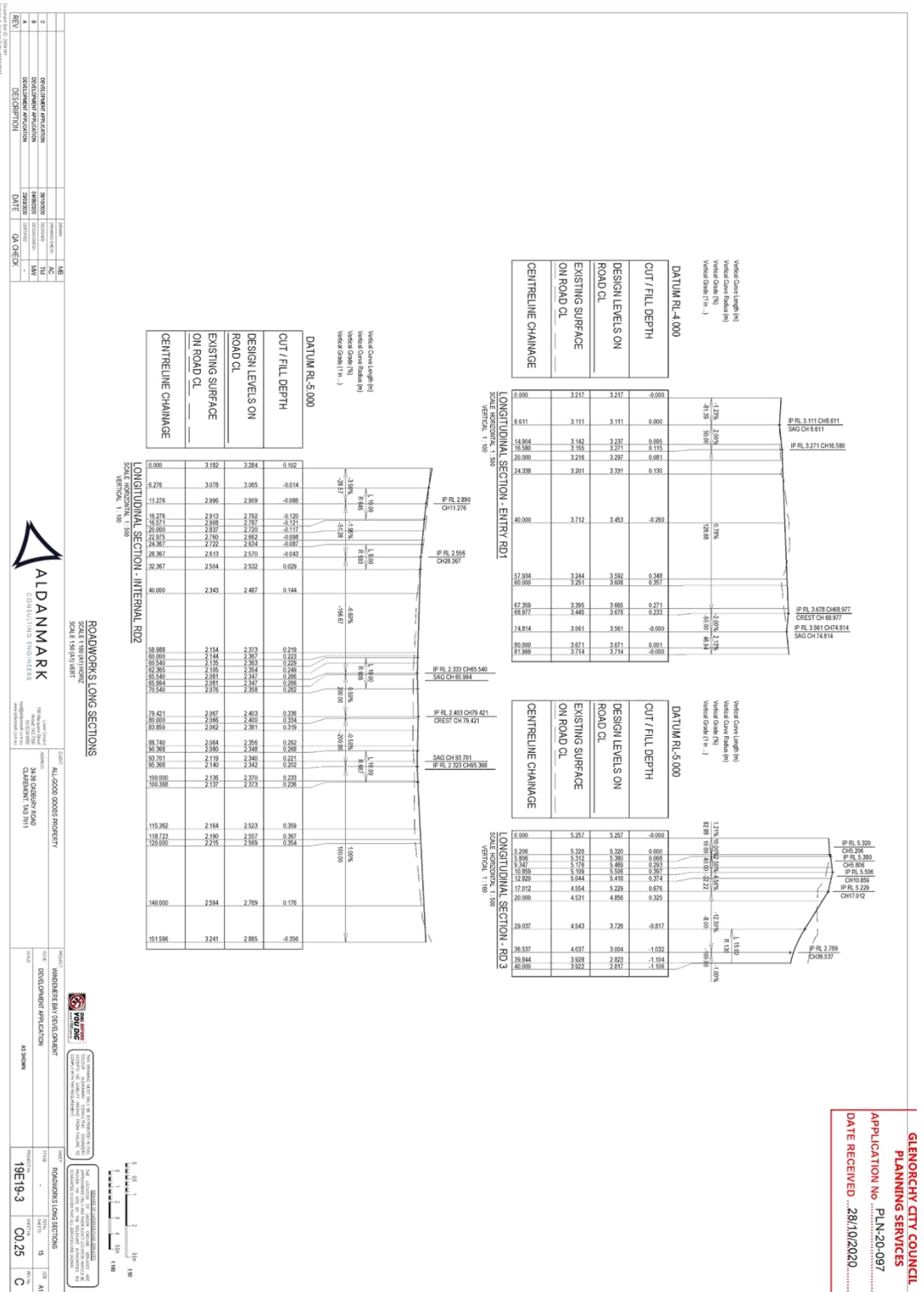


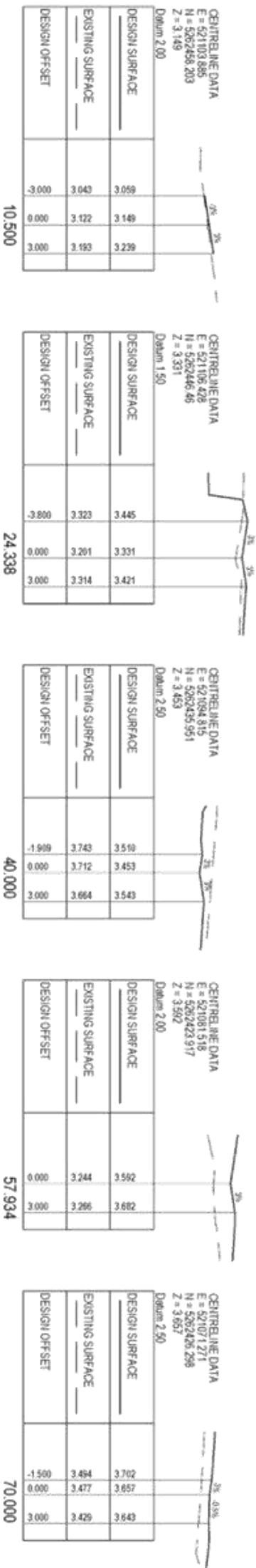




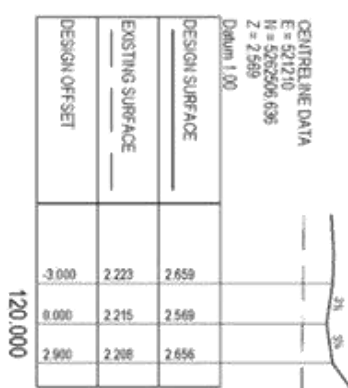
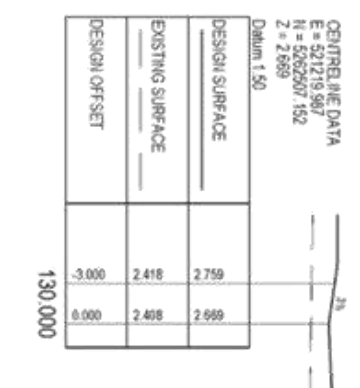
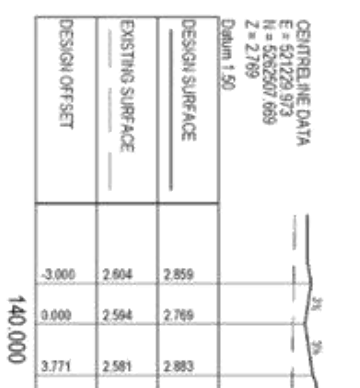
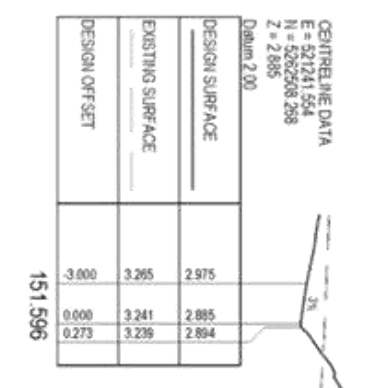








ROADWORKS CROSS SECTIONS - ROAD 1			
STATION	DATE	SCALE	SHEET
19E19-3	15	A1	



PROJECT NO.	ROADWORKS CROSS SECTIONS - ROAD 2	DATE	19E19-3
DATE	01/06	TIME	15
DATE	04/10	TIME	00.27
DATE	04/10	TIME	00.27

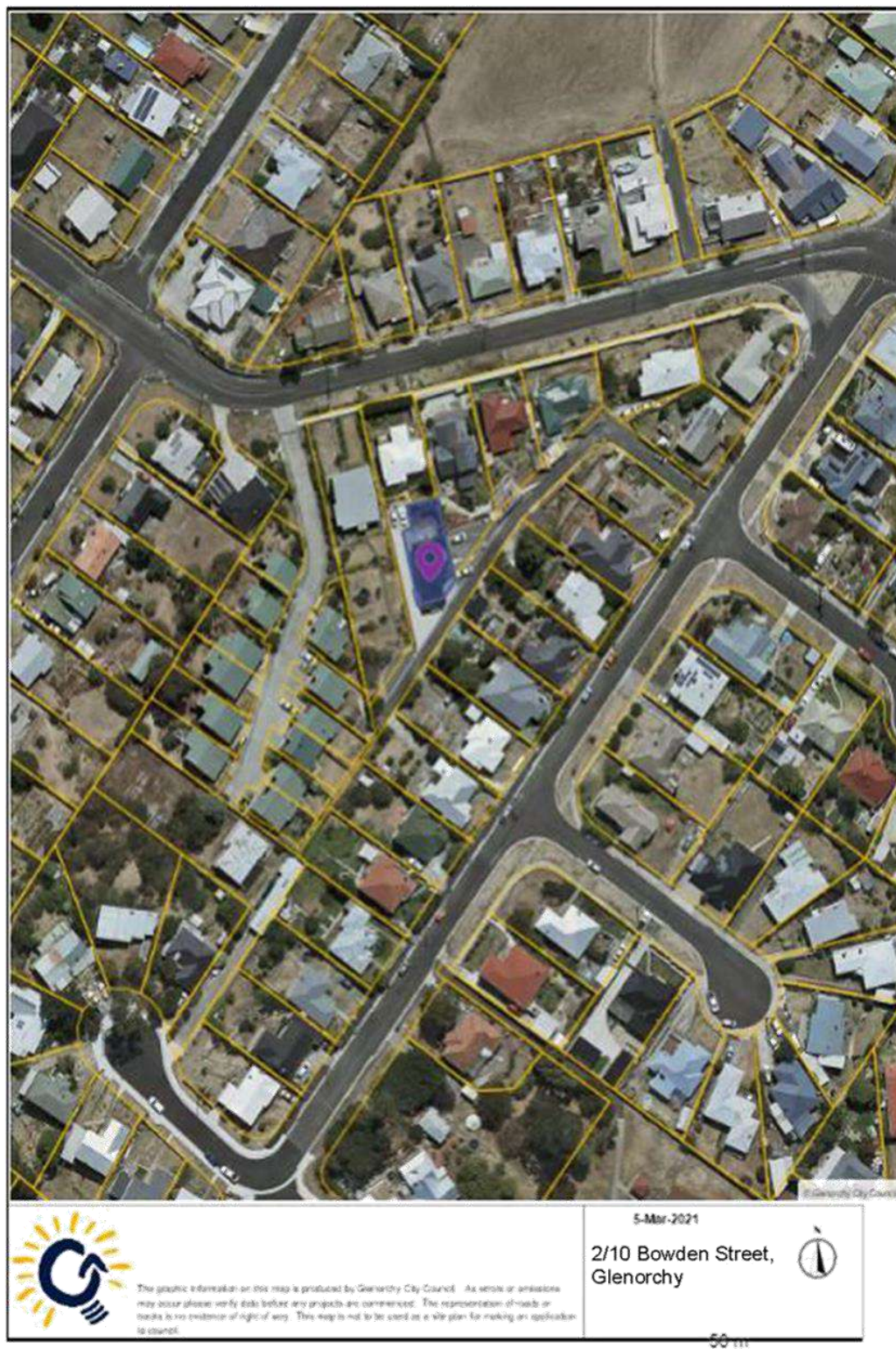


THE QUALITY OF OUR ONLY BE PROTECTED BY THE
COUNTRY. MONSIEUR CHATELAIN, SINGAPORE
ACTING AS QUALITY ASSURED FROM FINEST TO
CONFECTIONERY AND BAKERY.

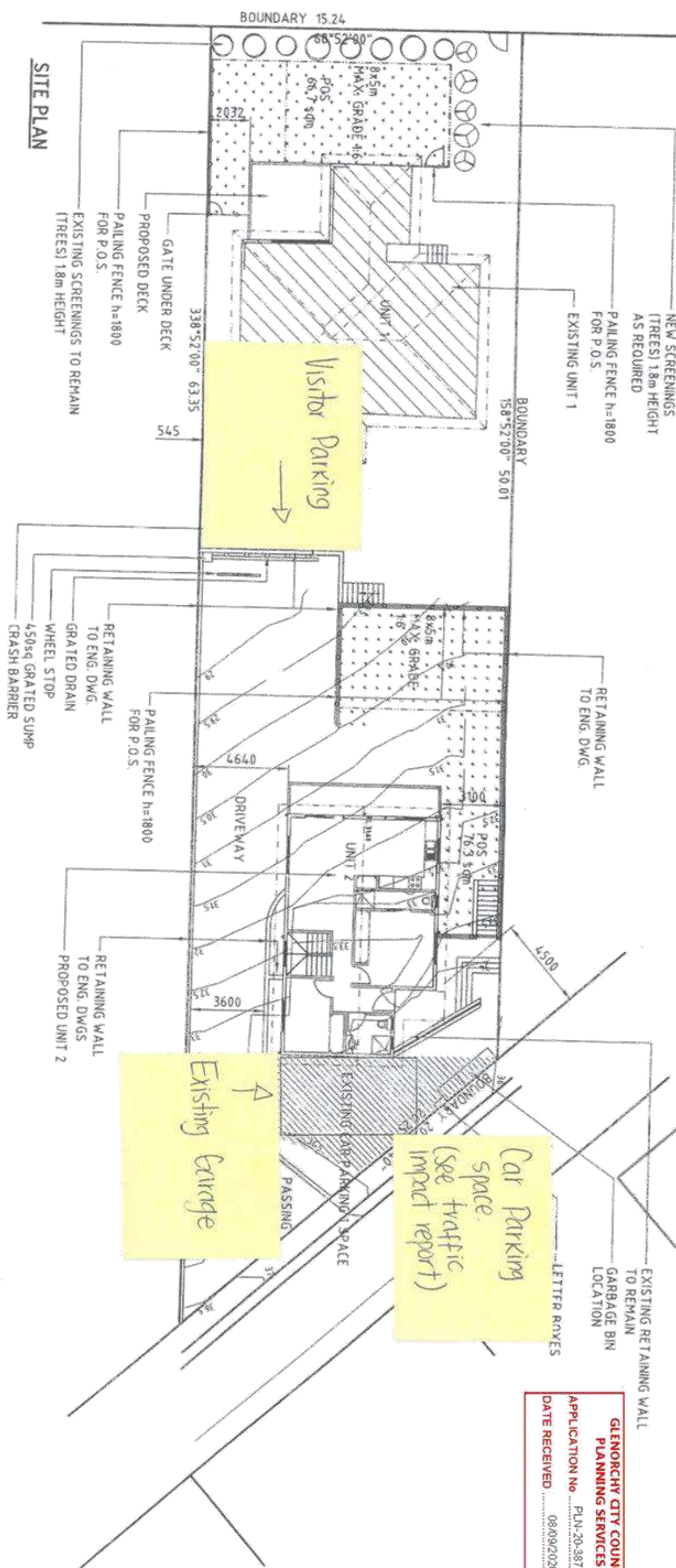
DATE	ROADWORKS CROSS SECTIONS - ROAD 3	DATE	SIZE
19E19-3	CO.28	A1	C







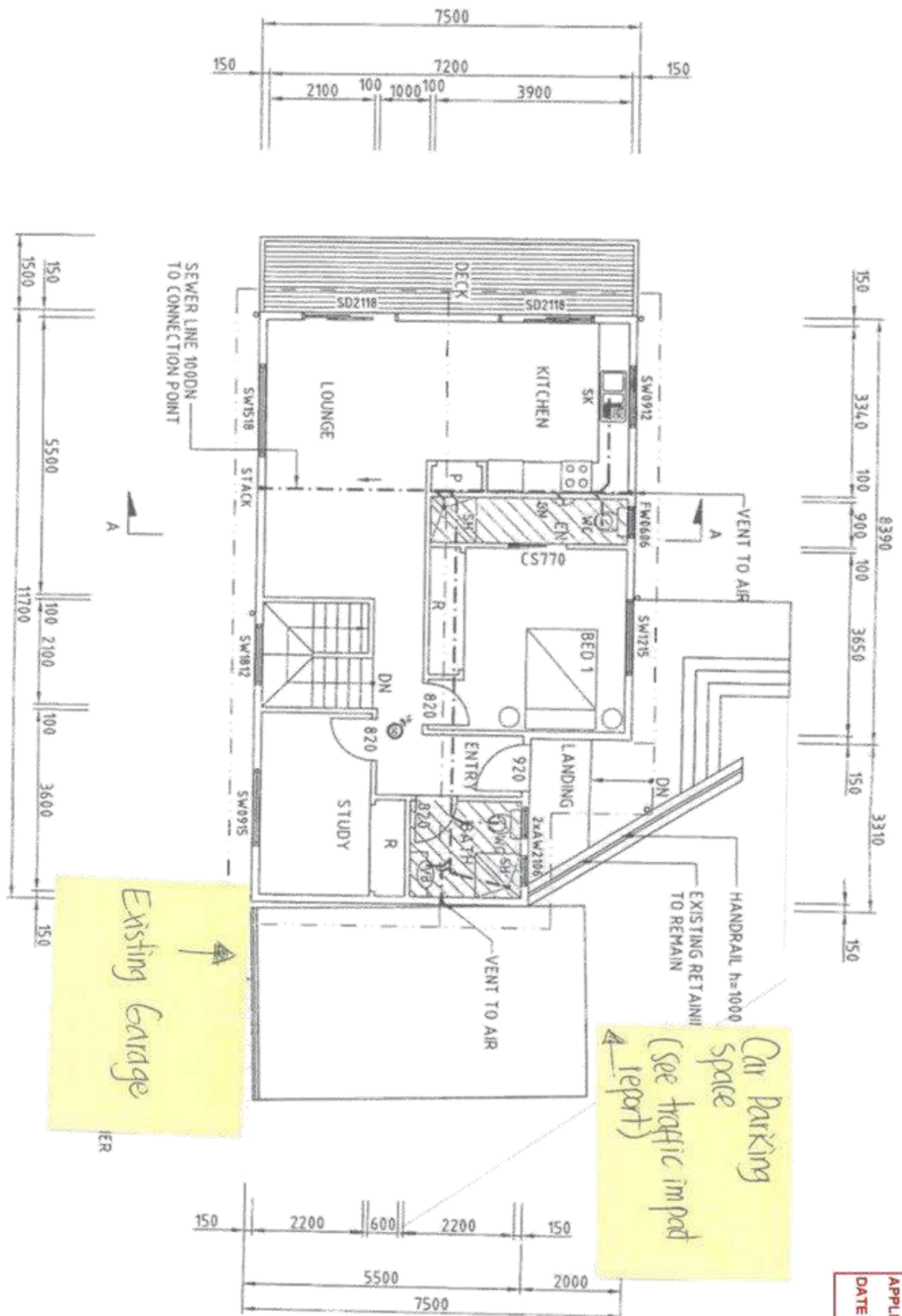
Document Set ID: 2953327
Version: 1 Version Date: 08/09/2020



Document Set ID: 2953327
Version: 1 Version Date: 05/07/2021

- NOTES:
1. STAIR TREADS NOSINGS TO COMPLY WITH BCA 2015-3.9
 2. WINDOW & GLAZING TO COMPLY WITH AS1288 & AS3740
 3. WET AREA CONSTRUCTION (BATH ROOM) TO COMPLY WITH BCA2010
 4. INSTALL CONTROL JOINT TO EXTERNAL BRICKWORK AS NOTED ON FLOOR PLAN INSTALL IN ACCORDANCE WITH BCA 2015, 3.3.1.8
 5. CONTRACTOR TO BE RESPONSIBLE FOR SETTING OUT OF DIMENSIONS. VERIFY ANY DISCREPANCIES WITH DESIGNER PRIOR TO COMMENCING WORKS. ALL LEVELS TO BE CONFIRMED BY BUILDER.

LEVEL 2 & 3 FLOOR PLAN



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No: PLN-20-387
DATE RECEIVED: 08/09/2020

LEGEND:

- ☼ SMOKE DETECTOR HARD WIRED TO ELECTRICAL SYSTEM
- ⊗ EXTRACTOR FAN WITH HEATING ELEMENTS (OPTIONAL)
- CL - CEILING LEVEL
- OP - DOWNPIPE
- DW - DISHWASHER
- F - FRIDGE
- FFL - FINISHED FLOOR LEVEL
- FW - FLOOR WASTE
- GL - GROUND LEVEL
- HP - HOT PLATES
- HW - HOT WATER CYLINDER
- MH - MANHOLE
- NGL - NATURAL GROUND LEVEL
- PTY - PANTRY
- SK - STAINLESS STEEL SINK
- SH - SHOWER
- SPA - SPA BATH
- LT - LAUNDRY TROUGH
- UBO - UNDER BENCH OVEN
- VB - VANITY BASIN
- WO - WALL OVEN BANK
- WC - TOILET
- WM - WASHING MACHINE
- DOOR WIDTH
- 820
- SELECTED TILES TO FLOOR AS REQUIRED (WET AREA FLOORS)



CONSULTING ENGINEERS
Emmanuel Dettas Pty Ltd
phone: 6228 2235 fax: 6228 2235
mobile: 0428 232 811
email: edettas@emmanuel.com.au
GPO Box 305 Hobart 7501

Project Title:
**PROPOSED UNIT DEVELOPMENT
FOR MR. WAYNE CLARKE
10 BOWDEN ST, GLENORCHY
UNIT 2 LEVEL 2 & 3 FLOOR PLAN**

Designed by: E.D. Date: June '17

Scale:

1:100

A3

Job No.

2986

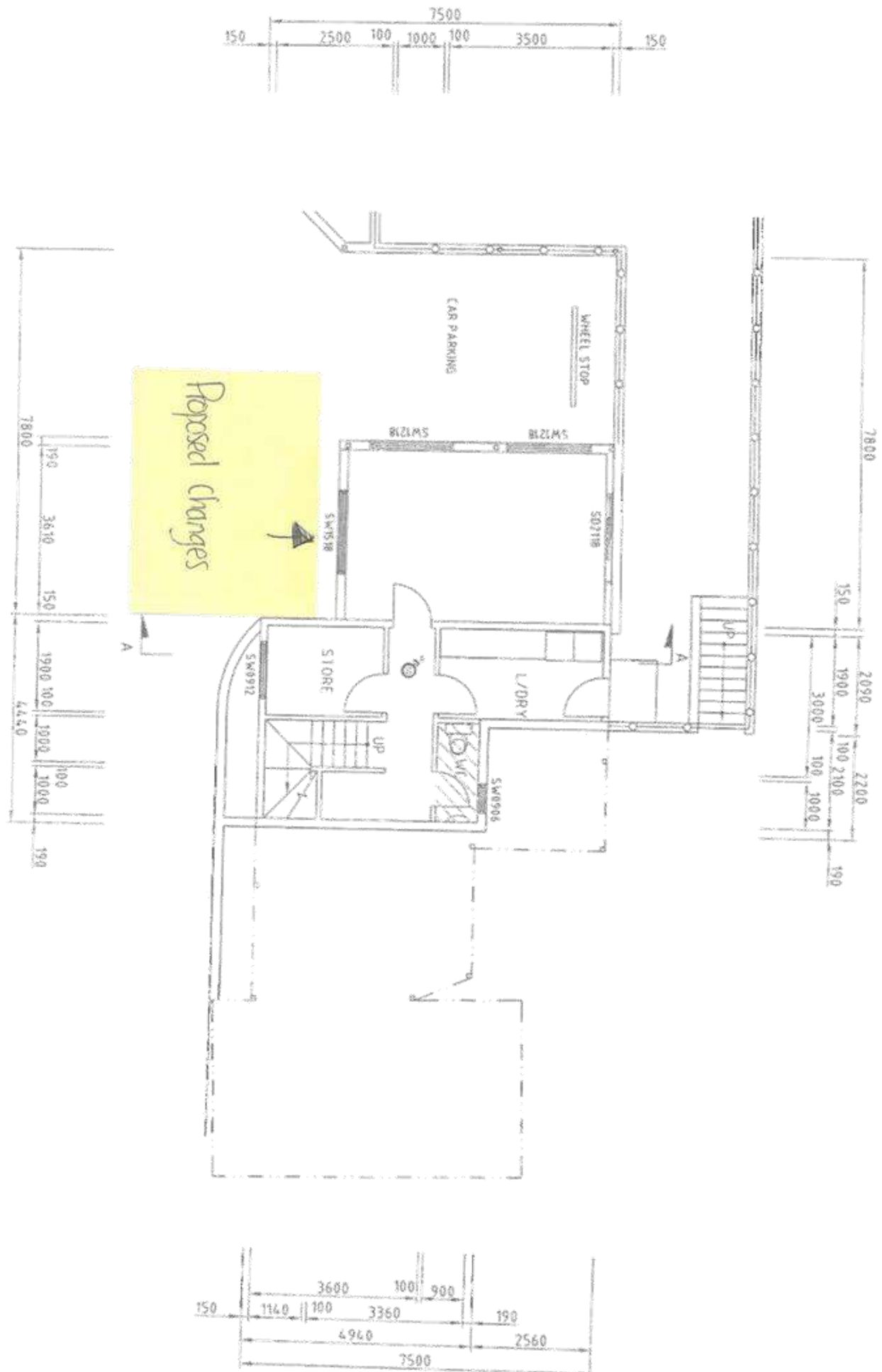
Drawing No.

A1

Rev.

D

Document Set ID: 2953327
Version: 1 Version Date: 05/09/2020



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-387
DATE RECEIVED 08/09/2020

REV. D: FLOOR PLAN, PROPOSED AMENDMENT SEPTEMBER 2020 BY CHARLES E. MCAULISTER
REV. C: FLOOR PLAN AMENDED 28/ JUNE/2017
REV. B: INFORMATION FOR OPENINGS ADDED 01/MAR/2011
REV. A: PLAN CHANGED, etc. 25/ JUN/2010



ENGINEERING ENGINEERS
10 BOWDEN ST, GLENORCHY
phone 0216 2225 fax 0216 2225
mobile 0416 232 871
email: info@engineeringengineers.co.nz
GPO Box 1865 Hobart 7501

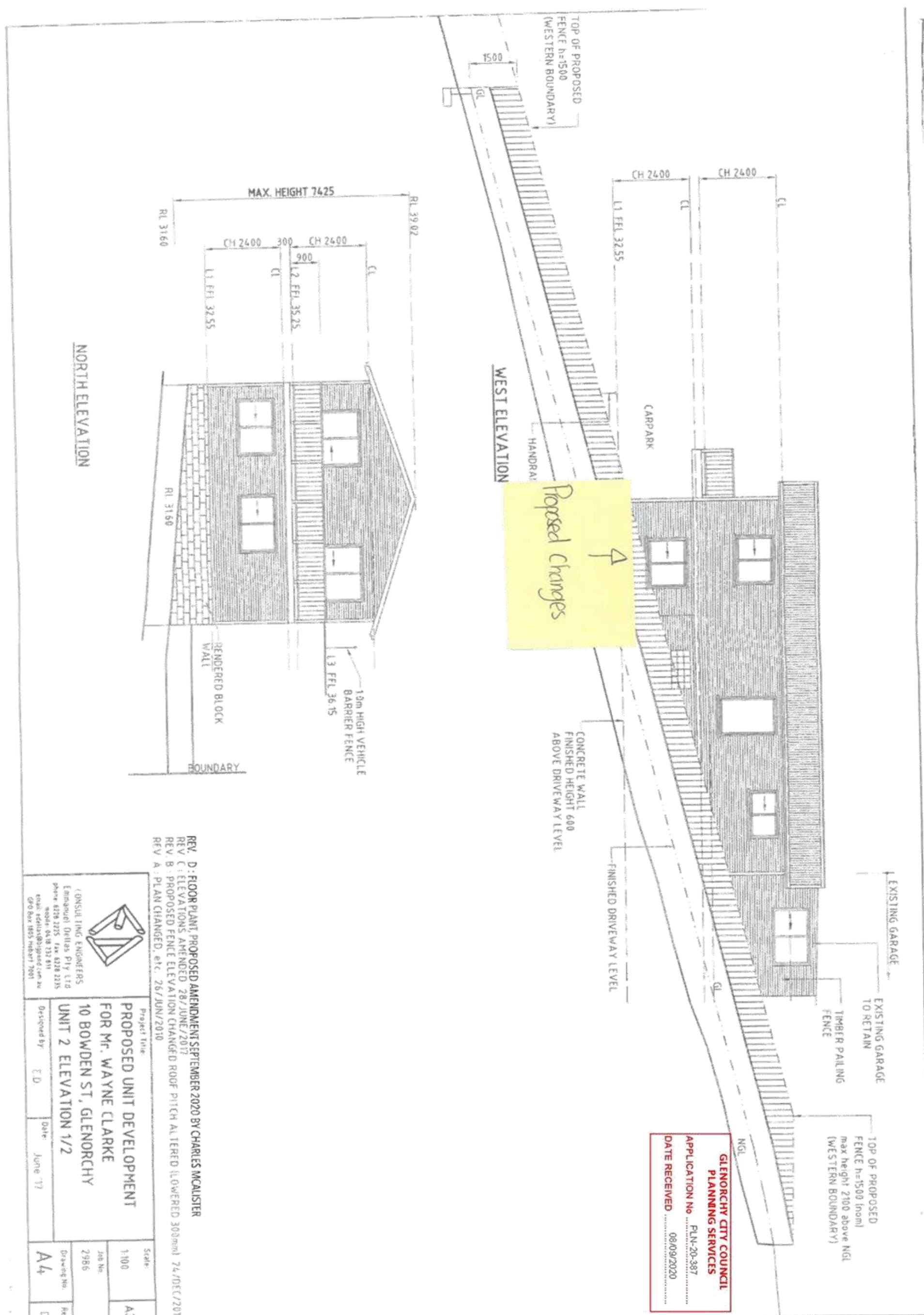
Project Title:
**PROPOSED UNIT DEVELOPMENT
FOR MR. WAYNE CLARKE
10 BOWDEN ST, GLENORCHY
UNIT 2 LEVEL 1 FLOOR PLAN**

Designed by: E.C. Date: June '17

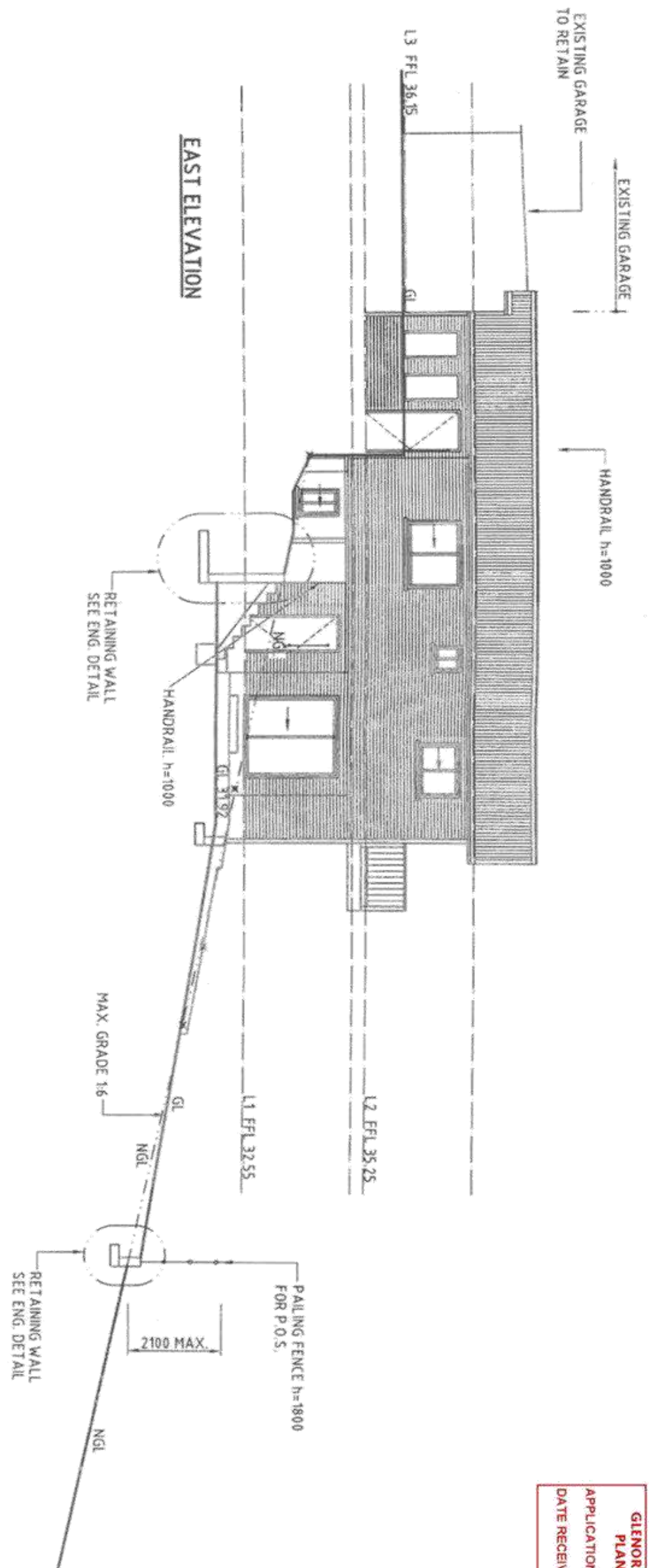
Scale:
1:100 A3

Job No.
2986

Drawing No.
A2 Rev
D

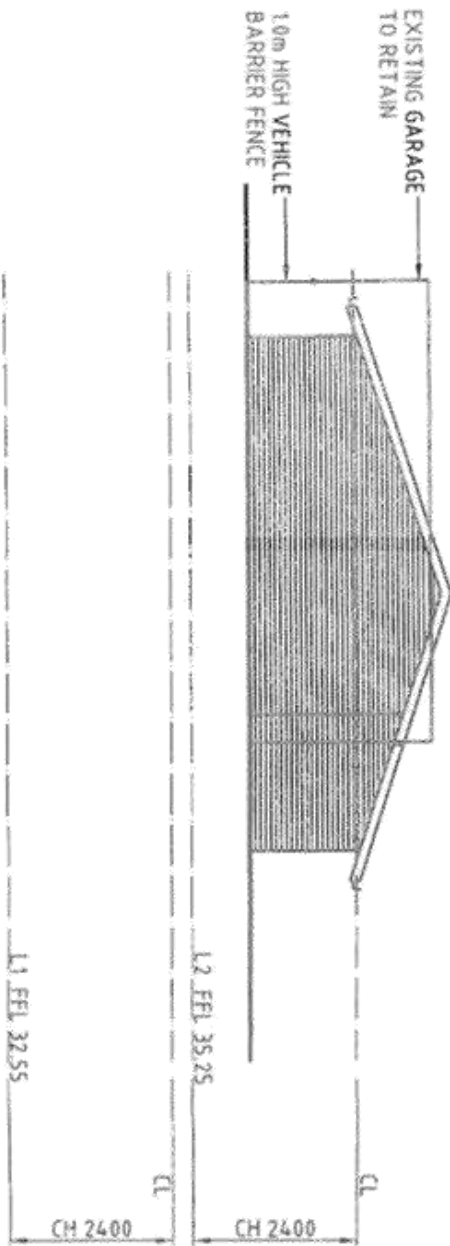


Document Set ID: 2953327
Version: 1 Version Date: 05/09/2017



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-387
DATE RECEIVED 08/09/2020

SOUTH ELEVATION



REV. B: ELEVATIONS AMENDED 28/JUNE/2017
REV. A: PLAN CHANGED, etc. 26/JUN/2010



CONSULTING ENGINEERS
Emmanuel Dallas Pty Ltd
phone: 6728 2235 fax: 6728 2235
mobile: 0416 222 871
email: eadallas@bigpond.com.au
GPO Box 1865 Hobart 7501

Project Title:
PROPOSED UNIT DEVELOPMENT
FOR MR. WAYNE CLARKE
10 BOWDEN ST, GLENORCHY
UNIT 2 ELEVATION 2/2

Designed by: E.D. **Date:** June '17

Scale: 1:100 **A3**
Job No. 2986
Drawing No. A5 **Rev.** B

4-Mar-2021

Disclaimer: 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.

100 m

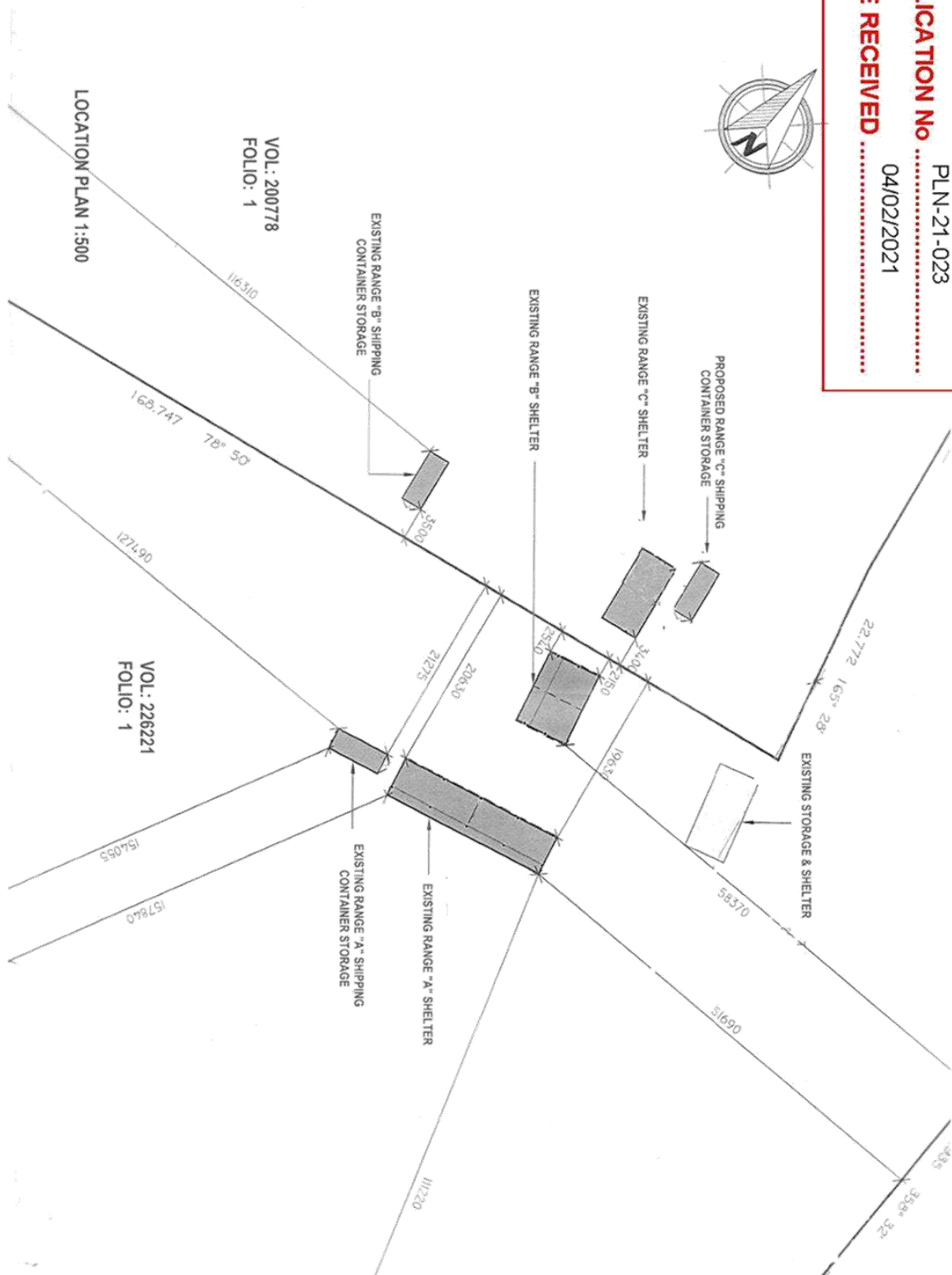
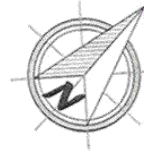


GLENORCHY CITY COUNCIL PLANNING SERVICES

PLN-21-023
APPLICATION No

04/02/2021
DATE RECEIVED

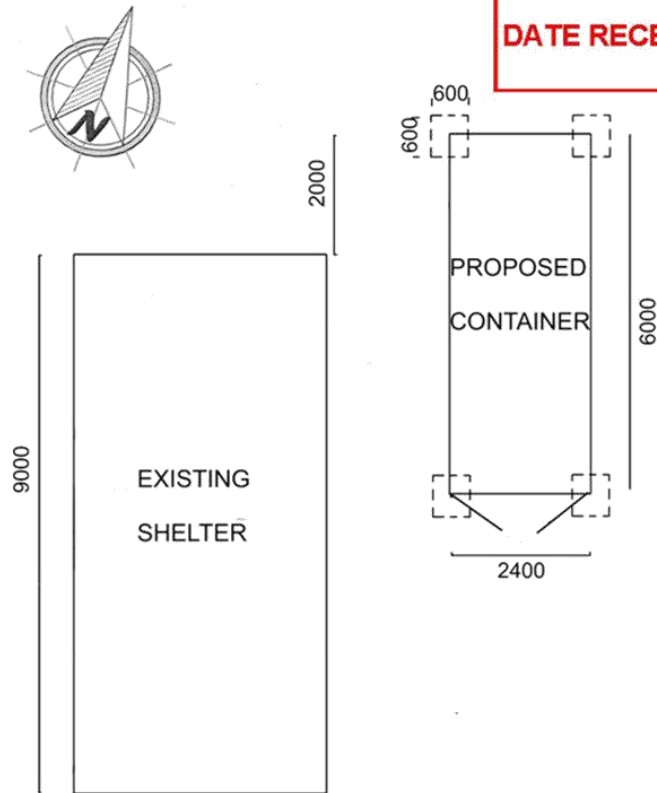
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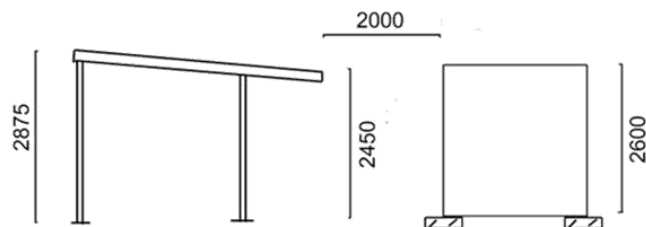
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FOLIO: 1

VOL: 226221
FOLIO: 1

LOCATION PLAN 1:500



FLOOR PLAN



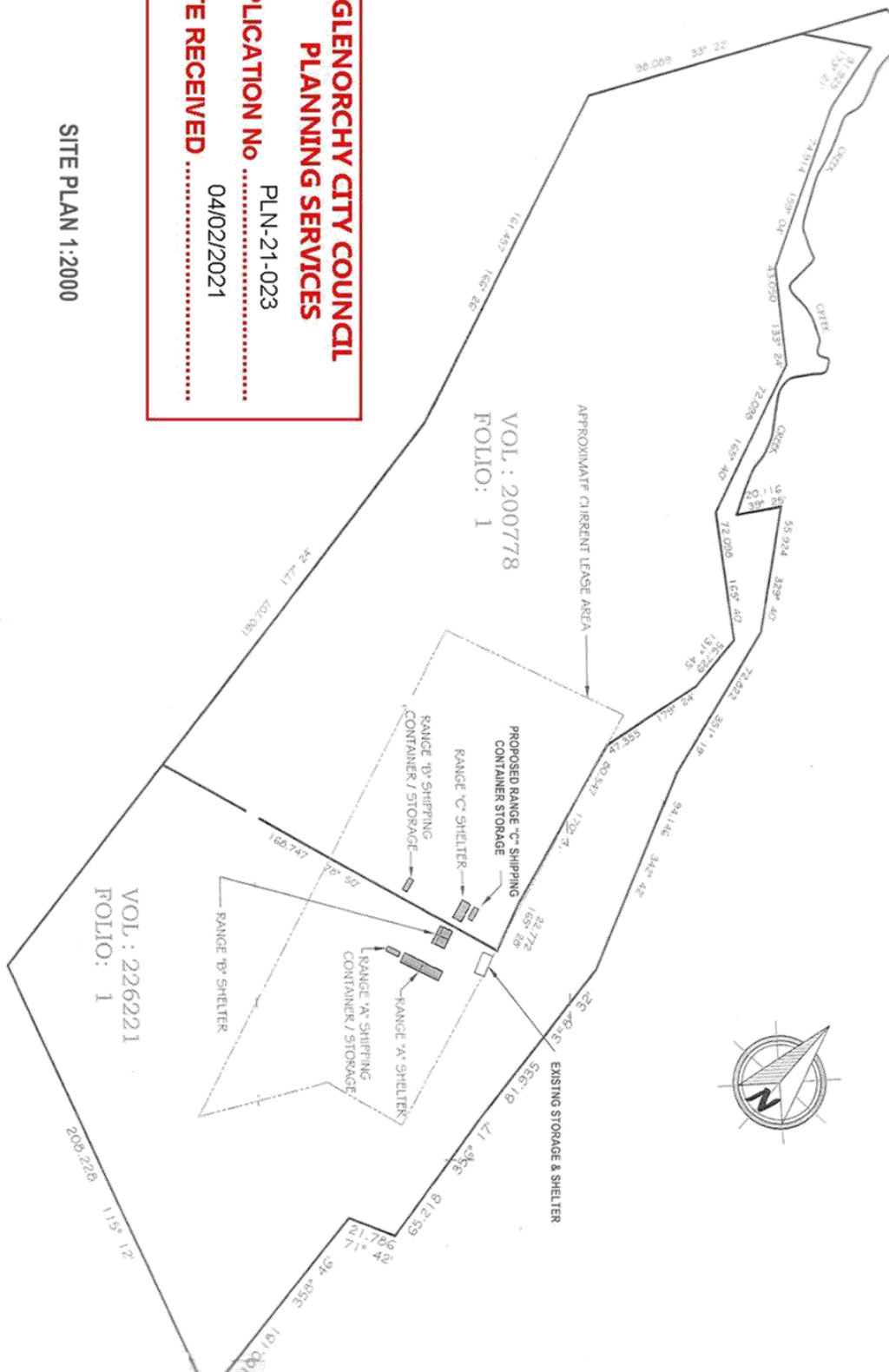
SOUTH ELEVATION

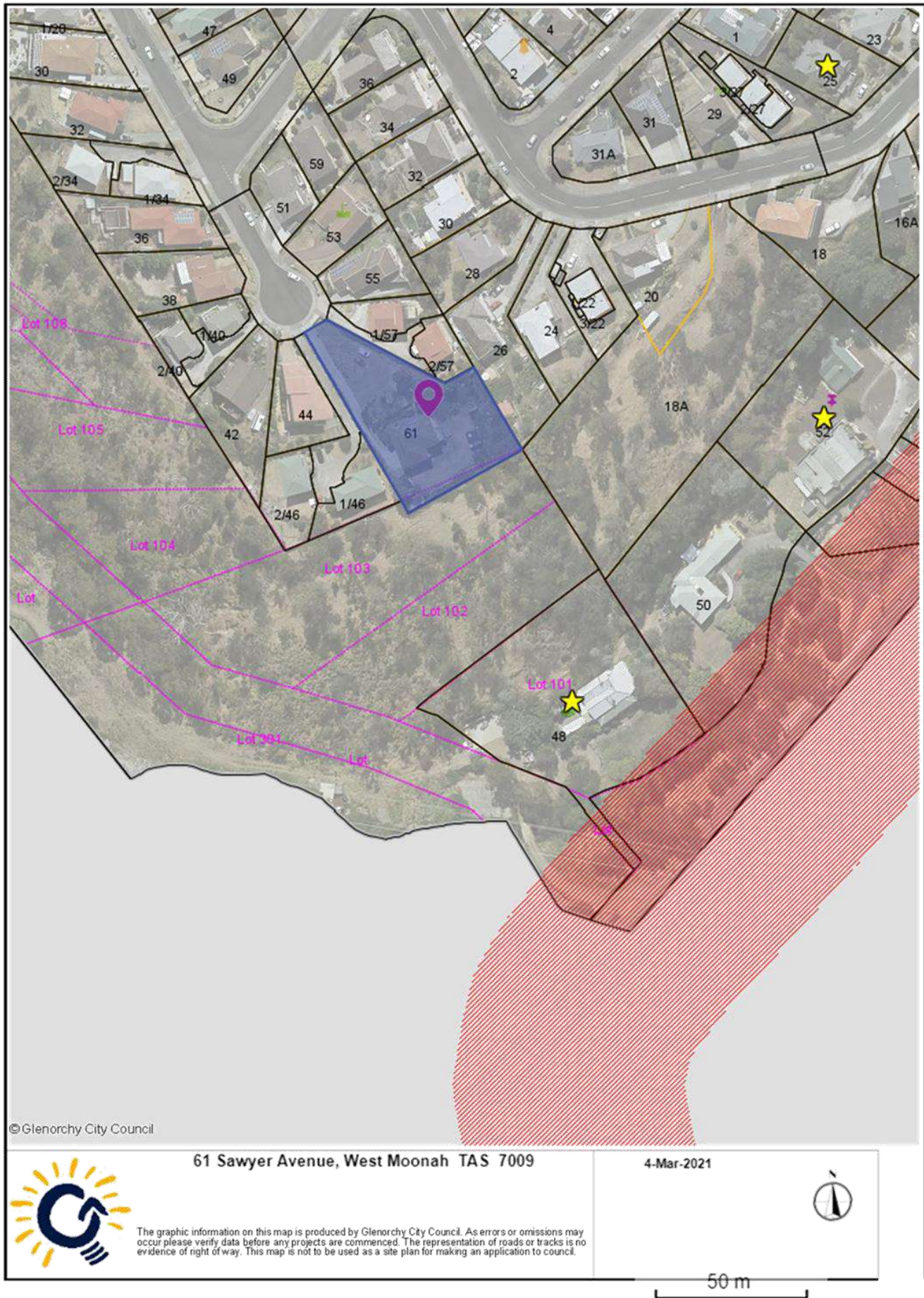
ELEVATION AND FLOOR PLAN (RANGE "C" CONTAINER) 1:100

PROPOSAL : SHIPPING CONTAINER X 1

OWNER : SPORTING SHOOTERS ASSOCIATION OF AUSTRALIA, GLENORCHY

Document Set ID: 2944866
Version: 1, Version Date: 04/07/2021





PROPOSED HOUSE
59 SAWYER AVENUE, WEST MOONAH

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No ... PLN-20-457
DATE RECEIVED ... 21/01/2021

SHEET	DRAWING
DA 01	CONTENTS
DA 02	SITE PLAN
DA 03	FLOOR PLANS
DA 04	FLOOR PLANS
DA 05	ELEVATIONS
DA 06	ELEVATIONS
DA 07	ELEVATIONS
DA 08	ELEVATIONS
DA 09	DRIVEWAY SECTION
DA 10	SHADOW WINTER SOLSTICE 9 A M
DA 11	SHADOW WINTER SOLSTICE 12 P M
DA 12	SHADOW WINTER SOLSTICE 3 P M
DA 13	SHADOW EQUINOX 9 A M
DA 14	SHADOW EQUINOX 12 P M
DA 15	SHADOW EQUINOX 3 P M
DA 16	SHADOW SUMMER SOLSTICE 9 A M
DA 17	SHADOW SUMMER SOLSTICE 12 P M
DA 18	SHADOW SUMMER SOLSTICE 3 P M
DA 19	IMAGES
DA 20	IMAGES
DA 21	IMAGES



V04.05

2162

AMENDMENT	DATE	DETAILS
1	04/09/20	PRELIMINARY DESIGN V2
2	23/09/20	SERIALIZED WCS & ENLARGED DRIVING SOLARSHY WINDOW
3	09/10/20	ISSUE OF DA DOCUMENTS
4	21/01/21	AMENDED DRIVE PAVING, LOCATION ON SITE & ADDED SHADOW DIAGRAMS

PROPOSED HOUSE
FOR A BAINES
59 SAWYER AVENUE, WEST MOONAH
JOB NO. 2162

DA 01

UNARCH PTY. LTD. ACN 062 237 530
119 Rooding Beach Road
South Arm Tasmania 7022
m 0417 878 723
a linarch@linarch.com
w linarchdesign.com
TCC REG. NO. CC3971 © COPYRIGHT 2020



AREAS:	M²
SITE	602
FLOOR AREAS	
PROPOSED LEVEL 1	102.6
PROPOSED GROUND LEVEL	55.5
PROPOSED GARAGE	23.8
TOTAL	181.9
PROPOSED PORCH / COURTYARD	10.5
PROPOSED L1 DECK	24.6
PROPOSED GL DECK	31.1
FINISHED FLOOR LEVEL	
PROPOSED LEVEL 1	RL 108.700
PROPOSED GARAGE	RL 108.650
PROPOSED GROUND LEVEL	RL 105.200

Site Plan

Scale 1:200 @ A3

AMENDMENT	DATE	DETAILS
1	14/05/20	PRELIMINARY DESIGN
2	03/09/20	PRELIMINARY DESIGN V2
3	09/10/20	ISSUE FOR DA DOCUMENTS
4	21/01/21	AMENDED DRIVE PARKING LOCATION ON SITE & ADDED SHADOW DIAGRAMS



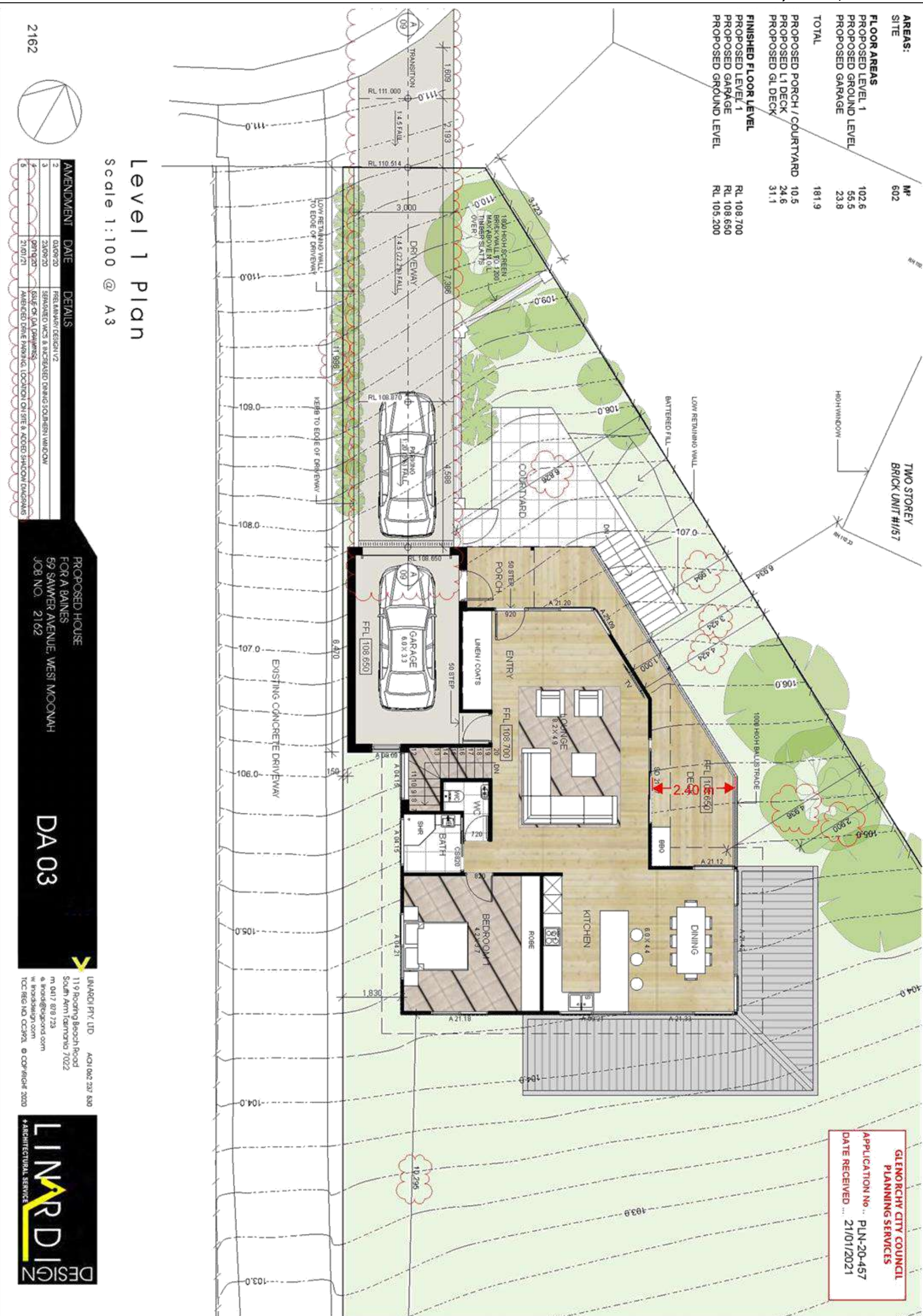
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-457
DATE RECEIVED ... 21/01/2021

PROPOSED HOUSE
FOR A BAINEES
59 SAWYER AVENUE, WEST MOONAH
JOB NO. 2162

DA 02

UNARCH PTY. LTD. ACN 062 237 530
119 Roding Beach Road
South Arm Tasmania 7022
m 0417 878 723
a linarch@linarch.com
w linarchdesign.com
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LINEARCH
DESIGN
+ARCHITECTURAL SERVICE



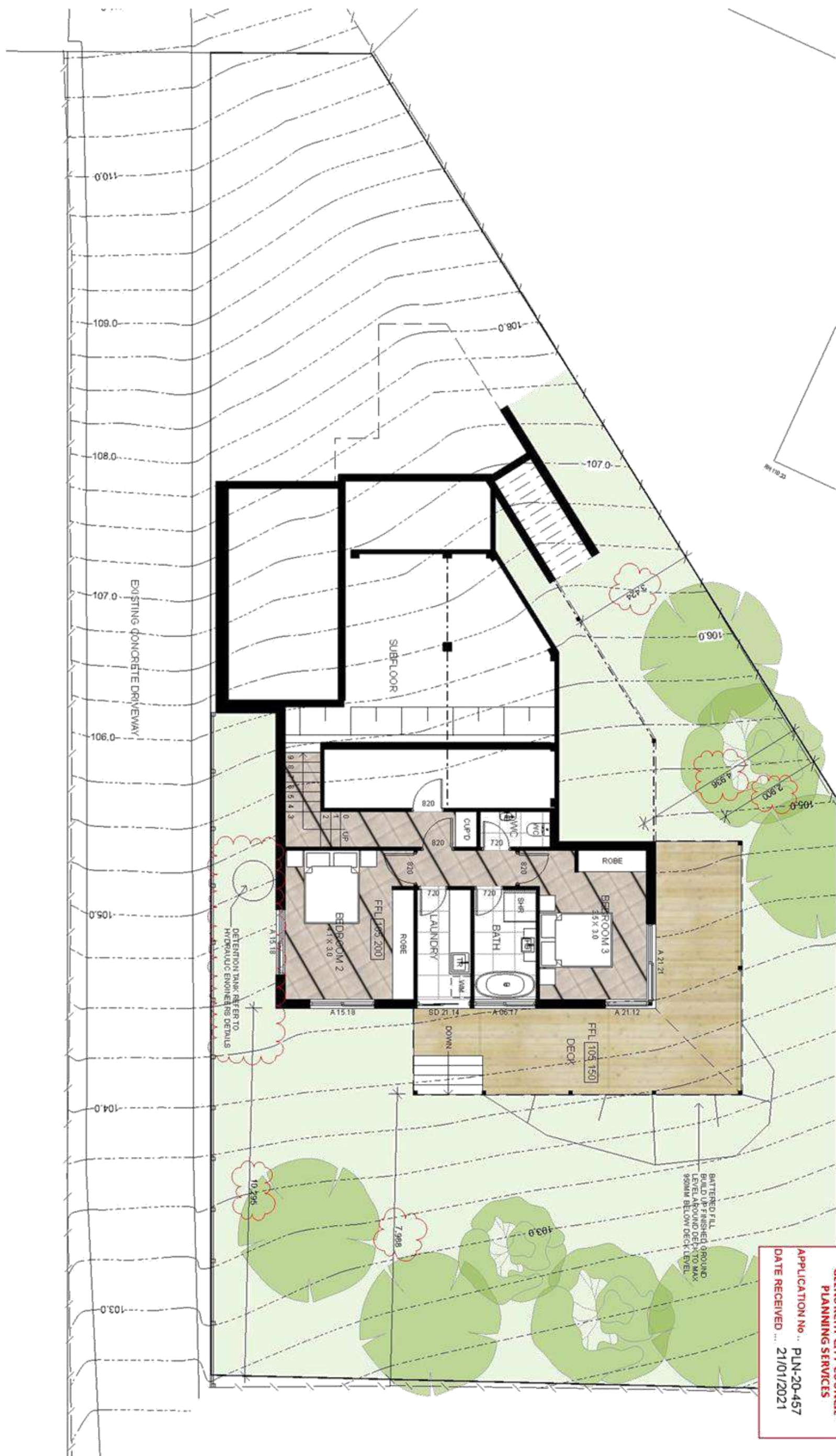
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AMENDMENT	DATE	DETAILS
1	03/09/20	PRELIMINARY DESIGN V2
2	23/09/20	SERIALIZED WCS & ENHANCED DRIVING SOLARSHY WINDOW
3	20/09/20	ISSUE OF DA DOCUMENTS
4	21/01/21	AMENDED DRIVE PAVING, LOCATION ON SITE & ADDED SHADOW DIAGRAMS

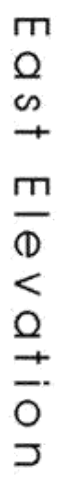
Ground Level Plan

Scale 1:100 @ A3



Scale 1:100 @ A3


 LINDI
DESIGN
+ ARCHITECTURAL SERVICE



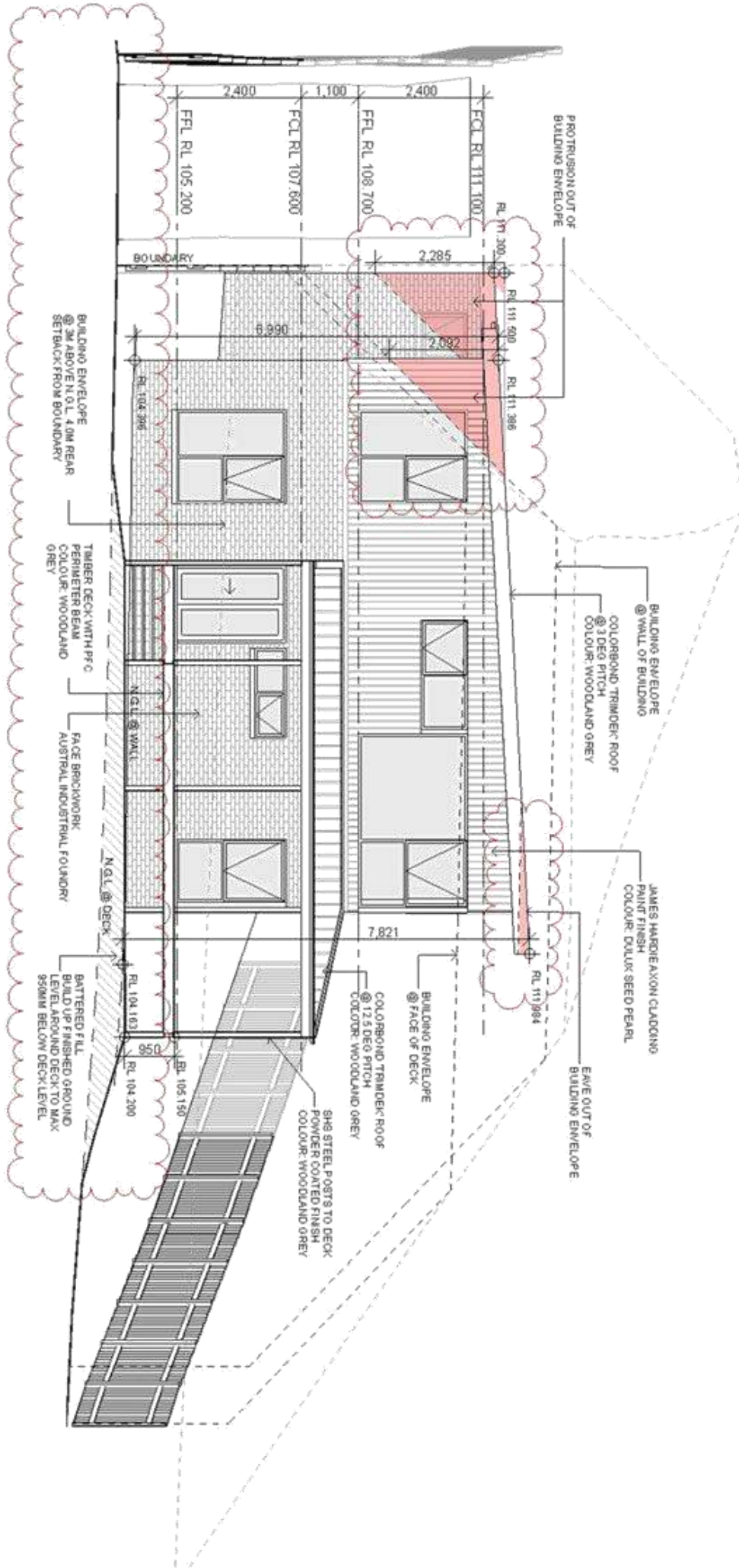
Scale 1:100 @ A3

PROPOSED HOUSE
FOR A BAINES
59 SAWYER AVENUE, WEST MOONAH
JOB NO. 2162

DA 06

LINARD
DESIGN
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-457
DATE RECEIVED ... 21/01/2021



South Elevation

Scale 1:100 @ A3

AMENDMENT	DATE	DETAILS
1	03/09/20	PRELIMINARY DESIGN V2
2	23/09/20	SERIALIZED WCS & INCORPORATED DURING SOUTH ELEVATION WINDOW
3	21/01/21	ISSUE OF DA DOCUMENTS
4	21/01/21	AMENDED DRAINAGE PLAN, LOCATION ON SITE & ADDED SHADOW DIAGRAMS

PROPOSED HOUSE
FOR A BAINES
59 SAWYER AVENUE, WEST MOONAH
JOB NO. 2162

DA 07

LINARCH PTY. LTD. ACN 062 237 530
1119 Roding Beach Road
South Arm Tasmania 7022
m 0417 878 723
e linarch@linarch.com
w linarchdesign.com
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Scale 1:100 @ A3

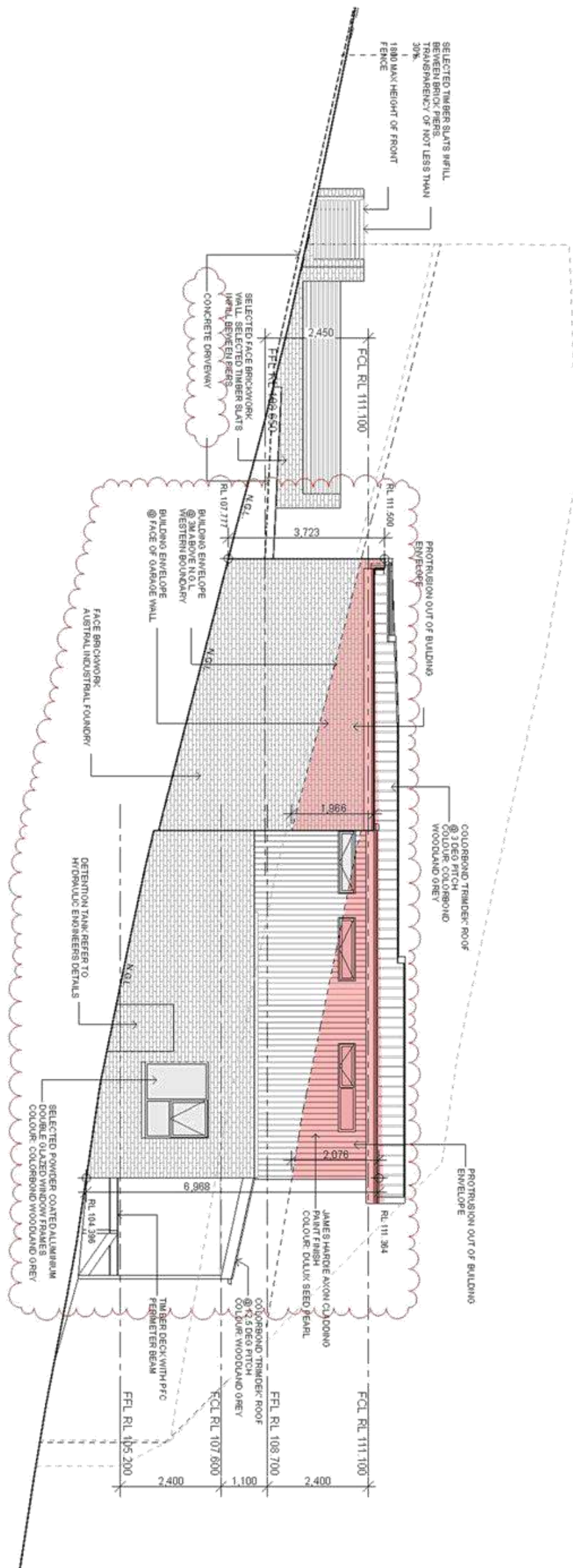
AMENDMENT	DATE	DETAILS
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2	09/10/20	
4	20/10/21	ISSUE OF DA DRAWINGS
5	21/01/21	AMENDED DRAINAGE, LOCATION ON SITE & ACROD SHADOW DIAGRAMS

PROPOSED HOUSE
FOR A BAINE
59 SAWYER AVENUE, WEST MOONAH
JOB NO. 2162

DA 08

UNAROI PTY. LTD. ACN 062 237 830
119 Roading Beech Road
South Arm Tasmania 7022
m 0417 878723
e info@unaroiltd.com
w unaroiltd.com
TCC REG NO. CC3924 © COPRIGHT 2000

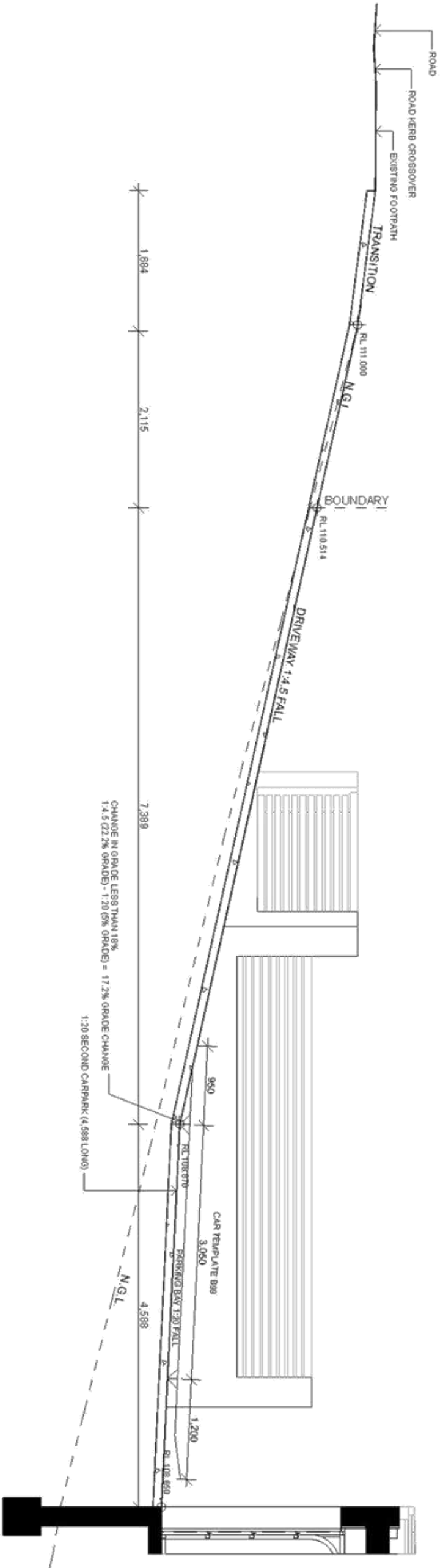
LINARD
+ ARCHITECTURAL SERVICE
DESIGN



Addressing 10.4.5 width of openings for garages and carports for all dwellings P1

Due to the shape of the block with narrow frontage and steep gradient it was necessary to minimised the driveway length which in turn affected the positioning of the garage door in relation to the house.
The height of the garage is substantially lower than the road frontage and crossover which would mean the garages visual impact is minimised when viewed from the street. Additionally we are proposing a single garage door rather than a double and therefore we believe that overall proposed design meet the performance criteria of 10.4.5.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-457
DATE RECEIVED 21/01/2021



A 03 Driveway Section

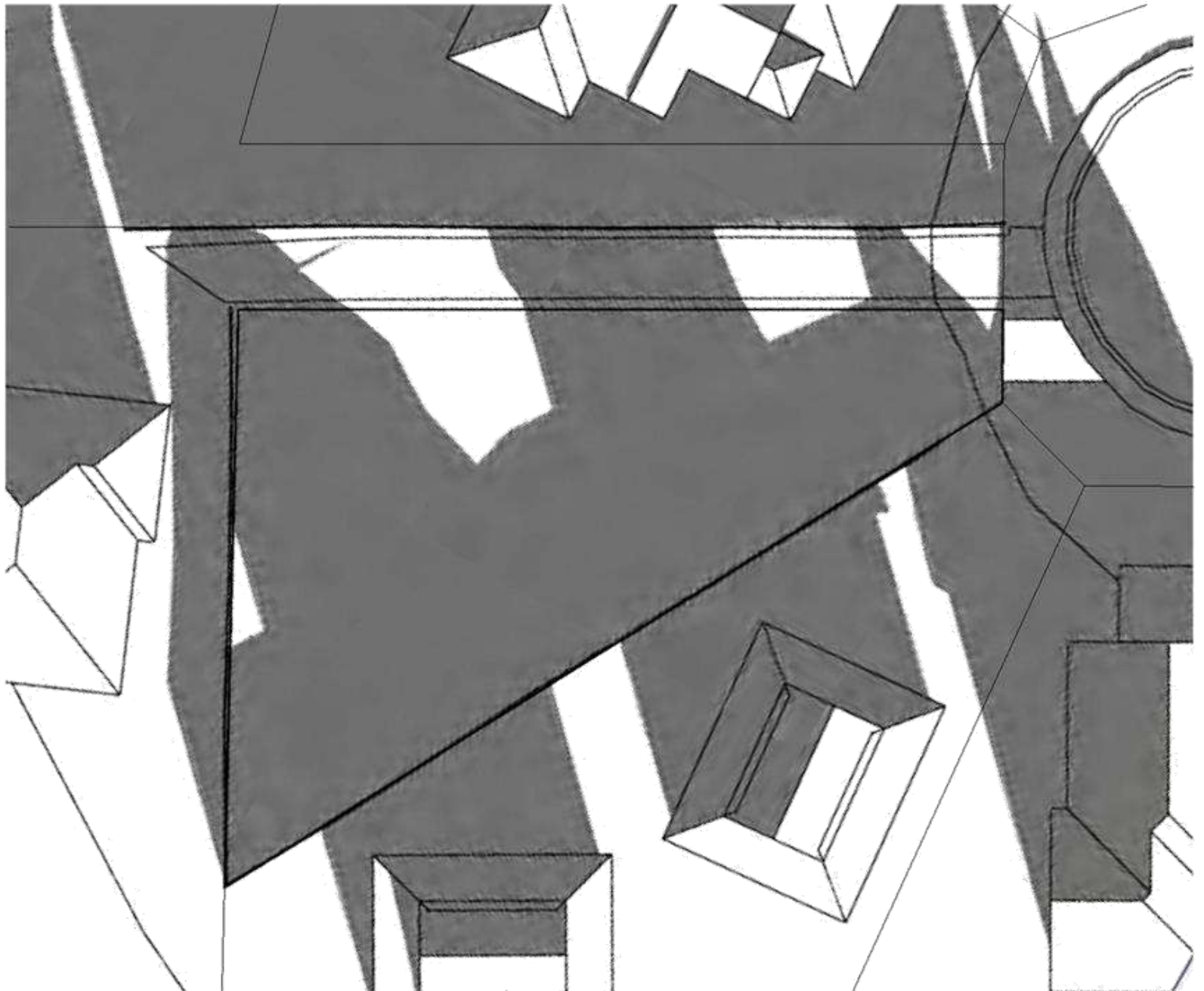
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PROPOSED HOUSE
FOR A BAINES
69 SAWYER AVENUE, WEST MOONAH
JOB NO. 2162

DA 09

LINARCH PTY. LTD. ACN 062 237 530
1119 Roding Beach Road
South Arm Tasmania 7022
m 0417 878 723
e linarch@bigpond.com
w linarchdesign.com
TCC REG NO CC392 © COPYRIGHT 2020





Existing

Winter Solstice June 22 - 9 am

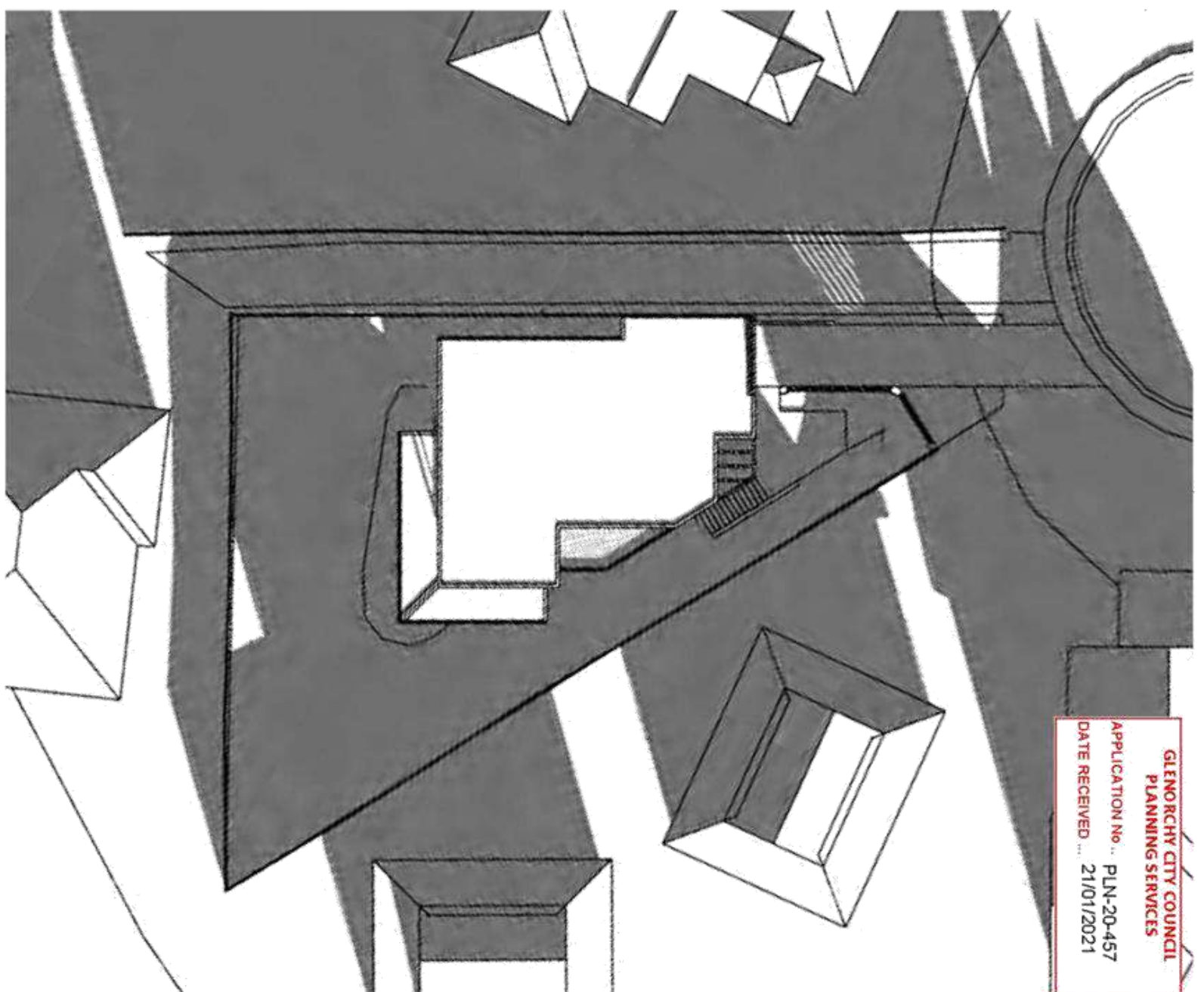
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AMENDMENT DATE DETAILS

5	21/01/21	PROPOSED HOUSE
		FOR A BAINES
		59 SAWYER AVENUE, WEST MOONAH
		JOB NO. 2162

PROPOSED HOUSE
FOR A BAINES
59 SAWYER AVENUE, WEST MOONAH
JOB NO. 2162

DA 10



Proposed

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-457
DATE RECEIVED ... 21/01/2021

UNARCH PTY. LTD. ACN 062 237 530
1119 Roding Beach Road
South Arm Tasmania 7022
m 0417 878 723
e info@unarch.com
w unarchdesign.com
TCC REG. NO. CC3974 © COPYRIGHT 2020

UNARCH
DESIGN
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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-457	Council notice date	04/11/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01840-GCC	Date of response	28/01/2021
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	61 SAWYER AVE, WEST MOONAH	Property ID (PID)	3372950
Description of development	New Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Linardi Design	Site Plan DA02	5	21/01/2021
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 connection and sewerage system and connection 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/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 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 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.aa

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



© Glenorchy City Council

19 and 21 Chapel Street, Glenorchy
26-Feb-2021

Disclaimer: 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.

20 m



PROPOSED RESIDENTIAL DEVELOPMENT 19 & 21 JACKSON STREET, GLENORCHY DIRECTOR OF HOUSING PD20186

BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE LANDSCAPING PLAN
03	SITE DRAINAGE PLAN
04	LOCALITY PLAN
05	SHADOW DIAGRAMS
06	SHADOW DIAGRAMS

UNIT 1/19-21 BUILDING DRAWINGS

No	DRAWING
U1-01	FLOOR PLAN
U1-02	ELEVATIONS
U1-03	ELEVATIONS
U1-04	ROOF PLAN

UNIT 2-3/21 BUILDING DRAWINGS

No	DRAWING
U3-01	FLOOR PLAN
U3-02	ELEVATIONS
U3-03	ELEVATIONS
U3-04	ROOF PLAN

UNIT 2-3/19 BUILDING DRAWINGS

No	DRAWING
U5-01	FLOOR PLAN
U5-02	ELEVATIONS
U5-03	ELEVATIONS
U5-04	ROOF PLAN



PLANNING

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-20-342

DATE RECEIVED 28/01/21



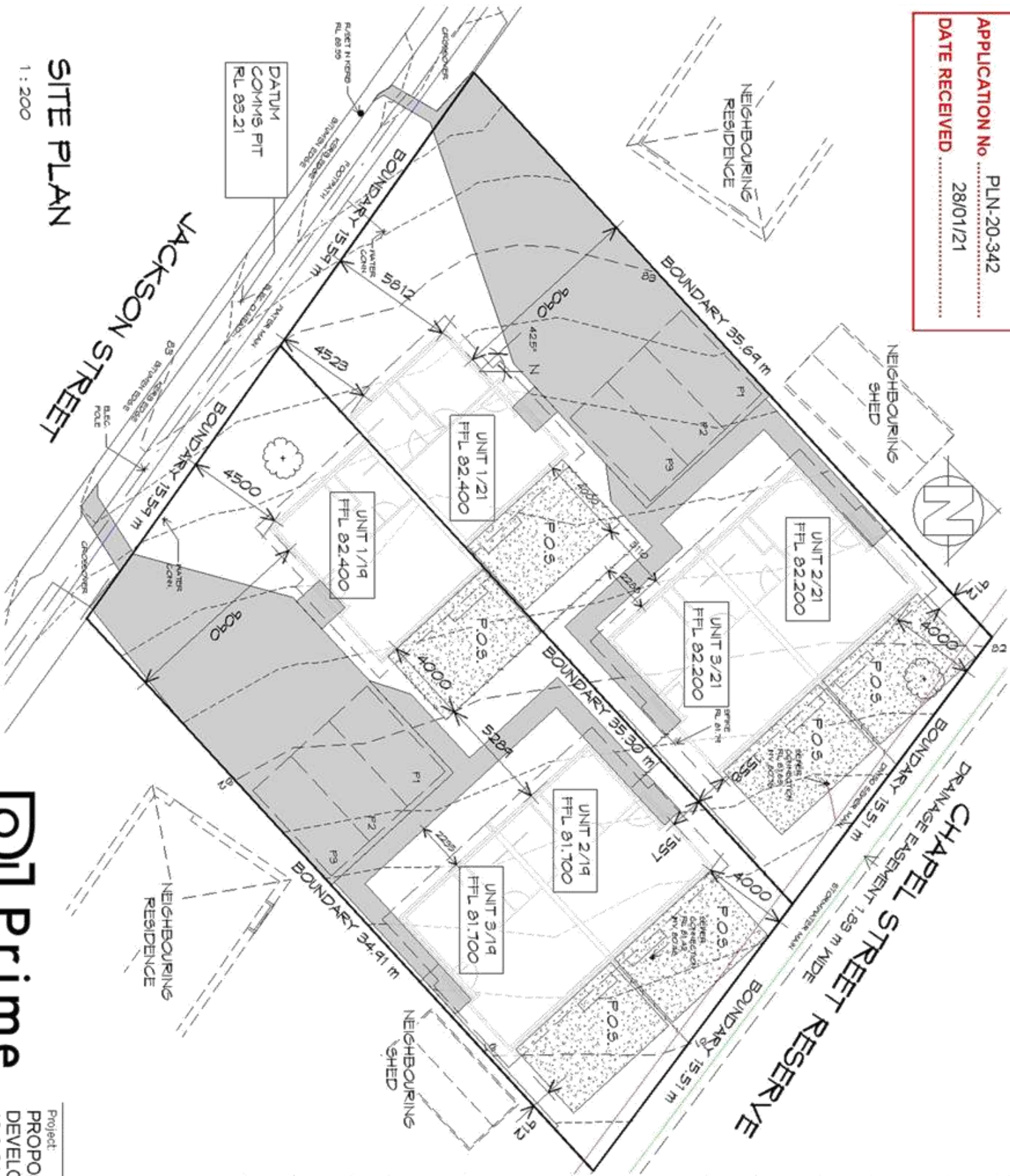
your build, your way

10 Goodman Court, Invermay Launceston 7248
P(0) +03 6332 3790
160 New Town Road, New Town, Hobart 7008
P(0) +03 6228 4575
info@primedesign.com.au primedesign.com.au
Accredited Building Practitioner: Frank Gasbas - No CC246A

DECEMBER 2020



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No **PLN-20-342**
DATE RECEIVED **28/01/21**



SITE PLAN
1 : 200



Document Set: 19-21 Jackson St
Version: 1
Version Date: 08/01/2021

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- GENERAL NOTES**
- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
 - WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
 - ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC 2019, ALL
 - S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
 - ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT
 - ALLOW FOR WALL LININGS
 - CONFIRM ALL FLOOR AREAS
 - ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH
 - A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
 - BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE
 - CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR
 - STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE
 - ENGINEER'S STRUCTURAL DRAWINGS
 - ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S.
 - 2047
 - ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT
 - BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO
 - CONSTRUCTION
 - IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS
 - DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY
 - ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY
 - DESIGNER
 - BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING
 - CONDITIONS
 - BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND
 - PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
 - CONSTRUCTION TO COMPLY WITH AS 3959, READ IN CONJUNCTION
 - WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

SITE DETAIL
HORIZONTAL DATUM IS ARBITRARY
VERTICAL DATUM IS ARBITRARY
WARNINGS:
THE DETAIL SHOWN / RECORDED
• MAY ONLY BE CORRECT AT THE DATE OF SURVEY,
• IS NOT A COMPLETE REPRESENTATION OF ALL SURFACE AND
• UNDERGROUND DETAIL.
• SHOULD ONLY BE USED FOR THE PURPOSES INTENDED.
THE LOCATIONS OF UNDERGROUND SERVICES ARE
APPROXIMATE ONLY AS INDICATED BY SURFACE FEATURES.
PRIOR TO ANY CONSTRUCTION REFER TO RELEVANT AUTHORITIES
FOR DETAILED LOCATION OF ALL SERVICES.
CONTOUR INTERVAL 0.20m

Project:
**PROPOSED RESIDENTIAL
DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY**

Drawing:
SITE PLAN

Client name:
DIRECTOR OF HOUSING

Date: **10.12.2020** Scale: **1 : 200**

Drafted by:
Author

Approved by:
Approver

Project/Drawing no:
PD20186 01

Revision:
05



Accredited building practitioner: Frank Gessius - No CC246A

SITE COVERAGE - 19 JACKSON STREET
 BUILDING FOOTPRINT 154.6 / SITE AREA 535 = 0.284
 TOTAL SITE COVERAGE 28.9%

IMPERVIOUS SURFACES
 NON-IMPERVIOUS SURFACES 305.48 / SITE AREA 535 = 0.570
 TOTAL SITE FREE FROM IMPERVIOUS SURFACES 51.0%

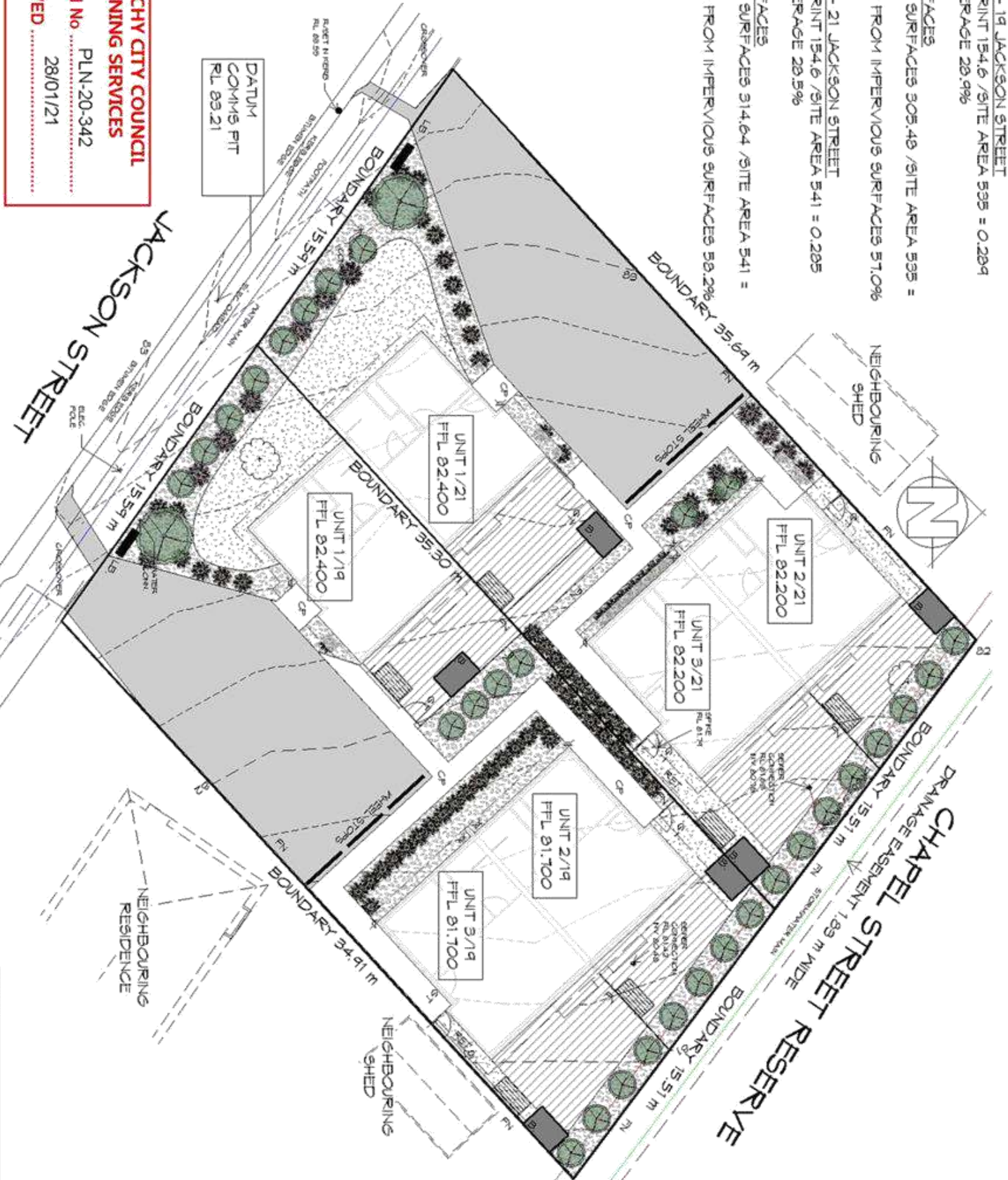
SITE COVERAGE - 21 JACKSON STREET
 BUILDING FOOTPRINT 154.6 / SITE AREA 541 = 0.285
 TOTAL SITE COVERAGE 28.5%

IMPERVIOUS SURFACES
 NON-IMPERVIOUS SURFACES 314.64 / SITE AREA 541 = 0.582
 TOTAL SITE FREE FROM IMPERVIOUS SURFACES 58.2%

GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. PLN-20-342
 DATE RECEIVED 28/01/21

SITE LANDSCAPING PLAN

1 : 200



LEGEND

- SHRUBS 2000-3000
- CALLISTEMON-"KING'S PARK SPECIAL"
- BANKSIA ERICIFOLIA
- SHRUBS 1000-1500
- GREVILLIA SERICEA
- GREVILLIA SP
- GRASSES
- "FAN FLOWER" SCAEVOLA SP
- LOMANDRA LONGIFOLIA
- PERMEABLE PAVING OR SIMILAR
- LAWN
- MULCH OR SIMILAR
- CONCRETE PATH/PAVING
- CONCRETE DRIVEWAY
- LETTER BOX
- WASTE STORAGE 1.5m2
- GATE
- FENCE 1.8m HIGH
- SECURITY LIGHTS
- CLOTHES LINES - WALL MOUNT
- ISLAND BLOCK & PAVING
- FREESTONE ECO
- RETAINING WALL SYSTEM OR SIMILAR

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT
 19 & 21 JACKSON STREET,
 GLENORCHY

Drawing:
 SITE LANDSCAPING PLAN

Client name:
 DIRECTOR OF HOUSING

Date:
 10.12.2020

Scale:
 1 : 200

Project/Drawing no:
 PD20186 02

Revision:
 05

Drafted by:
 Author

Approved by:
 Approver

bda

Accredited building practitioner: Frank Gehaus -No CC246A

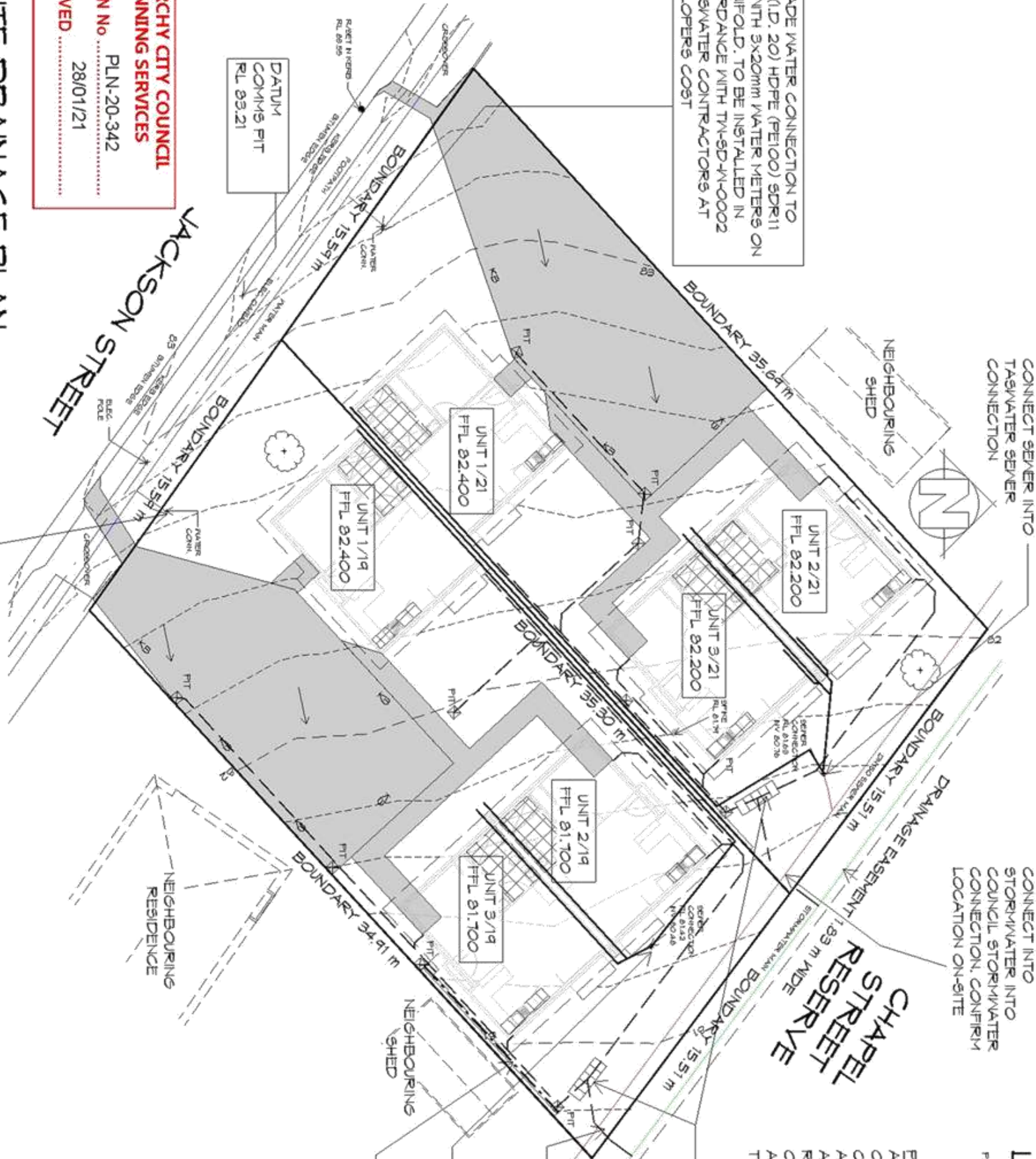
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-20-342
DATE RECEIVED 28/01/21



SITE DRAINAGE PLAN
1 : 200

UPGRADE WATER CONNECTION TO
DN25 (1D, 20) HDPE (PE100) SDR11
P116 WITH 3x20mm WATER METERS ON
A MAINFOLD. TO BE INSTALLED IN
ACCORDANCE WITH TW-SD-W-0002
BY TASWATER CONTRACTORS AT
DEVELOPERS COST

UPGRADE WATER CONNECTION TO
DN25 (1D, 20) HDPE (PE100) SDR11
P116 WITH 3x20mm WATER METERS ON
A MAINFOLD. TO BE INSTALLED IN
ACCORDANCE WITH TW-SD-W-0002
BY TASWATER CONTRACTORS AT
DEVELOPERS COST



LEGEND

- FFL 450x450 SURFACE DRAINAGE PIT
- KB 100x100 DRY KERB

PLUMBING NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL
ONLY AND IS SUBJECT TO AMENDMENT TO
COMPLY WITH THE REQUIREMENTS OF THE LOCAL
AUTHORITIES.
ALL WORK IS TO COMPLY WITH THE
REQUIREMENTS
OF AS 3500 & THE TASMANIAN PLUMBING CODE.
AND MUST BE CARRIED OUT BY A LICENCED
TRADESMAN ONLY.

ATLANTIS FLO-TANK OSD (OR
SIMILAR) INSTALLED TO
MAINTAINERS SPEC'S. 5
UNITS SIZED 880H X 665H X
400L FOR 1750L OF STORAGE.
REFER TO GANDY & ROBERTS
MEMO FOR FURTHER DETAILS

CONNECT INTO
STORMWATER INTO
COUNCIL STORMWATER
CONNECTION, CONFIRM
LOCATION ON-SITE

CONNECT SEWER INTO
TASWATER SEWER
CONNECTION

1000 AG DRAIN
100mm FROM
BASE OF
RETAINING WALL



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY
Client name:
DIRECTOR OF HOUSING

Drawing:
SITE DRAINAGE PLAN

Drafted by:
Author

Approved by:
Approver

Date:
10.12.2020

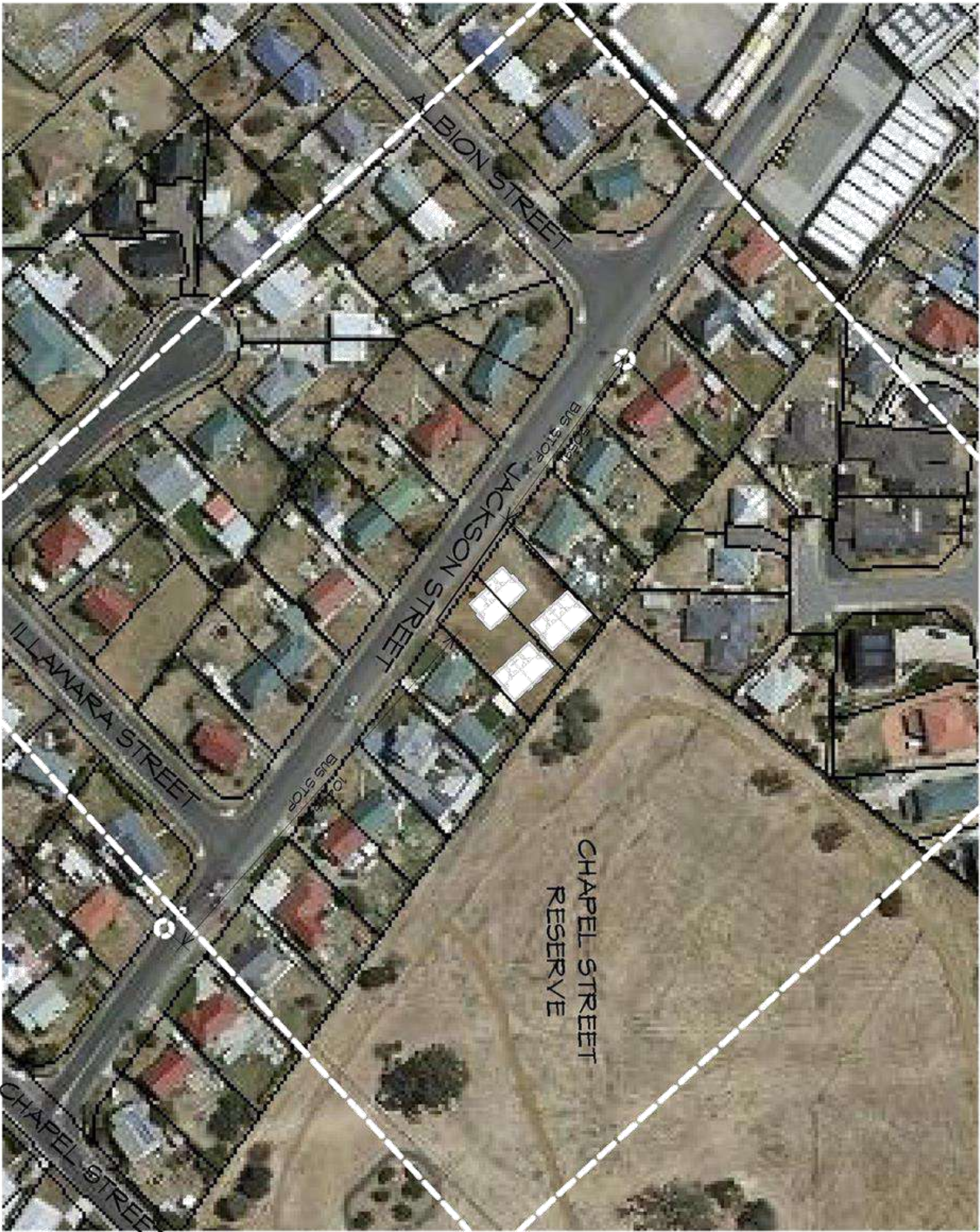
Scale:
As indicated

Project/Drawing no:
PD20186-03

Revision:
05



PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-20-342
DATE RECEIVED 28/01/21

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

LOCALITY PLAN

1 : 1000



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY
Client name:
DIRECTOR OF HOUSING

Drawing:
LOCALITY PLAN

Drafted by:	Author	Approved by:	Approver
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Date:	10.12.2020	Scale:	1 : 1000
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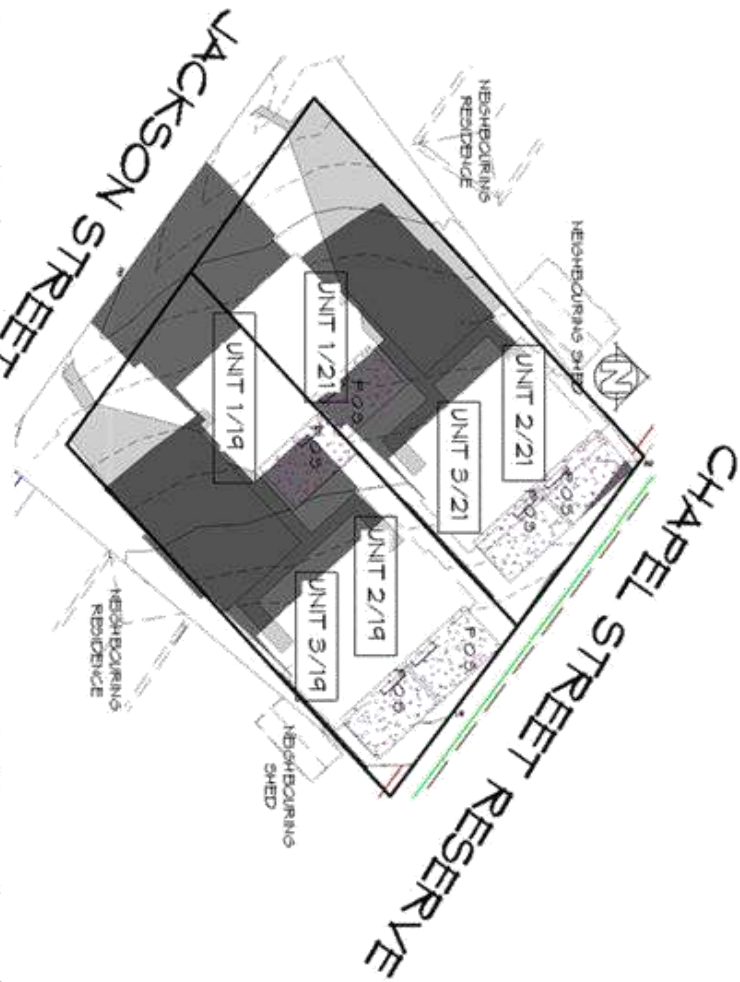
Project/Drawing no:	PD20186 -04	Revision:	05
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bda BUILDING DESIGN ASSOCIATES AUSTRALIA
Accredited building practitioner: Frank Geskus -No CC246A

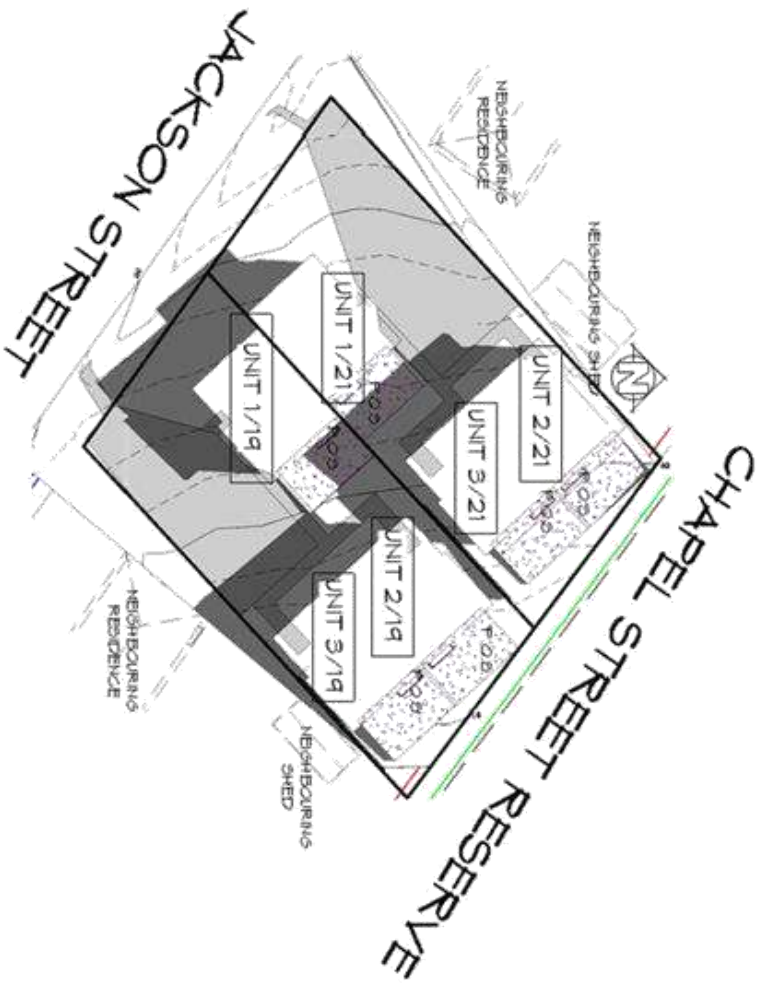
CENTACARE
evolve
HOUSING

Document Set: 19-21 Jackson St
Version: 1 - Version Date: 08/01/2021

SHADOW DIAGRAM 21ST JUNE @ 9AM
1 : 500



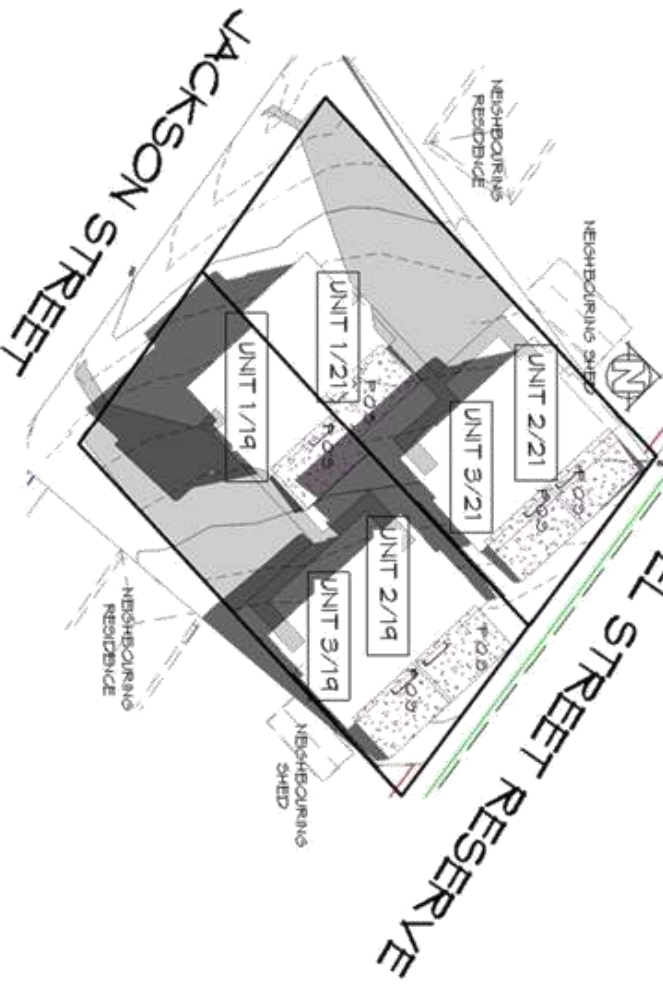
SHADOW DIAGRAM 21ST JUNE @ 12PM
1 : 500



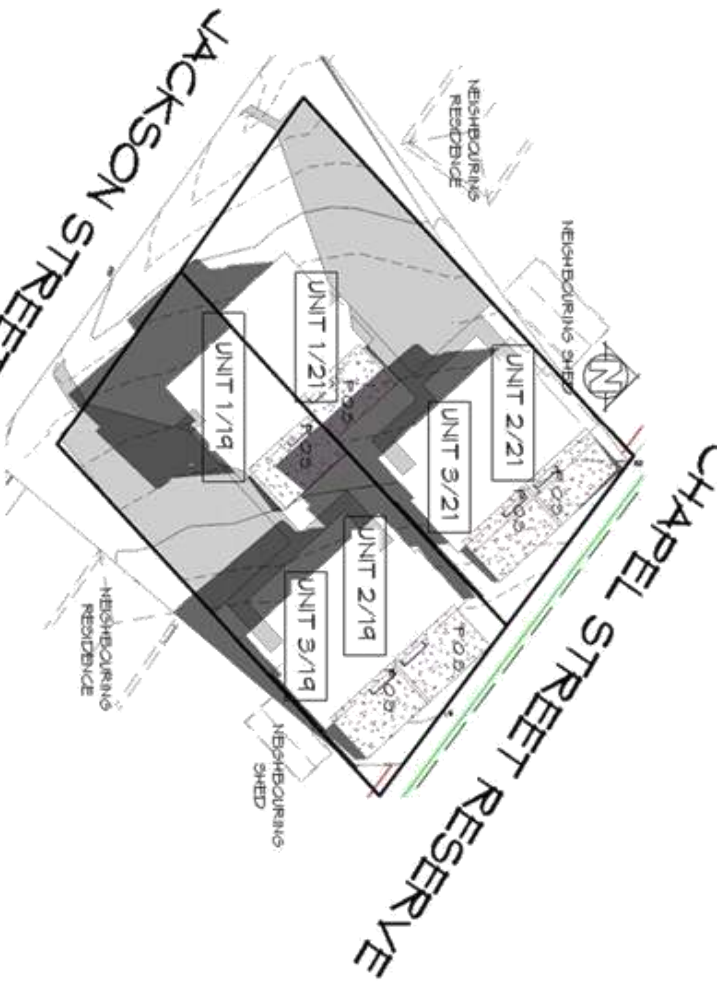
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-342
DATE RECEIVED 28/01/21

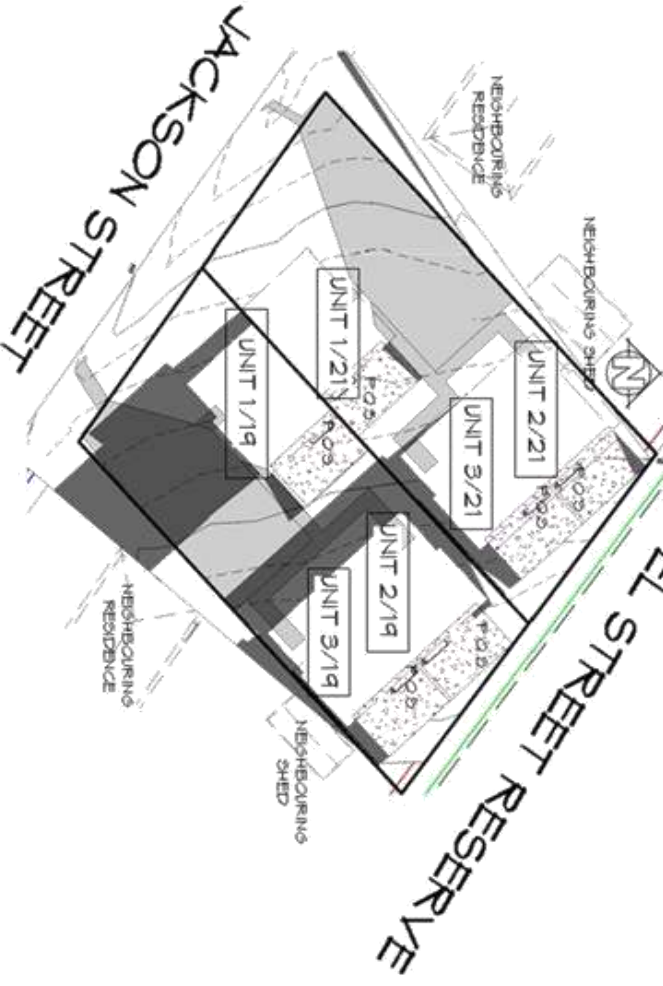
SHADOW DIAGRAM 21ST JUNE @ 1PM
1 : 500



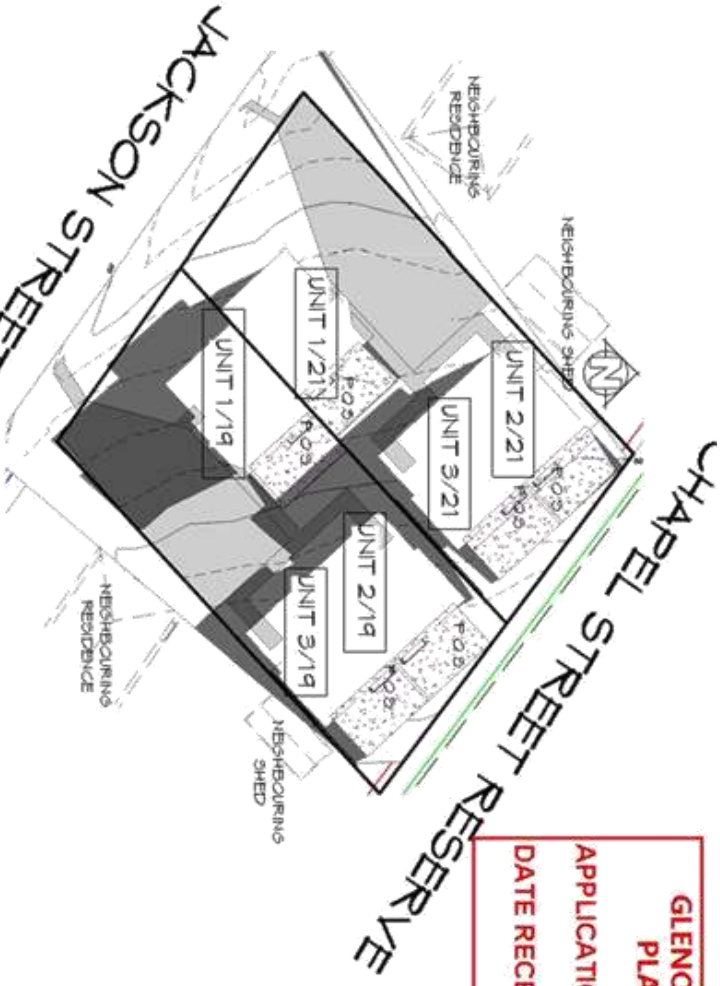
SHADOW DIAGRAM 21ST JUNE @ 12.30PM
1 : 500



SHADOW DIAGRAM 21ST JUNE @ 3PM
1 : 500



SHADOW DIAGRAM 21ST JUNE @ 2PM
1 : 500



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-342
DATE RECEIVED 28/01/21

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY

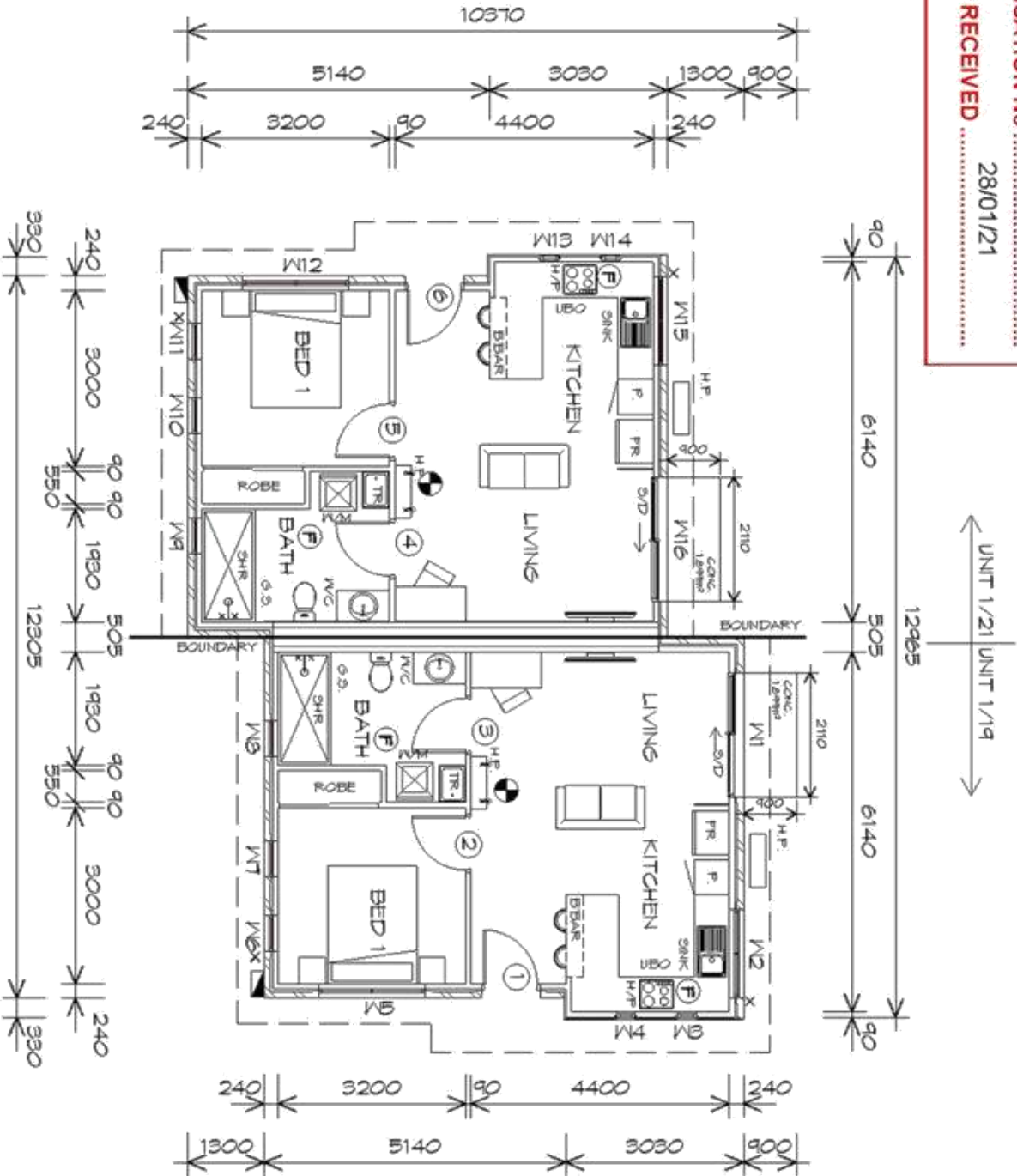
Drawing:
SHADOW DIAGRAMS

Client name:	Date:	Scale:
DIRECTOR OF HOUSING	10.12.2020	1 : 500
Drafted by:	Project/Drawing no:	Revision:
Author	PD20186 06	05
Approved by:	Accredited building practitioner: Frank Geskus - No CC246A	
Approver		

bda
BUILDING DESIGN ASSOCIATES
AUSTRALIA

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-20-342
DATE RECEIVED 28/01/21



FLOOR PLAN				
1 : 100				
UNIT 1 FLOOR AREA	51.96	m ²	(5.52	SQUARES)
UNIT 2 FLOOR AREA	51.96	m ²	(5.52	SQUARES)
TOTAL AREA	102.75			

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- Ⓢ

 EXHAUST FAN-VENT TO OUTSIDE AIR.

Ⓢ

 240V SMOKE ALARM

Ⓢ

 SLIDING DOOR

Ⓢ

 SIDELIGHT

Ⓢ

 90 SHS COLUMN REFER ENGINEERS DRAWINGS
- Ⓢ

 2/M6P10 DOUBLE STUD REFER ENGINEERS DRAWINGS

Ⓢ

 TAP

Ⓢ

 HEAT PUMP

Ⓢ

 HEAT PUMP, OUTDOOR UNIT

Ⓢ

 SWITCHBOX

DOOR SCHEDULE		
MARK	WIDTH	REMARKS
1	920	GLAZED EXTERNAL DOOR
2	920	INTERNAL TIMBER DOOR
3	920	INTERNAL TIMBER DOOR
4	920	INTERNAL TIMBER DOOR
5	920	INTERNAL TIMBER DOOR
6	920	GLAZED EXTERNAL DOOR

WINDOW SCHEDULE			
MARK	HEIGHT	WIDTH	REMARKS
W1	2100	2110	SLIDING DOOR
W2	900	1510	AWNING WINDOW
W3	900	310	FIXED WINDOW
W4	900	310	FIXED WINDOW
W5	600	1810	AWNING WINDOW
W6	1800	610	AWNING WINDOW
W7	1800	610	AWNING WINDOW
W8	900	610	AWNING WINDOW
W9	900	610	AWNING WINDOW
W10	1800	610	AWNING WINDOW
W11	1800	610	AWNING WINDOW
W12	600	1810	AWNING WINDOW
W13	900	310	FIXED WINDOW
W14	900	310	FIXED WINDOW
W15	900	1510	AWNING WINDOW
W16	2100	2110	SLIDING DOOR

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

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Project:
PROPOSED RESIDENTIAL DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY

Drawing:
FLOOR PLAN

Client name:
CENTACARE EVOLVE HOUSING

Date:
10.12.2020

Drafted by:
D.D.H.

Approved by:
F.G.G

Project/Drawing no:
PD20186 U1-01

Scale:
1 : 100

Revision:
05

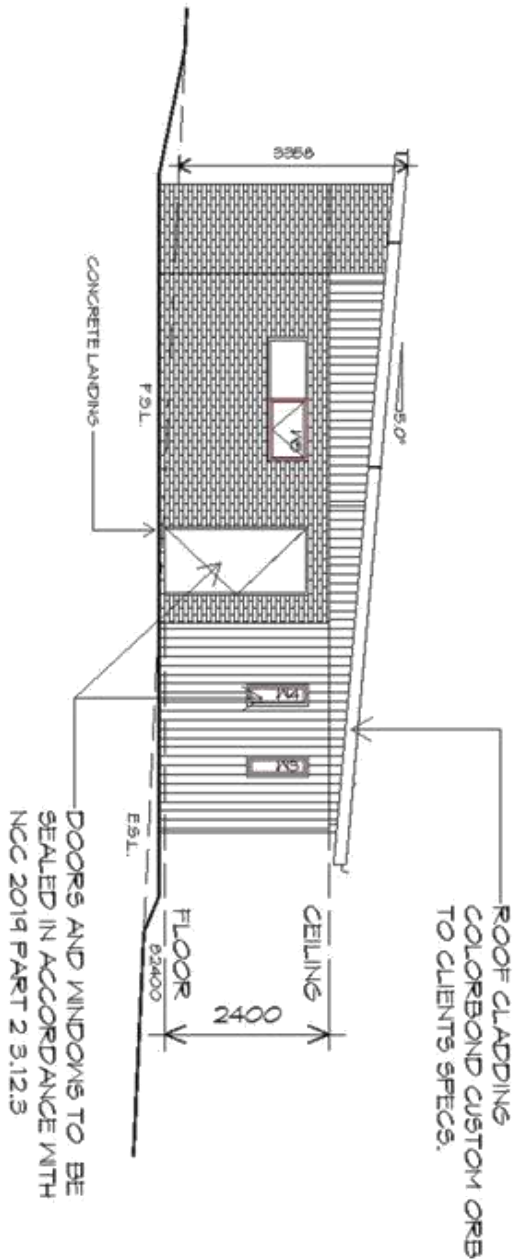
Accredited building practitioner: Frank Geskus - No CC246A

UNIT 1/21 & 1/19

Document Set ID: 2989008
Version: 1 Version Name: 18/07/2021

SOUTH EASTERN ELEVATION

1 : 100



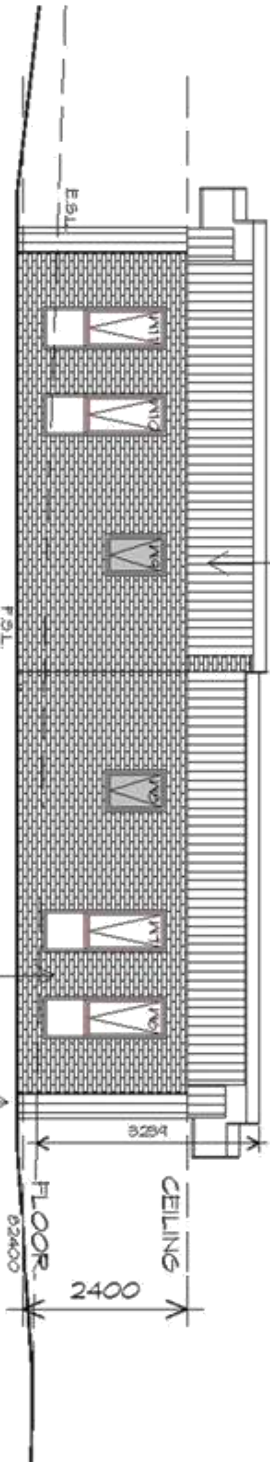
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-342
DATE RECEIVED 28/01/21

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 900 CRS MAX
BRACING BY OTHERS

UNIT 1/21 UNIT 1/19

SIDE
BOUNDARY



SOUTH WESTERN ELEVATION

1 : 100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS,
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2019 PART 3.3

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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ELEVATIONS

Drafted by:
D.D.H.

Approved by:
F.G.G

Date:
10.12.2020

Scale:
1 : 100

Project/Drawing no:
PD20186 U1-02

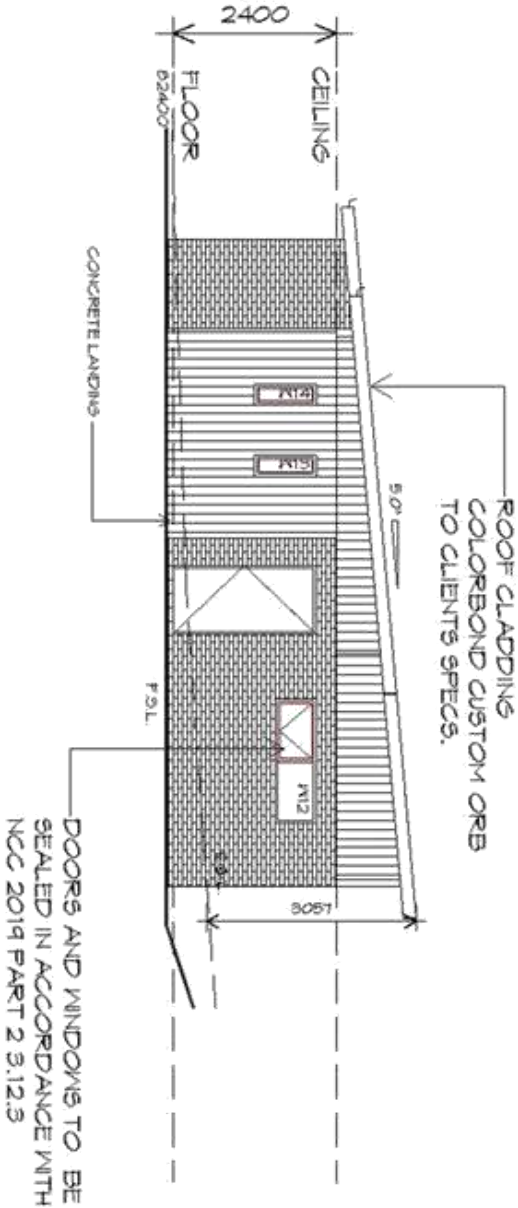
Revision:
05

bda
BUILDING
DESIGN
ARCHITECTS

Accredited building practitioner: Frank Geskus -No CC246A

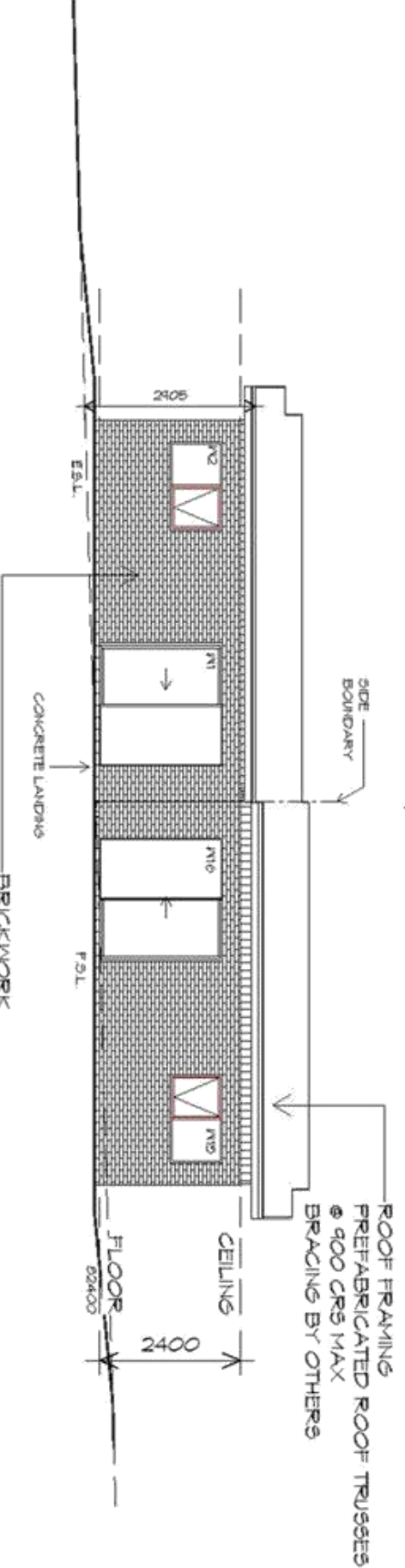
UNIT 1/21 & 1/19

Document Set ID: 2989808
Version: 1 Version Date: 08/07/2021



NORTH WESTERN ELEVATION

1 : 100

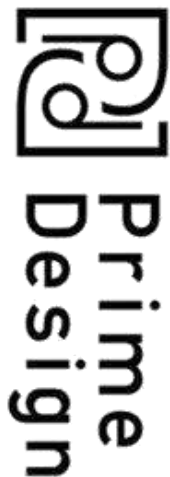


NORTH EASTERN ELEVATION

1 : 100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-342
DATE RECEIVED 28/01/21

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
D.D.H.

Approved by:
F.G.G



Drawing:
ELEVATIONS

Date: 10.12.2020 Scale: 1 : 100

Project/Drawing no: PD20186 U1-03 Revision: 05

Accredited building practitioner: Frank Gehaus - No CC246A

GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No

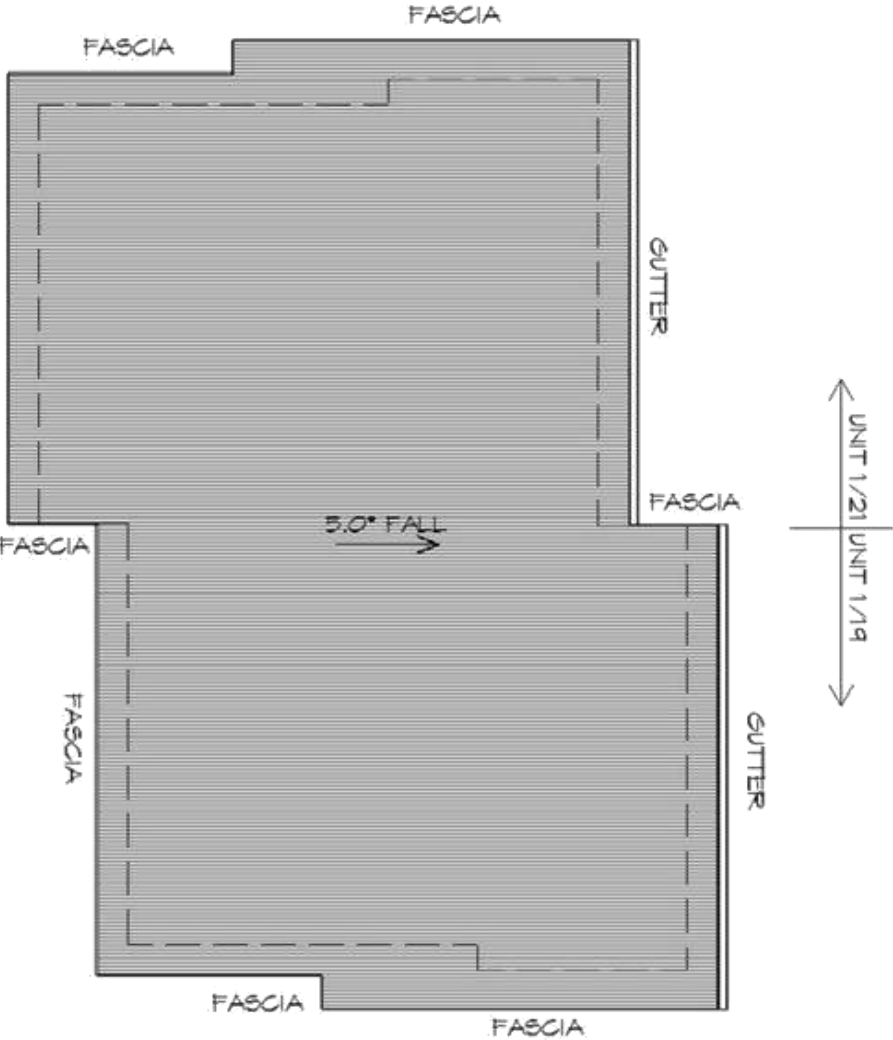
PLN-20-342

DATE RECEIVED

28/01/21

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



ROOF PLAN

1 : 100



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p(h) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY
Client name:
CENTACARE EVOLVE HOUSING

Drawing:
ROOF PLAN

Drafted by:	F.G.G
Date:	10.12.2020
Scale:	1 : 100

Project/Drawing no:	PD20186 U1-04	Revision:	05
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Accredited building practitioner: Frank Geskus -No CC246A



UNIT 1/21 & 1/19

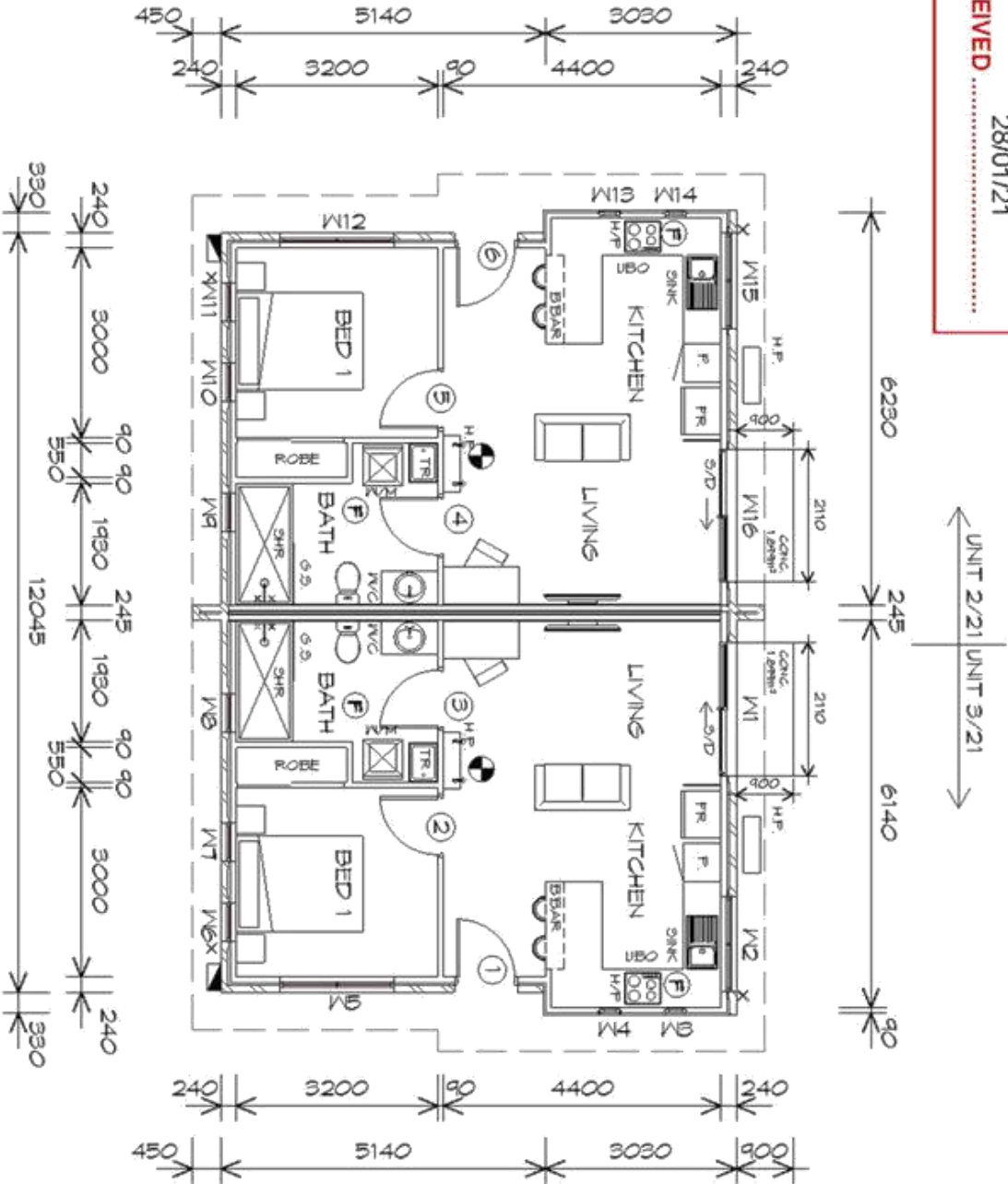
Document Set ID: 2999008

Version: 1 Version Date: 28/01/2021

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No
PLN-20-342

DATE RECEIVED
28/01/21



FLOOR PLAN

1 : 100

UNIT 1 FLOOR AREA	50.32	m2	(5.41	SQUARES)
UNIT 2 FLOOR AREA	50.32	m2	(5.41	SQUARES)
TOTAL AREA	100.64			

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- Ⓢ

 EXHAUST FAN-VENT TO OUTSIDE AIR.

Ⓢ

 240V SMOKE ALARM

Ⓢ

 SLIDING DOOR

Ⓢ

 SIDELIGHT

COL

 90 SHS COLUMN REFER ENGINEERS DRAWINGS
- Ⓢ

 2/MGP10 DOUBLE STUD REFER ENGINEERS DRAWINGS

X

 TAP

Ⓢ

 HEAT PUMP

Ⓢ

 HEAT PUMP, OUTDOOR UNIT

Ⓢ

 SWITCHBOX

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	GLAZED EXTERNAL DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2110	SLIDING DOOR	
W2	900	1510	AWNING WINDOW	
W3	900	310	FIXED WINDOW	
W4	900	310	FIXED WINDOW	
W5	600	1810	AWNING WINDOW	
W6	1800	610	AWNING WINDOW	
W7	1800	610	AWNING WINDOW	
W8	900	610	AWNING WINDOW	OPAQUE
W9	900	610	AWNING WINDOW	OPAQUE
W10	1800	610	AWNING WINDOW	
W11	1800	610	AWNING WINDOW	
W12	600	1810	AWNING WINDOW	
W13	900	310	FIXED WINDOW	
W14	900	310	FIXED WINDOW	
W15	900	1510	AWNING WINDOW	
W16	2100	2110	SLIDING DOOR	

ALUMINIUM WINDOWS ??? GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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p(0)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(0)+ 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED RESIDENTIAL DEVELOPMENT
19 & 21 JACKSON STREET,
GLENORCHY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
D.D.H.

Approved by:
F.G.G



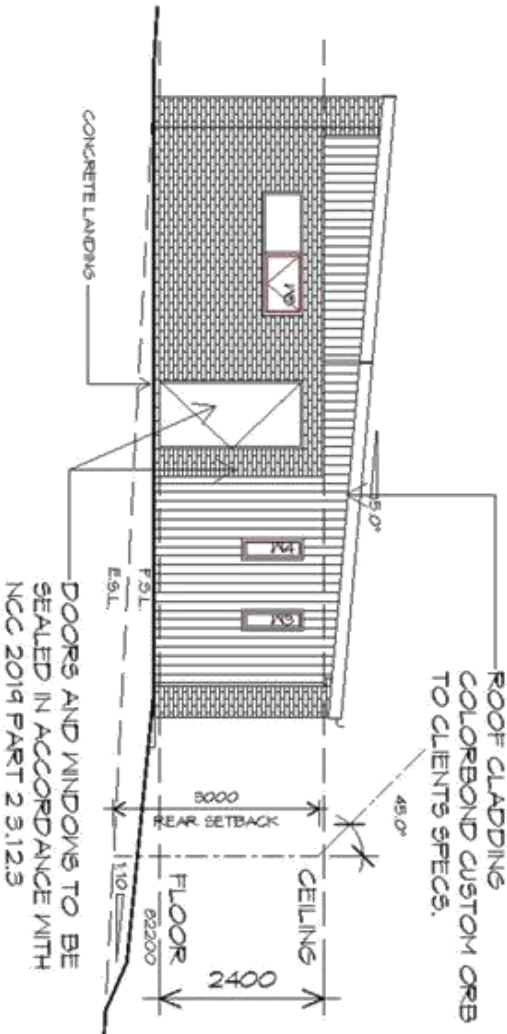
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Project/Drawing no:
PD20186 U3-01

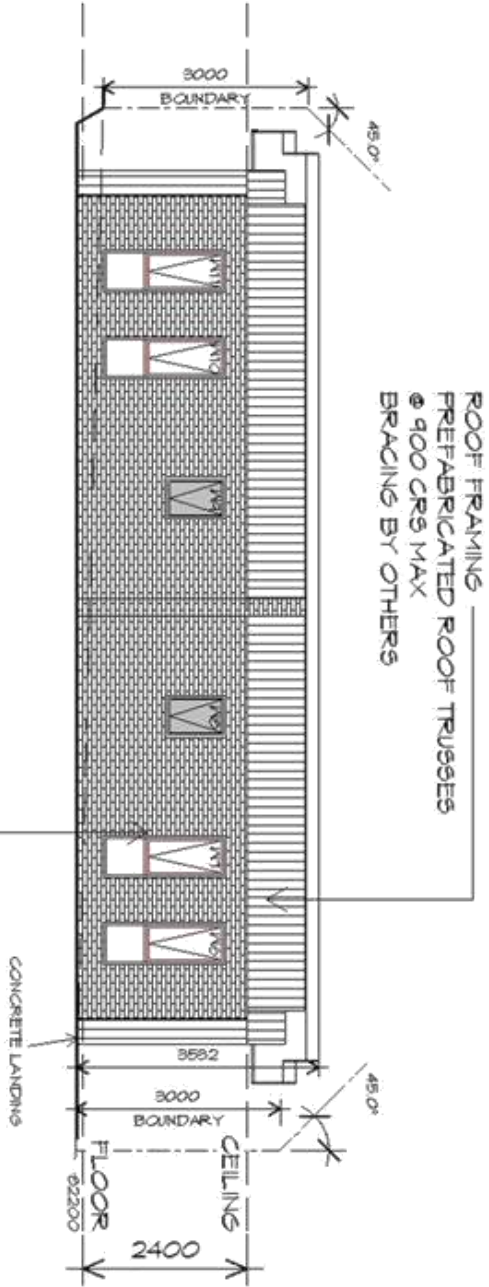
Revision:
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UNIT 2-3/21
Document Set ID: 2989008
Version: 1 Version Date: 28/01/2021



SOUTH EASTERN ELEVATION
1 : 100

UNIT 2/21 | UNIT 3/21



SOUTH WESTERN ELEVATION
1 : 100

GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No

PLN-20-342

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Client name:
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Drawing:
ELEVATIONS

Drafted by:	Approved by:
D.D.H.	F.G.G
Date:	Scale:
10.12.2020	1 : 100

Project/Drawing no:	Revision:
PD20186 U3-02	05

Accredited building practitioner: Frank Geskus -No CC246A

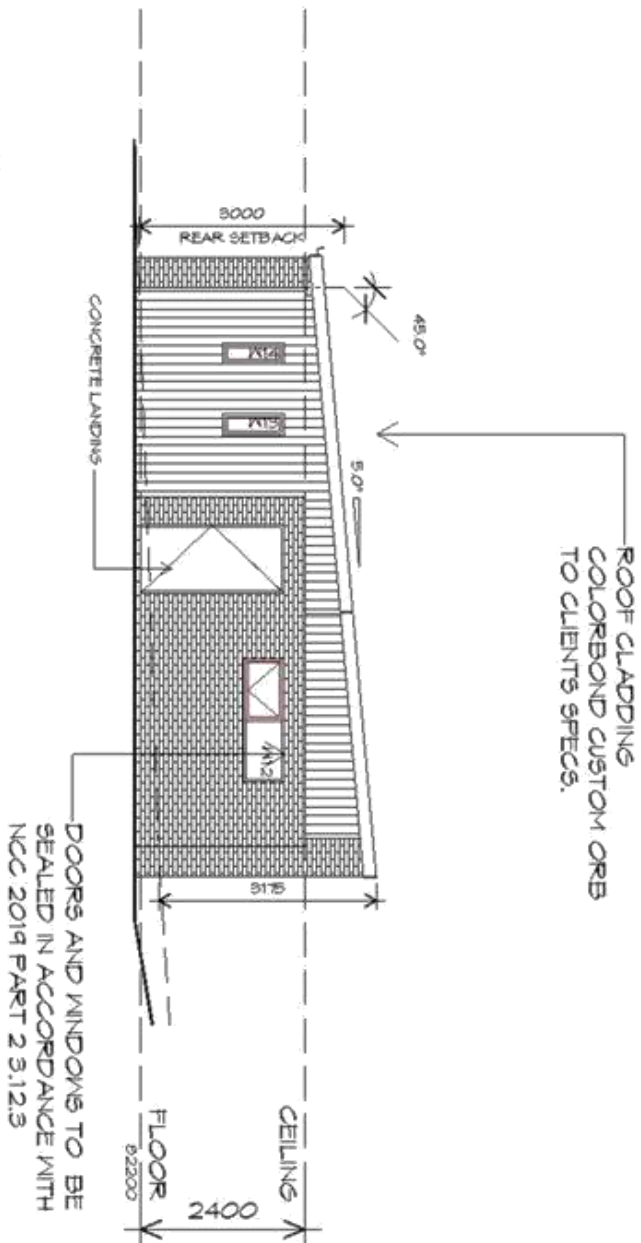


UNIT 2-3/21

Document Set ID: 2989008
Version: 1 Version Date: 08/07/2021

NORTH WESTERN ELEVATION

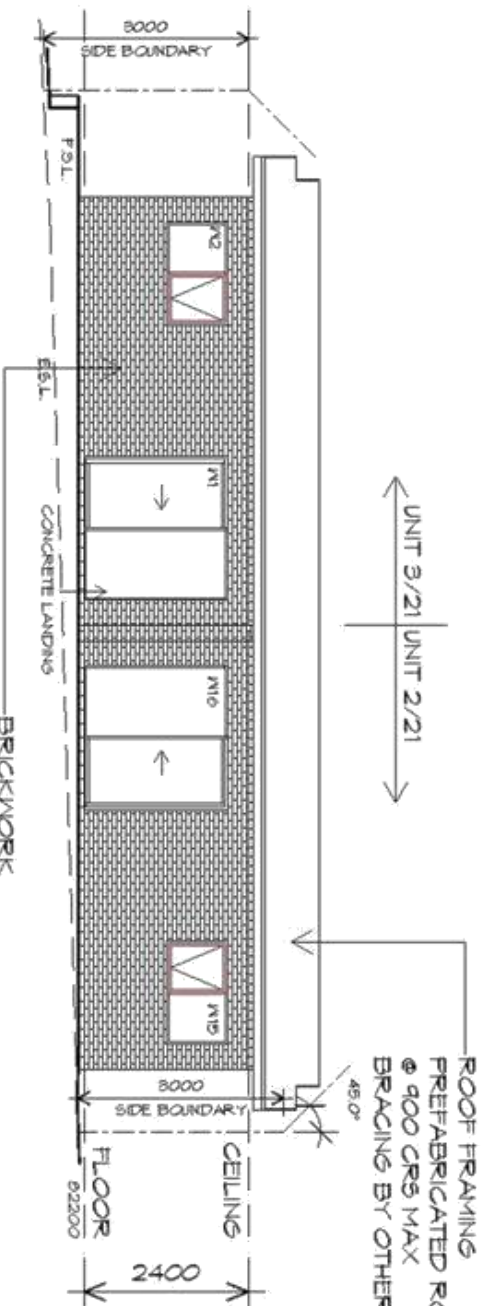
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UNIT 3/21 UNIT 2/21

NORTH EASTERN ELEVATION

1 : 100



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Drafted by:
D.D.H.

Approved by:
F.G.G

bda
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

Drawing:
ELEVATIONS

Date: 10.12.2020 Scale: 1 : 100

Project/Drawing no: PD20186 U3-03 Revision: 05

Accredited building practitioner: Frank Gesskus - No CC246A

GLENORCHY CITY COUNCIL

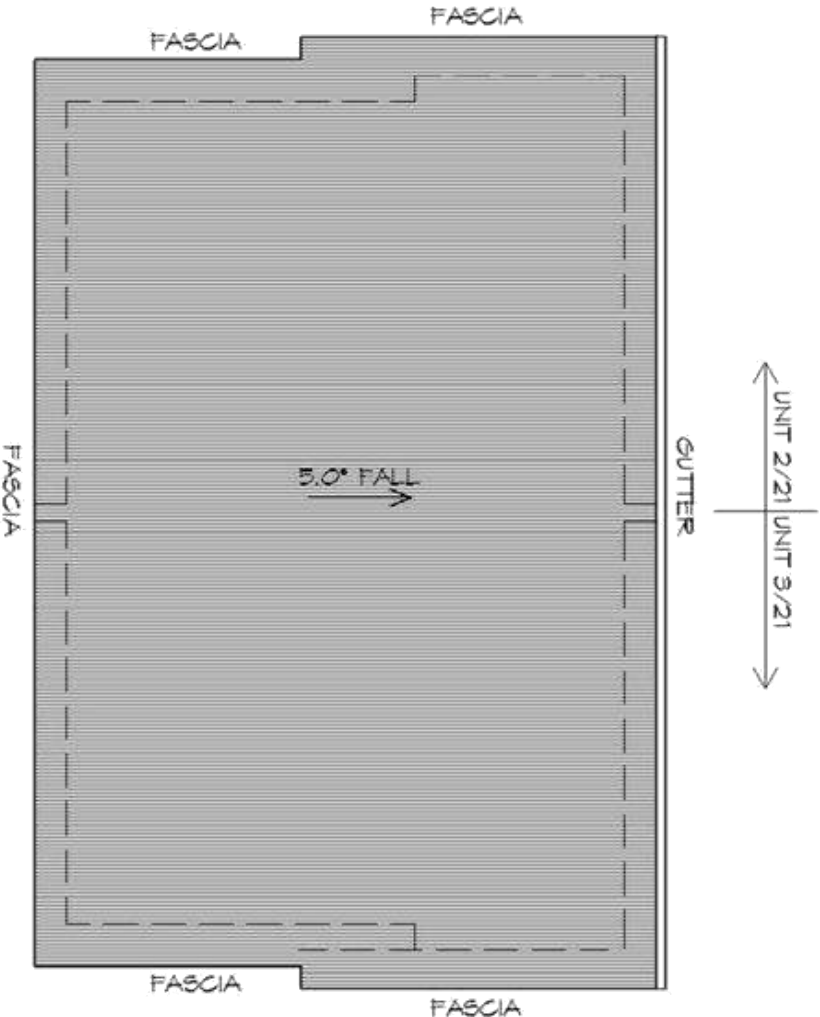
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ROOF PLAN

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Client name:
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Drawing:
ROOF PLAN

Drafted by:
D.D.H.

Approved by:
F.G.G

Date:
10.12.2020

Scale:
1 : 100

Project/Drawing no:
PD20186 U3-04

Revision:
05



Accredited building practitioner: Frank Geskus (No CC246A)

UNIT 2-3/21

Document Set ID: 2888888
Version: 1 Version Date: 08/01/2021

GLENORCHY CITY COUNCIL

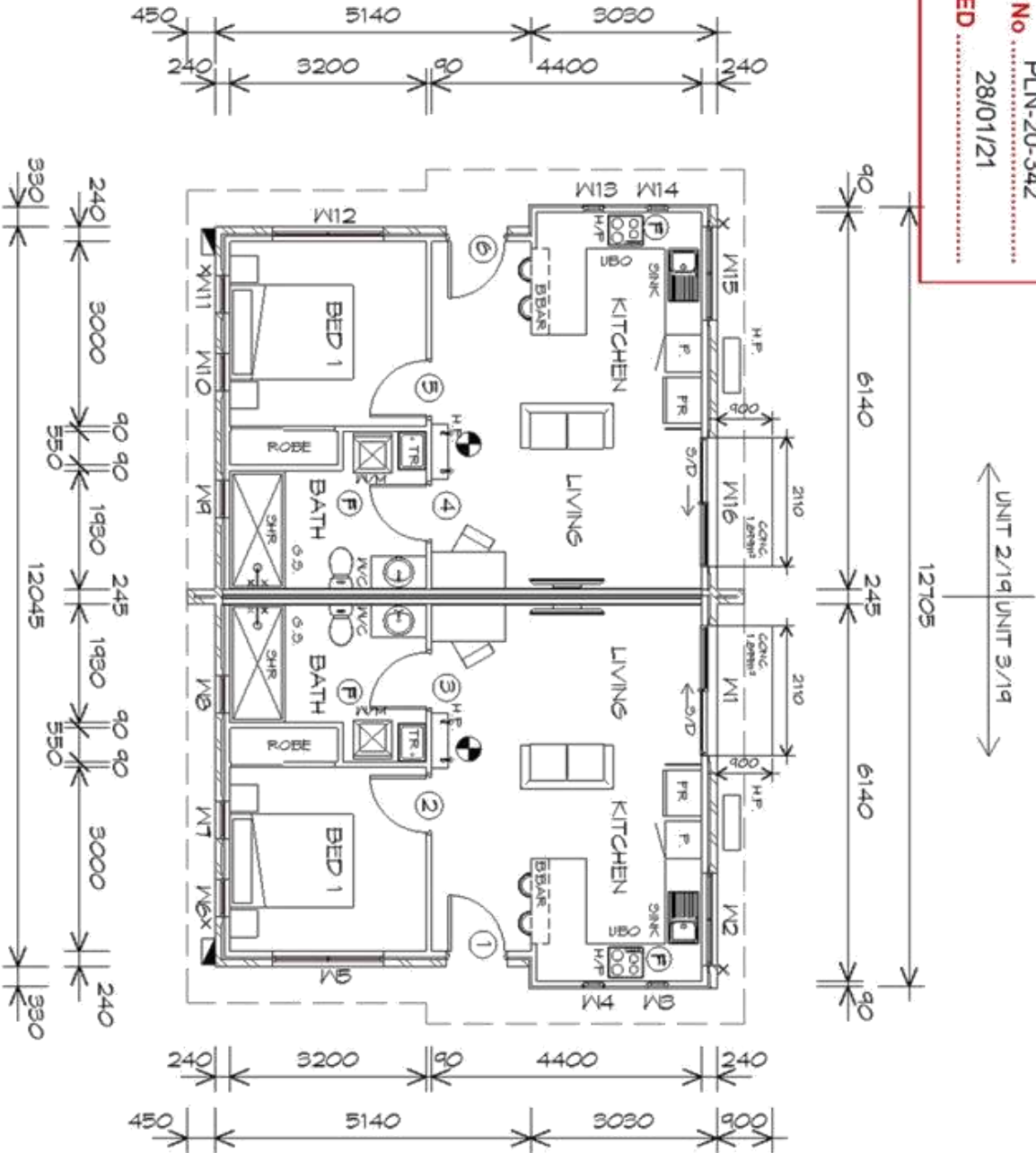
PLANNING SERVICES

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FLOOR PLAN

1 : 100

UNIT 1 FLOOR AREA	50.32	m2	(5.41	SQUARES)
UNIT 2 FLOOR AREA	50.32	m2	(5.41	SQUARES)
TOTAL AREA	100.64			

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- ⊕

 EXHAUST FAN-VENT TO OUTSIDE AIR.

⊕

 240V SMOKE ALARM

↗

 SLIDING DOOR

SL

 SIDELIGHT

COL

 90 SHS COLUMN REFER ENGINEERS DRAWINGS
- DS

 2/MGP10 DOUBLE STUD REFER ENGINEERS DRAWINGS

X

 TAP

⏻

 HEAT PUMP

□

 HEAT PUMP, OUTDOOR UNIT

⏻

 SWITCHBOX

DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	920	GLAZED EXTERNAL DOOR	
2	920	INTERNAL TIMBER DOOR	
3	920	INTERNAL TIMBER DOOR	
4	920	INTERNAL TIMBER DOOR	
5	920	INTERNAL TIMBER DOOR	
6	920	GLAZED EXTERNAL DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2110	SLIDING DOOR	
W2	900	1510	AWNING WINDOW	
W3	900	310	FIXED WINDOW	
W4	900	310	FIXED WINDOW	
W5	600	1810	AWNING WINDOW	
W6	1800	610	AWNING WINDOW	
W7	1800	610	AWNING WINDOW	
W8	900	610	AWNING WINDOW	OPAQUE
W9	900	610	AWNING WINDOW	OPAQUE
W10	1800	610	AWNING WINDOW	
W11	1800	610	AWNING WINDOW	
W12	600	1810	AWNING WINDOW	
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D.D.H.

Approved by:
F.G.G



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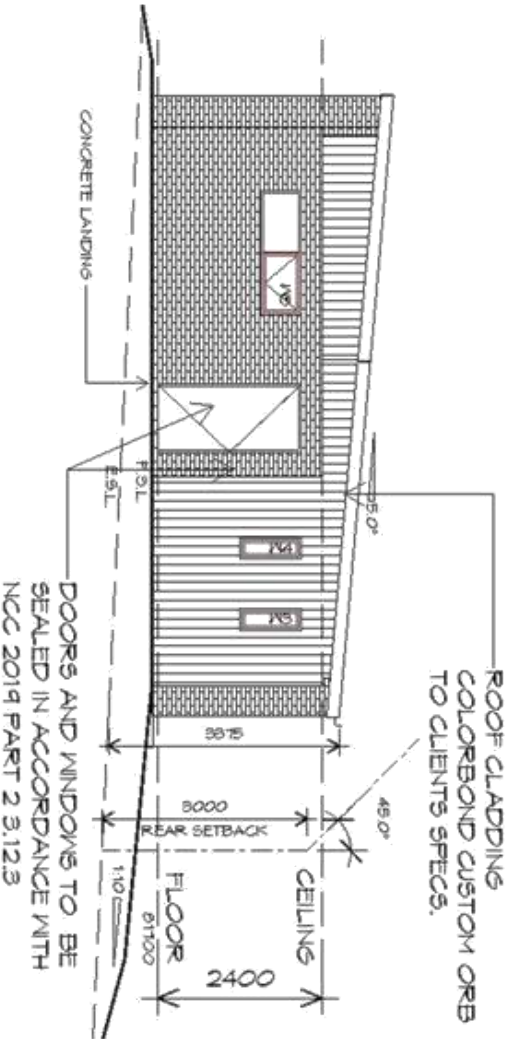
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Revision:

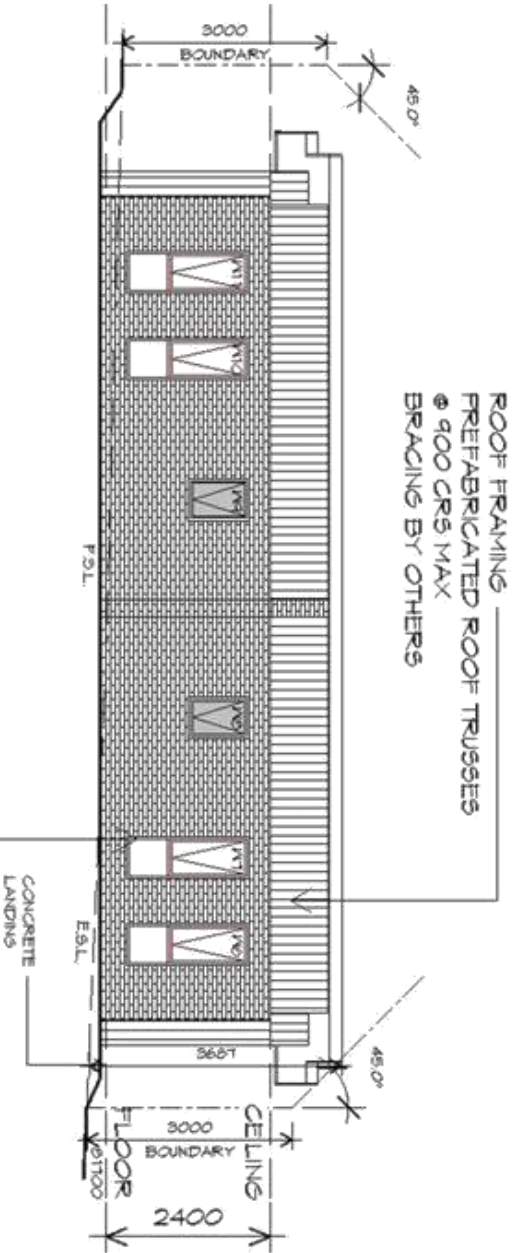
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Accredited building practitioner: Frank Geskus - No CC246A



SOUTH EASTERN ELEVATION
1 : 100

← UNIT 2/19 UNIT 3/19 →



SOUTH WESTERN ELEVATION
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-342
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Drawing:
ELEVATIONS

Drafted by:
D.D.H.

Approved by:
F.G.G

Date:
10.12.2020

Scale:
1 : 100

Project/Drawing no:
PD20186 US-02

Revision:
05

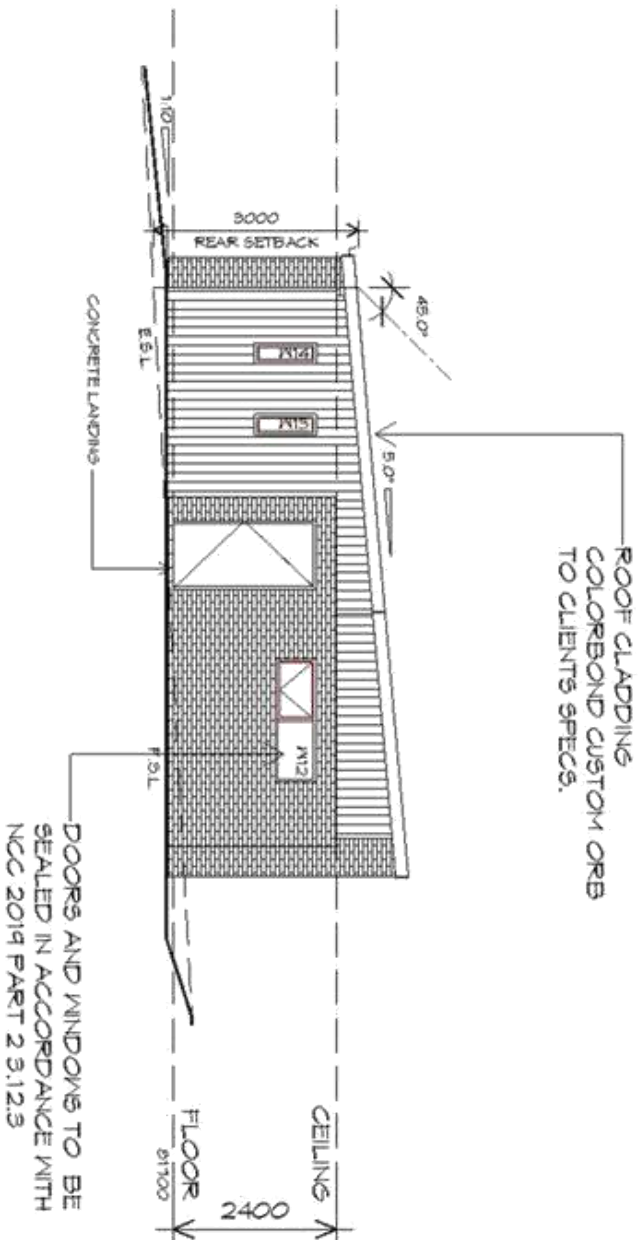
bda
BUILDING DESIGN
ARCHITECTS

Accredited building practitioner: Frank Geskus - No CC246A

UNITS 2-3/19
Document Set ID: 2990008
Version: 1 Version Name: 18.01.2021

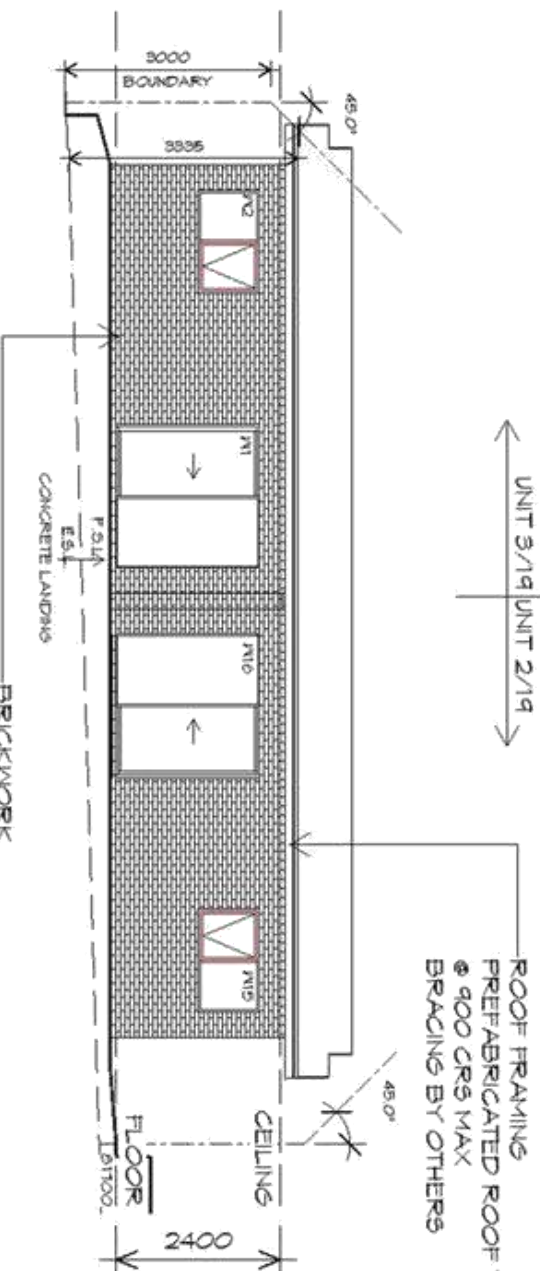
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Version: 1 - Version Date: 08/07/2021

UNITS 2-3/19



NORTH WESTERN ELEVATION

1:100



NORTH EASTERN ELEVATION

1:100

GLENORCHY CITY COUNCIL
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APPLICATION No PLN-20-342
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GLENORCHY

Client name:
CENTACARE EVOLVE HOUSING

Drafted by:
D.D.H.

Approved by:
F.G.G

bda BUILDING DESIGN ASSOCIATES AUSTRALIA

Drawing:
ELEVATIONS

Date: 10.12.2020 Scale: 1:100

Project/Drawing no: PD20186 U5-03 Revision: 05

Accredited building practitioner: Frank Gessler - No CC246A



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-342	Council notice date	7/12/2020
TasWater details			
TasWater Reference No.	TWDA 2020/02096-GCC	Date of response	11/12/2020
TasWater Contact	Georgia Bowen	Phone No.	0467 795 944
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	19 JACKSON ST, GLENORCHY	Property ID (PID)	5377376
Description of development	Multiple dwellings x 6. (3 dwellings on 2 adjacent lots).		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Prime Design	Site Plan – PD20186 -01	04	05/11/2020
Prime Design	Site Drainage Plan – PD20186 -03	04	05/11/2020
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 and 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. 3. Prior to commencing construction of the subdivision/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			
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) 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

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