

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 15 JUNE 2020



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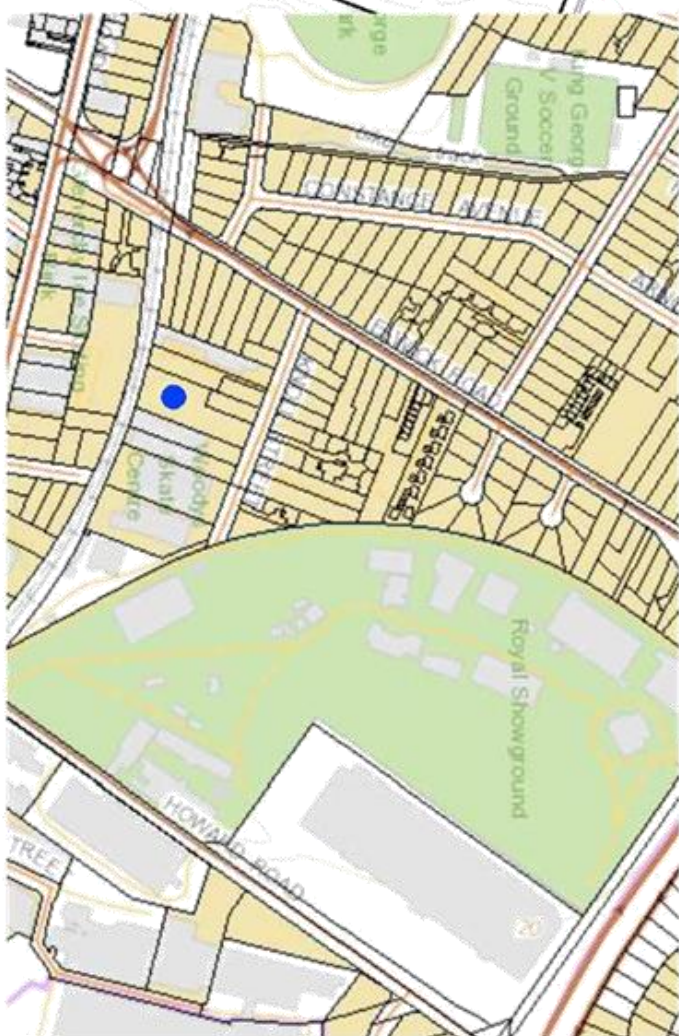
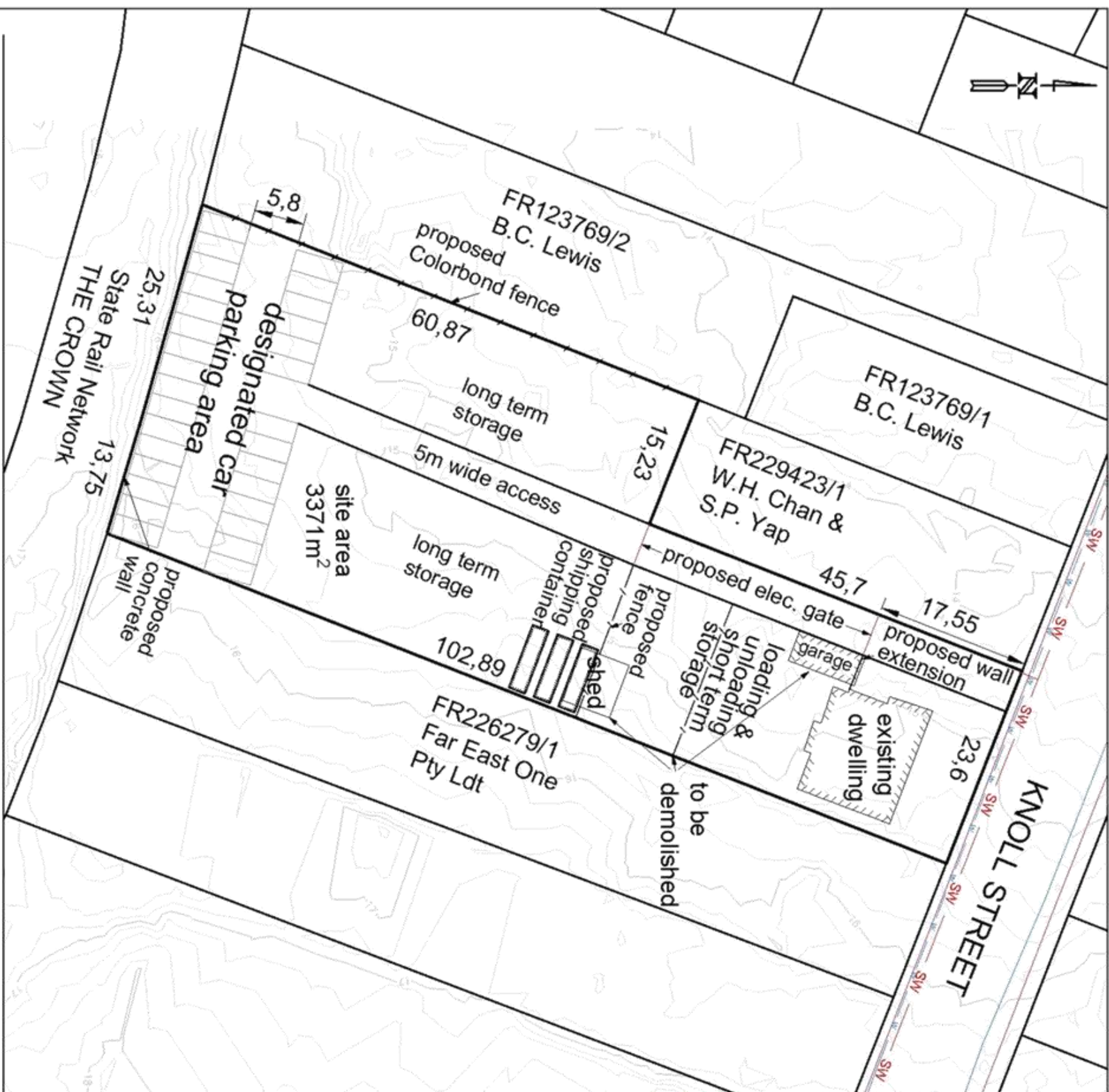
PLANNING

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6 Knoll St, Glenorchy





CITY OF GLENORCHY

LOCALITY PLAN
NOT TO SCALE

● SITE LOCATION

_____ sewer main
_____ water main
_____ stormwater main

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-20-002**

DATE RECEIVED **16/03/2020**

NOTES

- (1) All measurements are subject to survey.
- (2) Underground services and house connection points require verification prior to site works.
- (3) This plan has been prepared for development application purposes only and may be subject to alteration due to permit conditions or final plan of survey. Written authorisation from Veris Australia is required if this plan is to be used for any other purpose.



DEVELOP

WITH _____



100 Best Street
Devonport TAS 7310
03 6421 3500
devonport@veris.com.au
veris.com.au
ABN 25 098 991 210

0	11/03/20	JR	ML	FIRST ISSUE	
NO	DATE	DRN	CHMD	DESCRIPTION	

OUR REF: 302233_D01_Rev0	ORIGINAL SHEET SIZE: A3
CONTOUR INTERVAL: 0.2m	
DATUM:	
SCALE: 1:500	
DATE OF SURVEY:	
DRAWING No: 302233_D01	REV 00
	SHEET No: 1 OF 1

OnRoad OffRoad Training Site Plan

Storage development
6 Knoll Street, Glenorchy



379 Brooker Highway, Lutana 7009

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-094
DATE RECEIVED 8/05/2020

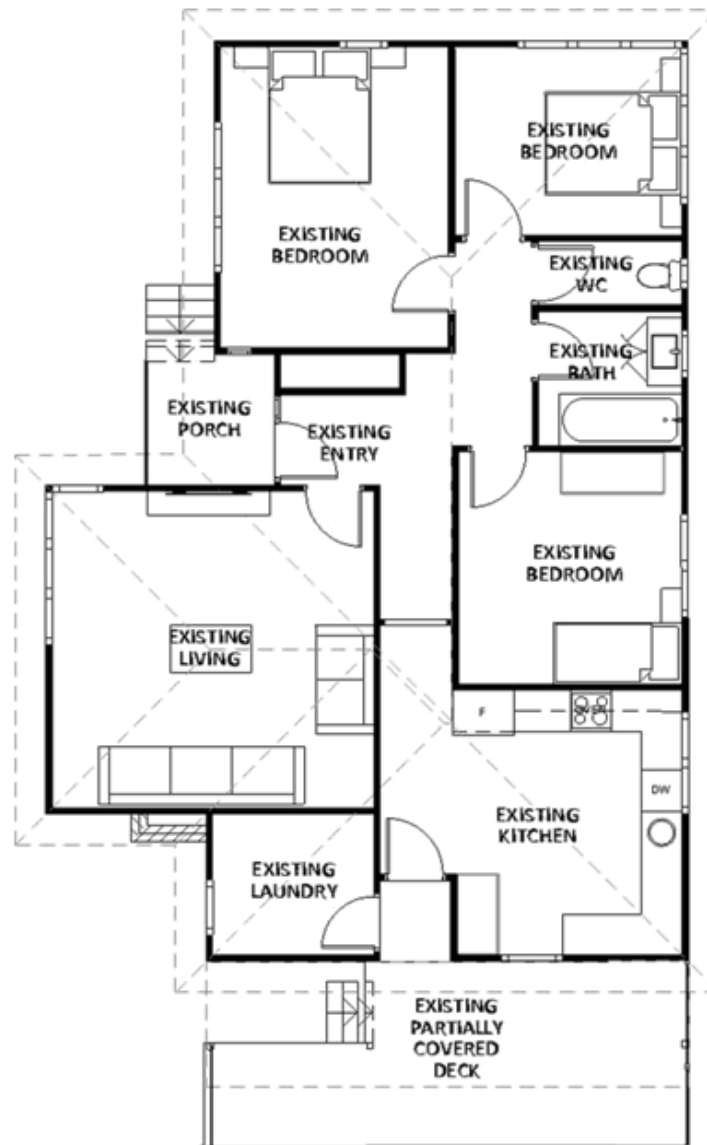


Drawing No:	Description
DA.01	Site Plan
DA.02	Landscaping Plan
DA.03	Engineering Plan
DA.04	Floor Plan - Existing Dwelling
DA.05	Floor Plan
DA.06	Elevations
DA.07	Elevations
DA.08	Shadow Diagrams





**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-20-094
DATE RECEIVED 8/05/2020



NOT FOR CONSTRUCTION

Floor Plan - Existing Dwelling

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2019

Proposal:	Additional Dwelling	Scale: 1:100	Job No: 182-2019	Pg. No: DA.04
Client:	Con & Sarah Vailas	Date: 03/01/20	Engineer:	
Address:	379 Brooker Highway, Lutana 7009	Drawn: SJH	Building Surveyor:	

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

Amendments	
Date	Description
17.02.20	Client Revisions
05.04.20	RFI Amendments

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

pinnacle
DRAFTING & DESIGN



Amendments	
Date	Description
17.02.20	Client Revisions
05.04.20	RFI Amendments



BDA
BUILDING DESIGNER
ASSOCIATION OF AUSTRALIA



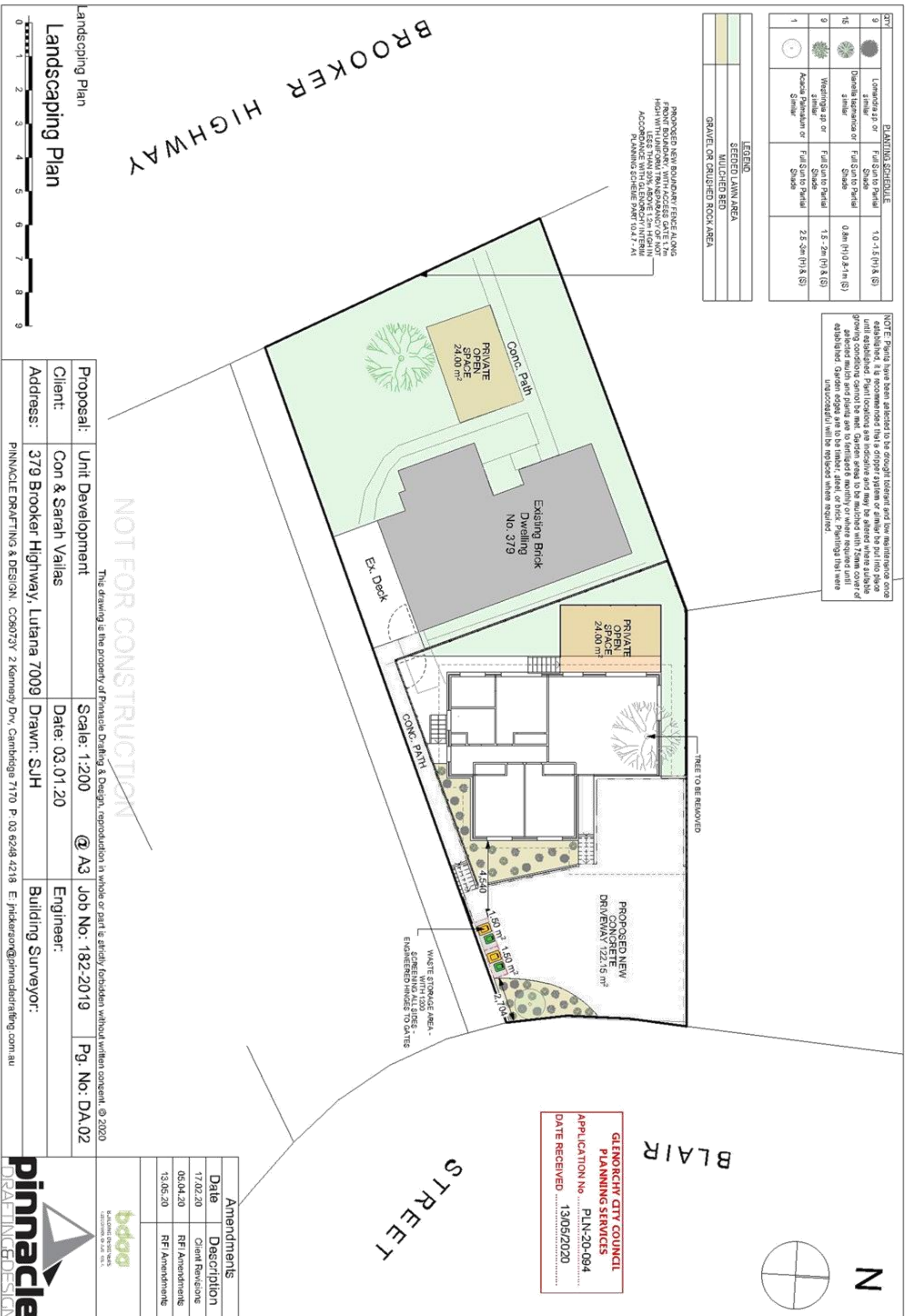
pinnacle
DRAFTING & DESIGN

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Proposal:	Additional Dwelling	Scale: 1:100	Job No: 182-2019	Pg. No: DA.05
Client:	Con & Sarah Vilas	Date: 03/01/20	Engineer:	
Address:	379 Brooker Highway, Lutana 7009	Drawn: SJH	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. C06073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				









Amended Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-094	Council notice date	25/03/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00382-GCC	Date of response	11/05/2020
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	379 BROOKER HWY, LUTANA	Property ID (PID)	5412004
Description of development	Multiple Dwellings x 2		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Drafting & Design	182-2019 Pg. No. DA.01		5/04/2020
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 connection / sewerage system and connection for this multiple unit development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.			
Advice			
General			
For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-Standards			
For application forms please visit http://www.taswater.com.au/Development/Forms			
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".

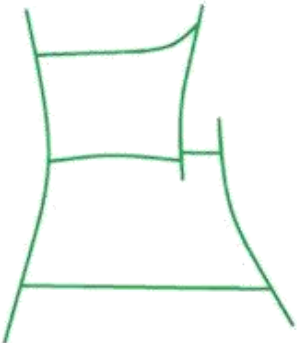
Jason Taylor

Development Assessment Manager

TasWater Contact Details

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





Dirt Building Design

PROPOSED NEW DWELLING

CLIENT:

CARRIE AND GARETH AJUKER

EMAIL: Blanton, Christine M (THS) <christine.blanton@ths.tas.gov.au>

PH: 0408661251

HOME ADDRESS:

7A EMILY RD WEST MOONAH

SITE ADDRESS:

7A EMILY RD WEST MOONAH

SITE INFORMATION.

LOT: 2
TITLE: 174089
LAND AREA: 4796m²
HOUSE: 170m²
GARAGE AND CARPORT: 82m²
DECK: 100m²
BAL: NR
WIND CLASSIFICATION: N3
SOIL CLASSIFICATION: TBD
CLIMATE ZONE: 7
ENERGY RATING: TBD
COUNCIL ZONING: GENERAL RESIDENTIAL
COUNCIL: GLENORCHY COUNCIL

DOCUMENTS BY OTHERS: TO BE READ IN CONJUNCTION WITH BUILDING PLANS

ENERGY ASSESSMENT & RATING	ALAN KIRK ENERGY RATING ASSESSMENT	DDMM/YYYY
FORM 55 & DRAWINGS	SALT MARSH & ESCOBAR CONSULTING ENGINEERS	DDMM/YYYY
FORM 11A - CERTIFICATE OF LIKELY COMPLIANCE - BUILDING WORK	FREESTONE BUILDING SURVEYING	DDMM/YYYY
SITE CLASSIFICATION REPORT		DDMM/YYYY
FORM 35 - CERTIFICATE OF RESPONSIBLE DESIGNER	DIRT BUILDING DESIGN	DDMM/YYYY
FORM 2	OWNER OR AUTHORISED AGENT	DDMM/YYYY
FORM 3	OWNER OR AUTHORISED AGENT	DDMM/YYYY

GENERAL NOTES:

BUILDERS, TRADESMEN, SUB-CONTRACTORS AND PREFABRICATORS TO VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY BUILDING WORKS. USE WRITTEN DIMENSION ONLY. DO NOT SCALE FROM DRAWINGS.
SUPERVISOR TO VERIFY ALL DIMENSIONS, SET-OUTS, LEVELS, LOCATION OF SERVICES, EASEMENTS AND ANY OTHER INFORMATION RELEVANT TO THE PROPOSED BUILDING WORKS.
ENGINEER TO PROVIDE ALL STRUCTURAL CERTIFICATES AS REQUIRED BY LOCAL COUNCIL AND RELEVANT AUTHORITIES.
ENGINEERING DETAILS TO OVERRIDE ARCHITECTURAL DRAWING AND SPECIFICATION.
ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANNING AND BUILDING PERMITS, MATERIALS AND WORKMANSHIP TO CONFORM WITH THE STATE BUILDING REGULATIONS, LOCAL COUNCIL BY-LAWS AND RELEVANT CURRENT EDITIONS OF BCA CODES, AUSTRALIAN STANDARDS, PLANS, SPECIFICATIONS AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
BUILDERS AND SUPERVISOR TO REPORT TO THE DESIGNER ALL RELEVANT DISCREPANCIES, VARIATIONS AND CHANGES PRIOR TO ANY WORKS COMMENCING. 24 HOURS MINIMUM REQUIRED FOR DRAWINGS TO BE AMENDED.
CONFIRMATION OF ANY CHANGES BY THE BUILDER, CLIENT, OR BUILDING SUPERVISOR MUST BE IN WRITING TO THE DESIGNER.
ALL WORKS ARE TO FOLLOW THE 'DIAL BEFORE YOU DIG' PROCESS IN ORDER TO OBTAIN INFORMATION ON EXISTING INFRASTRUCTURE AND UNDERGROUND SERVICES.

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A02	SITE PLAN WITH AERIAL OVERLAY
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A07	LIGHTING PLAN
A08	PLUMBING PLAN
A09	3D IMAGES
A10	3D INTERNALS
A11	E15.0 Inundation Prone Areas Code

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-099
DATE RECEIVED 6/05/2020



IMAGE IS AN INTERPRETATION ONLY

Revision Number	Description	Date
2	NEW LOCATION	24.2.2020
3	DA	2.3.2020
4	RFI	05.2020

Issue: DA1-18211-7A EMILY RD

Drawn: EU JORGENSEN

Scale: 1 : 1 Site: A3 Date: 2.3.2020

Project: 18211 Sheet: A00 Rev: 4

Dirt Building Design
6 Hilltop Place
Dodger Ferry 7173
Email: el@dtbuildingdesign.com.au
PH: 040866040
Accreditation No: C062366
Bush Fire Accreditation: BFA-139

Client:
CARRIE AND GARETH AJUKER
Address:
7A EMILY RD WEST MOONAH

Sheet Name:
COVER SHEET
Title:
174089/2

Attachments - Glenorchy Planning Authority - 15 June 2020



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-20-099**

DATE RECEIVED **6/05/2020**

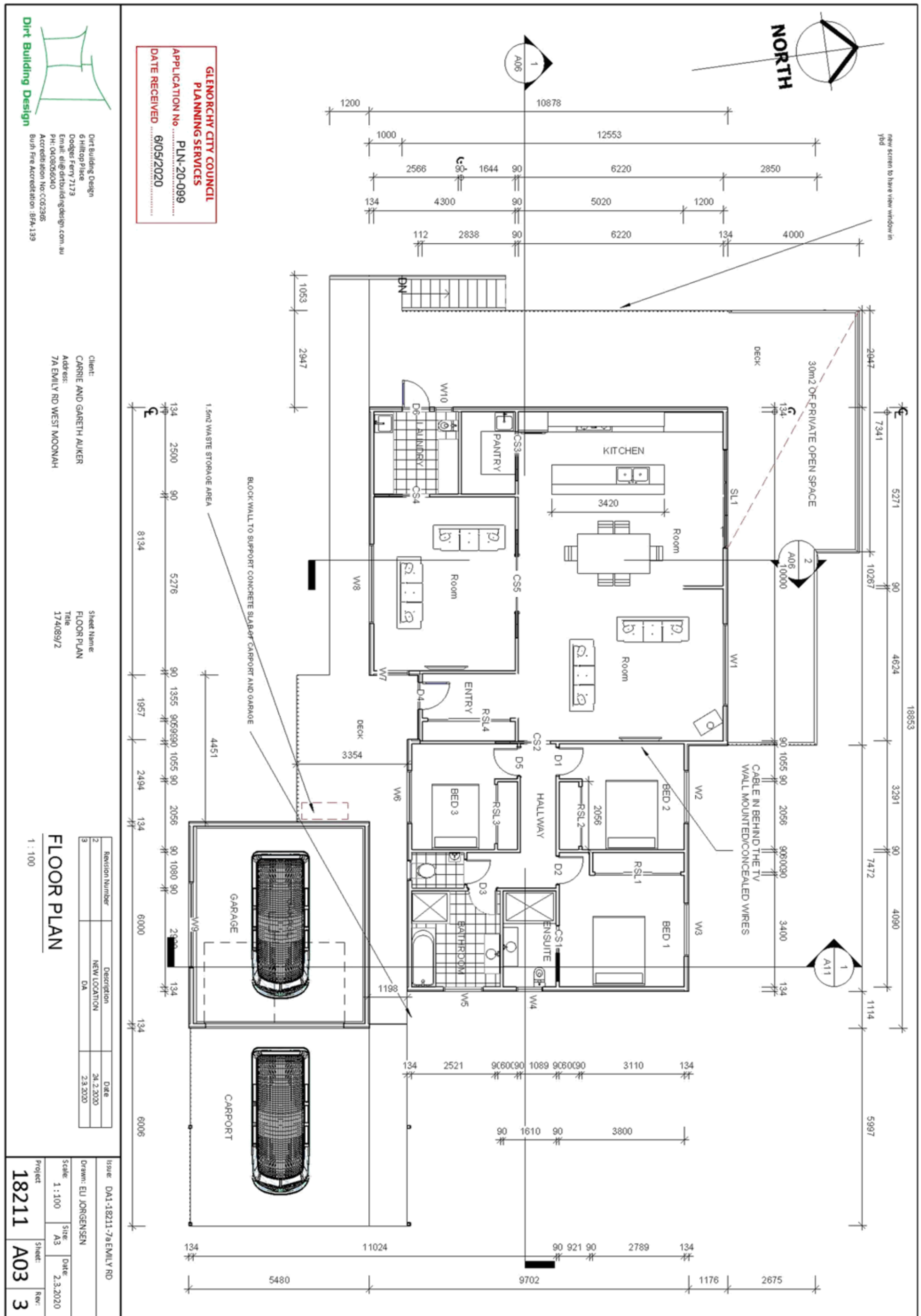
SITE PLAN WITH AERIAL SHOT

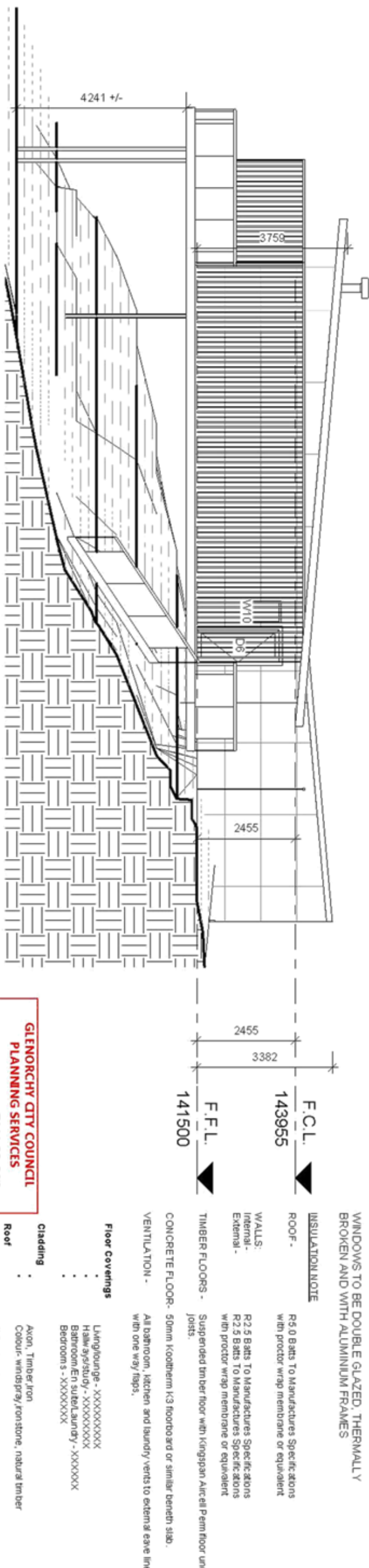
Issue:	DAI-18211-7a EMILY RD		
Drawn:	EU JORGENSEN		
Scale:	1 : 500	Size:	A3
		Date:	2.3.2020
Project:	18211	Sheet:	A02
		Rev:	4

Dirt Building Design
6 Hiltop Place
Dodges Ferry 7173
Email: ell@dirtbuildingdesign.com, au
PH: 0408055040
Accreditation No: C062365
Bush Fire Accreditation :BFA-139

Client:
CARRIE AND GARETH AUKER
Address:
7A EMILY RD WEST MOONAH

Sheet Name:
SITE PLAN WITH AERIAL OVERLAY
Title:
174089/2



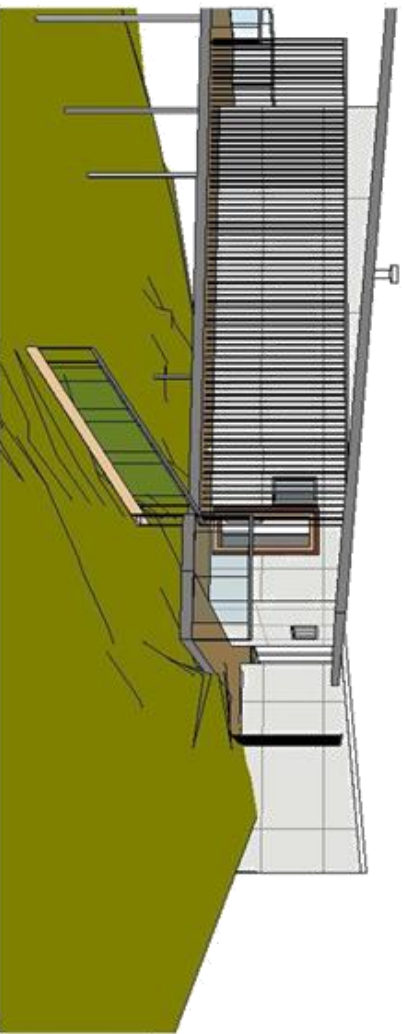


WINDOWS			
Mark	Height	Width	Comments
W1	2100	2500	
W2	2100	1600	
W3	2100	1600	
W4	1000	800	
W5	1000	1200	
W6	2100	1600	
W7	2100	800	
W8	600	2400	
W9	800	2600	
W10	900	550	
W11	1220	610	

- Colourbond
- Colour - Woodland grey, Windsor grey

DATE RECEIVED 6/05/2020

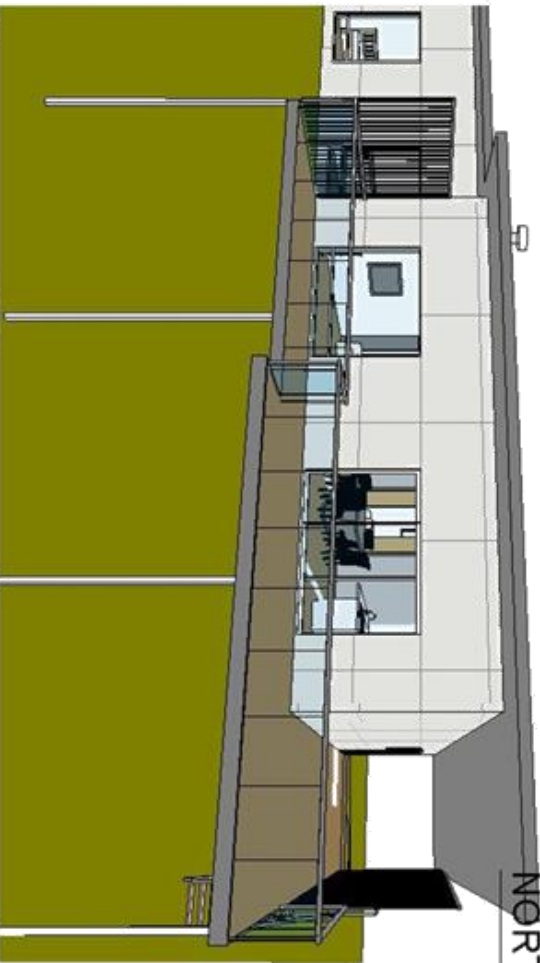
Project:	18211	Sheet:	A05
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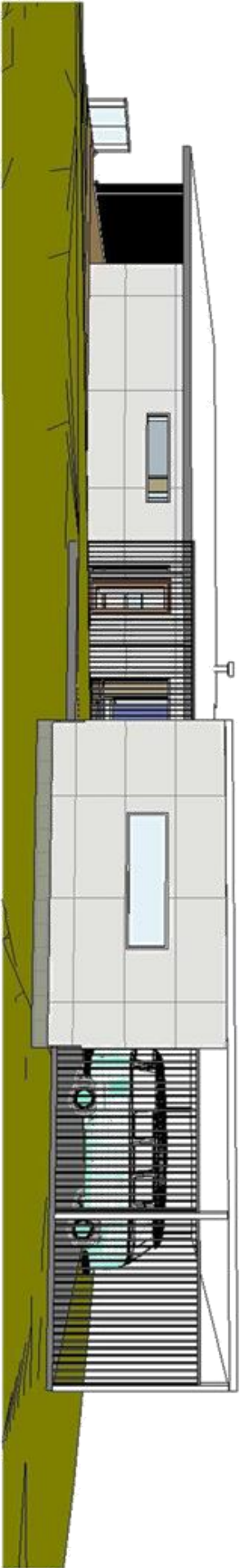
WEST VIEW



EAST VIEW



NORTH VIEW



SOUTH VIEW

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-099
DATE RECEIVED 6/05/2020



Dirt Building Design

Dirt Building Design
6 Hilltop Place
Doddge Ferry 7173
Email: el@dtbuildingdesign.com.au
PH: 0408066040
Accreditation No: C062366
Bush Fire Accreditation: BFA-139

Client:
CARRIE AND GARETH ALJER
Address:
7A EMILY RD WEST MOONAH

Sheet Name:
3D IMAGES
Title:
174089/2

Revision Number	Description	Date
-----------------	-------------	------

Issue:	DA1-18211-7a EMILY RD
Drawn:	EU JORGENSEN
Scale:	A3
Sheet:	A09
Project:	18211





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-099	Council notice date	1/04/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00425-GCC	Date of response	02/04/2020
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	7a EMILY RD, WEST HOBART	Property ID (PID)	3540408
Description of development	Multiple dwellings - 1 existing		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Dirt Building Design	Site Plan / A02	3	02/03/2020
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 - The existing ID20mm water property connection must be disconnected from the 50mm water main and capped. - A new min. DN32 ID25mm metered water property connection must be provided from the DN300 water main on the opposite side of Emily Rd in accordance with TasWater standards. - The development must be serviced for sewerage by a single shared sewer property connection. - Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. DEVELOPMENT ASSESSMENT FEES - The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.			
Advice			
General For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-Standards For application forms please visit http://www.taswater.com.au/Development/Forms Service Locations Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor			



and/or a private contractor engaged at the developers cost to locate the infrastructure.

The location of TasWater infrastructure as shown on DBYD and The List is indicative only.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

Jason Taylor

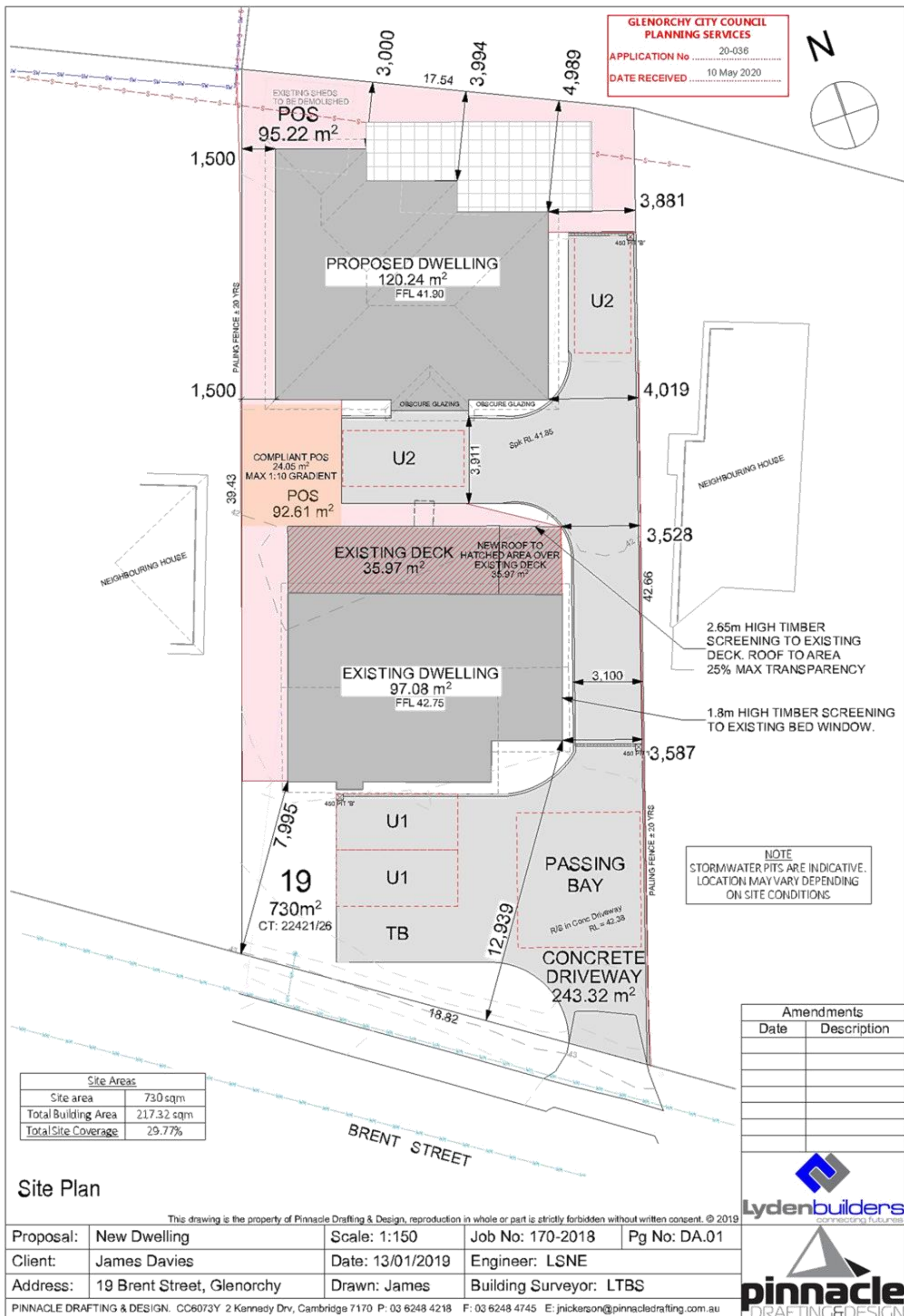
Development Assessment Manager

TasWater Contact Details

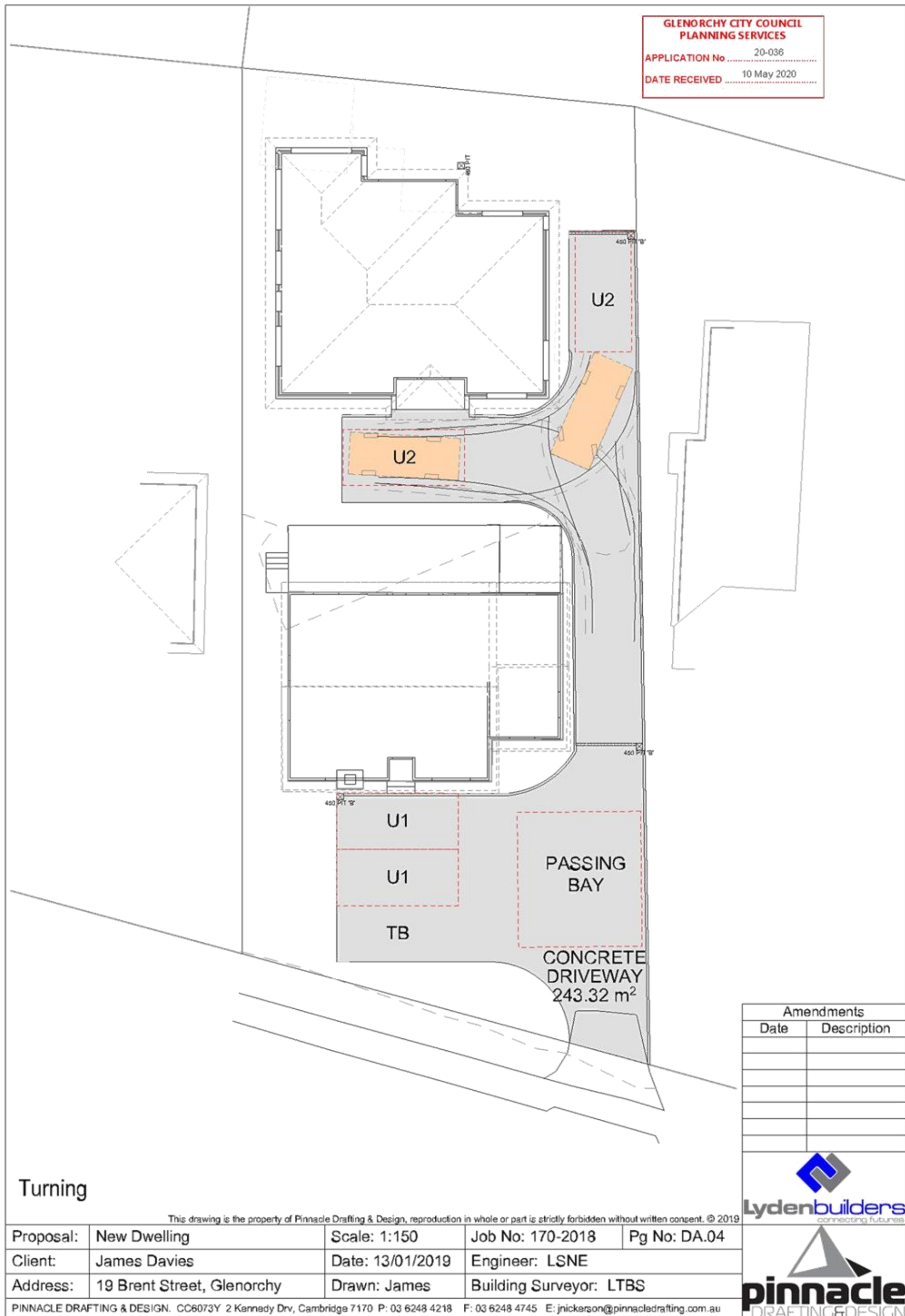
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

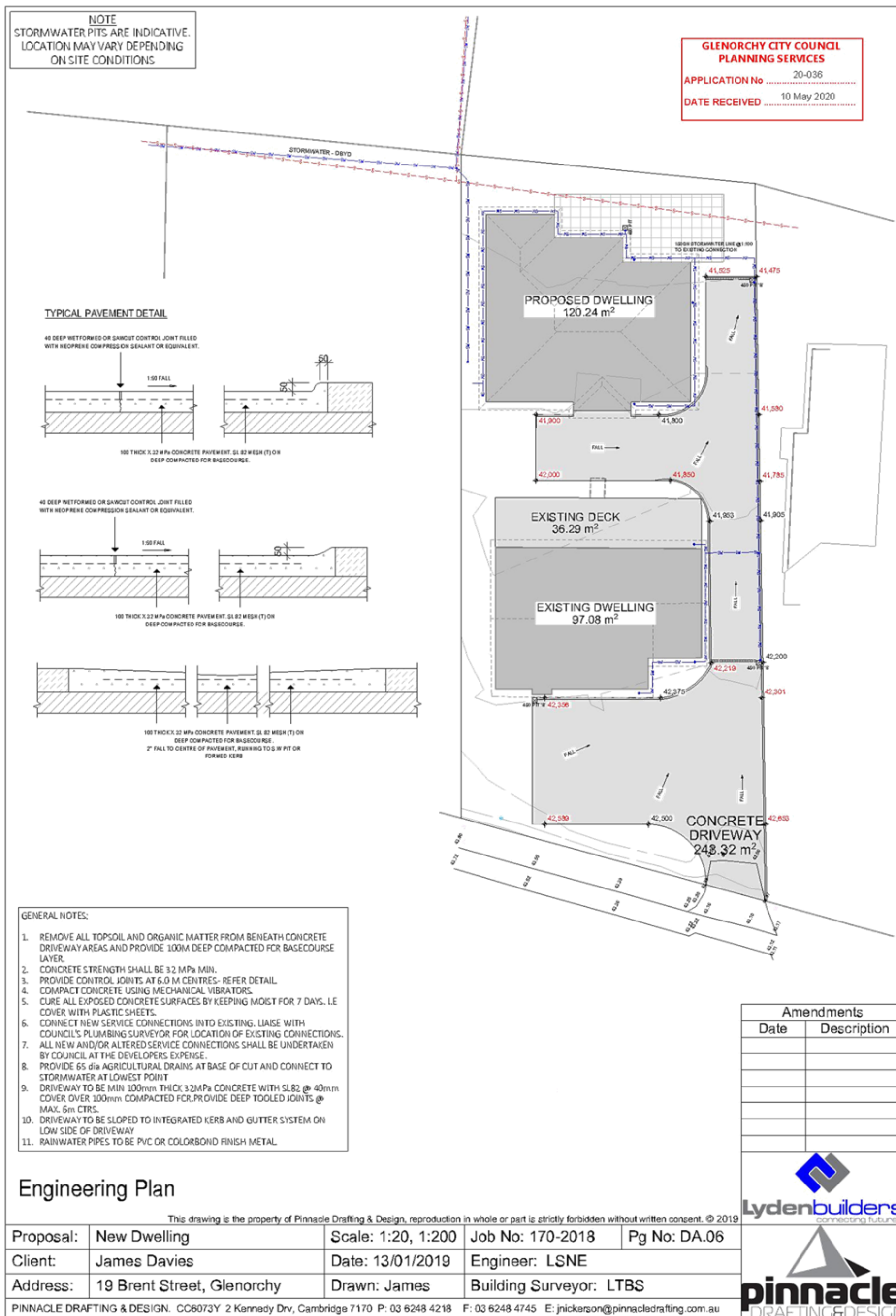
Item:











ALL PLUMBING TO BE IN ACCORDANCE WITH AS3500, GAS PLUMBING CODE AND LOCAL AUTHORITY REGULATIONS.
SEWER AND STORMWATER TO MAINS CONNECTIONS, PLUMBER TO VERIFY LOCATION ON SITE.
(REFER SITE PLAN.)

FIRST INSPECTION OPENINGS TO BE RAISED TO FINISHED GROUND LEVEL.

INSTALL "R.M.C." TYPE TEMPERING VALVE TO H.W.C. TEMPERATURE FROM H.W.C. OUTLET TO BE MINIMUM 60°C. TEMPERATURE AT SANITARY FIXTURE OUTLETS TO BE MAXIMUM 50°C.

ALL STORMWATER PITS TO BE DESIGNED IN ACCORDANCE WITH
PG3500 - SECTION 8.6.

PSS3500-SECTION 8.6.

MINIMUM GRADIENT ON PIPES AS PER AS3500 7.3.5

• DN90 = 1:100

$$\text{DN150} = 1 \cdot 100$$

MINIMUM GRADIENT ON SEWER PIPES AS PER AS3500:2000 4.4

DN80, DN100 = 1:60

 $DN150 = 1.100$

CENTRAL HEATING WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED TO ACHIEVE THE MINIMUM MATERIAL R-VALUE AS FOLLOWS:

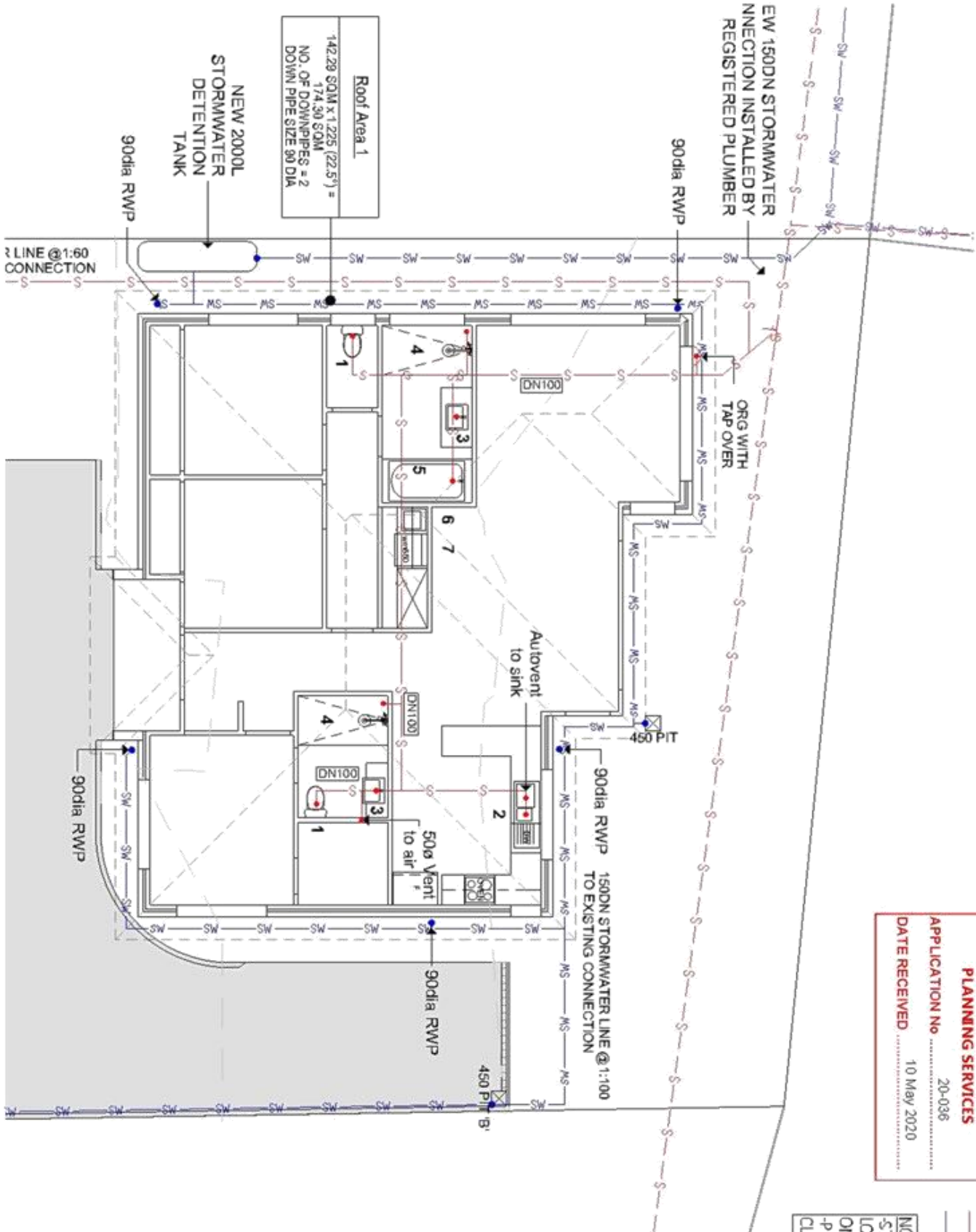
RO4 MIN. IN CLIMATE ZONE 7 FOR PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE INCLUDING FLOW AND RETURN PIPING, AND COLD WATER SUPPLY AND RELIEF VALVE PIPING WITHIN 500 MM OF THE CONNECTION TO THE CENTRAL WATER HEATING SYSTEM.

R1.3. MIN. INSULATE ZONE 7 FOR PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUBGRADE OR ROOF SPACE, INCLUDING FLOW AND RETURN PIPING, AND INCLUDING FLOW AND RETURN PIPING, AND COLD WATER SUPPLY AND RELIEF VALVE PIPING WITHIN 500MM OF THE CONNECTION TO THE CENTRAL WATER HEATING SYSTEM.

Insulation	R-Value
9mm of closed cell polymer	0.4
13mm of closed cell polymer	0.6
19mm of closed cell polymer	0.9
25mm of closed cell polymer	1.3
25mm of glass wool	1.3

KEY	FIXTURE	WASTE PIPE
1	WATER CLOSET	100 DIA CLASS SH
2	SINK	50 DIA
3	BASIN	40 DIA
4	SHOWER	50 DIA
5	BATH	50 DIA
6	TROUGH	50 DIA
7	WASHING MACHINE	50 DIA

Plumbing Plan



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No.

10 MAY 2020

AG DRAIN
SEWER
STORMWATER

SW SW S

NOTE

-STORMWATER PITS ARE INDICATIVE.
LOCATION MAY VARY DEPENDING
ON SITE CONDITIONS.
-PITS USED IN DRIVEWAY MUST BE
CLASS 'B' TRAFFICABLE.

Amendments	
Date	Description



Lydenbuilders
connecting futures



pinacle
DRAFTING & DESIGN



- The door to a sanitary compartment must -
 - open outwards; or
 - slide; or
 - be readily removable from the outside of the compartment.

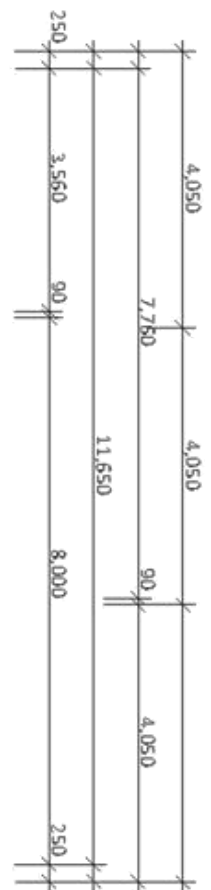


Figure 1 is a schematic diagram of a test specimen. It is a vertical assembly with several horizontal sections. The total height is 250. The top section has a height of 165.0. Below this is a section with a height of 3.000 and a 90-degree angle. This is followed by a section with a height of 5.160 and a 90-degree angle. The bottom section has a height of 3.405 and a 90-degree angle. Other dimensions include 4.350, 1.175, 2.460, 1.655, 2.50, 3.055, 1.975, and 190.

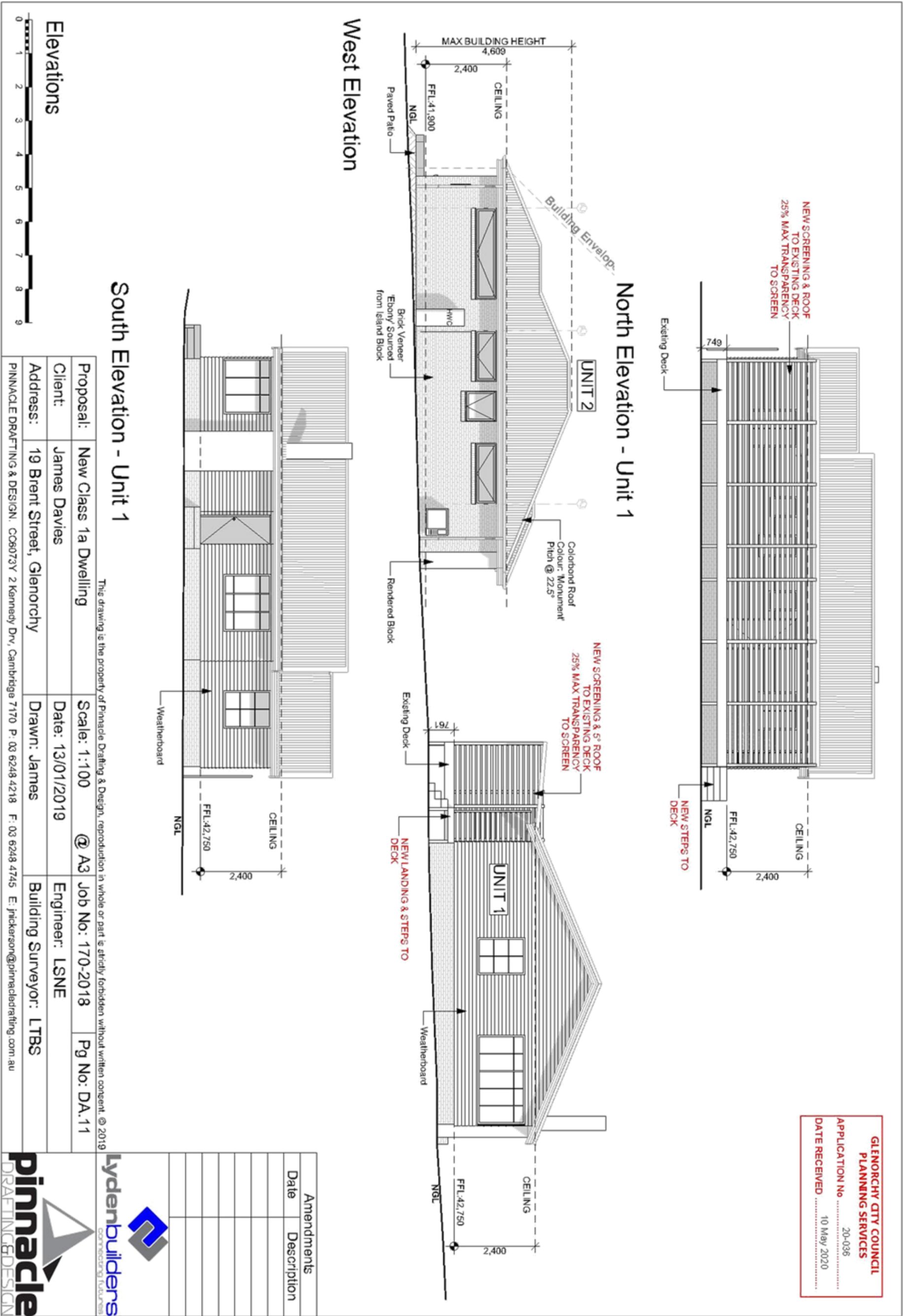


pinnacle
DRAFTING & DESIGN

Amendments	
Date	Description









Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-036	Council notice date	4/03/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00286-GCC	Date of response	17/03/2020
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	19 BRENT ST, GLENORCHY	Property ID (PID)	5358351
Description of development	Multiple dwellings x 2 - 1 new and 1 existing		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Drafting	Site Plan	--	13/01/2019
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
56W CONSENT			
3. 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 <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or within two metres of TasWater infrastructure. 4. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must 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 must 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. Footings must be located outside of any TasWater easement (if applicable) and no closer than 1.0m from the outside pipe wall of the TasWater sewer pipe; c. 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;

- d. A note on the plan indicating how the pipe location and depth were ascertained.

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

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

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

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

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

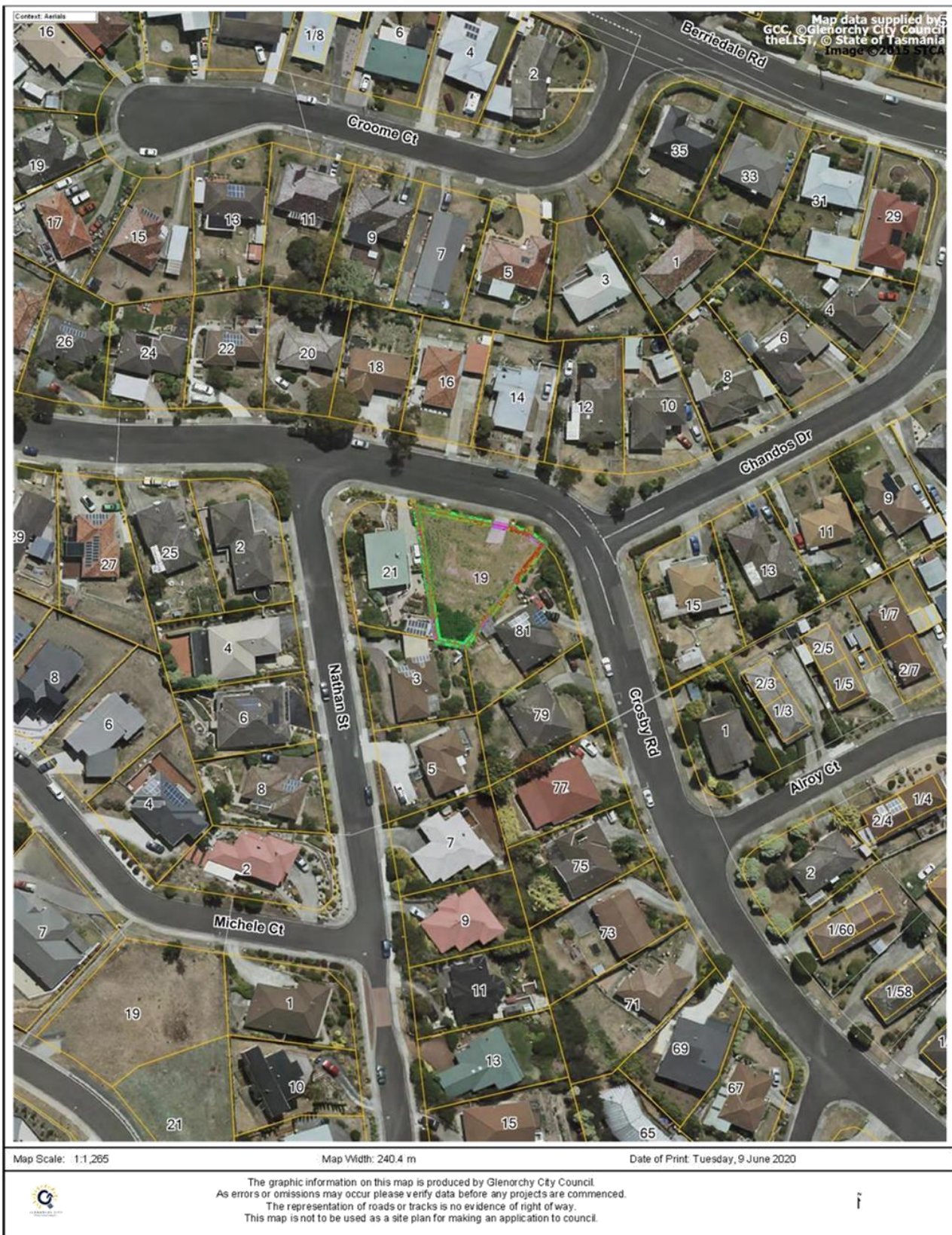
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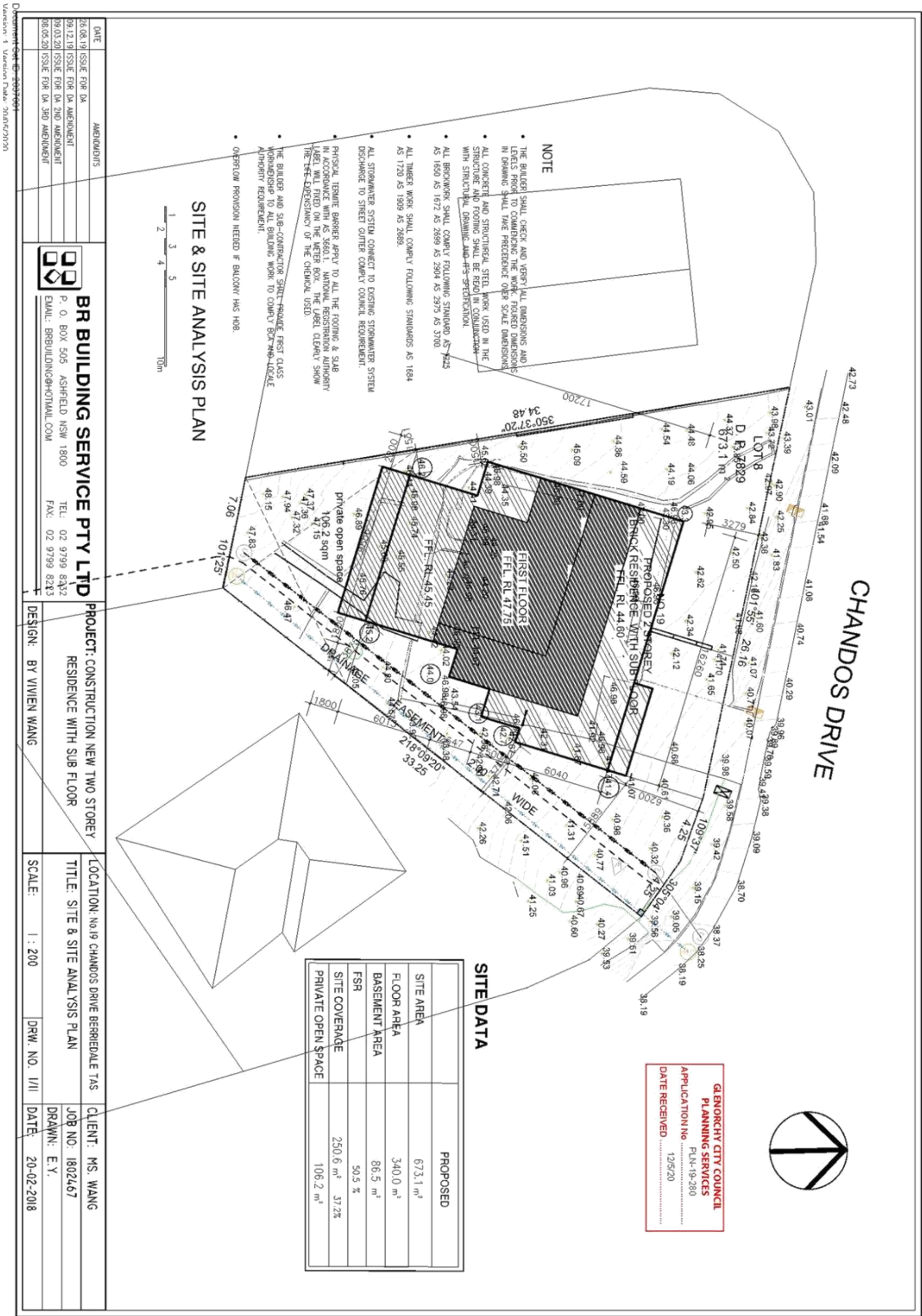
Jason Taylor
Development Assessment Manager

TasWater Contact Details

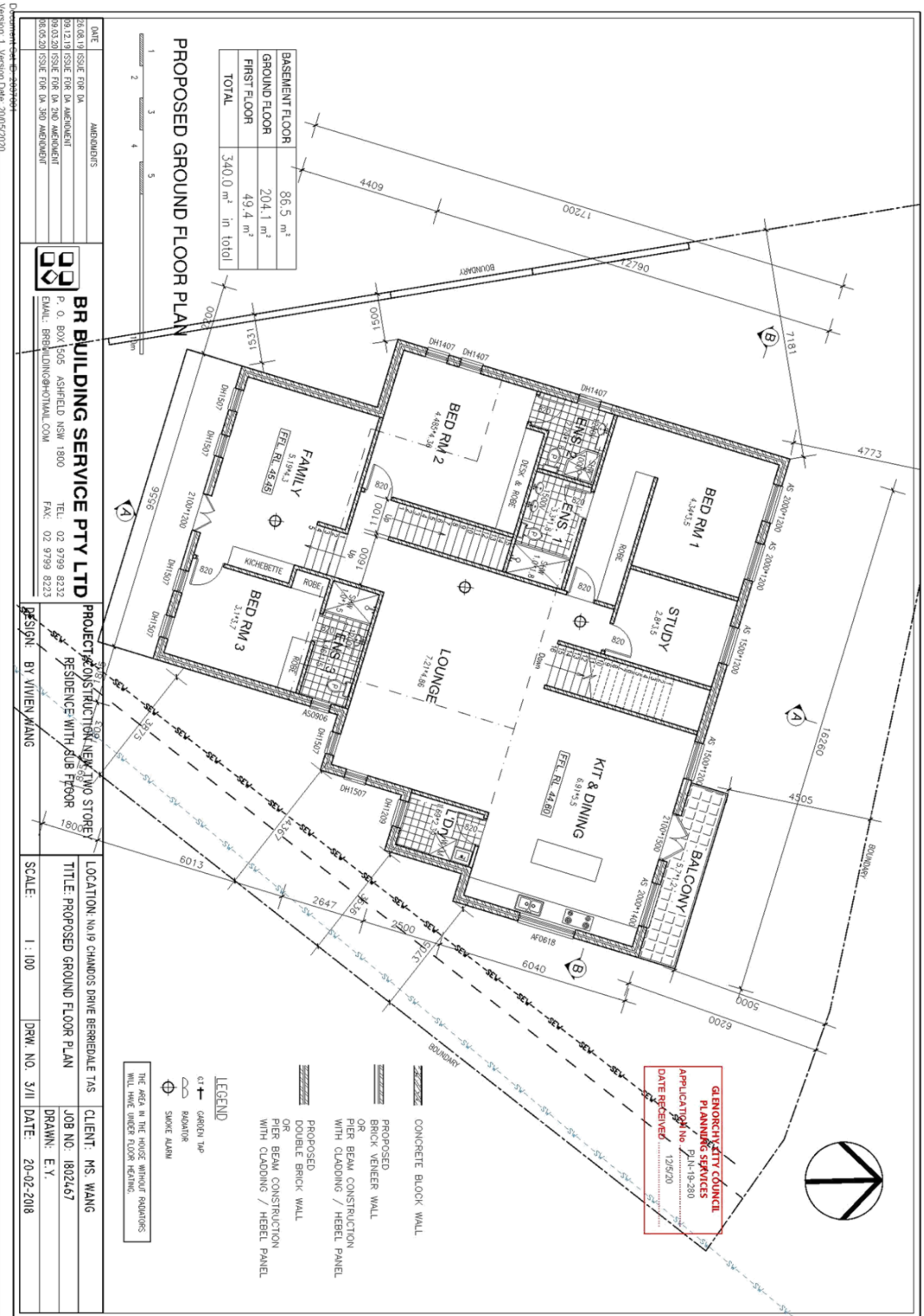
Email	development@taswater.com.au	Web	www.taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001		

19 Chandos Drive, Berriedale











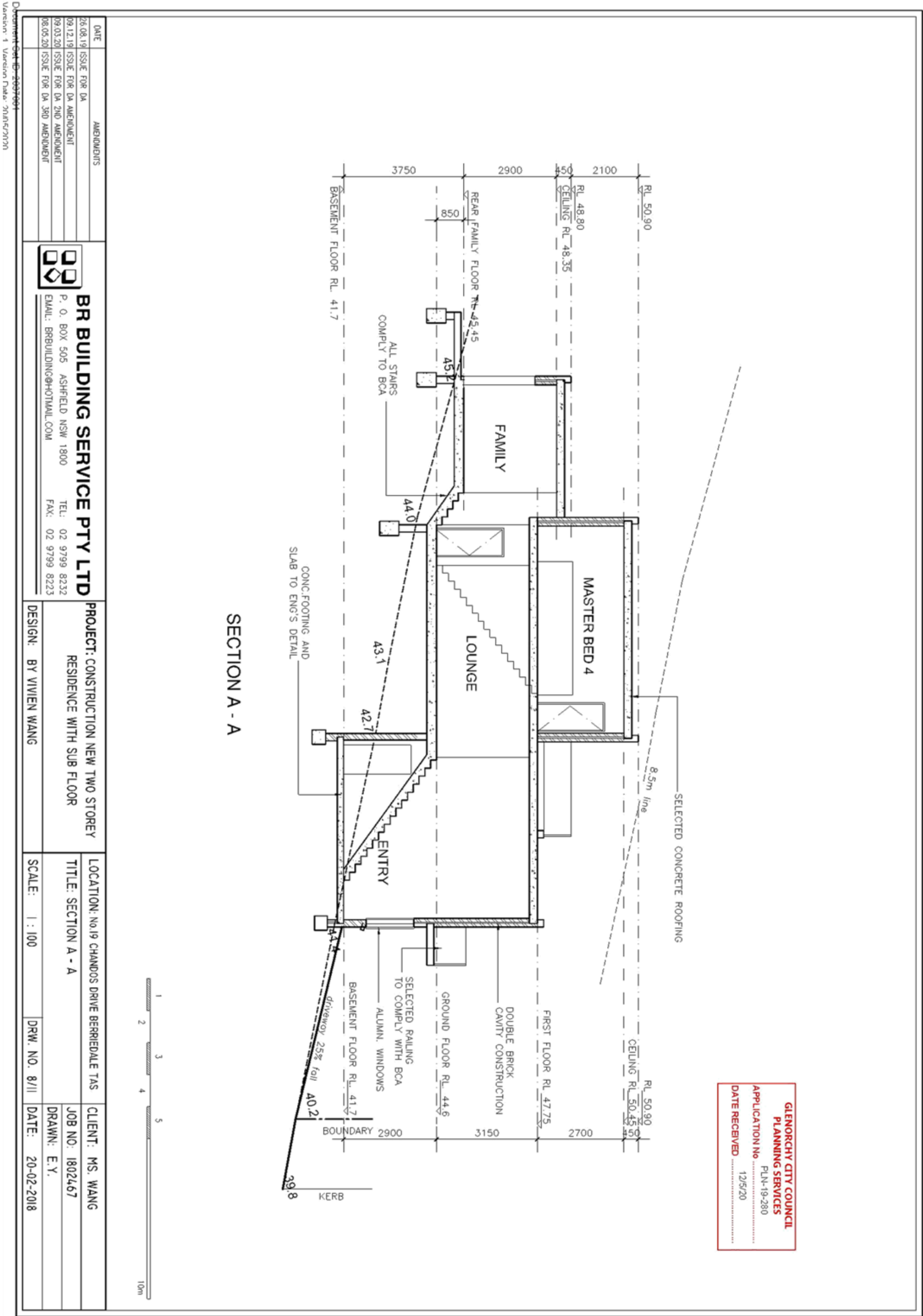




PROPOSED EAST ELEVATION



Document Get ID: 2037001
Version: 1 Version Date: 20/05/2020



GLENORCHY CITY COUNCIL

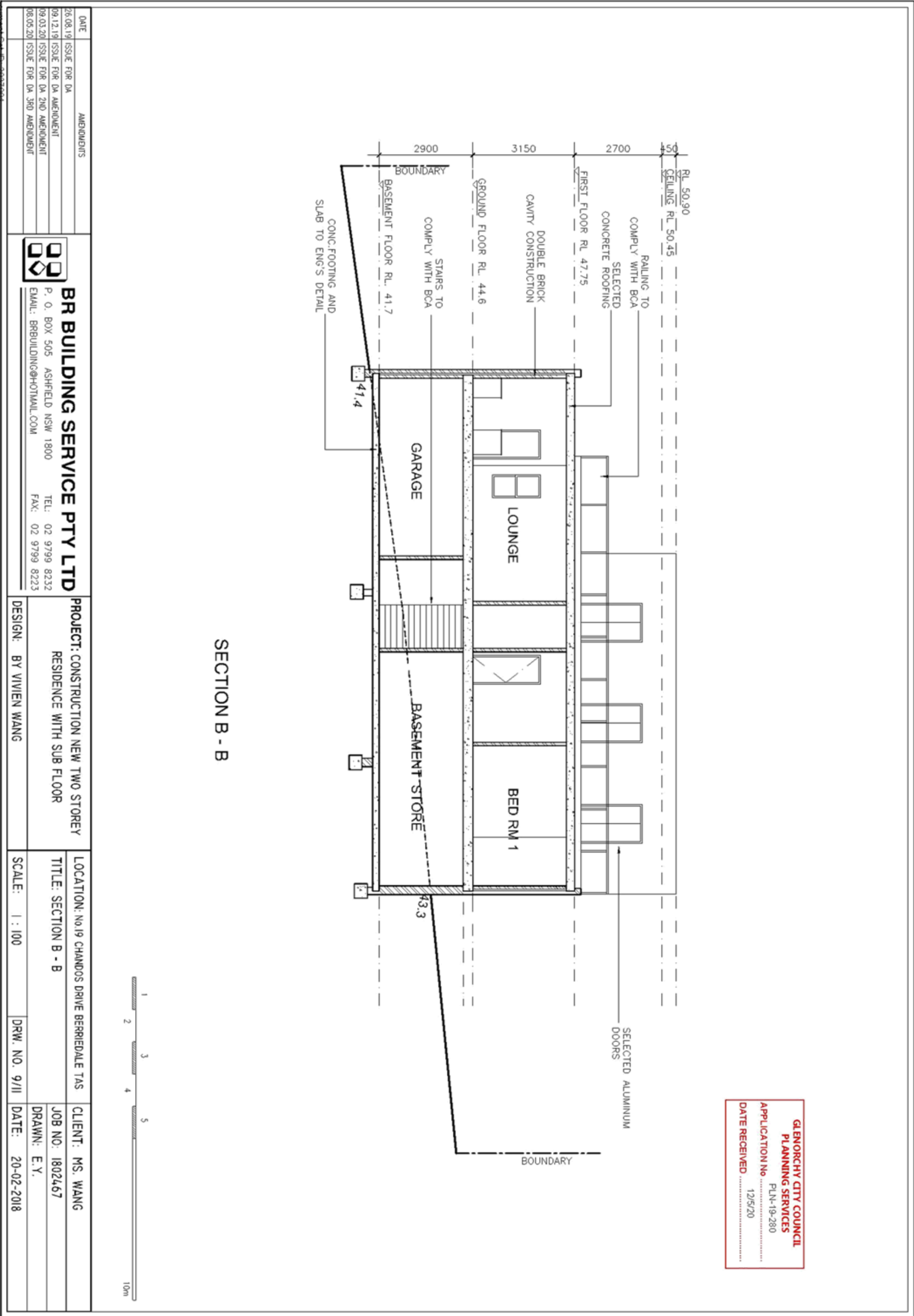
PLANNING SERVICES

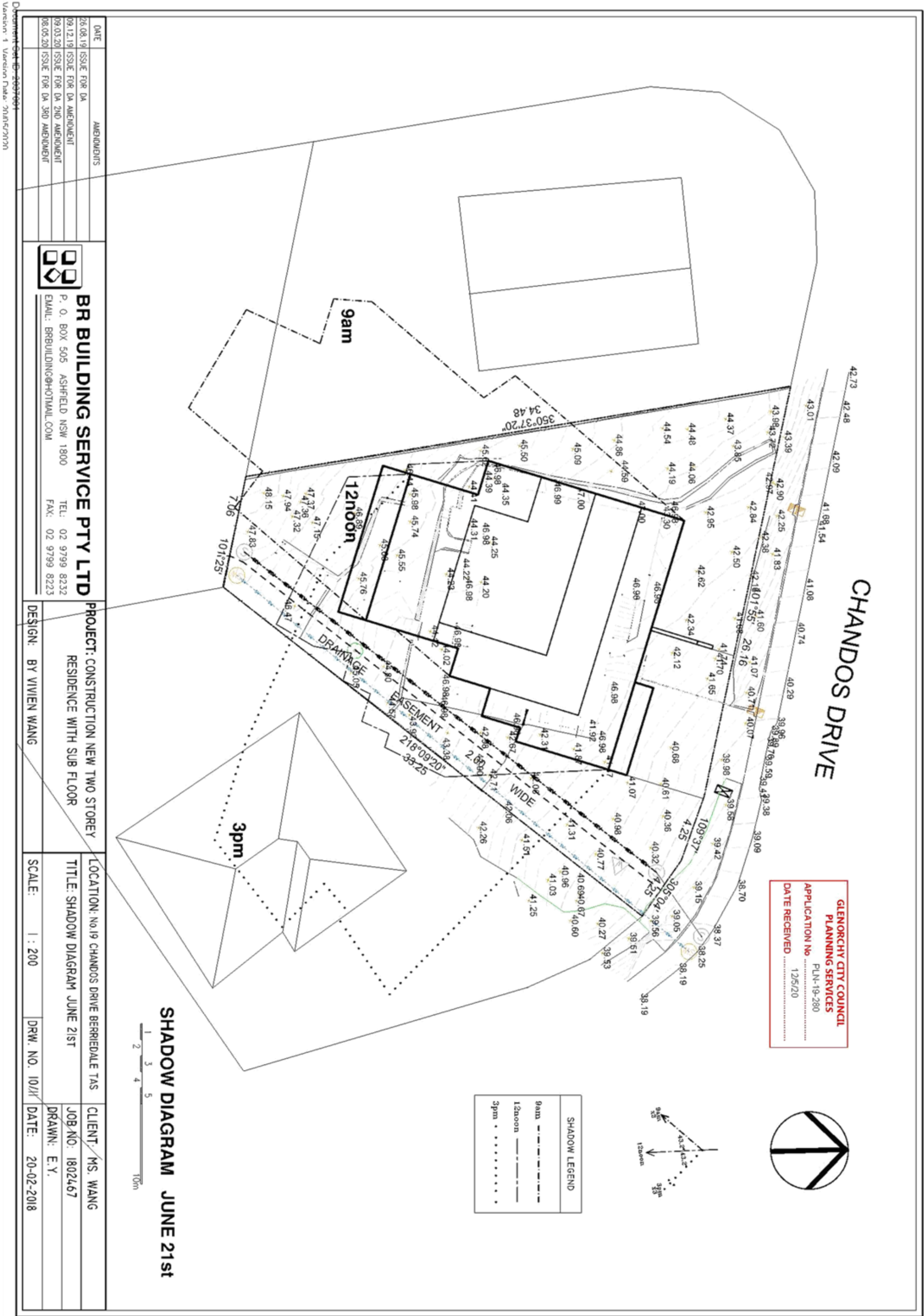
APPLICATION No

PLN-19-280

DATE RECEIVED

12/5/20









Amended Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-280	Council notice date	22/10/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01566-GCC	Date of response	02/04/2020
		Amended date	09/06/2020
TasWater Contact	Daria Rech	Phone No.	(03) 6237 8222
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	19 CHANDOS DR, BERRIEDALE	Property ID (PID)	5309437
Description of development	Single Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
BR Building Service	Site Plan / 1802467 / Drw 1/11	3 rd Amendment	08/05/2020
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 / 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. 56W CONSENT 3. 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 <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or within two metres of TasWater infrastructure. 4. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings and/or piers of proposed buildings located over or within 2.0m from TasWater pipes and must 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 must also include a cross sectional view through the footings which clearly shows; a. Existing pipe size, location & depth and proposed finished surface levels over the pipe; b. Buildings (including eaves and gutters) and piers for the proposed deck must be located outside of easements and no closer than 1.0 metre to the outside pipe wall of the DN150			



sewer main;

- c. 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;
- d. A note on the plan indicating how the pipe location and depth were ascertained (eg. TasWater infrastructure located on site by private contractor/registered surveyor).

Advice: To achieve the minimum 1.0 metre horizontal clearance between the deck piers and the sewer pipe a cantilever design may need to be employed.

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required by the due date as noted on the statement when issued by TasWater.

Advice

General

For information on TasWater development standards, please visit

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

For application forms please visit <http://www.taswater.com.au/Development/Forms>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
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Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

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

333 Gillies Road, Granton

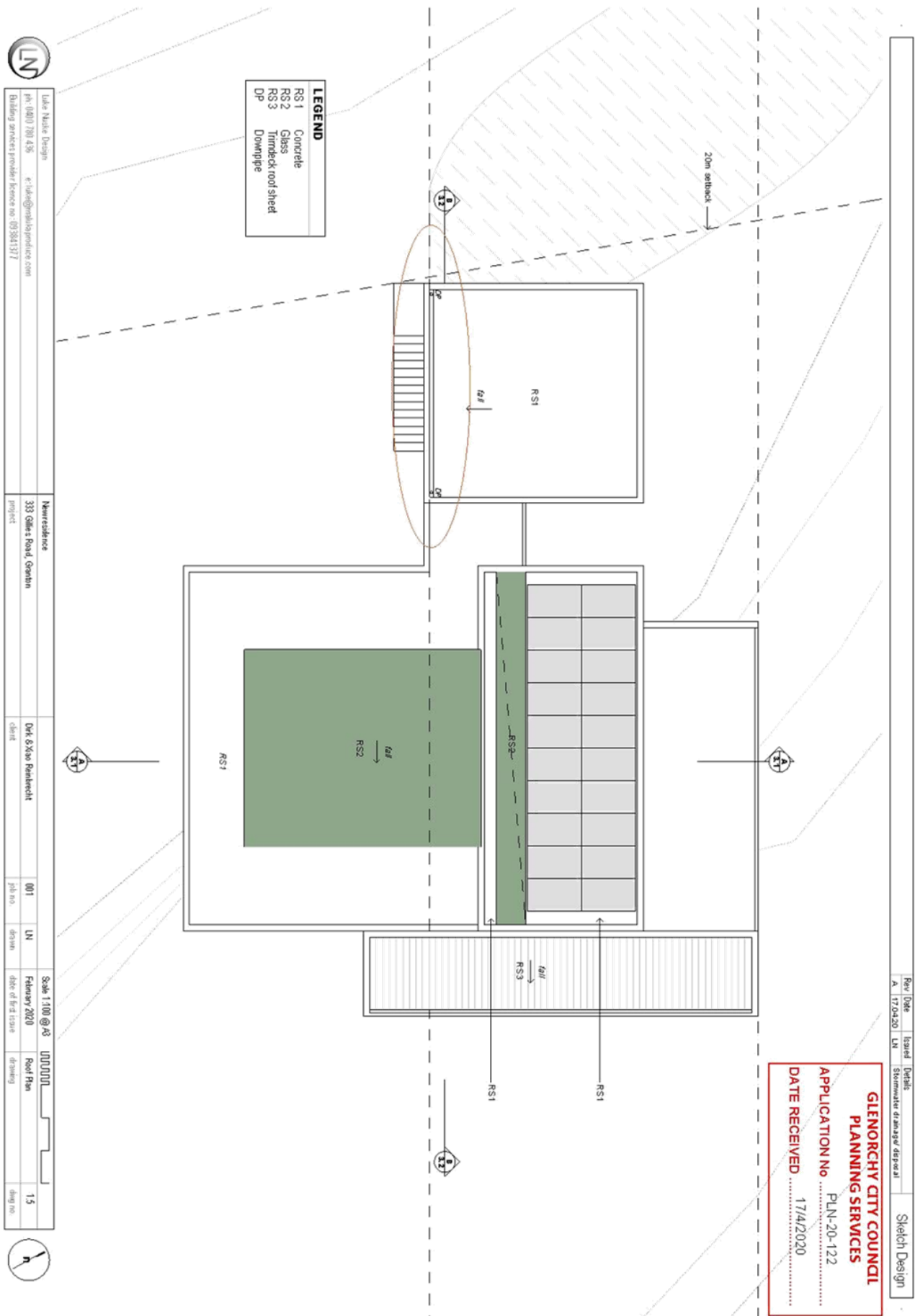




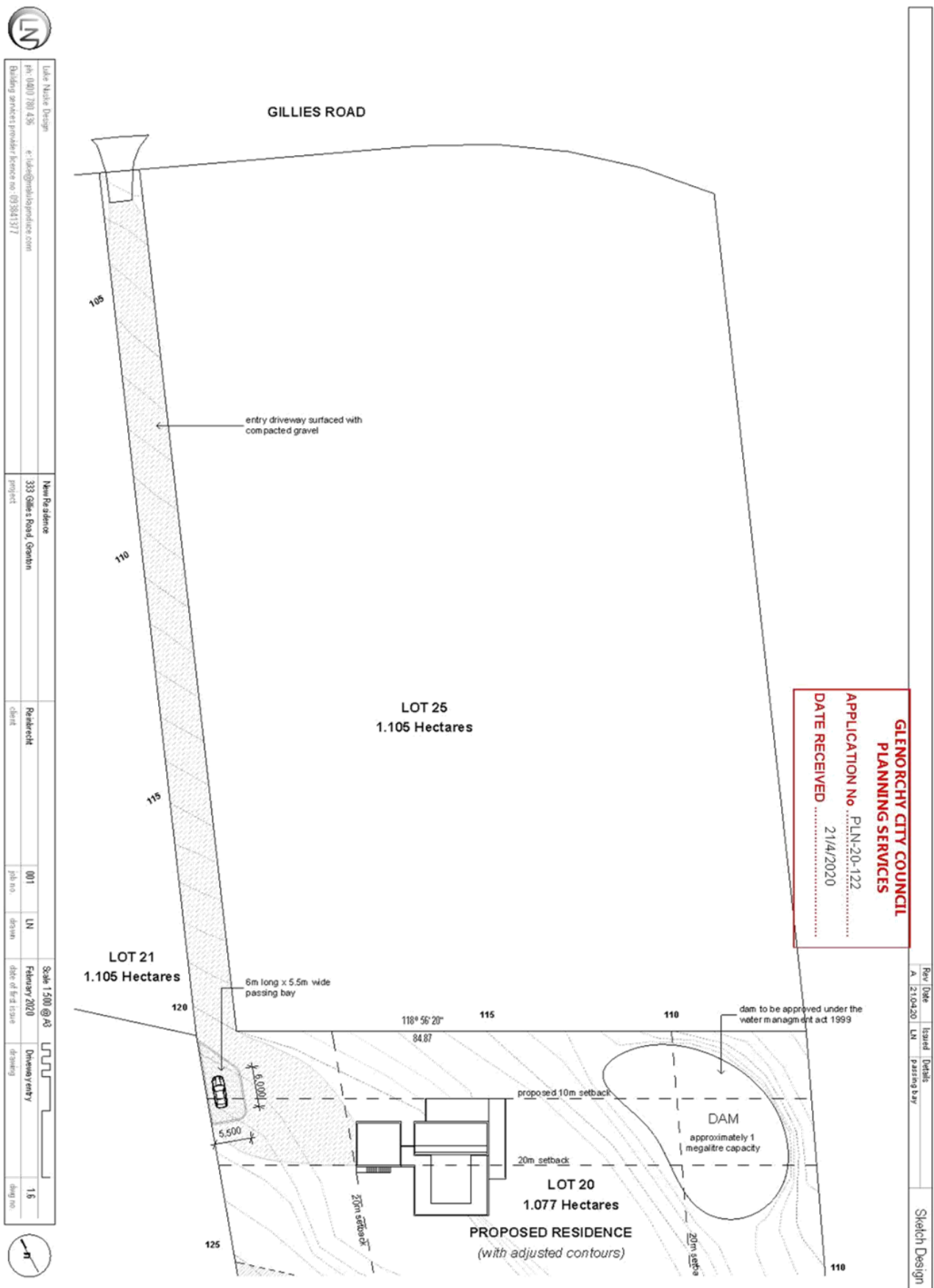








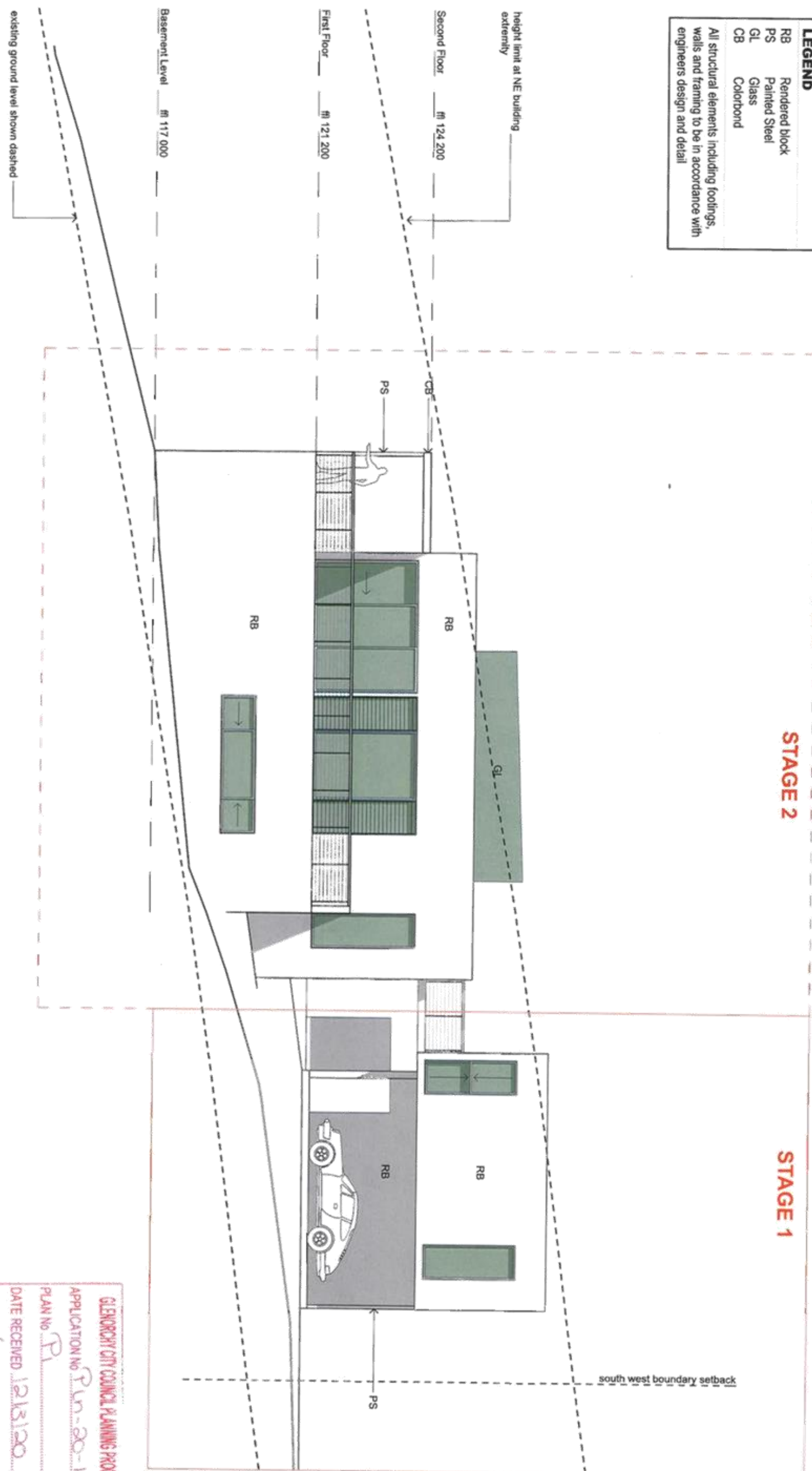
Rev				Date	Issued	Details	Sketch Design
GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No PLN-20-122 DATE RECEIVED 17/4/2020							
yellow plane represents natural ground plane projected vertically 8.5m above existing natural ground							
plan view							
view 1 view 2 view 3 view 4							
not to scale							
3D views							
drawing							
date of first issue							
February 2020							
drawn							
job no.							
001							
client							
333 Gillies Road, Granton							
project							
New Residence							
Luke Masse Design							
ph: (080) 780 436 e: luke@lukemasse.co.nz Building services provider licence no: (0)3841317							



LEGEND

RB	Rendered block
PS	Painted Steel
GL	Glass
CB	Colorbond

All structural elements including footings, walls and framing to be in accordance with engineers design and detail



GLENN COUNTY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. P10-20-122
PLAN NO. P1
DATE RECEIVED 12/3/20
PAGE 6 of 11

	
Little Nisuke Design 1st. 0410 780 436 e: info@littlenisuke.com Banning services provider licence no: 003341317	
New residence 333 Gilles Road, Granton Project	Dirk & Xiao Reinbrecht 001 LN February 2020 North East Elevation 2.1
client	job no. drawing date of first issue revision dwg no.

LEGEND

RB

Rendered block

PS

Painted Steel

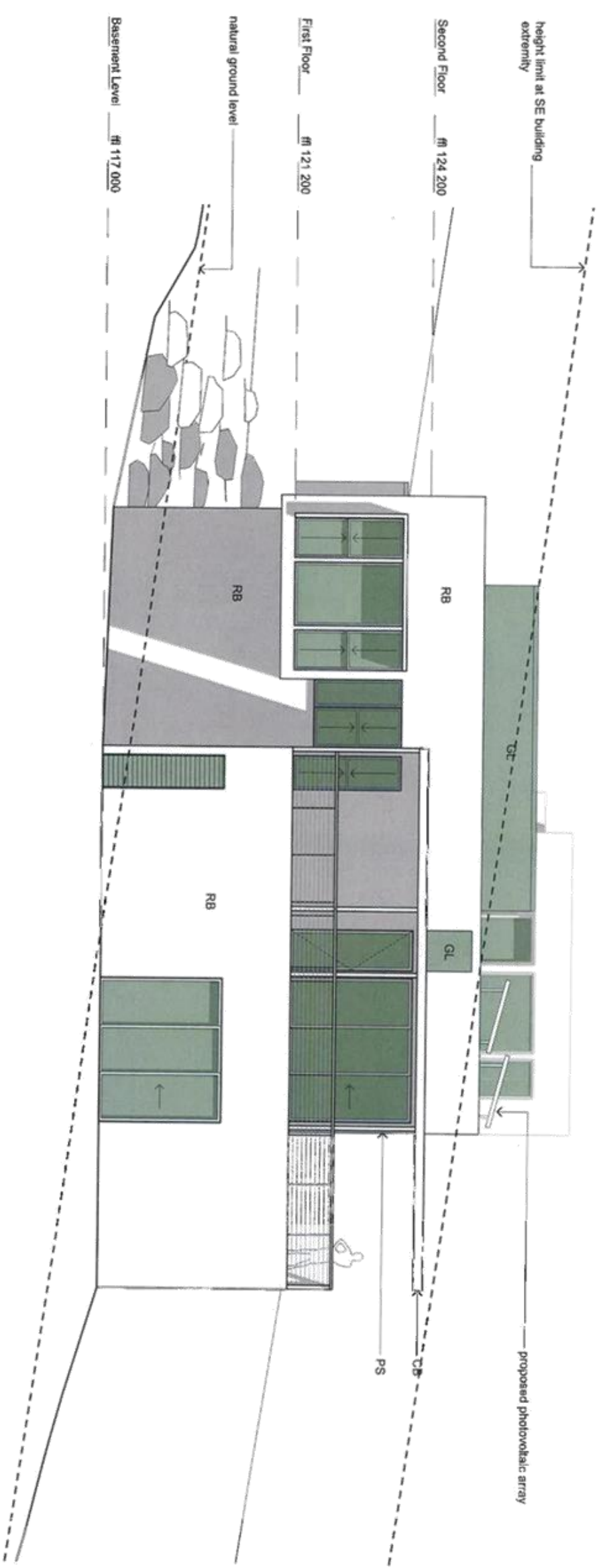
GL

Glass

CB

Colorbond

All structural elements including footings, walls and framing to be in accordance with engineers design and detail



GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO P10-20-122

PLAN NO P1

DATE RECEIVED 12/3/20

PAGE 7 of 11

Sketch Design

Rev Date Issued Details

Luke Ruske Design

ph: (0410) 760 436

e: lruske@lukerusedesign.com

Bulding services provider licence no: 073641377

New residence

333 Gillies Road, Granton

project

Dirk & Xiao Reinbrecht

client

001

LN

February 2020

Scale 1:100 @ A3

South East Elevation

22

job no.

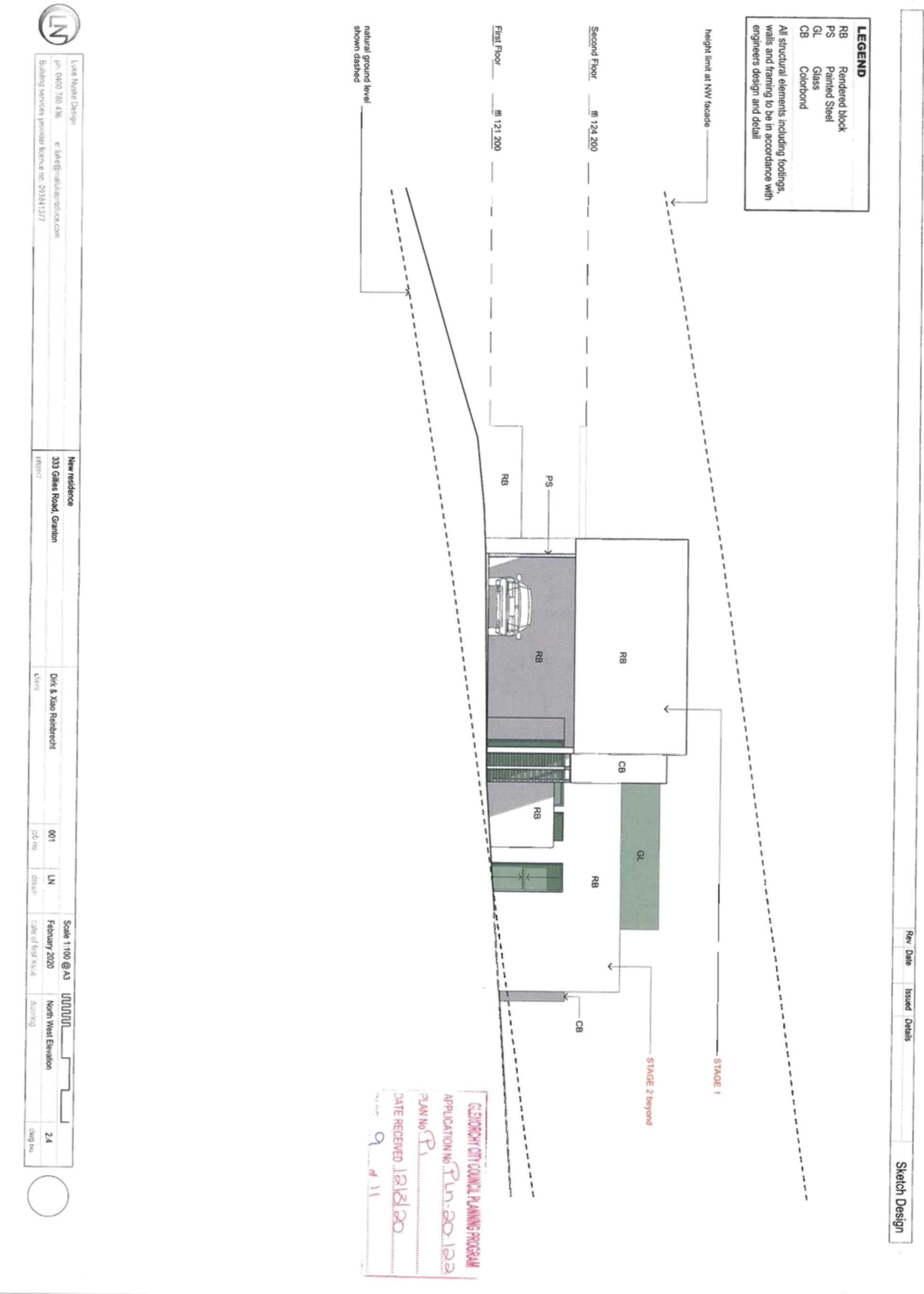
drawn

date of first issue

drawing

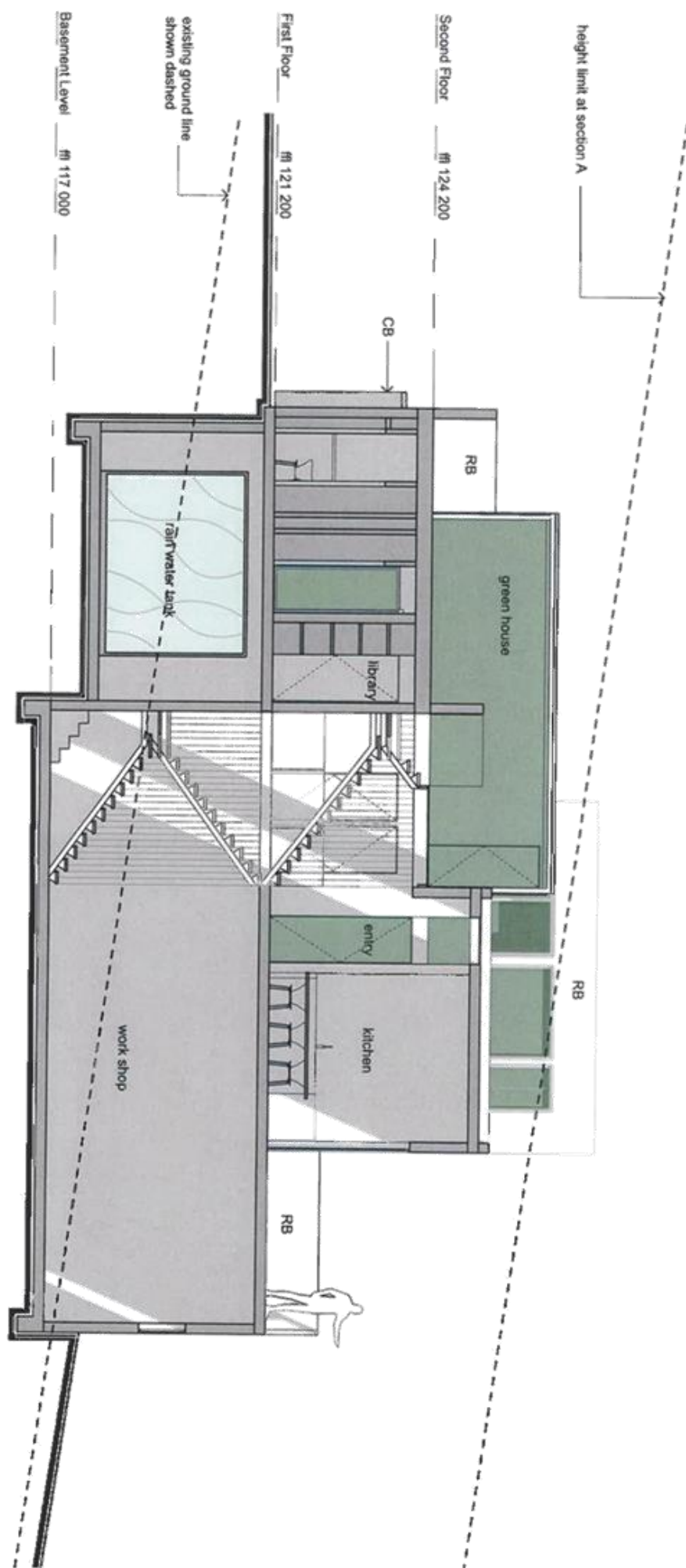
sheet no.

Attachments - Glenorchy Planning Authority - 15 June 2020



LEGEND	
RB	Rendered block
PS	Painted Steel
GL	Glass
CB	Colorbond

All structural elements including footings, walls and framing to be in accordance with engineers design and detail



APPLICATION WITH LOCAL PLANNING PROGRAM
 APPLICATION NO. P-20-80-128
 PLAN NO. P
 DATE RECEIVED 12/6/20
 PAGE 10 of 11

Rev Date Issued Details

Sketch Design



LNE Nucleus Design
 ph: 0400 780 436 e: lne@nucleusdesign.com
 Building services provider licence no: 083841377

New residence
 333 Gillies Road, Granton
 project

Dik & Xiao Reinbrecht
 client

001
 LN
 drawn

Scale 1:100 @ A3
 February 2020
 date of first issue

Section AA
 drawing

3.1

eng no.

Attachments - Glenorchy Planning Authority - 15 June 2020