

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
TUESDAY, 15 JUNE 2021**



TABLE OF CONTENTS:

PLANNING

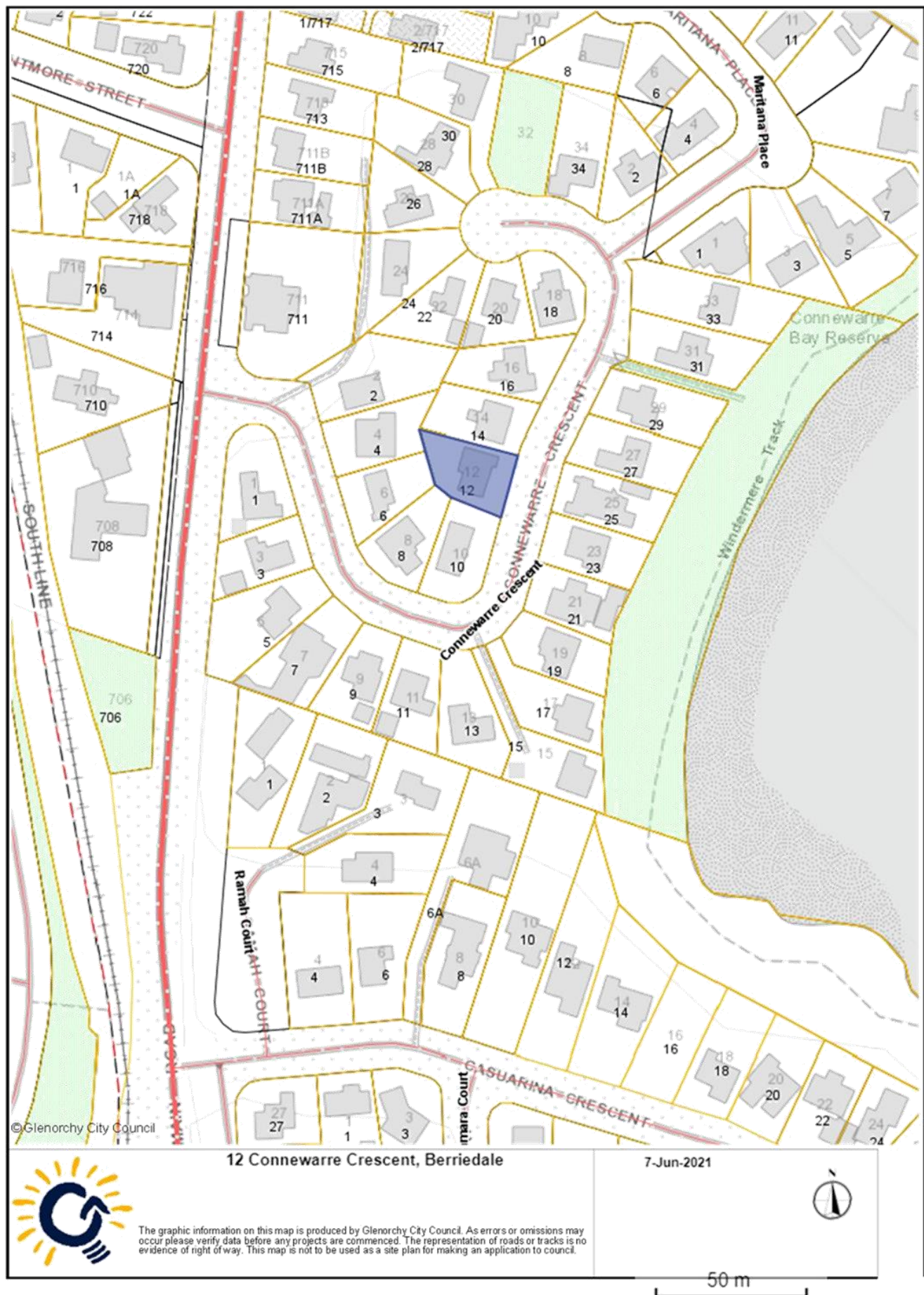
- 5. PROPOSED USE AND DEVELOPMENT - Outbuilding and additions to Single Dwelling - 12 Connewarre Crescent Berriedale**
 - 1: GPA Attachement - 12 Connewarre Crescent, Berriedale .. 3

- 6. PROPOSED USE AND DEVELOPMENT - LANDFILL AND WORKS (RESIDENTIAL) - 119 AND 121A MAIN ROAD AND 1 AUSTINS FERRY ROAD AUSTINS FERRY**
 - 1: GPA Attachment - 119 Main Road Austins Ferry 17

- 7. PROPOSED USE AND DEVELOPMENT - CHANGE OF USE TO FITNESS CENTRE (SPORTS AND RECREATION) AND ALTERATIONS TO SINGLE DWELLING - 94 HOPKINS STREET MOONAH**
 - 1: GPA Attachments - 94 Hopkins St Moonah 27

- 8. PROPOSED USE AND DEVELOPMENT - SINGLE DWELLING - 37A FIRST AVENUE WEST MOONAH**
 - 1: GPA Attachments - 37A First Avenue West Moonah..... 35

- 9. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLING
(ONE EXISTING AND ONE NEW) - 33 ASHBOLT CRESCENT
LUTANA**
- 1: GPA Attachments - 33 Ashbolt Crescent Lutana..... 45
- 10. PROPOSED USE AND DEVELOPMENT - TAKE-AWAY FOOD
PREMISES (FOOD SERVICES) - 58A BAROSSA ROAD GLENORCHY**
- 1: GPA - Attachments - 58A Barossa Road Glenorchy 57



1. USE WEIRTH DIMENSIONS ONLY.
2. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR TO CHECK ALL LEVEL, PLUMB, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE DIT BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
4. ENSURE THAT THE DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS APPROVED BY THE RELEVANT LOCAL AUTHORITY.
5. THE PROPRIETOR IS TO ENSURE THAT ANY CONDITIONS OF APPROVAL ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTIONARY AUTHORITIES ARE PASSED ON TO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRIA AND PRODUCT MANUFACTURER'S WEIRTH INSTRUCTIONS.
7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.

IF IN DOUBT, ASK CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

CONNEWARRE CRESCENT

- A. EXISTING TWO STOREY BRICK RESIDENCE.
- B. PROPOSED COLORBOND GARAGE - 10.00m x 5.00m
- C. PROPOSED FRONT ADDITION COMPRISES OF:-
ENTRY, LIVING ROOM EXTENSION OVER EX. CONCRETE DECK,
BEDROOM EXTENSION & WALK-IN ROBE.
- D. PROPOSED FRONT ENTRY PORCH & STEPS.
- E. PROPOSED CONCRETE APRON IN FRONT OF SHED.

- (as per the Glenorchy Interim Planning Scheme 2015)

EXISTING TWO STOREY BRICK/WEATHERBOARD RESIDENCE - 111.14m²

PROPOSED COLORBOND GARAGE - 50.00m²

PROPOSED FRONT ADDITION FOOTPRINT - 35.37 m²

PROPOSED FRONT ENTRY PORCH - 2.56m²

TOTAL - 199.07m²

SITE AREA - 551m²

TOTAL SITE COVERAGE - 36.12%

SITE IS LOCATED WITHIN THE FOLLOWING ZONES OF THE GLENORCHY INTERIM PLANNING SCHEME 2015:-

- 10.0 GENERAL RESIDENTIAL ZONE.

Document Set ID: 298874

Vareinn: 1. Vareinn Dato: 07.06.2024



ADDITIONS

NO. 12 CONNEWARE
CRESCENT
BERRIDALE

T. & K. CRILLEN

DATE: _____

DATE: _____

PROJECT NO.

KOH/EPN

Abstract

A. OA ISSUE.
B. OA ADDITIONAL.

B. DA ADDITIONAL

E. DA ADDITIONAL INFO. 2304.2

2304.2

MATT GILLEY
BUILDING DESIGNER

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION NO. PLN-21-059

DATE RECEIVED 26 April 2021

202



TITLE

SITE PLAN

SOCIAL

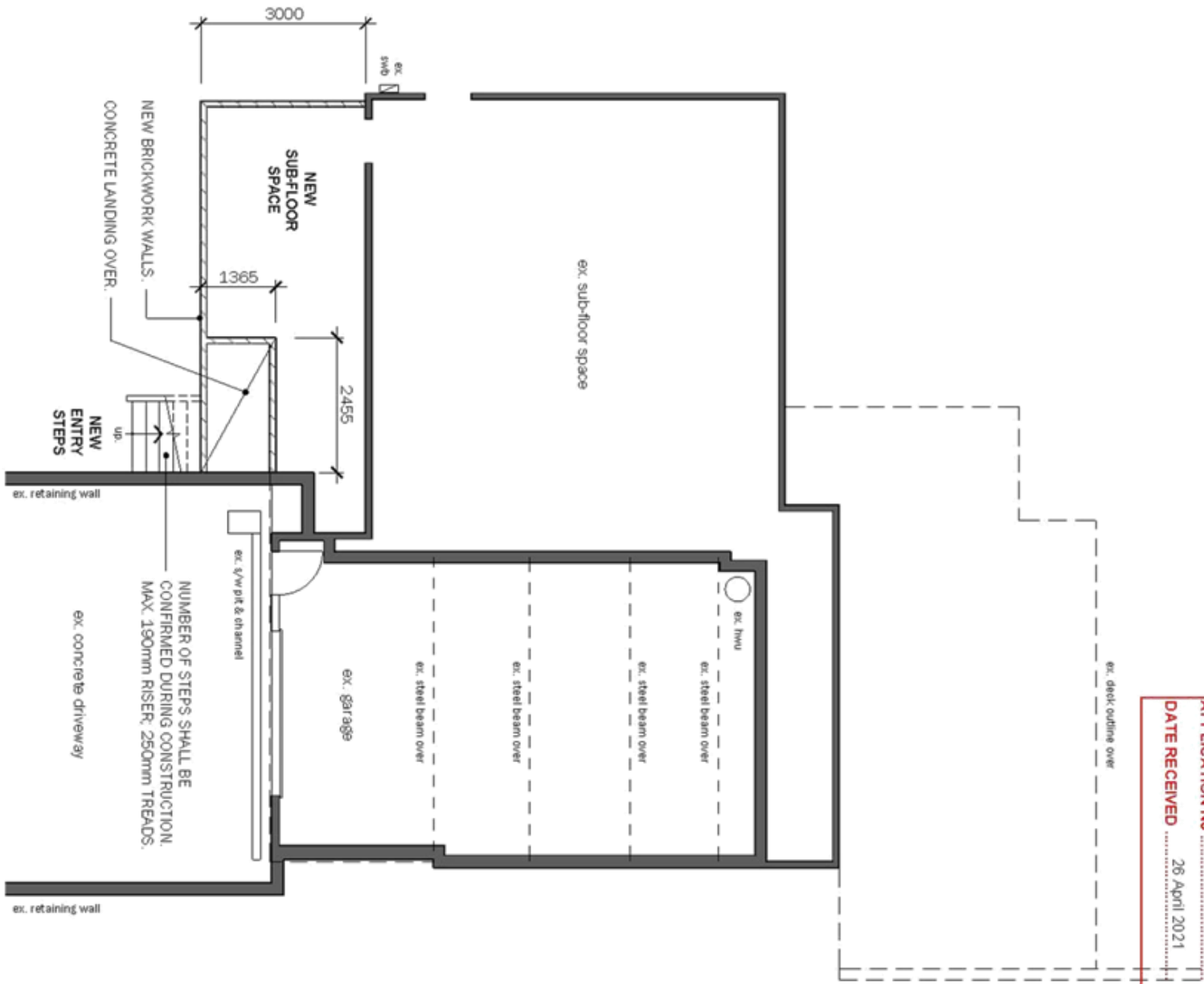
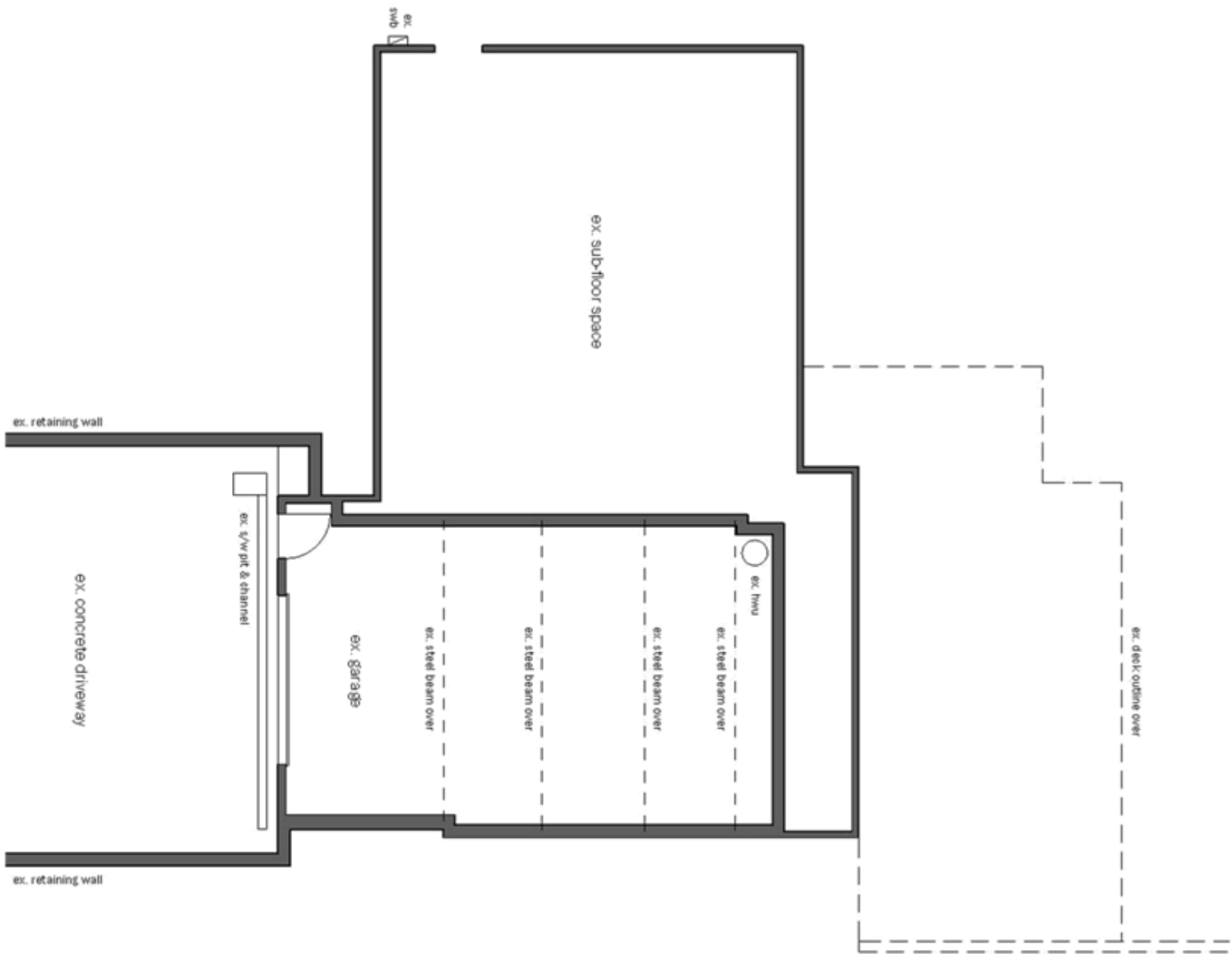
DRAWING NO.

1:150 (v/v)

AO1

SHEET

1 OF 10



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-21-059

DATE RECEIVED 26 April 2021

MATT GILLEY
BUILDING DESIGNER

PO BOX 234 LUNDYSBURGH
TASMANIA 7015
matt.gilley@bigpond.com
0437499228
LICENCE No. CC65555C

PROJECT:
ADDITIONS
No. 12 CONNEWARRE
CRESCENT
BERRIEDALE
T. & K. CRILLEY
DATE: APR 2021
PROJECT No: 1667

ISSUANCES:
A. PRELIMINARY ISSUE 23.12.20
B. DA ISSUE 02.02.21



TITLE:
**LOWER GROUND
FLOOR PLAN**

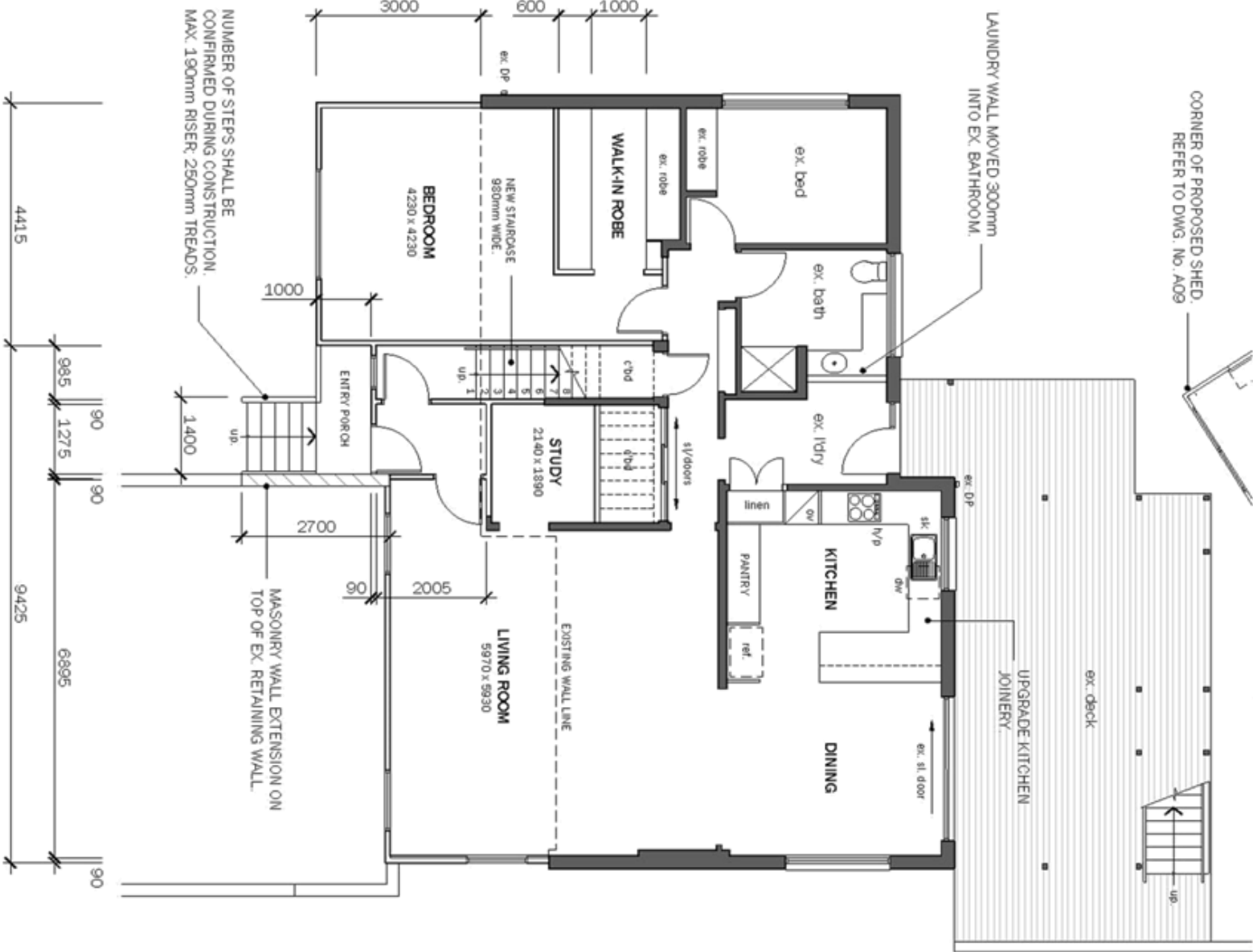
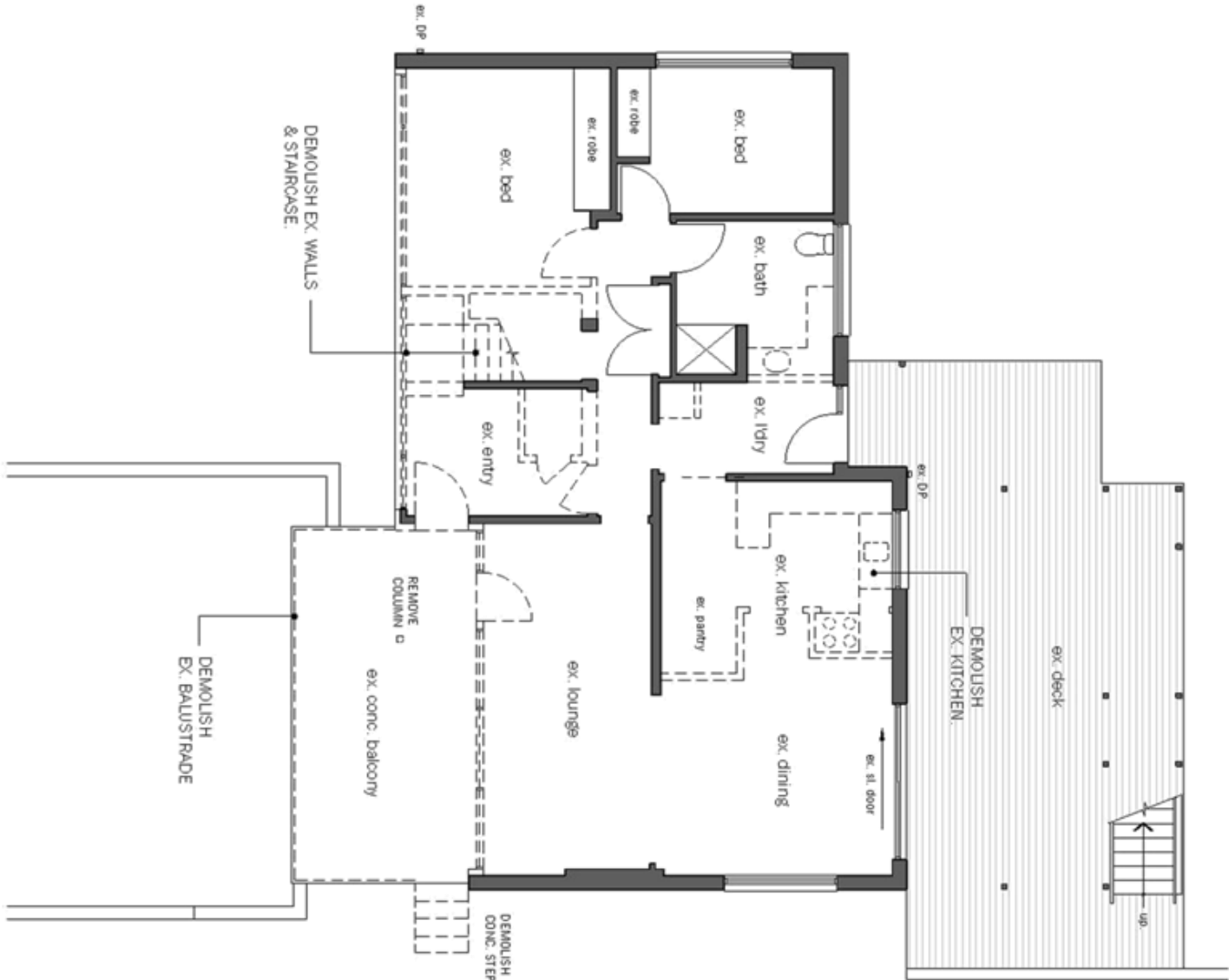
SCALE: 1:100 (A3)
DRAWING No.

SHEET: 2 OF 13
A02

Document Set ID: 2988741
Version: 1 - Version Date: 07/06/2021

DEMOLITION PLAN 1:100

EXISTING GROUND FLOOR



GROUND FLOOR PLAN 1:100

PROPOSED

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-059
DATE RECEIVED 26 April 2021

MATT GILLEY
BUILDING DESIGNER

PROJECT:
PO BOX 224 LINCOLNSHIRE
TASMANIA 7015
matt.gilley@bigpond.com
0837 499 228
LICENCE No. CC65992

ADDITIONS
No. 12 CONNEWARRE
CRESCENT
BERRIEDALE
T. & K. GILLEY
DATE: APR 2021
PROJECT No. 1667

ISSUE/REV
A. PRELIMINARY ISSUE 23.12.20
B. DA ISSUE 02.02.21

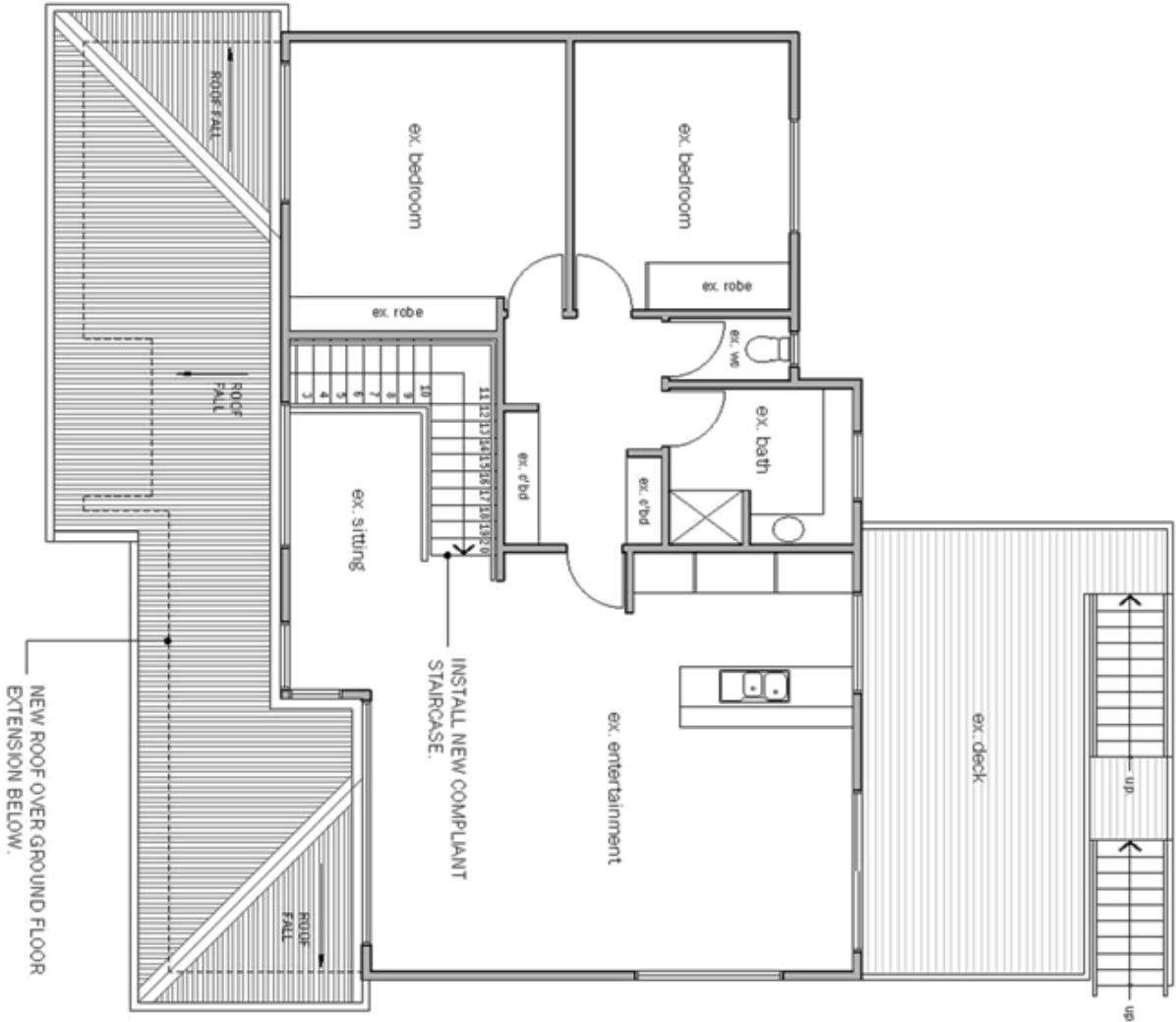
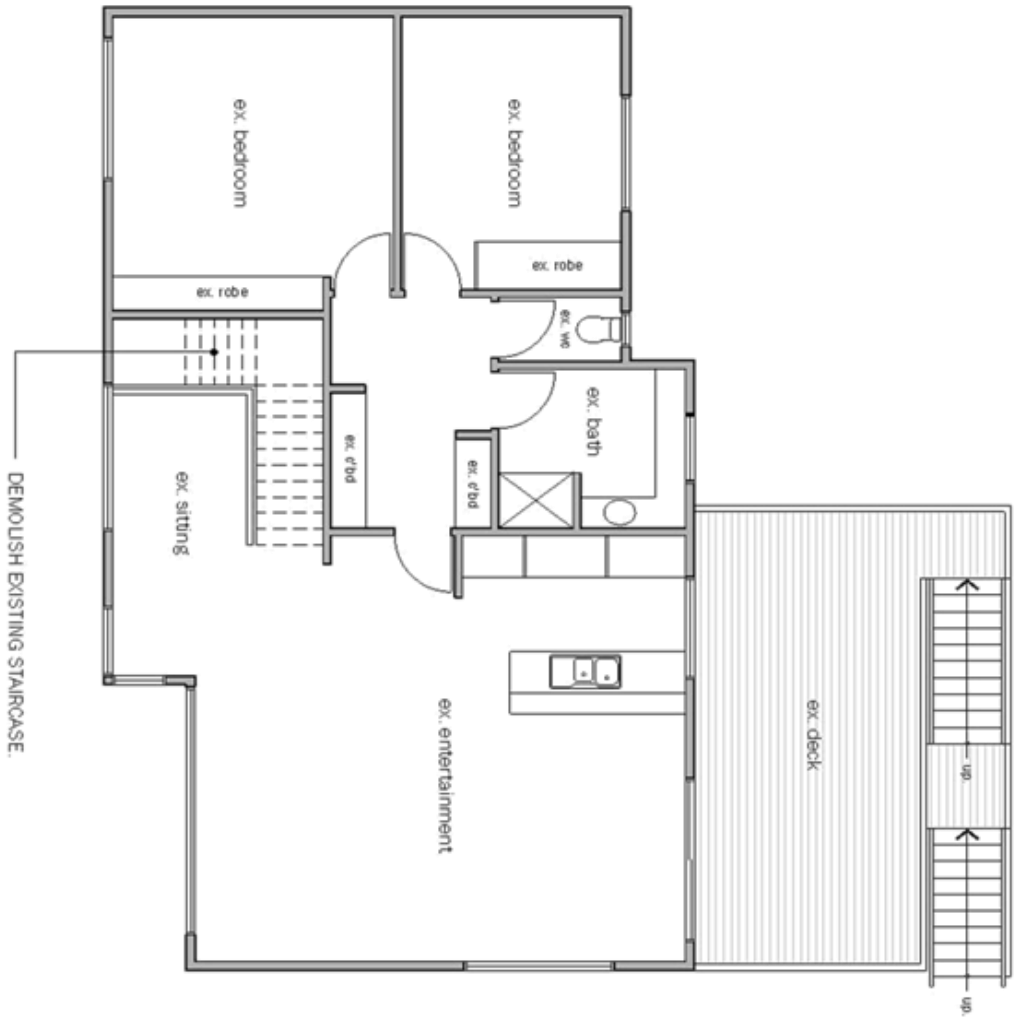


TITLE
GROUND
FLOOR PLAN

SCALE: 1:100 (A0)
DRAWING No.

A03

SHEET: 3 OF 13



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-059
DATE RECEIVED 26 April 2021

MATT GILLEY
BUILDING DESIGNER

PO BOX 224 LANDISSAINE
TASMANIA 7015
matt.gilley@bypost.com
0437 459 238
LICENCE No. CC66666

PROJECT:
ADDITIONS
NO. 12 CONNEMARA
CRESCENT
BERRIEDALE
T. & K. GILLEY
DATE: APR 2021
PROJECT No. 188
ISSUE/REV:
A. PRELIMINARY ISSUE 23.12.20
B. DA ISSUE 02.02.21



TITLE:
FIRST
FLOOR PLAN

SCALE: 1:100 (A3)
DRAWING No.

A04

SHEET: 4 OF 13



EX OUTLINE OF EXISTING BRICK RESIDENCE.

Version: 1 Version Date: 07/06/2021

MATT GILLEY
BUILDING DESIGNER

LICENCE No. CC-BY-NC

ADDITIONS

T. & K. CRILLEY

PROJECT NO.
1667

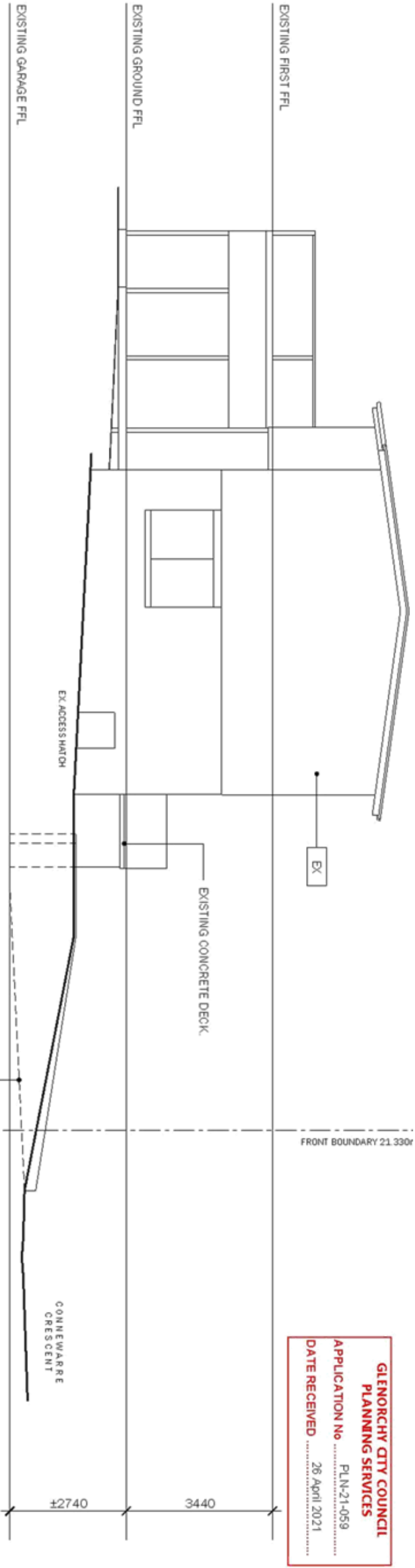
A. DA ISSUE: 02:02:2

ELEVATIONS

SCALE: 1:100 (A2)

DRAWING NO.

SHEET: 5 OF 13



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-059
DATE RECEIVED 26 April 2021

MATT GILLEY
BUILDING DESIGNER

PO BOX 224 LANDSFARNE
TASMANIA 7015
matt.gilley@pobox.com
0437 499 228
LICENCE No. C15666C

PROJECT:
ADDITIONS
NO. 12 CONNEWARRE
CRESCENT
BERRIEDALE
T. & K. CHILLEY

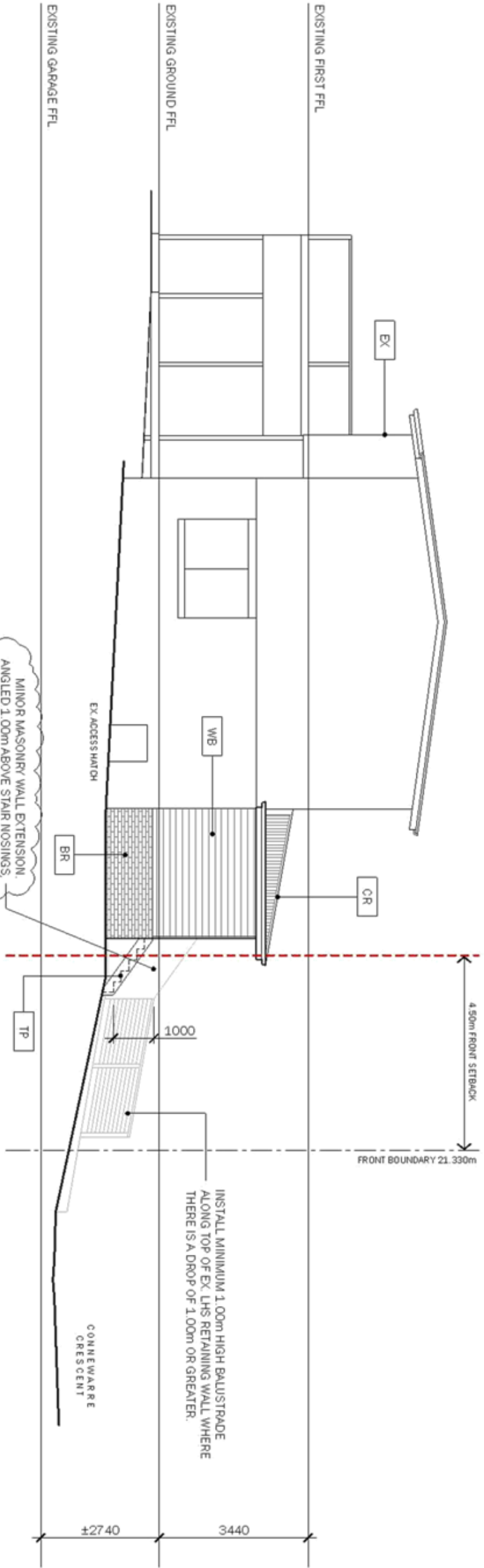
DATE: APR 2021
PROJECT No. 1607

ISSUE/REV
A. DA. ISSUE 02.02.21
B. DA. ADDITIONAL INFO. 23.04.21

TITLE
SOUTH
ELEVATIONS

SCALE 1:100 (A0)

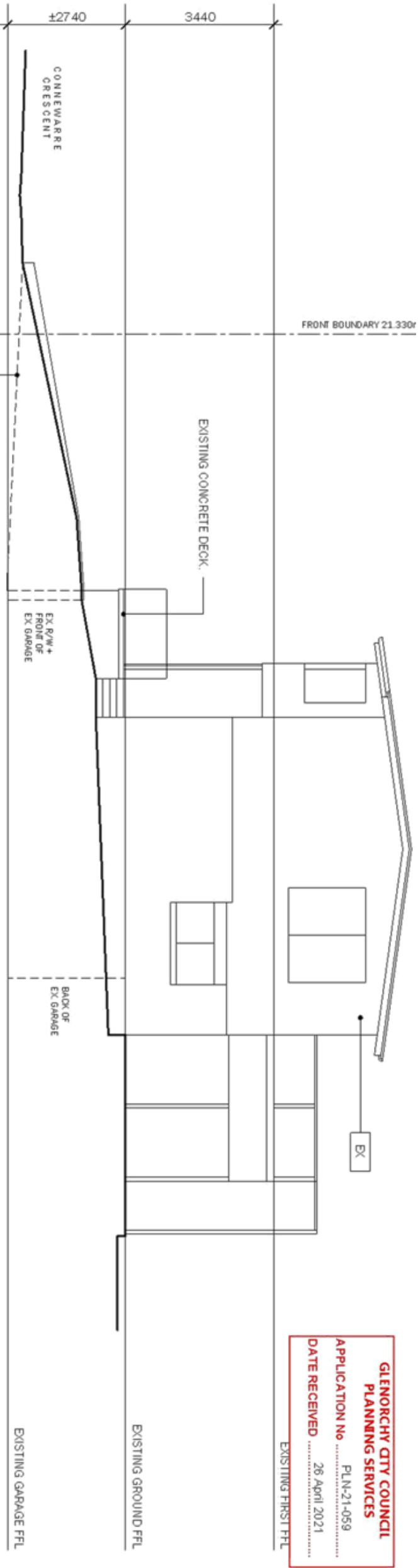
SHEET: 6 OF 13



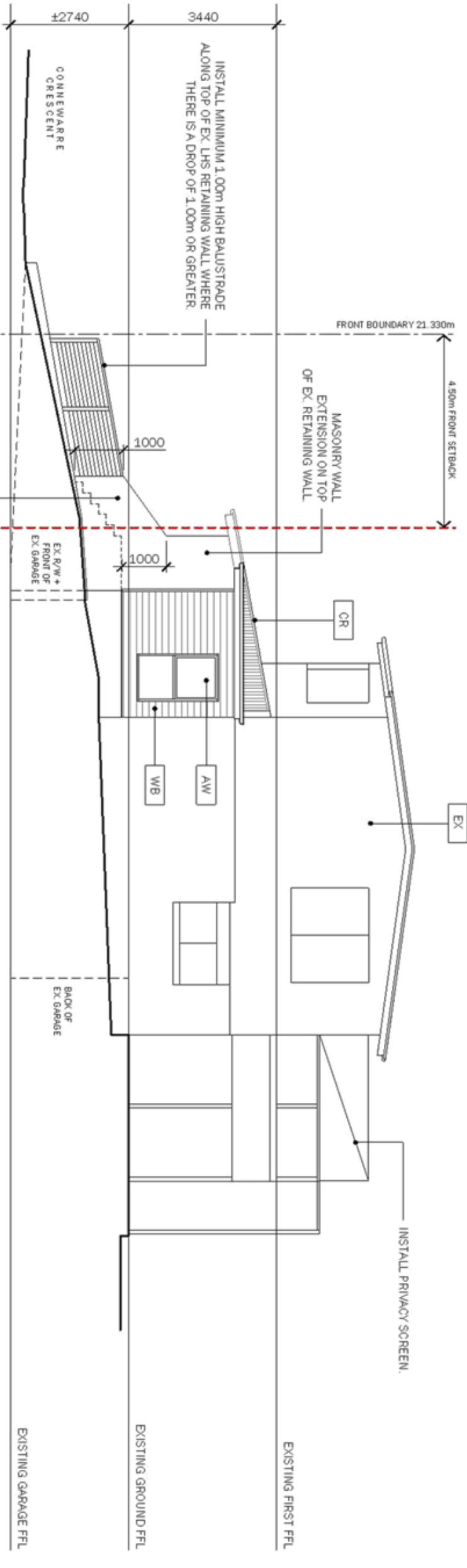
MINOR MASONRY WALL EXTENSION,
ANGLED 1.00m ABOVE STAIR NOSINGS,
ON TOP OF EX. RETAINING WALL.
THE SETBACK ENCROACHMENT OF THE
WALL (acting as a stair balustrade) HAS
MINIMAL IMPACT ON THE STREET SCAPE.

KEY - EXTERNAL MATERIALS

- BR SUB-FLOOR FACE BRICK WALL.
- AW ALUMINIUM WINDOW FRAMES, DOUBLE GLAZING TO ALL WINDOWS, WHITE POWDERCOAT FINISH.
- TP TREATED PINE STEPS & LANDING, TIMBER DECKING BOARDS AS SELECTED, S/S WIRE BALUSTRADES
- WB *HARDIES SCYON LINEAR F/C WEATHERBOARDS, DOCUMENTED FINISH TO MATCH EXISTING WALLS.
- CR *CUSTOM ORB ROOF SHEETING, 9° PITCH, COLORBOND FINISH TO MATCH EXISTING ROOF.
- EX OUTLINE OF EXISTING BRICK RESIDENCE.



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-059
DATE RECEIVED 26 April 2021



KEY - EXTERNAL MATERIALS

BR SUB-FLOOR FACE BRICK WALL.

AW ALUMINIUM WINDOW FRAMES, DOUBLE GLAZING TO ALL WINDOWS, WHITE POWDERCOAT FINISH.

TP TREATED PINE STEPS & LANDING TIMBER DECKING BOARDS AS SELECTED, S/S WIRE BALUSTRADES

WB "HARDIES SOYON LINEA" F/C WEATHERBOARDS, COLORBOND FINISH TO MATCH EXISTING WALLS.

CR "CUSTOM ORP" ROOF SHEETING, 9° PITCH, COLORBOND FINISH TO MATCH EXISTING ROOF.

EX OUTLINE OF EXISTING BRICK RESIDENCE.

Document Set CHANGING TO MATCH EXISTING WALLS.

TITLE
NORTH ELEVATIONS

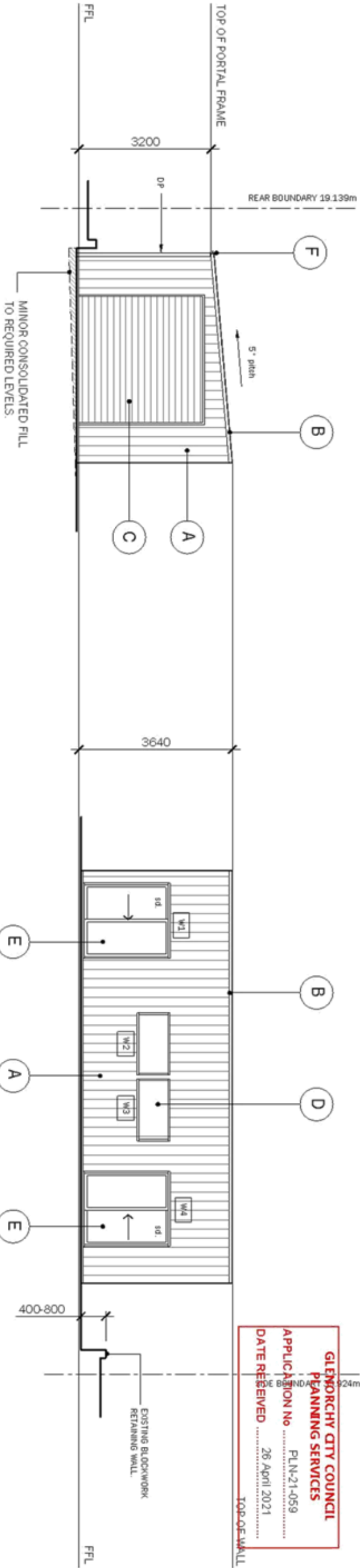
SCALE: 1:100 (A0)

A07

SHEET: 7 OF 13

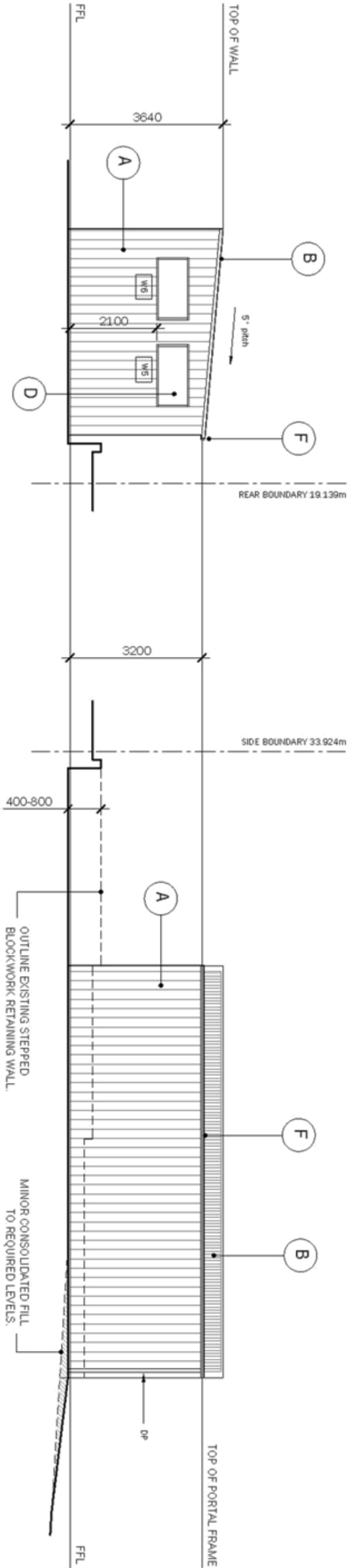
PROJECT: ADDITIONS
No. 12 CONNEWARRE CRESCENT, BERRIEDALE
T. A. K. CRILLEY
DATE: APR 2021
PROJECT No. 1667
ISSUE/REV: A. DA ISSUE 02.02.2
B. DA ADDITIONAL INFO 23.04.2
PO BOX 224 LINDSEY AVE TASMANIA 7015
matt.gilley@vodafone.com
0437 499 228
LICENCE No CC69962

MATT GILLEY
BUILDING DESIGNER



SOUTH ELEVATION 1:100

EAST ELEVATION 1:100



NORTH ELEVATION 1:100

WEST ELEVATION 1:100

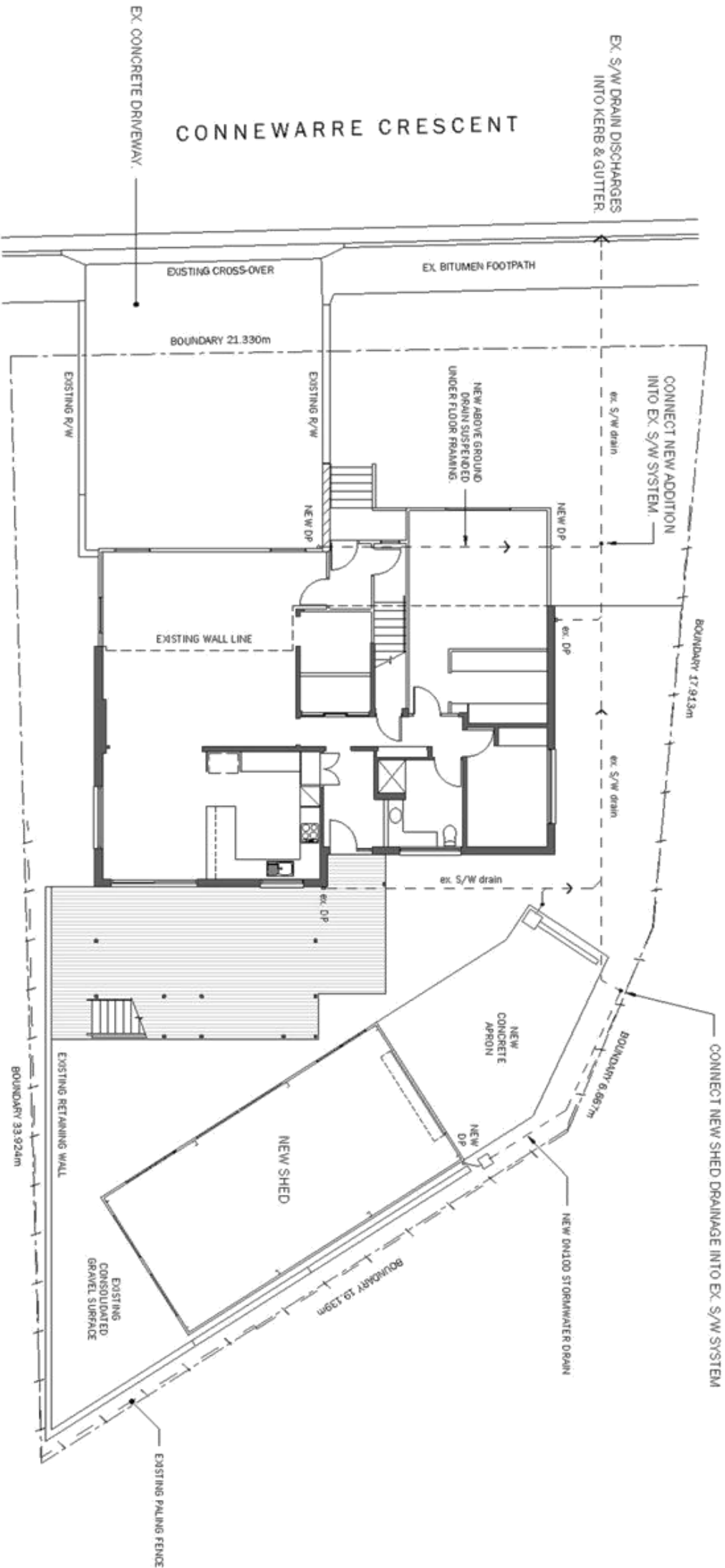
EXTERNAL MATERIALS & FINISHES

- A 'STEELCLAD' 0.42BMT SHEET WALL CLADDING. COLORBOND FINISH - IRONSTONE.
- B CORRUGATED 0.42BMT ROOF SHEETING. COLORBOND FINISH - IRONSTONE.
- C 3000 high x 3050 wide 'SERIES A' ROLLER-DOOR. COLORBOND FINISH - IRONSTONE.
- D 790 high x 1274 wide ALUMINIUM WINDOW FRAME. POWDERCOATED - SURFMAST.
- E 1800 high x 1810 wide ALUMINIUM SLIDING DOOR FRAME. POWDERCOATED - SURFMAST.
- F METAL 11.5mm QUAD GUTTERING. BARGE & CAPPING. COLORBOND FINISH - IRONSTONE.

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS. AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS. REFER TO MANUFACTURER'S SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

Document Set ID: 2988741
Version: 1 Version Date: 07/06/2021



CONCEPT STORMWATER PLAN 1:150

ALSO REFER TO DWG. No. A08 FOR DETAILED SHED PLUMBING PLAN
ALL NEW PLUMBING & DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 3500

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-059
DATE RECEIVED 26 April 2021

MATT GILLEY
BUILDING DESIGNER

PO BOX 224 UNDISBURSED
TASMANIA 7015
mat.gilley@bigpond.com
0427 499 128
LICENCE NO. CC06660

PROJECT:
ADDITIONS
No. 12 CONNEWARRE CRESCENT BERRIEDALE
T. & K. CHILLEY
DATE APR 2021
PROJECT No. 1607
ISSUE/REV
A. DA ISSUE 02.02.21



TITLE:
CONCEPT
S/W PLAN

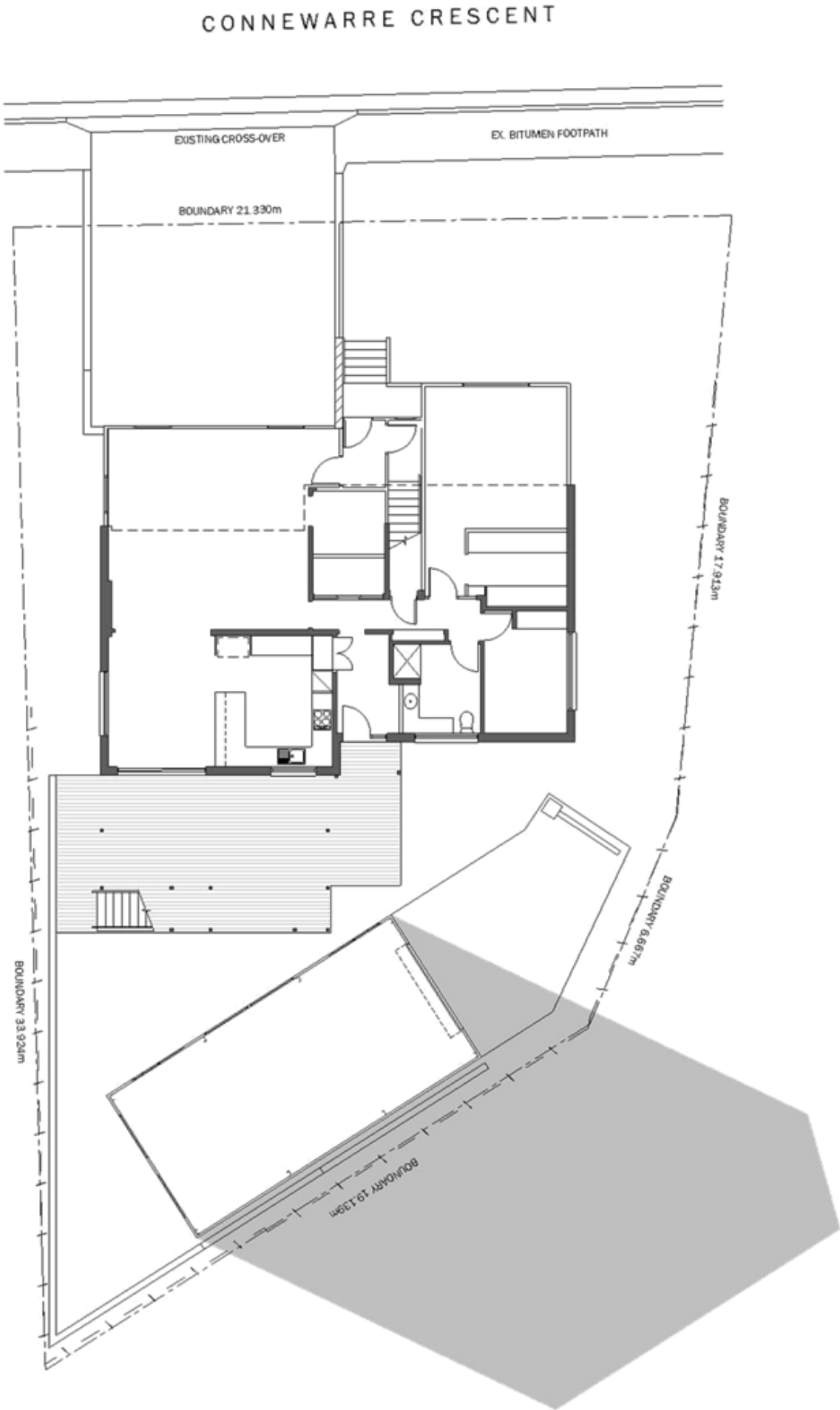
SCALE: 1:150 (A3)
DRAWING No:

H01

SHEET: 10 of 10

Document Set ID: 2988741
Version: 1 Version Date: 07/06/2021

SUN SHADOW PLAN 1:150
CAST BY PROPOSED SHED - 9am, JUNE 21st



TITLE

SUN SHADOW
9am, JUNE 21st

SCALE

1:150 (A3)

DRAWING No.

SS01

SHEET

11 of 13

PROJECT

PO BOX 234 LINDISFARNE
TASMANIA 7015
matt.gilley@bigpond.com
04 37 439 238
LICENCE NO. CC5666C

ADDITIONS

No. 12 CONNEWARRE
CRESCENT
BERRIEDALE
T. & K. GILLEY

DATE

APR 2021

PROJECT No.

168

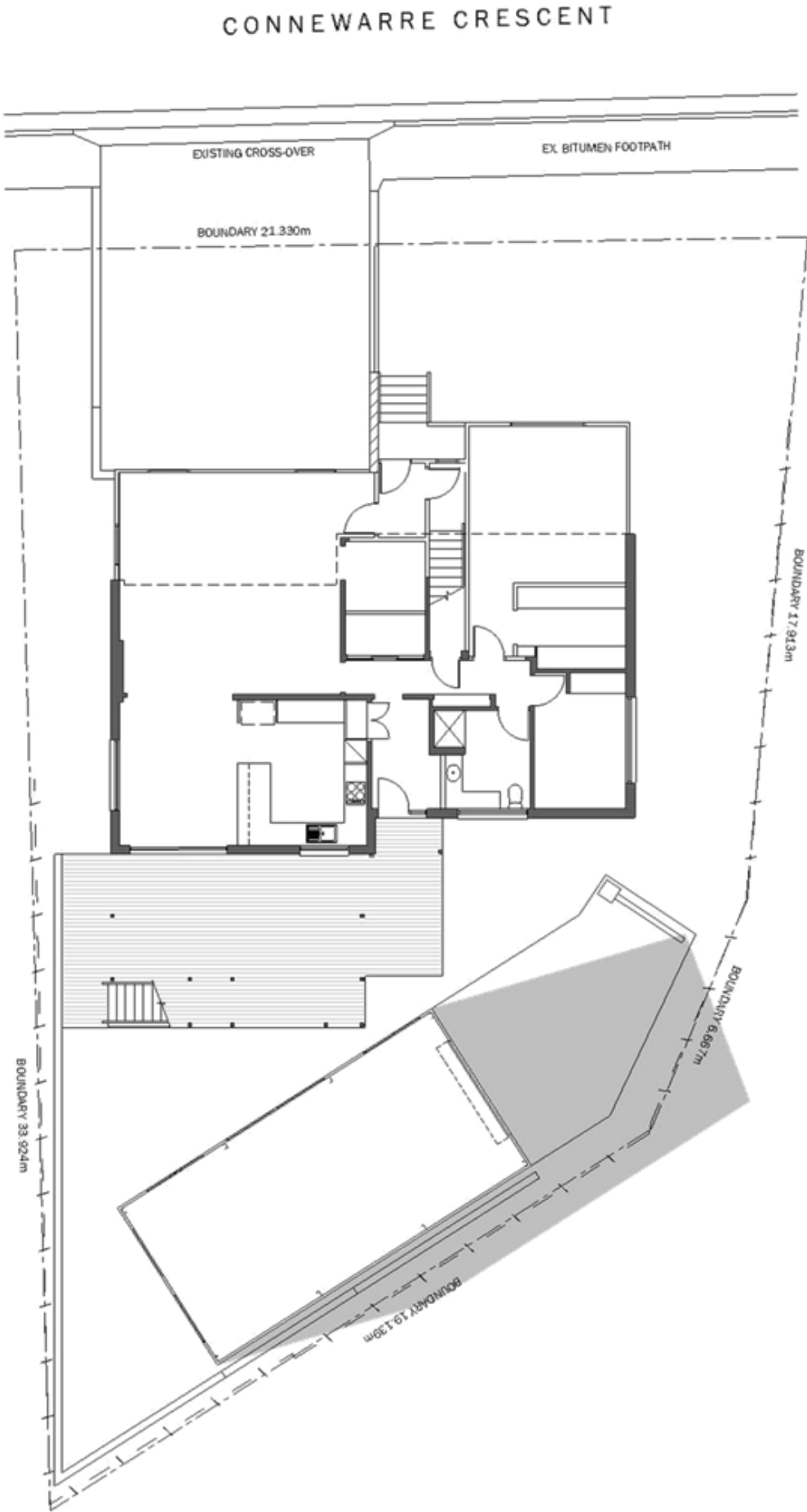
ISSUE/REV

A. DA ISSUE

02.02.21

Document Set ID: 2988741
Version: 1 Version Date: 07/06/2021

SUN SHADOW PLAN 1:150
CAST BY PROPOSED SHED - 12pm, JUNE 21st



TITLE:
SUN SHADOW
12pm, JUNE 21st

SCALE:
1:150 (A2)

DRAWING NO:
SS02

SHEET:
12 OF 13

PROJECT:
ADDITIONS
NO. 12 CONNEWARRE
CRESCENT
BERRIEDALE
T. & K. GILLEY

DATE:
APR 2021

PROJECT NO:
1807

ISSUANCE:
A. DA. ISSUE.

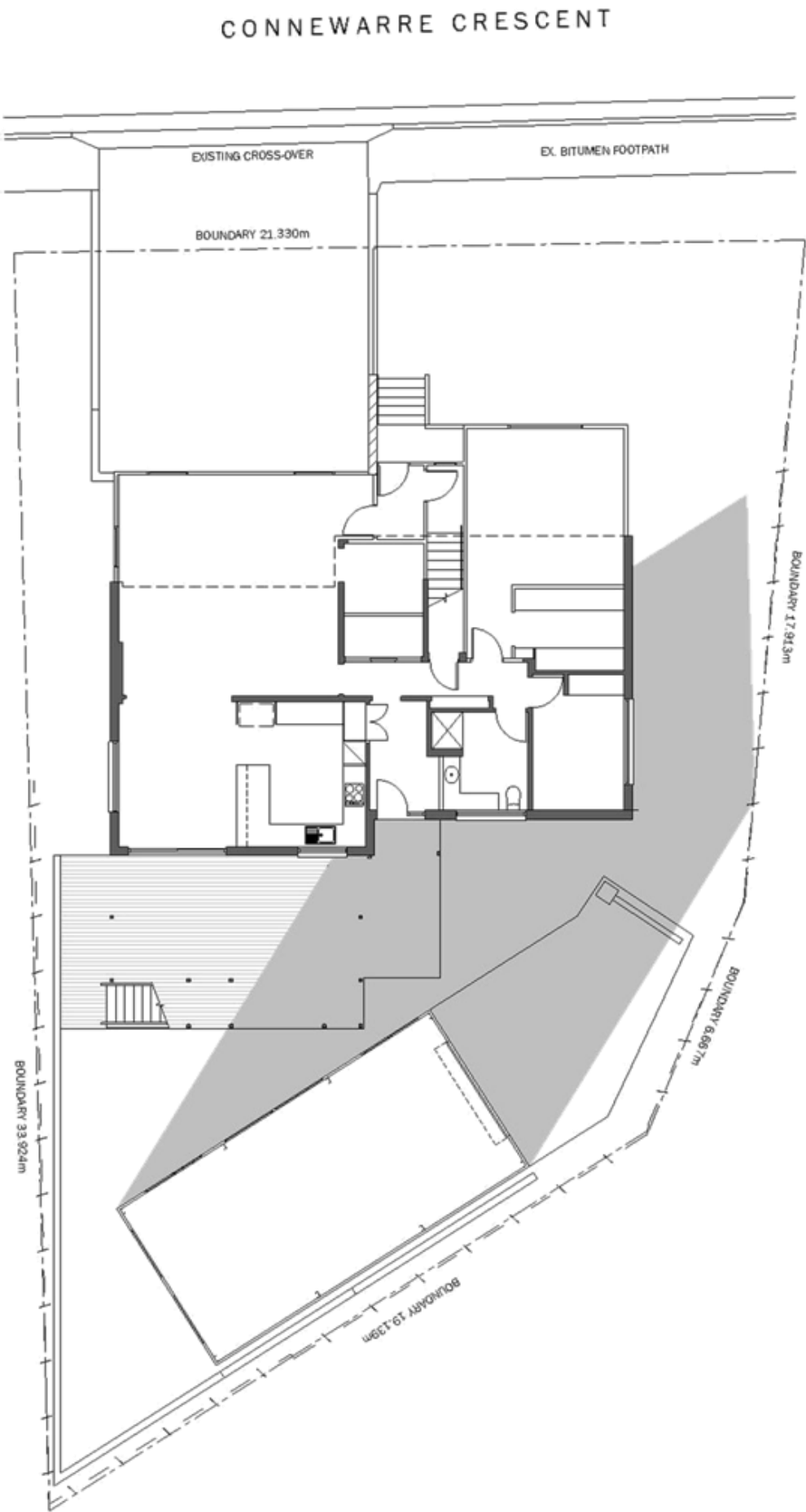
02.02.21

PO BOX 224 LINDISFAHNE
TASMANIA 7015
matt.gilley@bigpond.com
0437 439 238
LICENCE NO. CC59566C

MATT GILLEY
BUILDING DESIGNER

Document Set ID: 2988741
Version: 1 Version Date: 07/06/2021

SUN SHADOW PLAN 1:150
CAST BY PROPOSED SHED - 3pm, JUNE 21st



TITLE:
SUN SHADOW
3pm, JUNE 21st

SCALE: 1:150 (A3)

DRAWING NO:

SS03

SHEET: 13 OF 13

PROJECT:
ADDITIONS
No. 12 CONNEWARRE
CRESCENT
BERRIDALE
T. & K. CRILEY

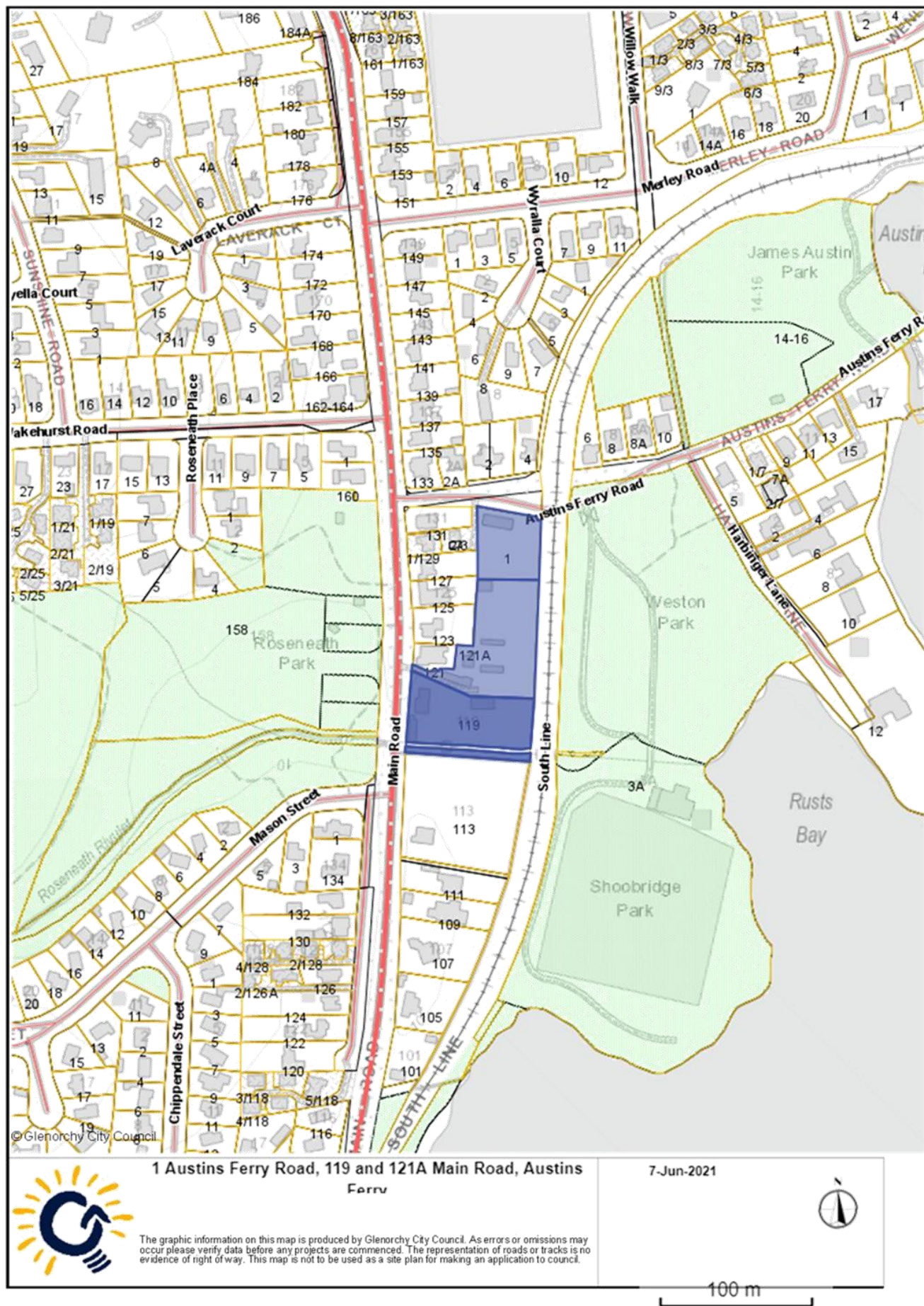
DATE: APR 2021

PROJECT NO: 1007

ISSUE/REV:
A. DA ISSUE 02/02/21

PO BOX 224 LINDISFAHNE
TASMANIA 7015
matt.gilley@p3group.com
0437 489 288
LICENCE NO. CC56660C

MATT GILLEY
BUILDING DESIGNER

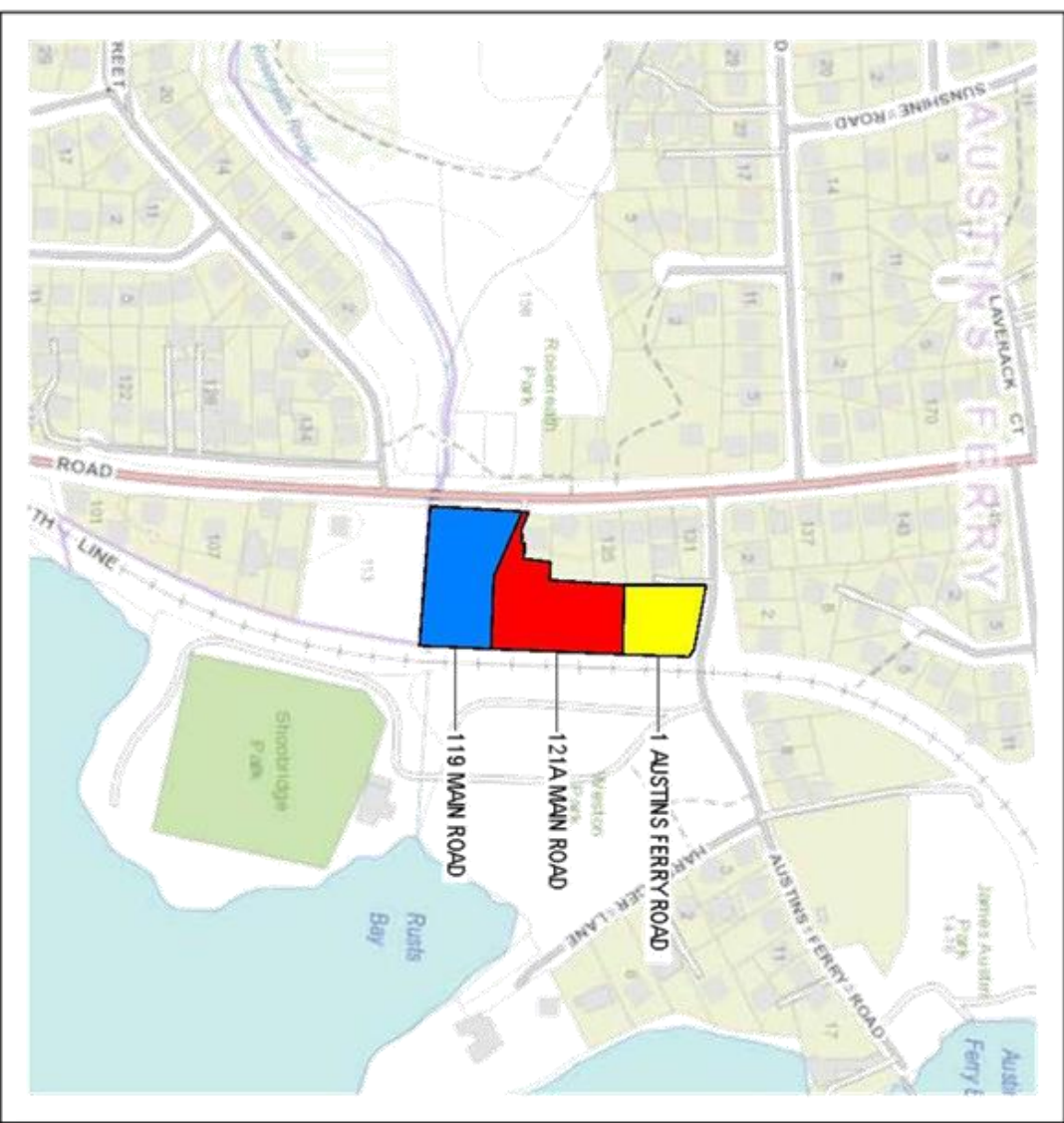


GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No **PLN-20-284**
DATE RECEIVED **14/04/2021**



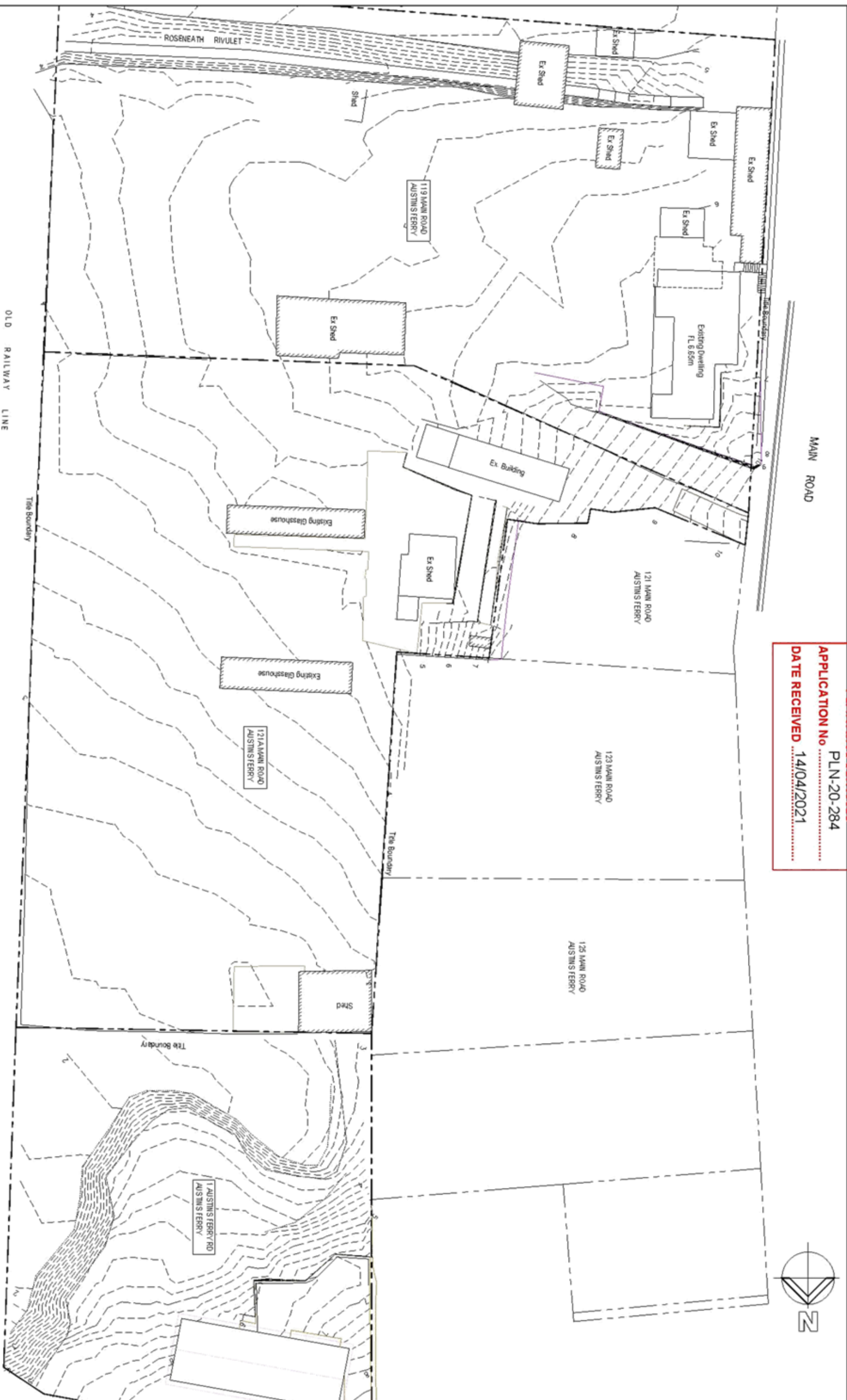
PROPOSED DEVELOPMENT
AT: 119/121A MAIN RD & 1 AUSTINS FERRY RD, AUSTINS FERRY
FOR: MR K. MARKHAM & M BIRD

DRAWING No.	DRAWING TITLE
H16036-G00	LOCALITY PLAN & DRAWING INDEX
H16036-G01	EXISTING SITE PLAN
H16036-F01	SITE FILLING PLAN
H16036-F02	SITE LONGITUDINAL SECTION
H16036-F03	CROSS SECTIONS - SHEET 1 OF 3
H16036-F04	CROSS SECTIONS - SHEET 2 OF 3
H16036-F05	CROSS SECTIONS - SHEET 3 OF 3



FOR PLANNING APPROVAL ONLY

No.	Revisions	Date	Copyright:	Designed	Drawn	Client	Drawing Title	Draw No.	Rev
A	Initial	JULY 2020	This document is not to be used for any other purpose than the project for which it was commissioned and in accordance with the terms of engagement for the commission. The use of this document for any other purpose is prohibited.	PAH	PAH	K MARKHAM & M BIRD	PROPOSED SITE DEVELOPMENT 119/121A MAIN RD & 1 AUSTINS FERRY RD, AUSTINS FERRY LOCALITY PLAN AND DRAWING INDEX	H16036-G00	B
#	Initial	18/01/2021		Checked	Approved	PROJECT 119/121A MAIN RD & 1 AUSTINS FERRY RD, AUSTINS FERRY			
				Scale	NTS	DATE JULY 2020	CAD FILE No:	SHEET OF	A1



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-284
DATE RECEIVED 14/04/2021

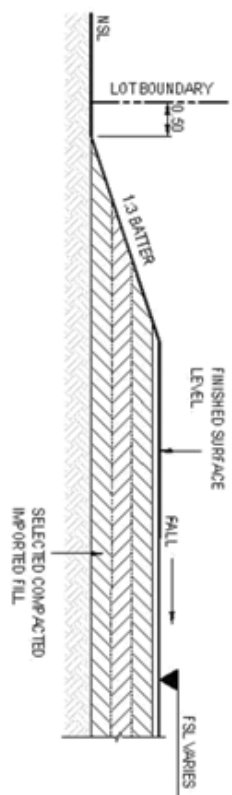


No.	Revision	Date	Copyright:	Henry design and consulting	DESIGNED	DRAWN	CLIENT	DRAWING TITLE	DWG NO.	REV
A	04/05/2021	04/05/2021	This document is not to be used for any other purpose than the one for which it was prepared and is to be used in accordance with the terms of engagement for the construction of the development of this document is prohibited.	Henry design and consulting ABN 9 111 998 724 11/21A Main Rd & 1 Austins Ferry Rd, Austins Ferry Tasmania 7110 TAS Ph: (03) 9248 3195	PAH CHECKED	PAH APPROVED	K MARRIAM & M BIRD PROJECT 119/21A MAIN RD & 1 AUSTINS FERRY RD, AUSTINS FERRY DATE: JULY 2020 CAD FILE No:	PROPOSED SITE DEVELOPMENT 119/21A MAIN RD & 1 AUSTINS FERRY RD AUSTINS FERRY EXISTING SITE PLAN	H16036-G01 SHEET OF	A A1

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-20-284
DATE RECEIVED 14/04/2021



1. ALL EARTHWORKS TO BE UNDERTAKEN IN ACCORDANCE WITH 3799-2007 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
2. THE AREA ON WHICH THE FILL IS TO BE PLACED IS TO BE STRIPPED OF ALL VEGETATION AND ANY UNSUITABLE SOILS TO EXPOSE A CLEAN APPROVED SUBGRADE.
3. FILL MATERIAL SHALL BE PLACED IN HORIZONTAL LAYERS OF NOT GREATER THAN 300mm THICKNESS (LOOSE MEASUREMENT) OR AS OTHERWISE DETERMINED BY THE SUPERINTENDENT DEPENDING ON THE MATERIAL AND COMPACTION EQUIPMENT USED.
4. EACH LAYER SHALL BE COMPACTED TO 95% STANDARD COMPACTION TO THE SATISFACTION OF THE SUPERINTENDENT.
5. DURING CONSTRUCTION, EACH LAYER SHALL BE SUFFICIENTLY SHAPED TO ENSURE ADEQUATE RUN-OFF AWAY FROM ADJOINING PROPERTIES AND TO PREVENT TROUBLE.
6. FILL MATERIAL SHALL BE COMPACTED ONLY WHEN ITS MOISTURE CONTENT LIES WITHIN THE RANGE OF 70% TO 110% OF THE OPTIMUM MOISTURE CONTENT FOR THE MATERIAL USING STANDARD COMPACTION DETERMINED IN ACCORDANCE WITH AS 1289 5.1.1.
7. IF AN ADDITIONAL WATER APPLIED SHALL BE DISTRIBUTED IN AN EVEN MANNER ON LOOSE MATERIAL PRIOR TO COMPACTION.
8. MECHANICAL PLANT SHALL THEN BE USED TO SATISFACTORILY BLEND AND DISperse THE ADDITIONAL WATER EVENLY THROUGHOUT THE FILL MATERIAL PRIOR TO THE COMMENCEMENT OF COMPACTION.
9. ANY MATERIAL WHICH HAS A MOISTURE CONTENT IN EXCESS OF 110% OF THE OPTIMUM MOISTURE CONTENT FOR THE MATERIAL SHALL NOT BE COMPACTED IN THE FILL UNTIL ITS MOISTURE CONTENT HAS BEEN REDUCED. IF THE MATERIAL AHEAD OF THE FILL HAS A DRY MOISTURE CONTENT TRAPSED ON TOP OF THE ALLOWABLE RANGE BY RAINFALL OR EXCESSIVE APPLICATION OF WATER, NO FURTHER WORK SHALL BE CARRIED OUT UNTIL THE MOISTURE CONTENT HAS BEEN REDUCED TO WITHIN THE ALLOWABLE MOISTURE RANGE OR THE EXCESSIVELY WET MATERIAL IS REMOVED FROM THE FILL AREA AND REPLACED WITH SUITABLE FILL.



NOT TO SCALE



THROUGHOUT THE FILL MATERIAL PRIOR TO THE COMMENCEMENT OF COMPACTION. ANY MATERIAL WHICH HAS A MOISTURE CONTENT IN EXCESS OF 110% OF THE OPTIMUM MOISTURE CONTENT FOR THE MATERIAL SHALL NOT BE COMPACTED IN THE FILL UNTIL ITS MOISTURE CONTENT HAS BEEN REDUCED. IF THE MATERIAL AHEAD OF THE FILL HAS HAD ITS MOISTURE CONTENT RAISED OUTSIDE THE ALLOWABLE RANGE BY RAINFALL OR EXCESSIVE APPLICATION OF WATER, NO FURTHER WORK SHALL BE CARRIED OUT UNTIL THE MOISTURE CONTENT HAS BEEN REDUCED TO WITHIN THE ALLOWABLE MOISTURE RANGE OR THE EXCESSIVELY WET MATERIAL IS REMOVED FROM THE FILL AREA AND REPLACED WITH SUITABLE FILL.

EXTENT OF FUTURE
SITE CUT SHOWN DOT
HATCHED YELLOW

EXTENT OF SITE
FILLING SHOWN
DOT/HATCHED BLUE

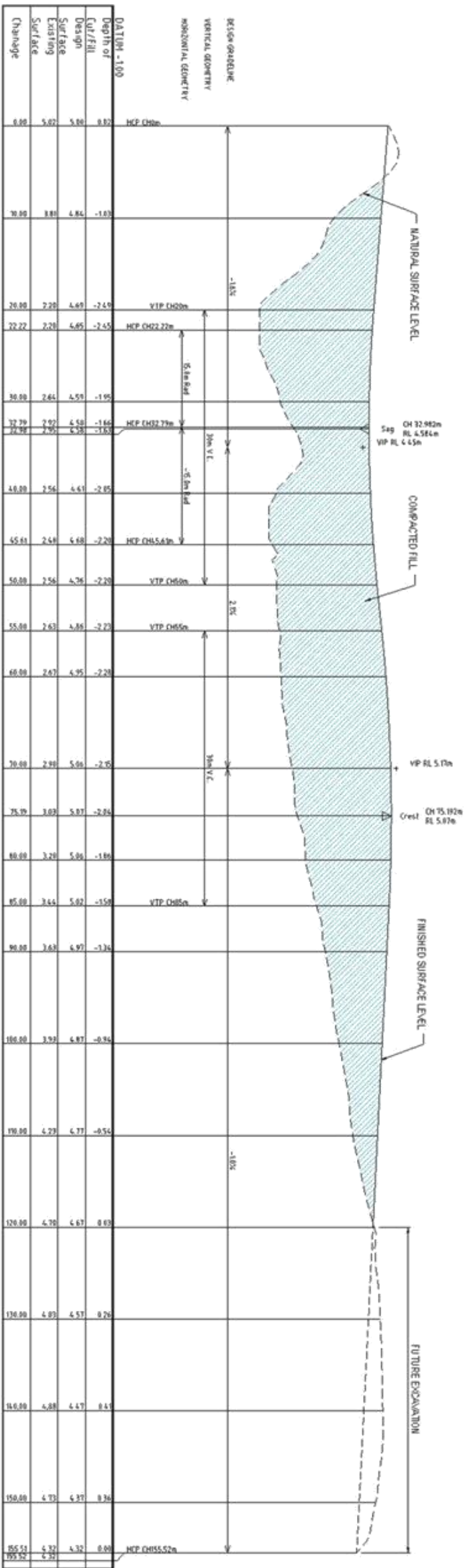
SITE FILLING PLAN

SCALE 1:20 (A1), 1:4000 (A3)

[illegible]

FOR PLANNING APPROVAL

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No
PLN-20-284
DATE RECEIVED 14/04/2021



LONGITUDINAL SECTION - REF01

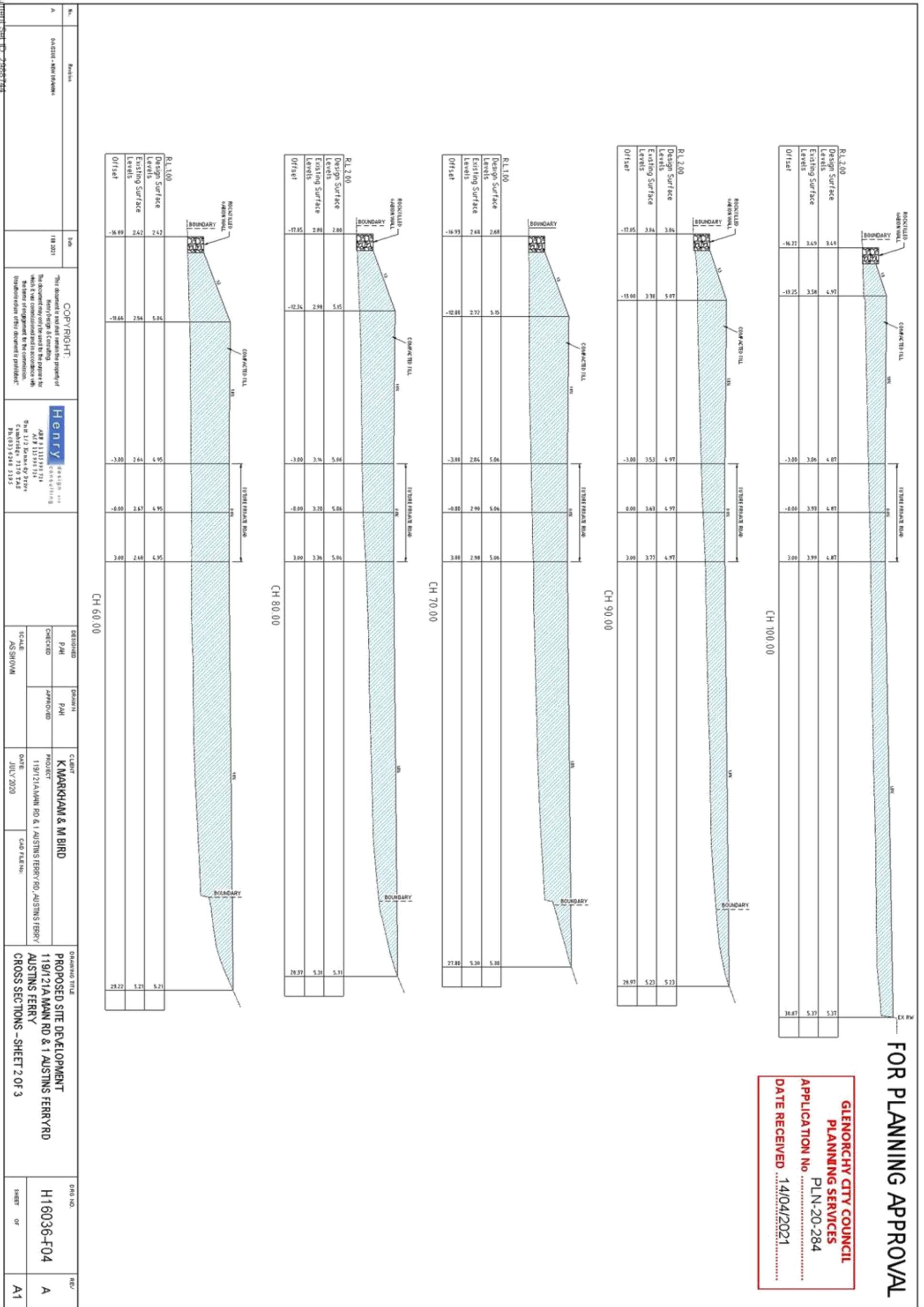
Horizontal scale 1:250
Vertical scale 1:50

No.	Revision	Date	Copyright	Designed	Drawn	Client	Drawing Title	Drawn No.	Rev
A	04/01/21 - NEW MAINS	18/01/21	This document is not to be used for any other purpose than the design of the proposed development. It is the responsibility of the client to ensure that the design is suitable for the proposed development. The design is not to be used for any other purpose than the design of the proposed development. The design is not to be used for any other purpose than the design of the proposed development.	PAH	PAH	K MARRIAM & M BIRD	PROPOSED SITE DEVELOPMENT 119/121A MAAN RD & 1 AUSTINS FERRY RD, AUSTINS FERRY SITE LONGITUDINAL SECTION	H16036-F02	A
				SCALE: AS SHOWN		DATE: JULY 2020	CAO FILE NO:	SHEET OF	A1

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. **PLN-20-284**
DATE RECEIVED **14/04/2021**

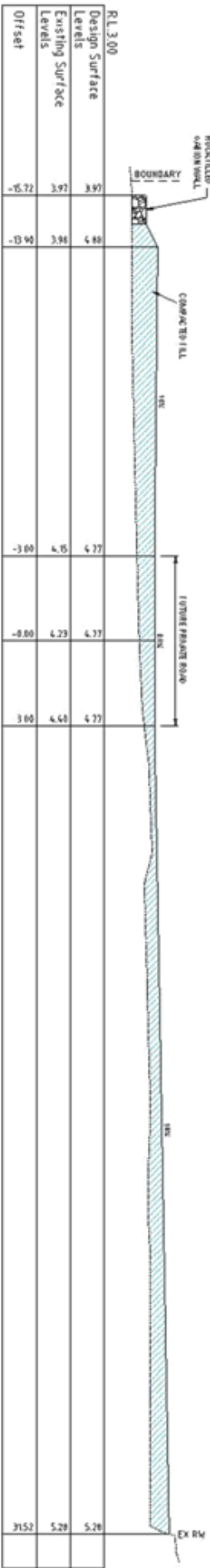
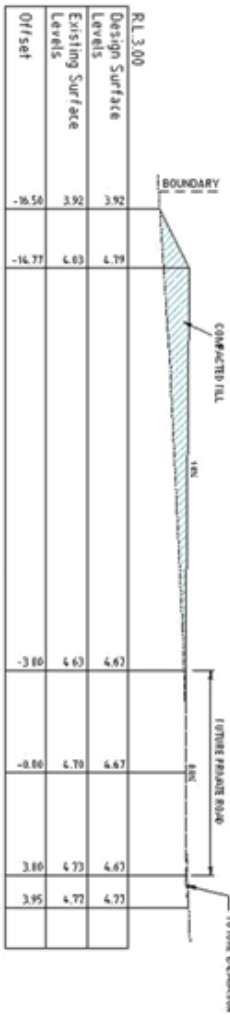
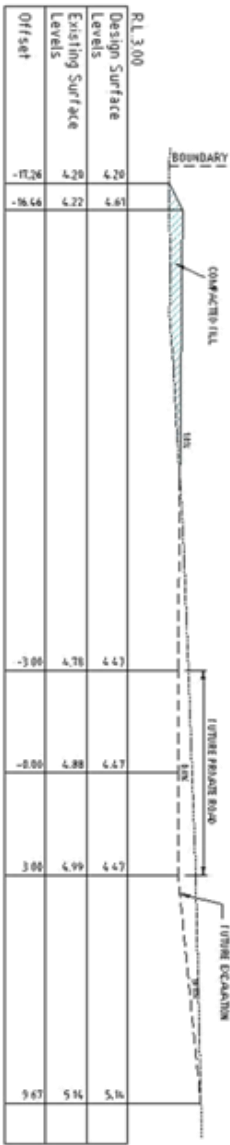
CH 30.00CH 20:00CH 10.00

DRAWING TITLE
PROPOSED SITE DEVELOPMENT
119/121A MAIN RD & 1 AUSTINS FERRY RD
AUSTINS FERRY
CROSS SECTIONS - SHEET 1 OF 3

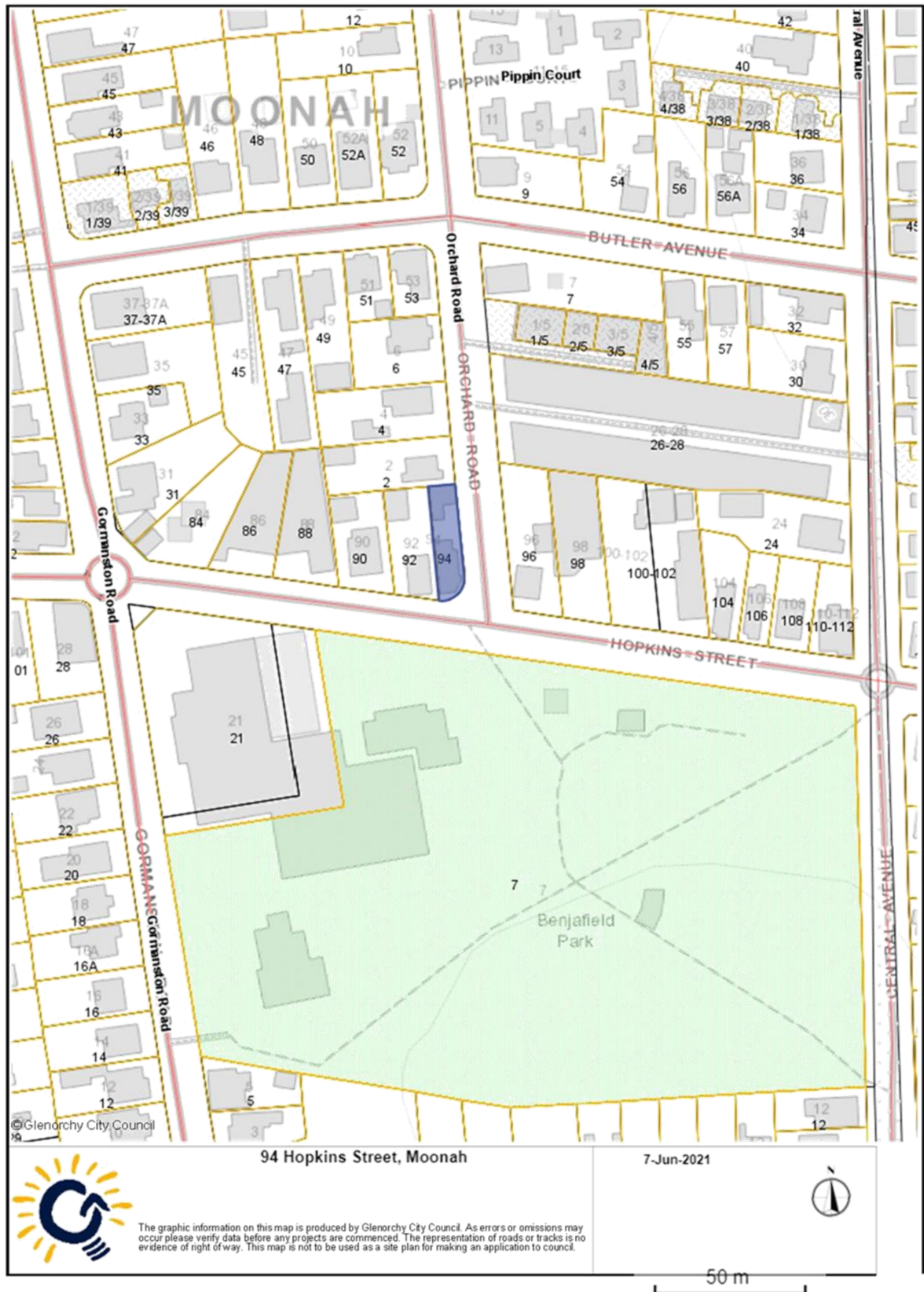


FOR PLANNING APPROVAL

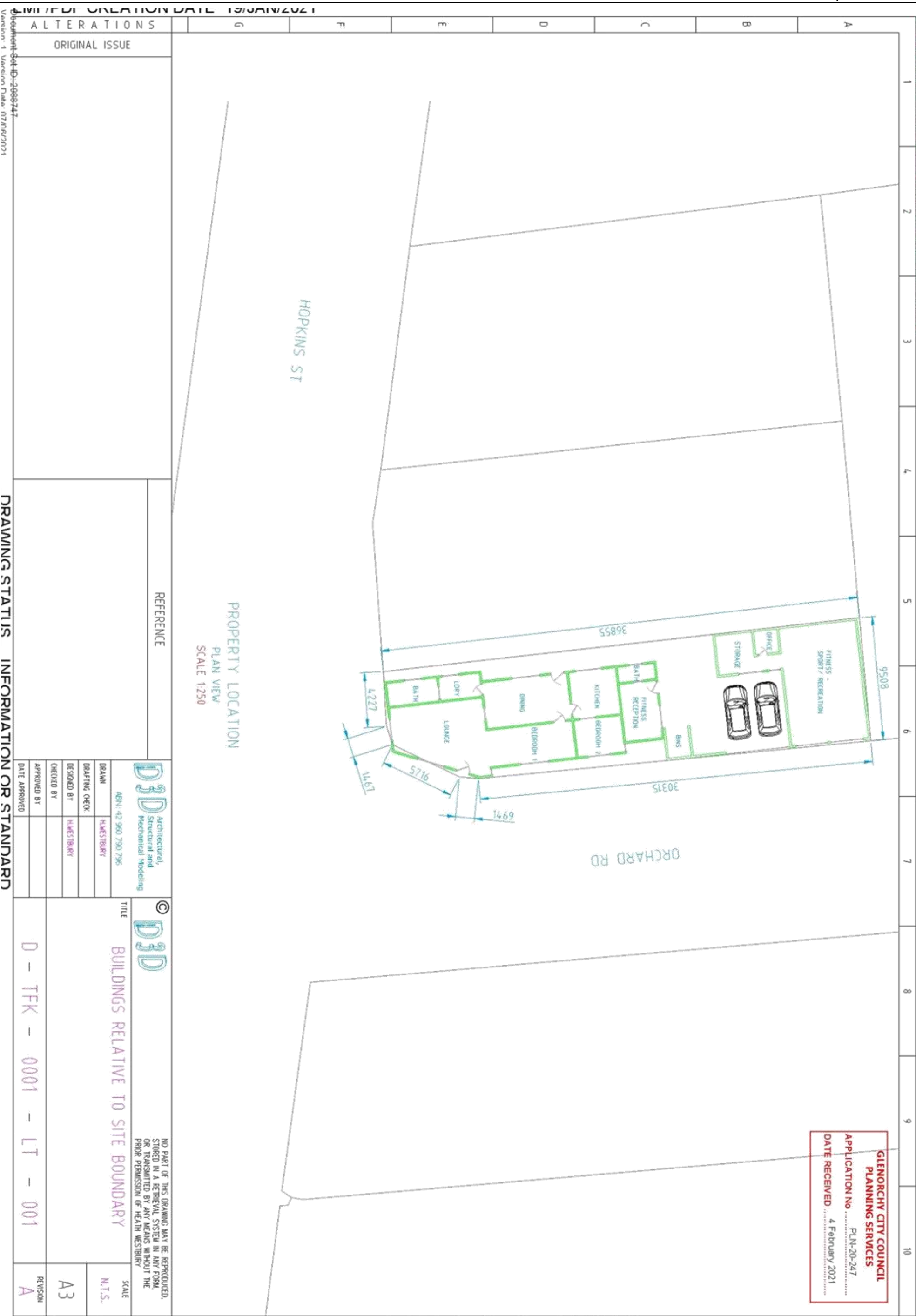
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-284
DATE RECEIVED 14/04/2021



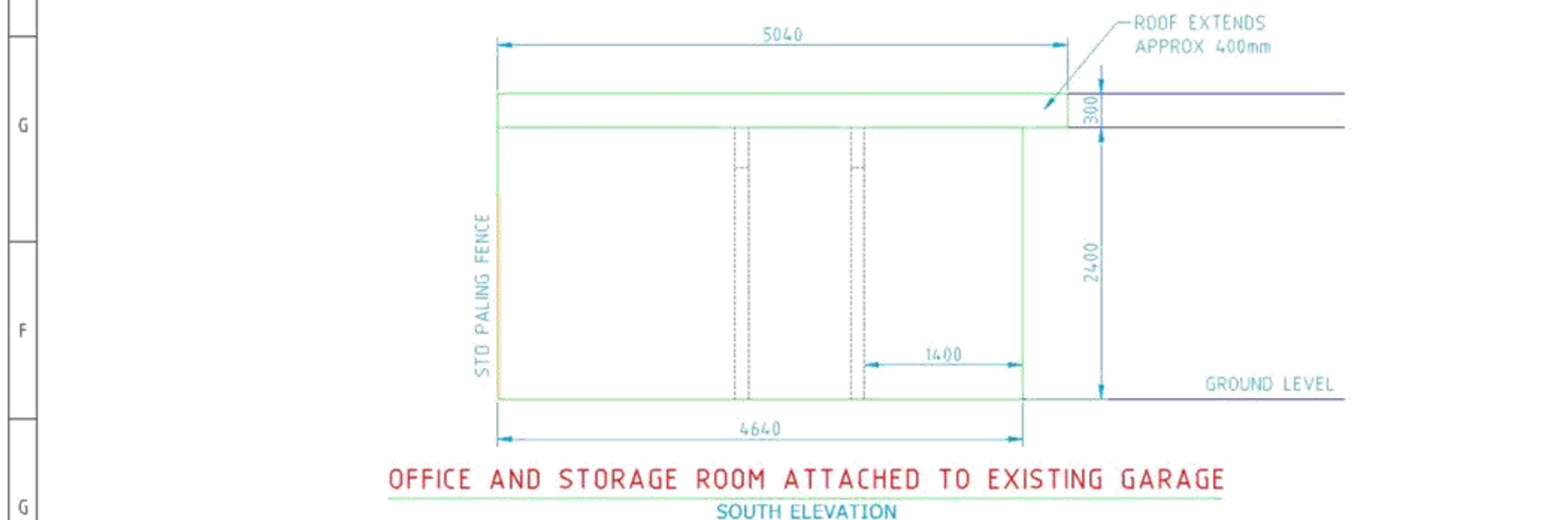
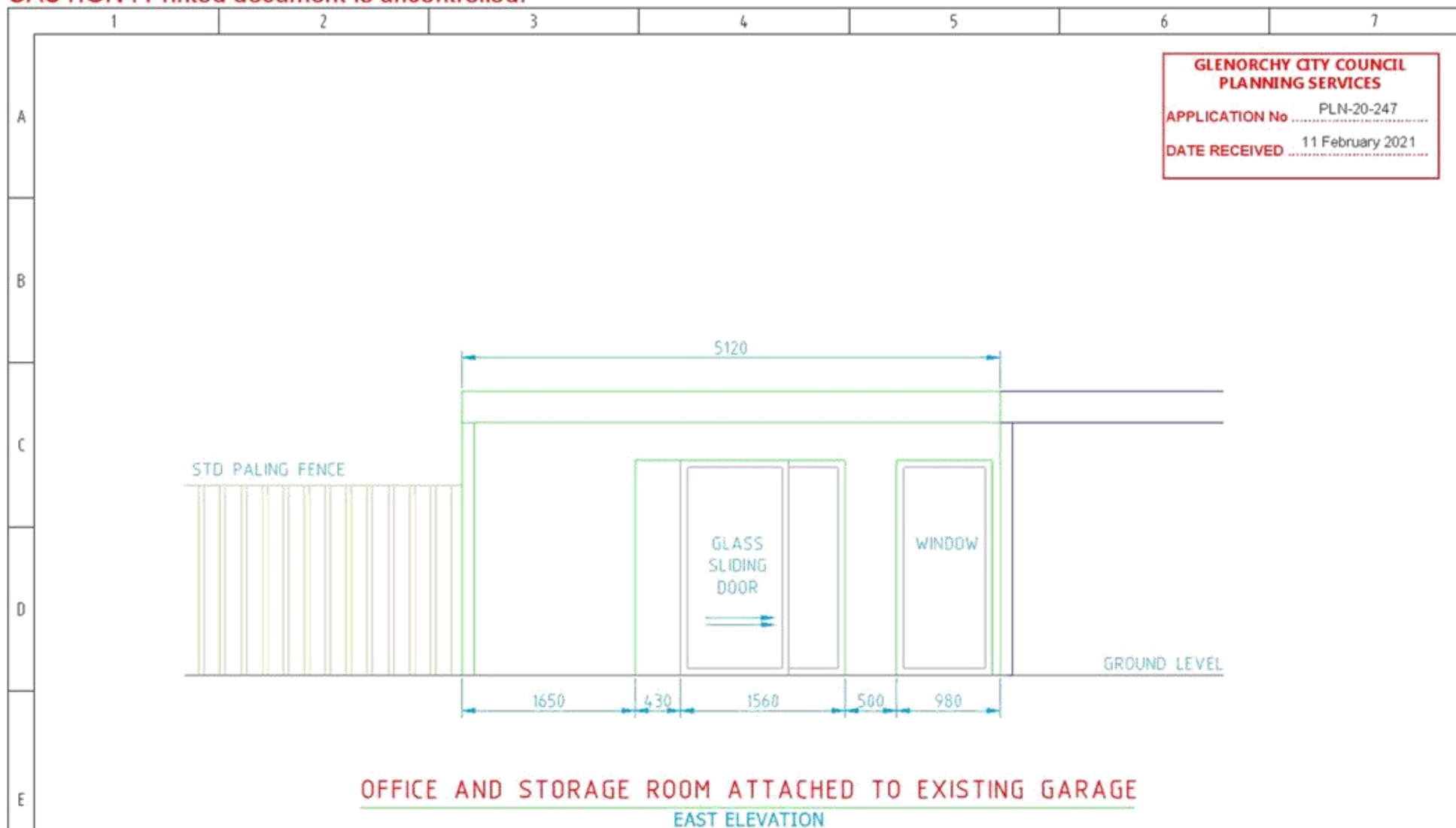
No.	Revision	Date	Copyright	Henry design inc	Client	Project	Sheet	Rev
A	BAUSTIN - NEW MAINS	18/2021	This document is not to be used for any other project without the written consent of Henry design inc. The design is the property of Henry design inc. and is not to be used for any other project without the written consent of Henry design inc. The design is the property of Henry design inc. and is not to be used for any other project without the written consent of Henry design inc.	Henry design inc ABN 9 111 998 724 11/19/21A MAIN RD & 1 AUSTINS FERRY RD, AUSTINS FERRY VIC 3208	K MARRIAM & M BIRD	11/19/21A MAIN RD & 1 AUSTINS FERRY RD, AUSTINS FERRY	H16036-F05	A



CAUTION : Printed document is uncontrolled.



CAUTION: Filled document is uncontrolled.



BM DWG NO D-IFK-0001-EL-001

BMF/PDF CREATION DATE 19/JAN/2021

EMF/PDF CREATION ALTERATIONS ORIGINAL ISSUE	Document Set ID: 2988747	REFERENCE	D3D Architectural, Structural and Mechanical Modelling ABN: 42 960 790 796		© D3D NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY
			DRAWN	H.WESTBURY	
			DRAFTING CHECK		
			DESIGNED BY	H.WESTBURY	
			CHECKED BY		
			APPROVED BY		
			DATE APPROVED		
TITLE				OFFICE AND STORAGE ROOM ATTACHED TO EXISTING GARAGE	SCALE 1:50
D - TFK - 0001 - EL - 001				REVISION A	

DRAWING STATUS AS INSTALLED

BM REV A

CAUTION: Filled document is uncontrolled.

		1	2	3	4	5	6	7																																																																																																																																							
A	B	C	D	E	F	G	H	GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No PLN-20-247 DATE RECEIVED 3 February 2021																																																																																																																																							
									B	C	D	E	F	G	H		C	D	E	F	G	H		D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																																			
																																							B	C	D	E	F	G	H		C	D	E	F	G	H		D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>									REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																													
																																																																													B	C	D	E	F	G	H		C	D	E	F	G	H		D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>									REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002		
B	C	D	E	F	G	H																																																																																																																																									
								C	D	E	F	G	H		D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY																															TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3																																								CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002									
																														C	D	E	F	G	H		D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:																															D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																									
																																																				C	D	E	F	G	H		D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS									BM DWG NO D-ITK-0001-L1-002																								
C	D	E	F	G	H																																																																																																																																										
							D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796																																														DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																								
																						D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:																							SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																
																																					D	E	F	G	H		E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021																	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																						
D	E	F	G	H																																																																																																																																											
						E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796																															DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																														
															E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:																DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021															DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																						
																								E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H															Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																											
E	F	G	H	LEAN-TO ATTACHED TO MAIN HOUSE NORTH ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE WEST ELEVATION LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW																																																																																																																																											
					F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D																				ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021												DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																																				
									F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE										DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY	H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021												DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																																										
													F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002				G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY													H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																																													
F	G	H	<table border="1"> <thead> <tr> <th colspan="2">REFERENCE</th> <th colspan="2">D3D Architectural, Structural and Mechanical Modelling</th> <th colspan="2">© D3D</th> </tr> </thead> <tbody> <tr> <td colspan="2">ABN: 42 960 790 796</td> <td colspan="2">DRAWN: H. WESTBURY</td> <td colspan="2">TITLE: LEAN-TO ATTACHED TO MAIN HOUSE</td> </tr> <tr> <td colspan="2">DRAFTING CHECK:</td> <td colspan="2">DESIGNED BY:</td> <td colspan="2">SCALE: A3</td> </tr> <tr> <td colspan="2">CHECKED BY:</td> <td colspan="2">APPROVED BY: H. WESTBURY</td> <td colspan="2">REVISION: A</td> </tr> <tr> <td colspan="2">DATE APPROVED:</td> <td colspan="2">D - TFK - 0001 - LT - 002</td> <td colspan="2"></td> </tr> </tbody> </table>	REFERENCE													D3D Architectural, Structural and Mechanical Modelling		© D3D		ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE		DRAFTING CHECK:		DESIGNED BY:		SCALE: A3		CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A		DATE APPROVED:		D - TFK - 0001 - LT - 002																																																																																																						
				REFERENCE		D3D Architectural, Structural and Mechanical Modelling		© D3D																																																																																																																																							
				ABN: 42 960 790 796		DRAWN: H. WESTBURY		TITLE: LEAN-TO ATTACHED TO MAIN HOUSE																																																																																																																																							
				DRAFTING CHECK:		DESIGNED BY:		SCALE: A3																																																																																																																																							
CHECKED BY:		APPROVED BY: H. WESTBURY		REVISION: A																																																																																																																																											
DATE APPROVED:		D - TFK - 0001 - LT - 002																																																																																																																																													
G	H	LEAN-TO ATTACHED TO MAIN HOUSE PLAN VIEW	NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM, OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF HEATH WESTBURY																																																																																																																																												
				H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																																																																																																								
								H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																																																																																																				
												H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																																																																																																
H	Document Set ID: 2988747 Version: 1 Version Date: 07/06/2021	DRAWING STATUS	BM DWG NO D-ITK-0001-L1-002																																																																																																																																												



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-247	Council notice date	15/02/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00213-GCC	Date of response	23/02/2021
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	94 HOPKINS ST, MOONAH	Property ID (PID)	5431045
Description of development	Change of use to fitness centre and alterations to single dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Glenorchy City Council	--	1	15/02/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
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.			

**Declaration**

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

Authorised by

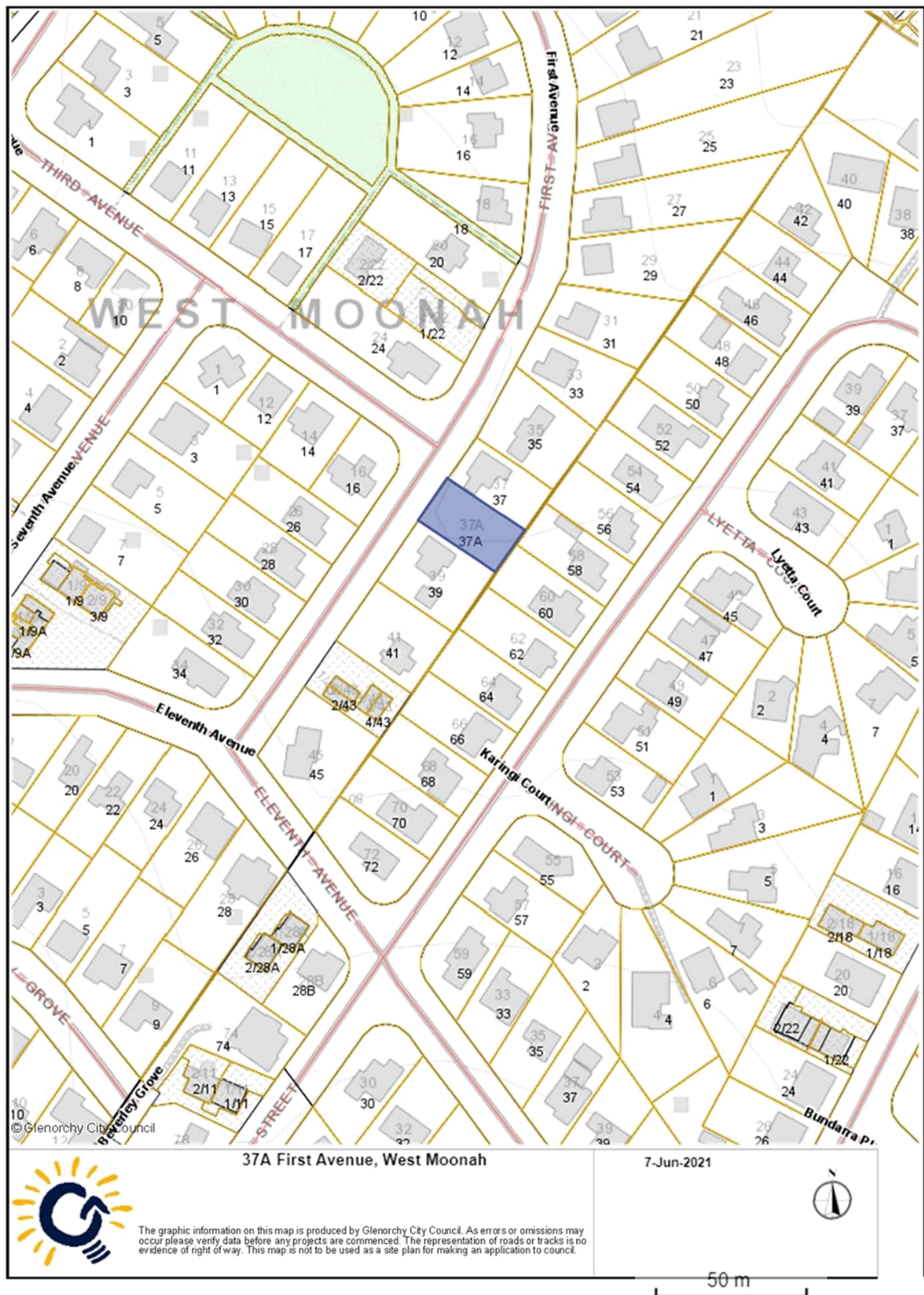
A handwritten signature in black ink, appearing to read "J Taylor".

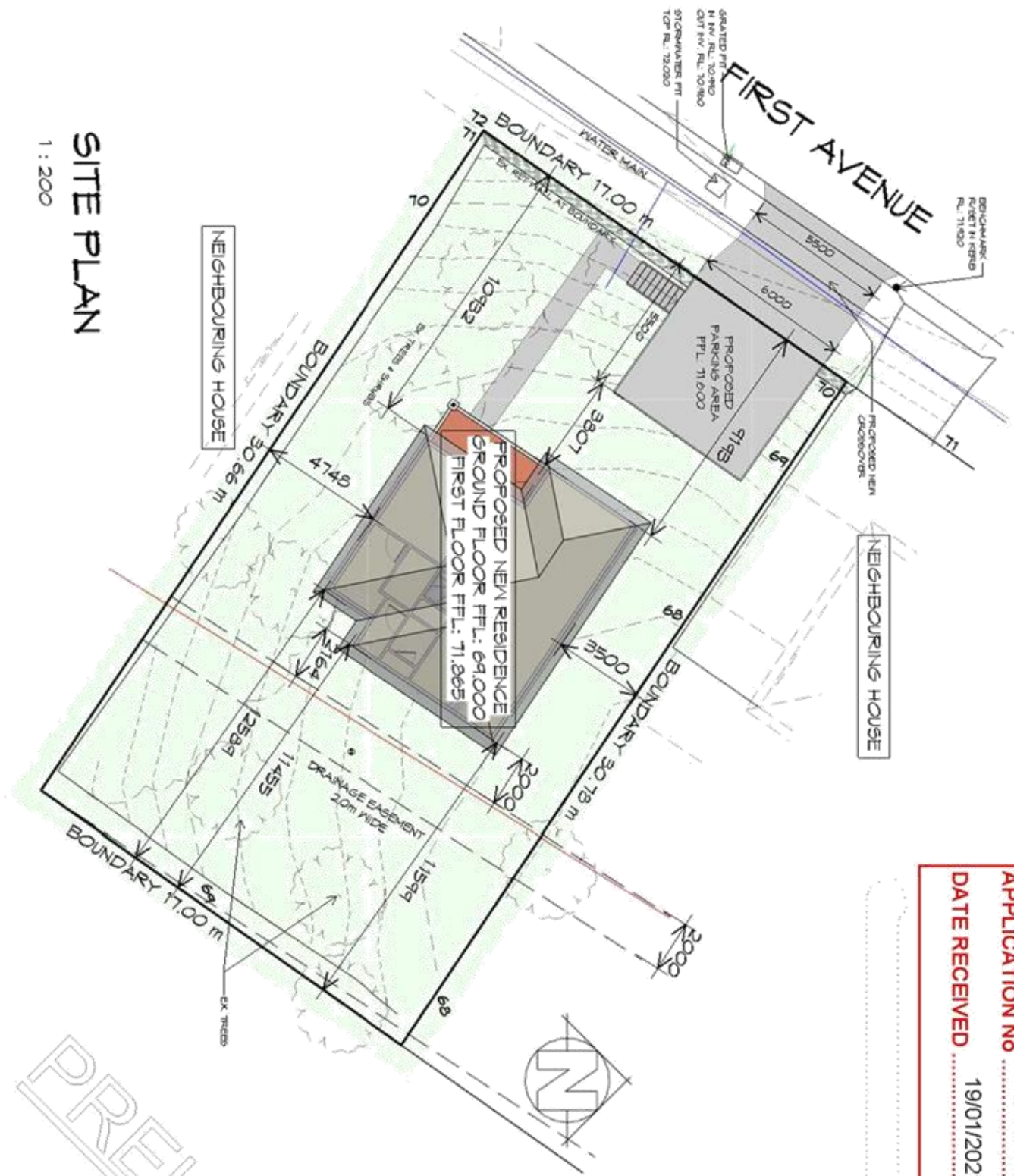
Jason Taylor

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
PLANNING SERVICES
APPLICATION NO PLN-21-029
DATE RECEIVED 19/01/2021

- 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 A.S. 3959, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

SITE PLAN

1 : 200

NOTE: DIMENSIONED BOUNDARY OFFSETS TO THE PROPOSED BUILDING ARE TO THE EXTERNAL CLADDING L.I.N.O.



Hotondo Homes

Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681

Prime Design

10 Goodman Court, Invermay Tasmania 7248,
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

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 0.200m

Project:
PROPOSED NEW RESIDENCE
37A FIRST AVENUE
WEST MOONAH

Drawing:
SITE PLAN

Client name:
C. A. ROSE & G. M. TEARIKI

Date:
22/12/2020

Drafted by:
I.L.C.

Approved by:
A.C.M.

Project/Drawing no:
PDH20053 01

Revision:
02

Accredited building practitioner: Frank Geskus - No CC240A



Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681

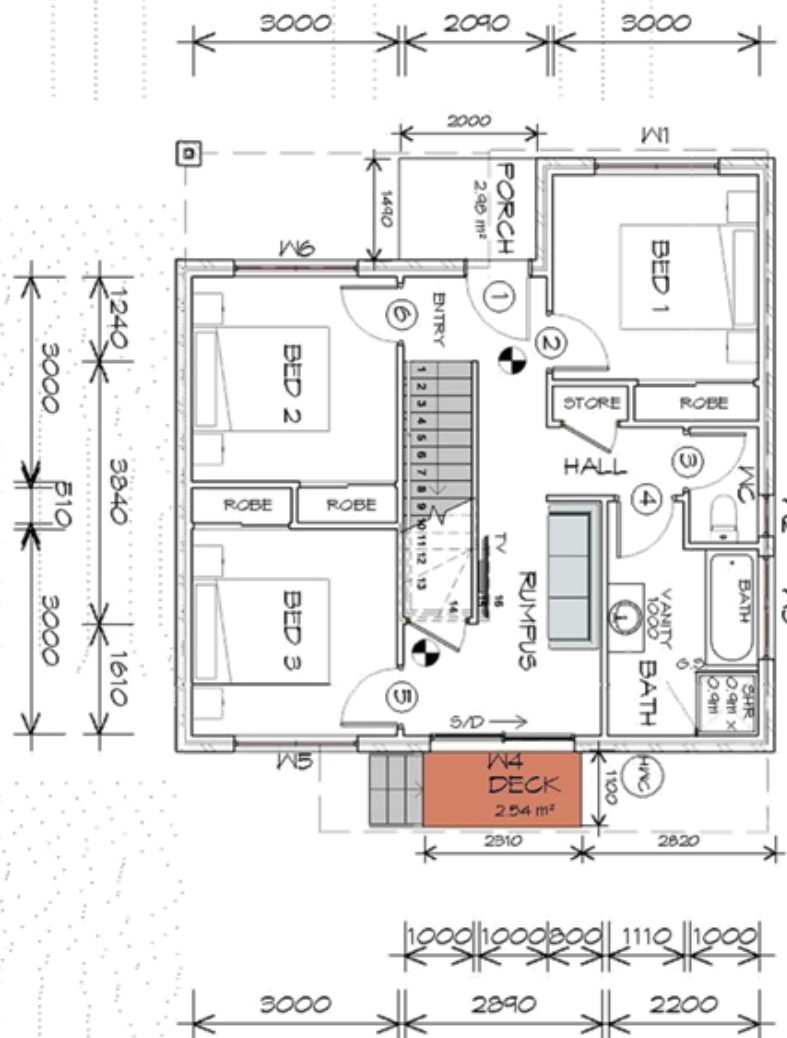


GROUND FLOOR AREA	67.92	m ²	(7.30	SQUARES)
FIRST FLOOR AREA	74.81	m ²	(8.04	SQUARES)
TOTAL AREA	142.73		15.35	

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

GROUND FLOOR PLAN

1 : 100



NO RISERS	RISER HT	TREAD DEPTH
16	179	250
4	155	260

GOING NON SLIP TO COMPLY NCC 2019

STAIRS

- EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM.
- CAVITY SLIDING DOOR
- SLIDING DOOR
- FLOOR WASTE
- SIDE LIGHT
- COLUMN
- GLASS SCREEN
- SQUARE STOP

LEGEND

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION NO. PLN-21-029
DATE RECEIVED 19/01/2021

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

PRELIMINARY PRINT



10 Goodman Court, Invermay Tasmania 7248,
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 NEW RESIDENCE
37A FIRST AVENUE
WEST MOONAH

Client name:
C. A. ROSE & G. M. TEARIKI

Drawing:
GROUND FLOOR PLAN

Drafted by: I.L.C. Approved by: A.C.M.

Date: 22/12/2020 Scale: 1 : 100

Project/Drawing no: PDH20053 -02 Revision: 02



Accredited building practitioner: Frank Gaskus - No CC246A

Hotondo
Homes

Document Set ID: 2936286
Version: 1 - Version Date: 20/11/2021

Hotondo Homes Craig Ellis

148 New Town Road, New Town 7008

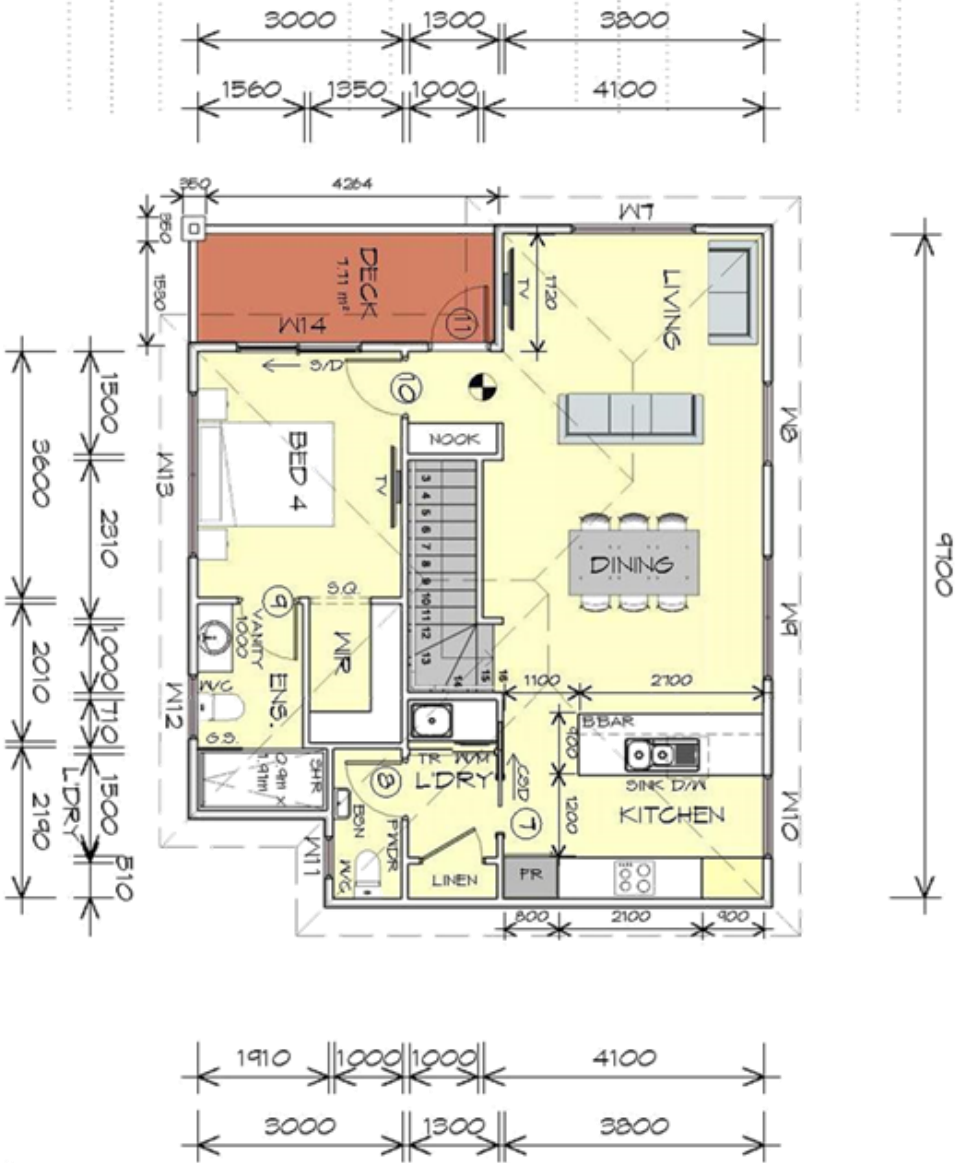
Ph: 0400 653 681

GROUND FLOOR AREA 67.92 m2 (730 SQUARES)
FIRST FLOOR AREA 74.81 m2 (804 SQUARES)
TOTAL AREA 142.73 15.35

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

FIRST FLOOR PLAN

1 : 100



STAIRS		
NO RISERS	RISER HT	TREAD DEPTH
16	179	250
4	155	260

GOING NON SLIP TO COMPLY NCC 2019

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-029
DATE RECEIVED 19/01/2021

LEGEND

- EXHAUST FAN-VENT TO OUTSIDE AIR.
- 240V SMOKE ALARM
- CAVITY SLIDING DOOR
- SLIDING DOOR
- FLOOR WASTE
- SIDE LIGHT
- COLUMN
- GLASS SCREEN
- SQUARE STOP

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 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

Project:
PROPOSED NEW RESIDENCE
37A FIRST AVENUE
WEST MOONAH

Client name:
C. A. ROSE & G. M. TEARIKI

Drawing:
FIRST FLOOR PLAN

Drafted by:
I.L.C.

Approved by:
A.C.M.

Date:
22/12/2020

Scale:
1 : 100

Project/Drawing no:
PDH20053 -03

Revision:
02



Accredited building practitioner: Frank Geskus - No CC240A



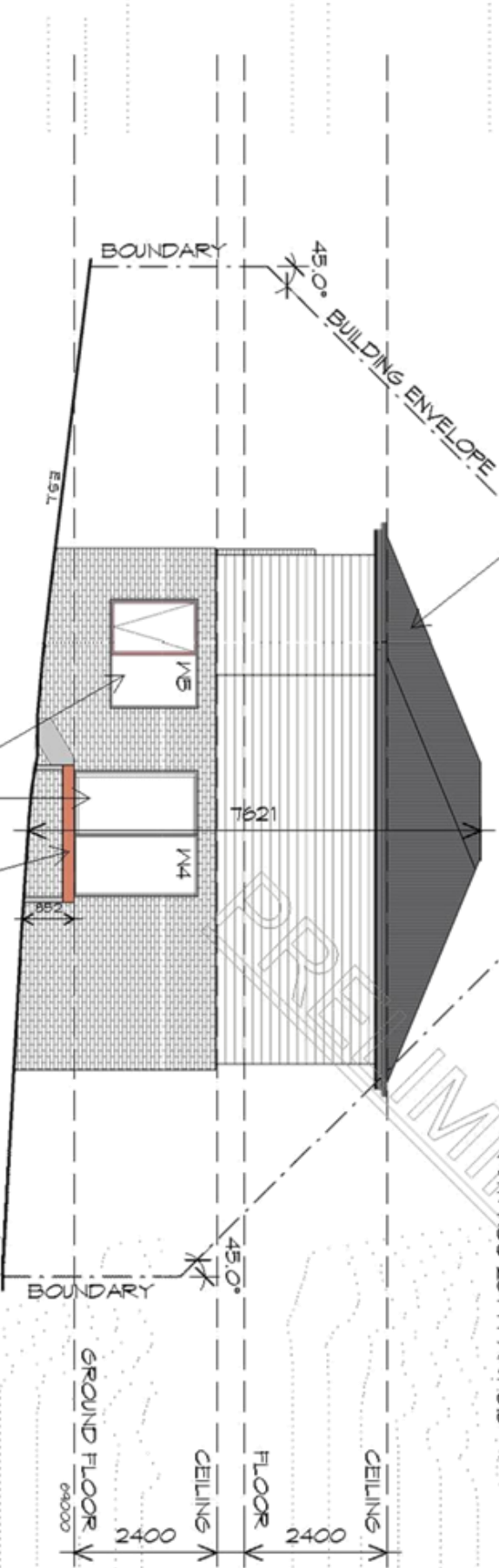
Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681

EASTERN ELEVATION

1 : 100

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2.3.12.3

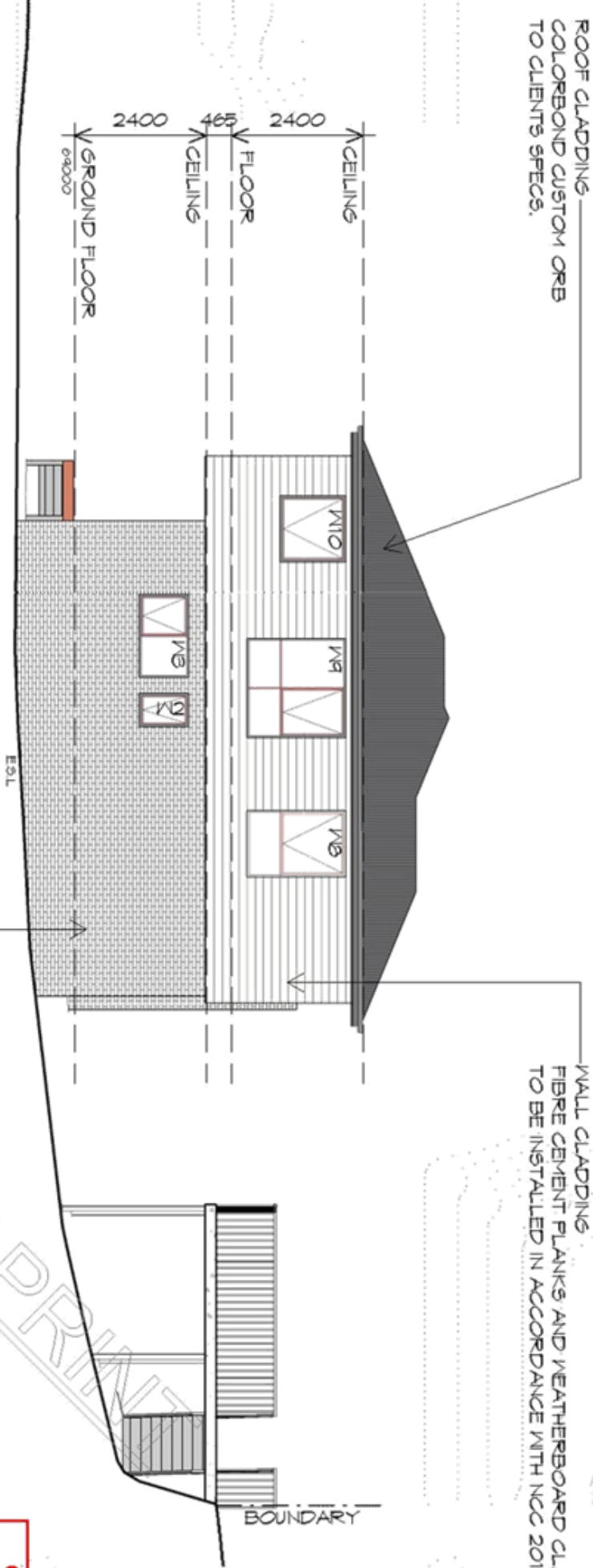
TIMBER DECK



NORTHERN 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



NOTE: DO NOT SCALE OFF DRAWINGS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No. PLN-21-029

DATE RECEIVED 19/01/2021

Prime
Design

10 Goodman Court, Invermay Tasmania 7248,
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 NEW RESIDENCE
37A FIRST AVENUE
WEST MOONAH

Client name:
C. A. ROSE & G. M. TEARIKI

Drawing:
ELEVATIONS

Drafted by: I.L.C. Approved by: A.C.M.

Date: 22/12/2020 Scale: 1 : 100

Project/Drawing no: PDH20053-05 Revision: 02

bdoo
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Accredited building practitioner: Frank Geskus-No CC246A

DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2019 PART 2.3.12.3

1 : 100

— WALL CLADDING
FIBRE CEMENT PLANKS AND WEATHERBOARD CLADDINGS
TO BE INSTALLED IN ACCORDANCE WITH NCC 2019 PART 3.5.4

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS.

1:100

BRICKWORK
SELECTED FIRED CLAY
FACE BRICKS,
RAKED JOINTS, STRETCHER BOND
REFER ENGINEER FOR
ARTICULATION JOINTS
ALL MASONRY TO COMPLY
WITH NCC 2014 PART 3.3

Architectural elevation drawing of a building facade. The drawing shows a two-story structure with a gabled roof. The left side features a brick wall with windows labeled M6 and M7, and a yellow rectangular feature. The right side has a timber deck labeled M5. The drawing includes a 45.0° angle indicator, a "BOUNDARY" line, and a "BUILDING ENVELOPE" line. A note on the right reads "COLORBOND CUSTOM ORB TO CLIENTS SPECS." Dimensions of 2400 are shown for the ceiling and floor levels.

ROOF CLADDING ...
COLOREND CUSTOM ORB
TO CLIENTS SPECS. ...

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION NO. PLN-21-029

DATE RECEIVED 19/01/2021



Prime
Design

10 Goodman Court, Invermay Tasmania 7248,
p(0)+ 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(0)+ 03 6228 4575
info@primedesigns.com.au
primedesigns.com.au

Project:
PROPOSED NEW RESIDENCE
37A FIRST AVENUE
WEST MOONAH

Client name: C. A. ROSE & G. M. TEARIKI

Drawing:
ELEVATIONS

Drafted by: A.C.M.
I.L.C.

Date: 22/12/2020 Scale: 1 : 100

Project/Drawing no: PDH20053 -06

Accredited building practitioner: Frank Geskus - No CC246A



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-029	Council notice date	28/01/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00115-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	37A FIRST AVE, WEST MOONAH	Property ID (PID)	2558569
Description of development	New dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Hotondo Homes	Site Plan PDH20053 01	02	22/12/2020
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 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.

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





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-140	Council notice date	26/03/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00472-GCC	Date of response	
TasWater Contact	Elio Ross	Phone No.	0467 874 330
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	33 ASHBOLT CRES, LUTANA	Property ID (PID)	5406931
Description of development	Multiple Dwelling x 2 including Demolition of Shed - Staged		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Drafting & Design	003-2021 / DA01, DA05	--	02/03/2021
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 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 the removal of redundant and 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 over or within two metres of TasWater infrastructure. 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

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

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

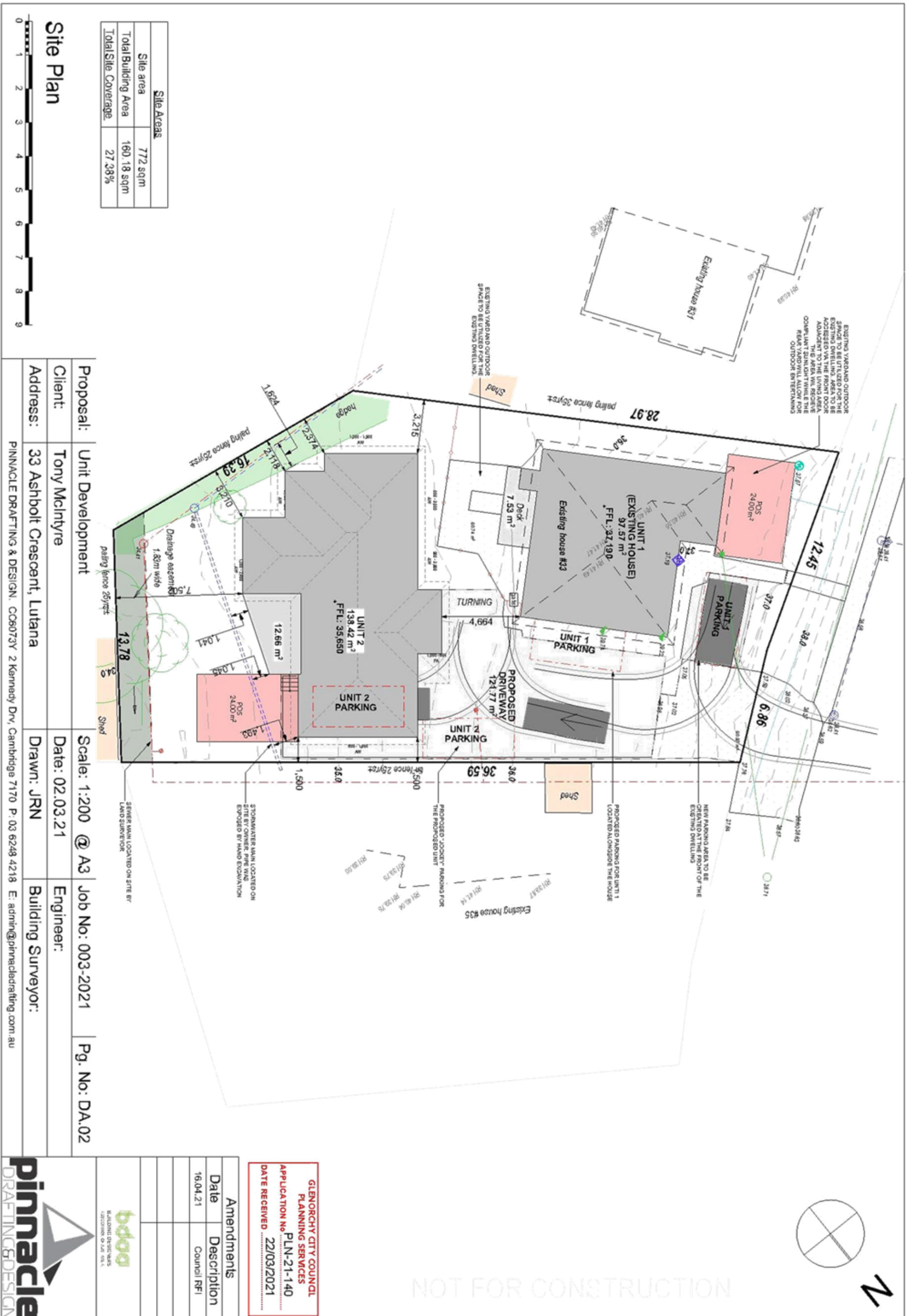
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

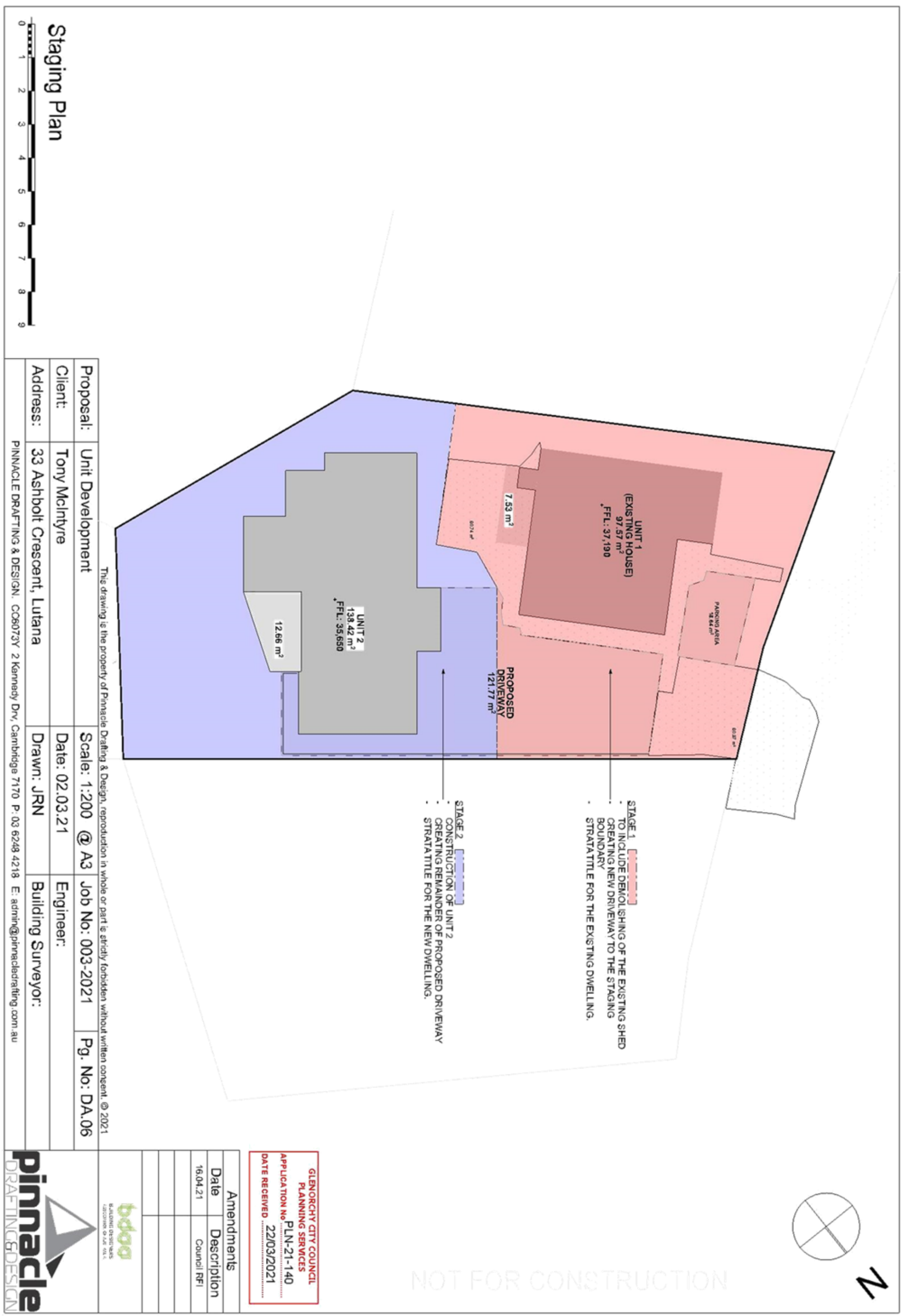
Jason Taylor
 Development Assessment Manager

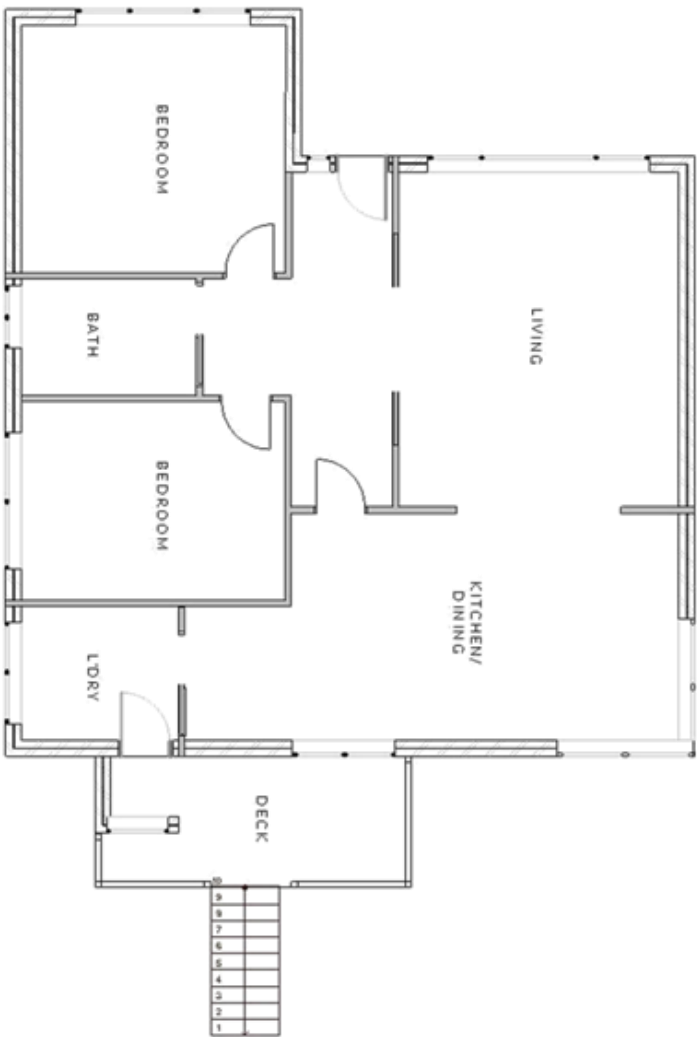
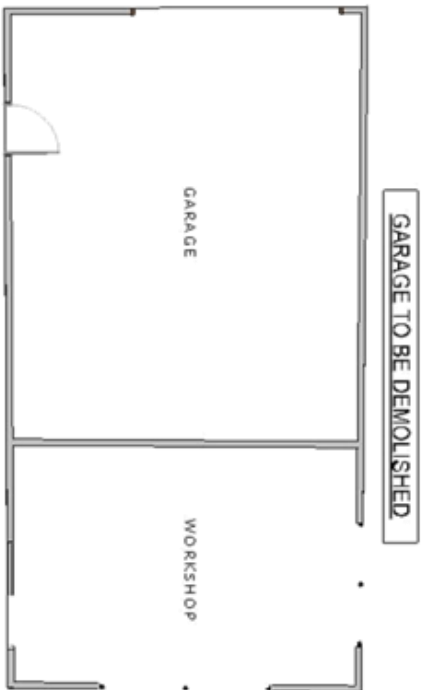
TasWater Contact Details

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







Unit 1 Floor Plan (Existing)

This drawing is the property of Pinnacle Drafting & Design, reproduction in whole or part is strictly forbidden without written consent. © 2021

Amendments	
Date	Description
16.04.21	Council RF1

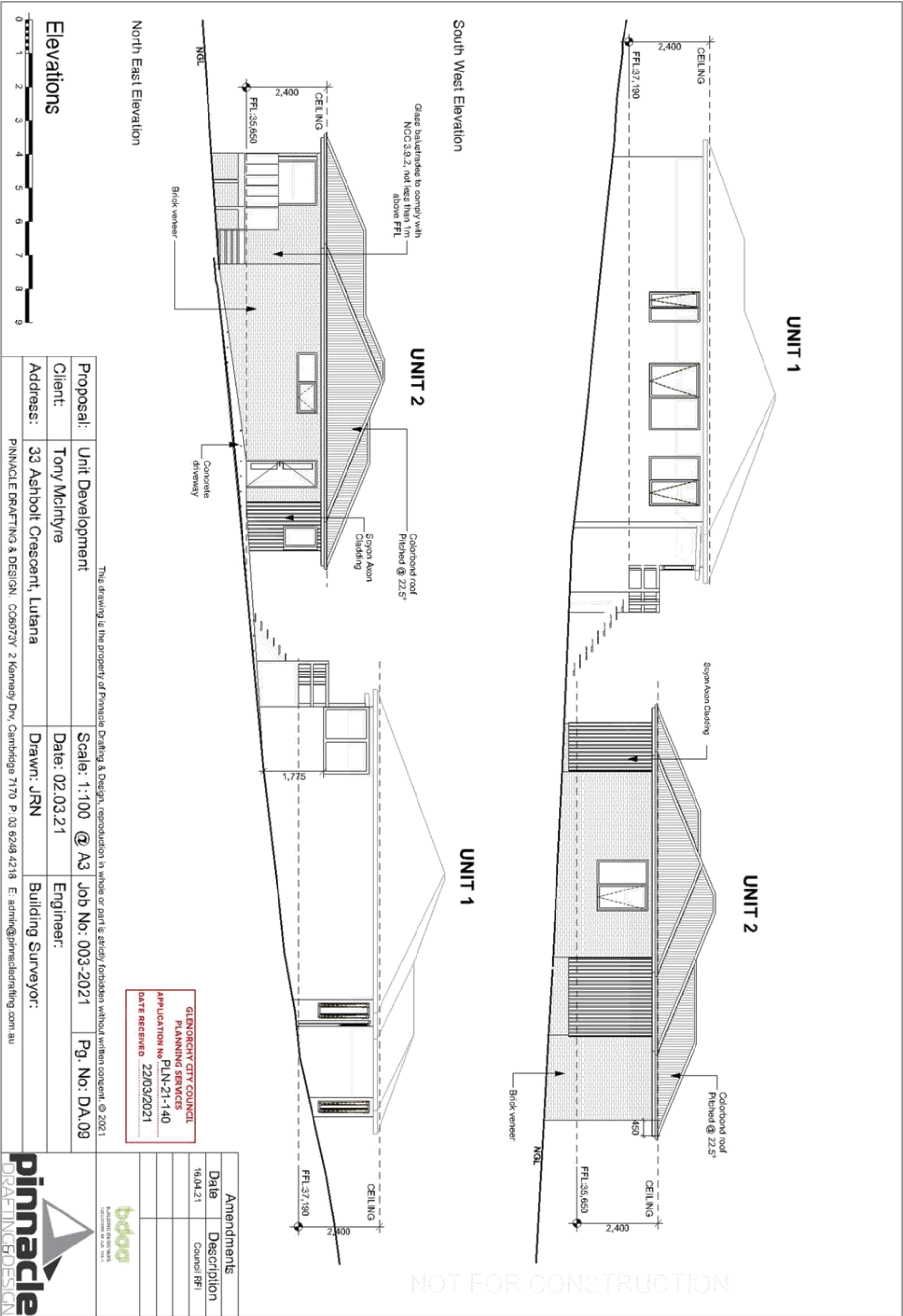
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

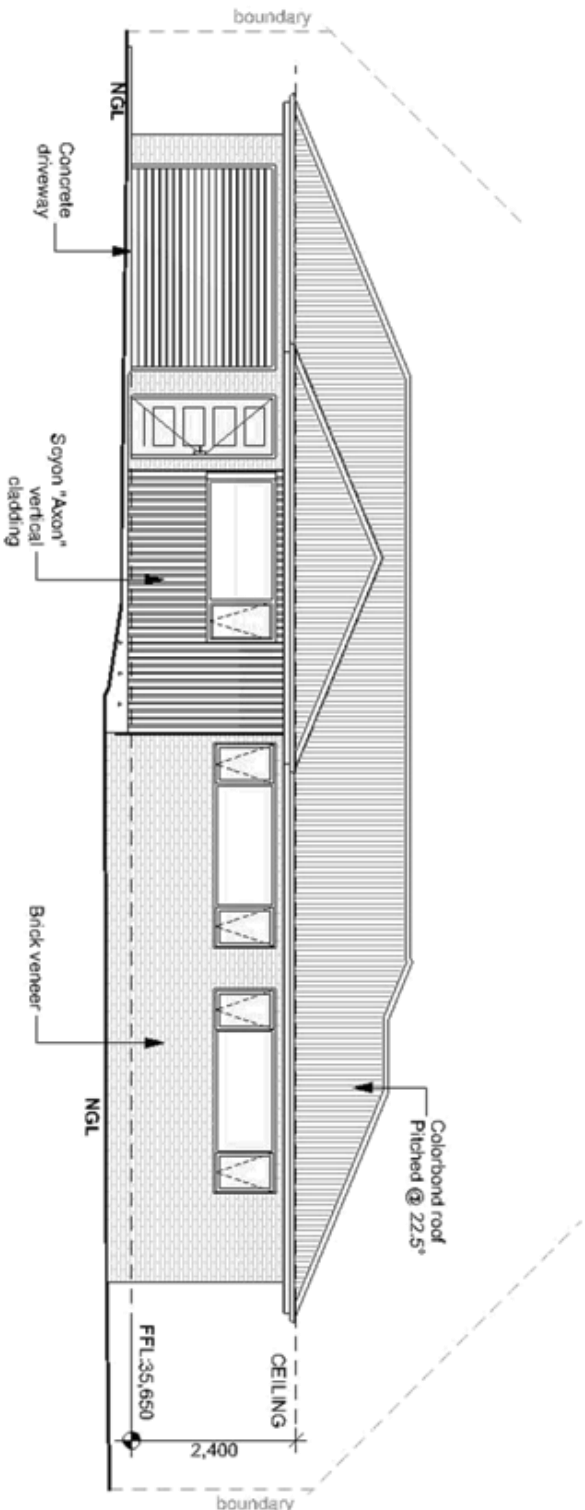
APPLICATION No PLN-21-140

DATE RECEIVED 22/03/2021

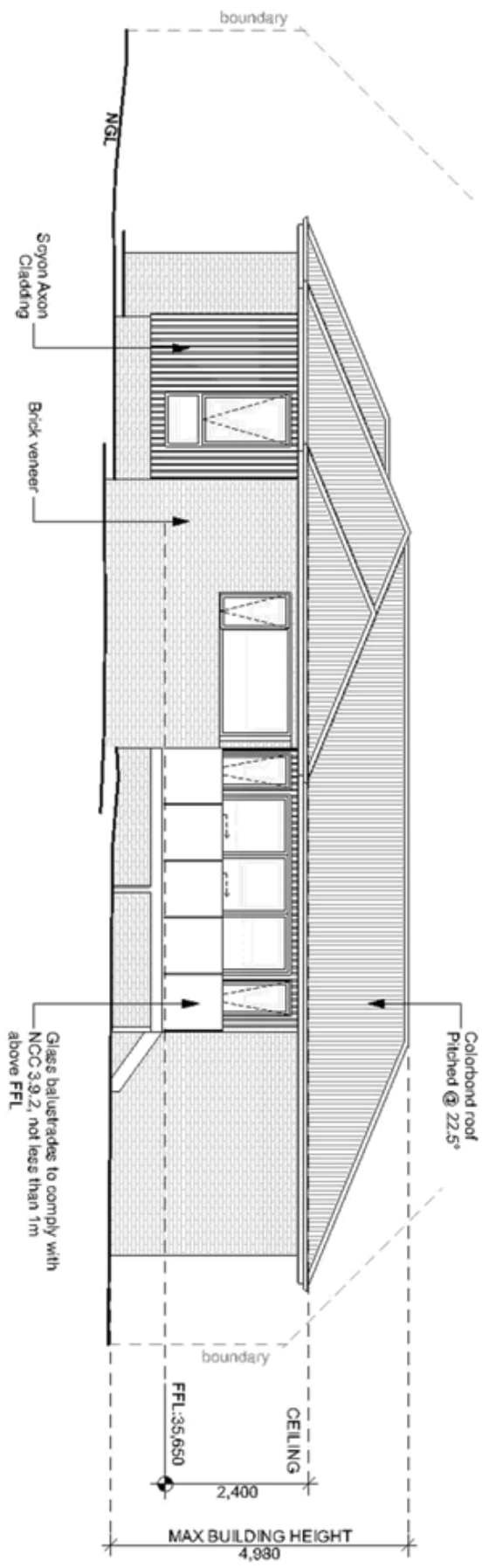
 $\sim$ 







Unit 2 North West Elevation



Unit 2 South East Elevation

Elevations



Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 003-2021	Pg. No: DA.10
Client:	Tony McIntyre	Date: 02.03.21	Engineer:	
Address:	33 Ashbolt Crescent, Lutana	Drawn: JRN	Building Surveyor:	
Pinnacle Drafting & Design, CO6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 E: admin@pinnacledrafting.com.au				



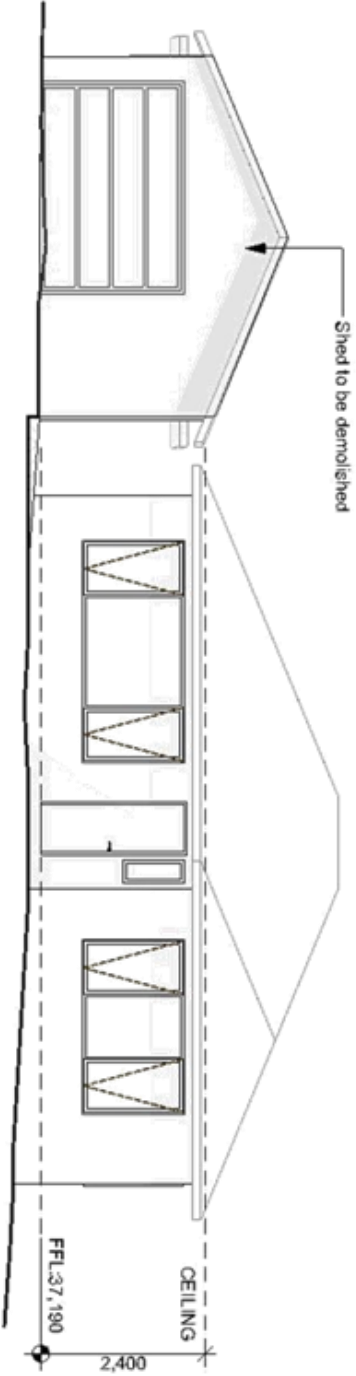
BLADWYN DESIGN
LUTANA QLD 4011

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-140
DATE RECEIVED 22/03/2021

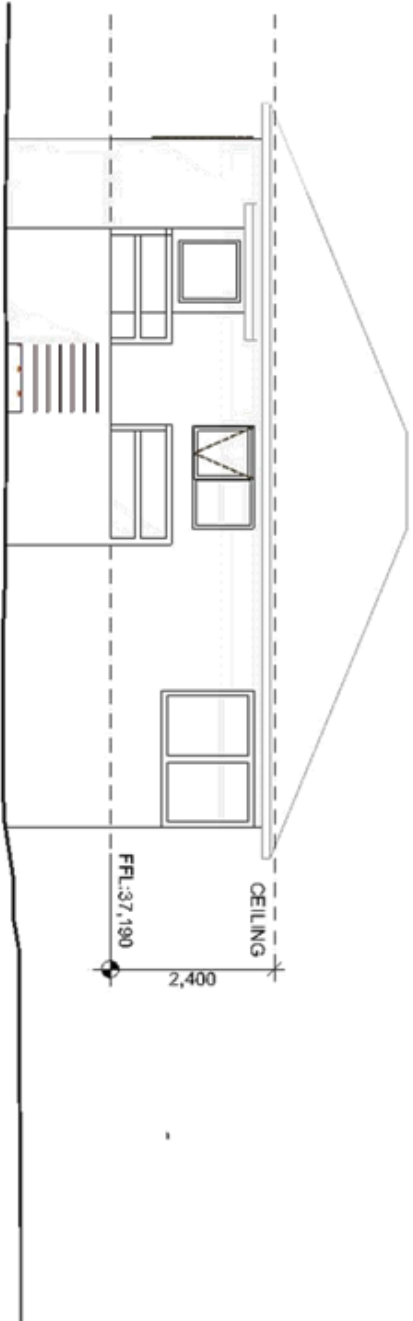
Amendments	
Date	Description
16.04.21	Council RFI



NOT FOR CONSTRUCTION



Unit 1 North West Elevation



Unit 1 South East Elevation

Elevations



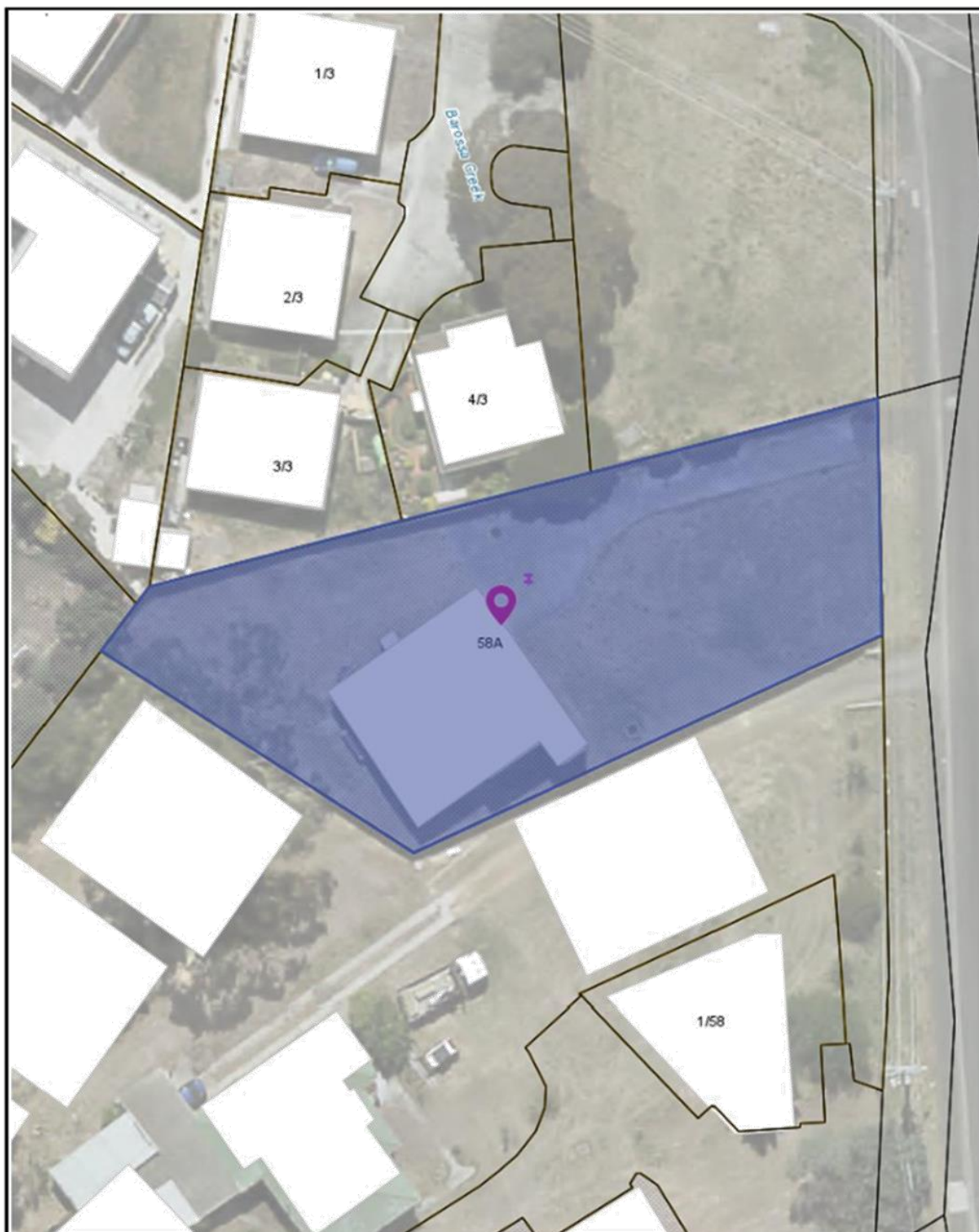
Proposal:	Unit Development	Scale: 1:100 @ A3	Job No: 003-2021	Pg. No: DA.11
Client:	Tony McIntyre	Date: 02.03.21	Engineer:	
Address:	33 Ashbolt Crescent, Lutana	Drawn: JRN	Building Surveyor:	
Pinnacle Drafting & Design, CO6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4218 E: admin@pinnacledrafting.com.au				



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-140
DATE RECEIVED 22/03/2021

Amendments	
Date	Description
16.04.21	Council RFI

NOT FOR CONSTRUCTION



© Glenorchy City Council



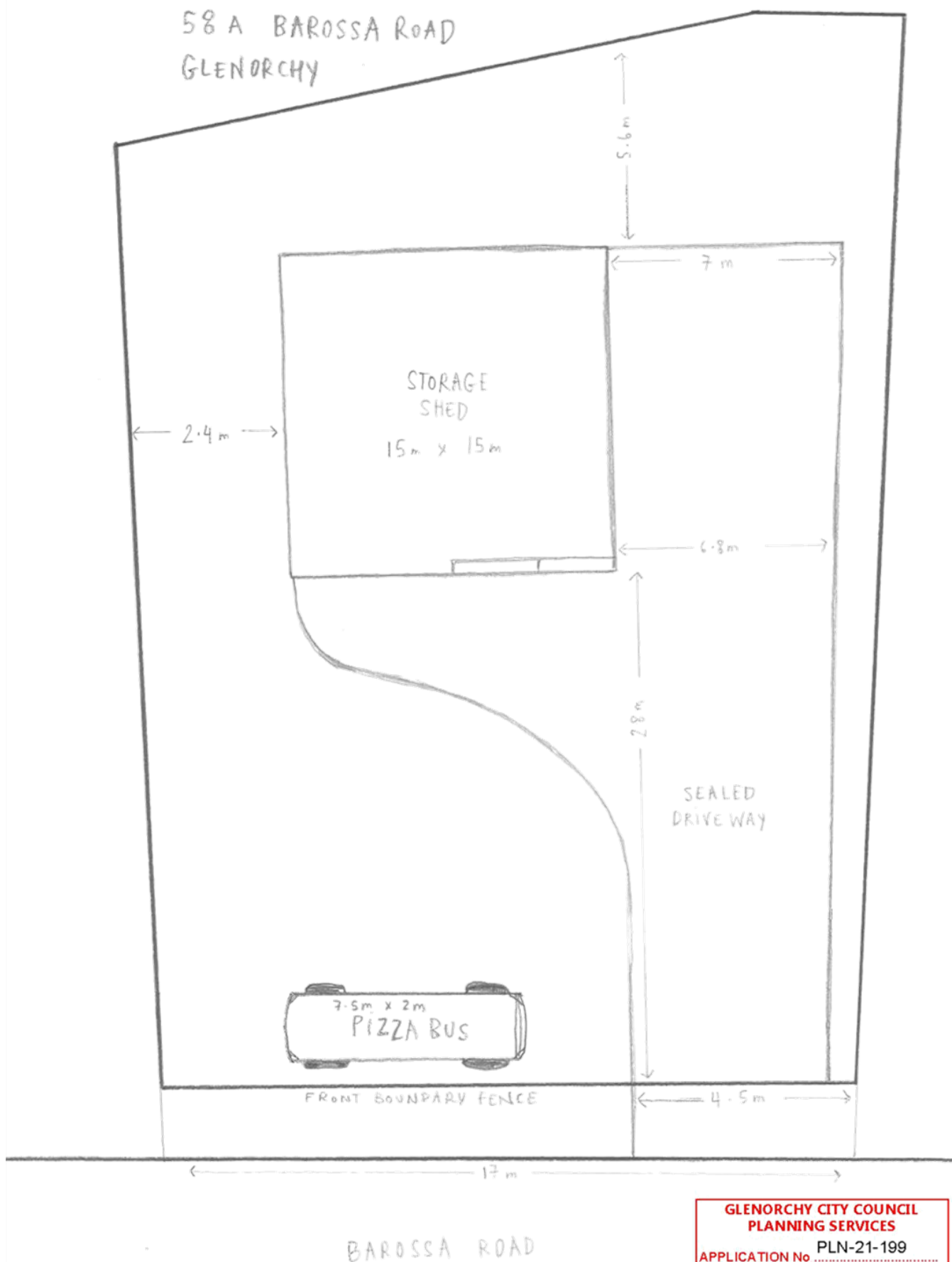
58A Barossa Road, Glenorchy TAS 7010

7-Jun-2021



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.

10 m



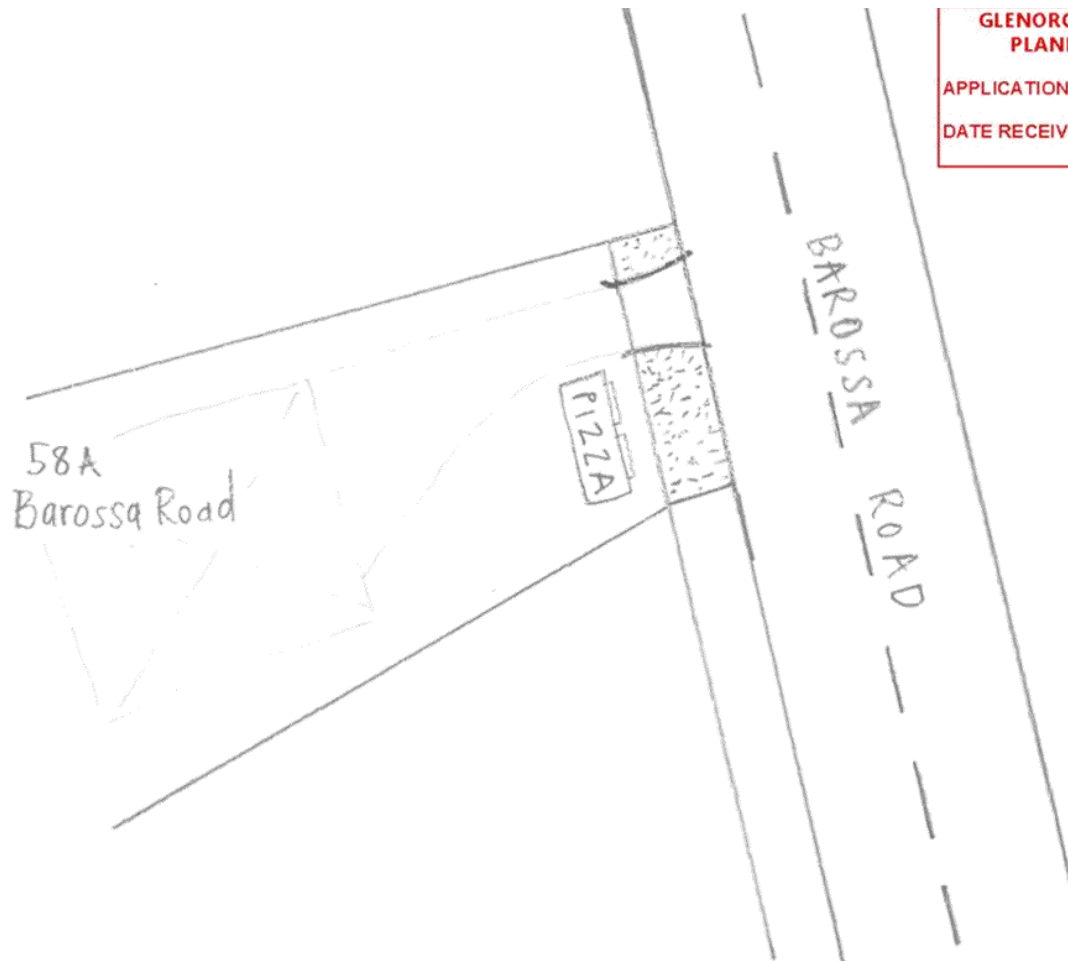
Document Set ID: 2988600
Version: 1 Version Date: 04/05/2021



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-199

DATE RECEIVED 15/04/2021



GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No	PLN-21-199
DATE RECEIVED	15/04/2021

