

GLENORCHY PLANNING AUTHORITY

ATTACHMENT

MONDAY, 16 APRIL 2018



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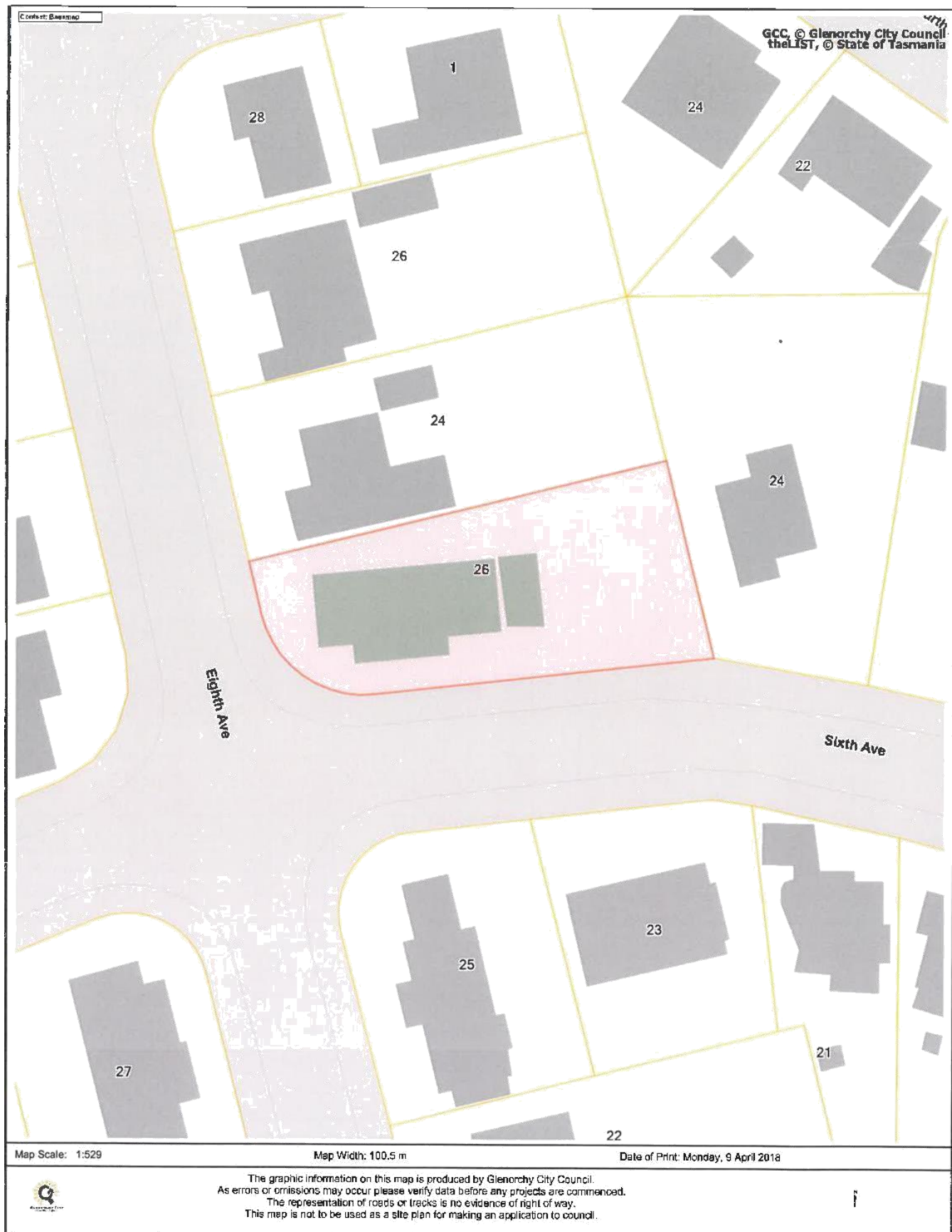
PLANNING

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Item:



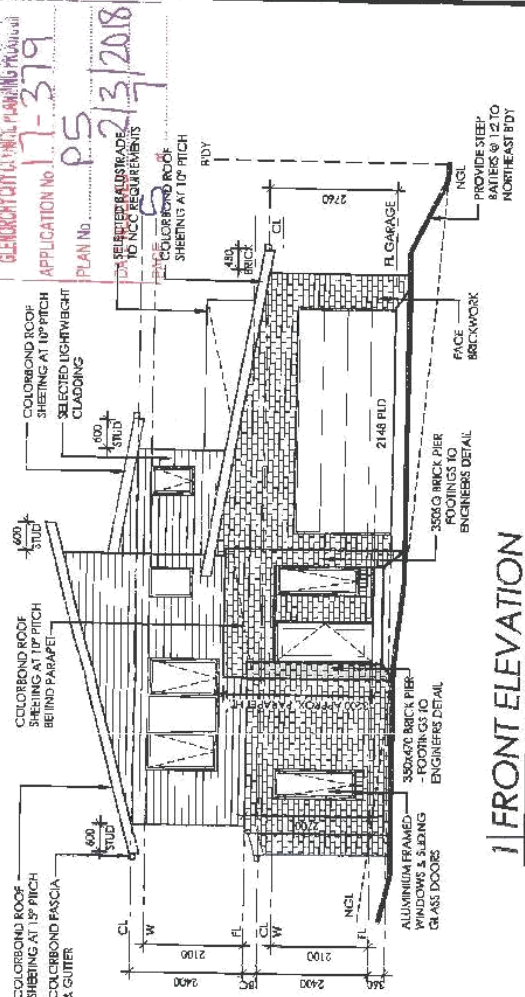


Attachments - Glenorchy Planning Authority - 16 April 2018

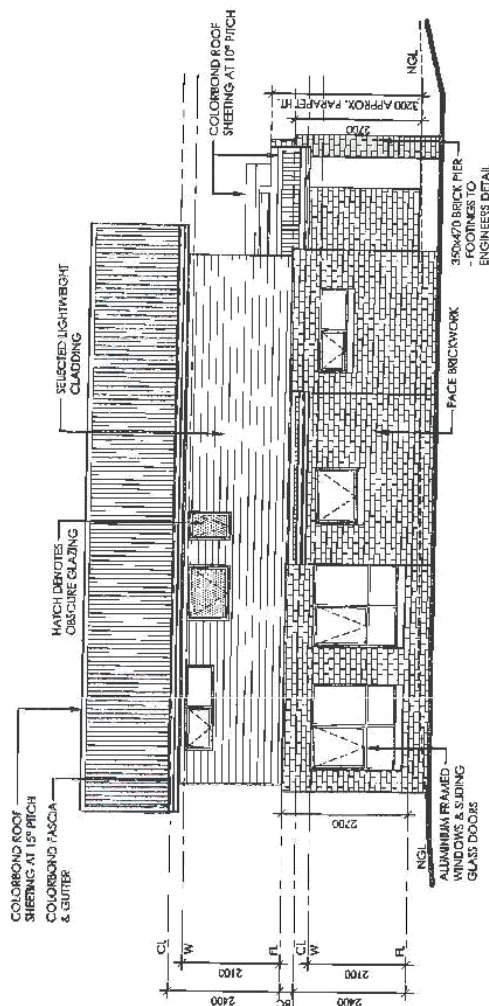
Attachments - Glenorchy Planning Authority - 16 April 2018

Attachments - Glenorchy Planning Authority - 16 April 2018

 CREATIVE HOMES HOBART		43 JUBILAY STREET HOBART TAS 7000 PHONE 03 6272 3000 FAX 03 6272 3001	
DRAWINGS BY		 WINK+CO	
need plans? think WINK. P: 0466 27 27 57 Po box 300 Maxwell Heights Q 4112 projects@winkandco.com.au		WINKANDCO.COM.AU WEBSIDE AND CLOUTIER DESIGN PRESENTS A NEW DRAWING SERVICE FOR ARCHITECTS AND INTERIORS SPECIALIST PROJECTS MERGED WITH THE BEST OF BOTH WORLDS © STATE WINK AND CO PTY LTD	
REV	COMMENTS	ISSUED DWN CDD	DATE
A	HOBARTS DRAWINGS		28/11/17 DA SW
B	AMMENDMENTS		13/12/17 DA SW
C	AMMENDMENTS		02/01/18 DA SW
D	AMMENDMENTS		16/02/18 DA SW
PROJECT			
PROPOSED DEVELOPMENT			
CLIENT			
COOPER, CALAN			
LOT DESCRIPTION			
LOT TRA ON CT 112406/36			
ADDRESS			
No.	26		
STREET	SIXTH AVE		
SUBURB	WEST MOONAH		
P/CODE	7019	STATE	TAS
DRAWN	DATE		
DA	28/11/17		
DRAWING REFERENCE NO.			
244 - 17			
PROJECT NORTH		SHEET No.	
		 06 / 08	



1 | FRONT ELEVATION



2 | SIDE ELEVATION

NOTE:
BUILDER AND SUBCONTRACTORS TO VERIFY ALL DIMENSION
AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK.
GIVE 72 HOURS MINIMUM NOTICE W/DATE AMENDMENTS ARE
REQUIRED TO DESIGN OF WORKING DRAWINGS. THESE
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH
ENGINEERS AND SURVEYORS DRAWINGS AND NOTES. DO
NOT SCALE DRAWINGS. DIMENSIONS ARE TO TAKE PREFERENCE
OVER SCALE. BUILDING SPECIFICATION AND ENGINEERS
DRAWINGS SHALL OVERRIDE ARCHITECTURAL DRAWINGS.

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN
ACCORDANCE WITH THE STATE BUILDING REGULATIONS, LOCAL
COUNCIL BY LAWS AND RELEVANT NCC AND AS CODES.

IMPORTANT NOTICE FOR ATTENTION OF OWNERS:
THE OWNERS ATTENTION IS DRAWN TO THE FACT THAT
FOUNDATIONS AND ASSOCIATED DRAINAGE IN ALL SITES
REQUIRES CONTINUING MAINTENANCE TO ASSIST FOOTING
PERFORMANCE. ADVICE FOR FOUNDATION MAINTENANCE IS
CONTAINED IN THE CSIRO BUILDING TECHNOLOGY FILE 18 AND
IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE SITE IN
ACCORDANCE WITH THIS DOCUMENT.

PROVIDE STRUCTURAL PLYWOOD BRACING IN ACCORDANCE
WITH AS 1684 AND IN SECTION 9.4 OF TIMBER FRAMING MANUAL
VERTICAL CONSTRUCTION JOINTS TO BE CONSTRUCTED IN
ACCORDANCE WITH NCC VOLUME 2 CL 3.1.3

TRAINING PART 3 AND PART 4. ALL TUBER TRIMMING AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF THE MANUFACTURER'S SPECIFICATIONS. ALL MANUFACTURED STEEL MUST NOT BE UNDERSIZED TO THOSE SPECIFIED, FOR ALL TUBER SIZES, STRESS CRAWLS, SPACINGS AND WALL BRACING. REFER TO ENGINEER DETAILS, TIE-DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9.

GLAZING PART 3.6 NCC
ALL WINDOWS TO BE ALUMINUM SLIDING STYLE DOUBLE
GLAZED. (WHITE TRANSLUCENT TO BATHROOMS)
ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS
OF AS 2047-AS 1288 AND NCC CLAUSES IN PART 3.6
HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY
WITH NCC CLAUSES 3.6.4 PANE WITHIN 500mm FROM
FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT

Attachments - Glenorchy Planning Authority - 16 April 2018



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-379	Council notice date	02/01/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00003-GCC	Date of response	10/01/2018
TasWater Contact	Paul Clark	Phone No.	(03) 6237 8259
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	26 SIXTH AVE, WEST MOONAH	Property ID (PID)	5445201
Description of development	New Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
D.A. – Wink + Co. Building Design & Drafting	Site Plan/244-17 (02 of 07)	A	28/11/2017
A.C.C. – Survey Plus	Site Plan/SP17206-01	B	09/01/2018
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to use 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 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: a. \$206.97 for development assessment; and 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 permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- TasWater will locate residential water stop taps free of charge
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

Authorised by

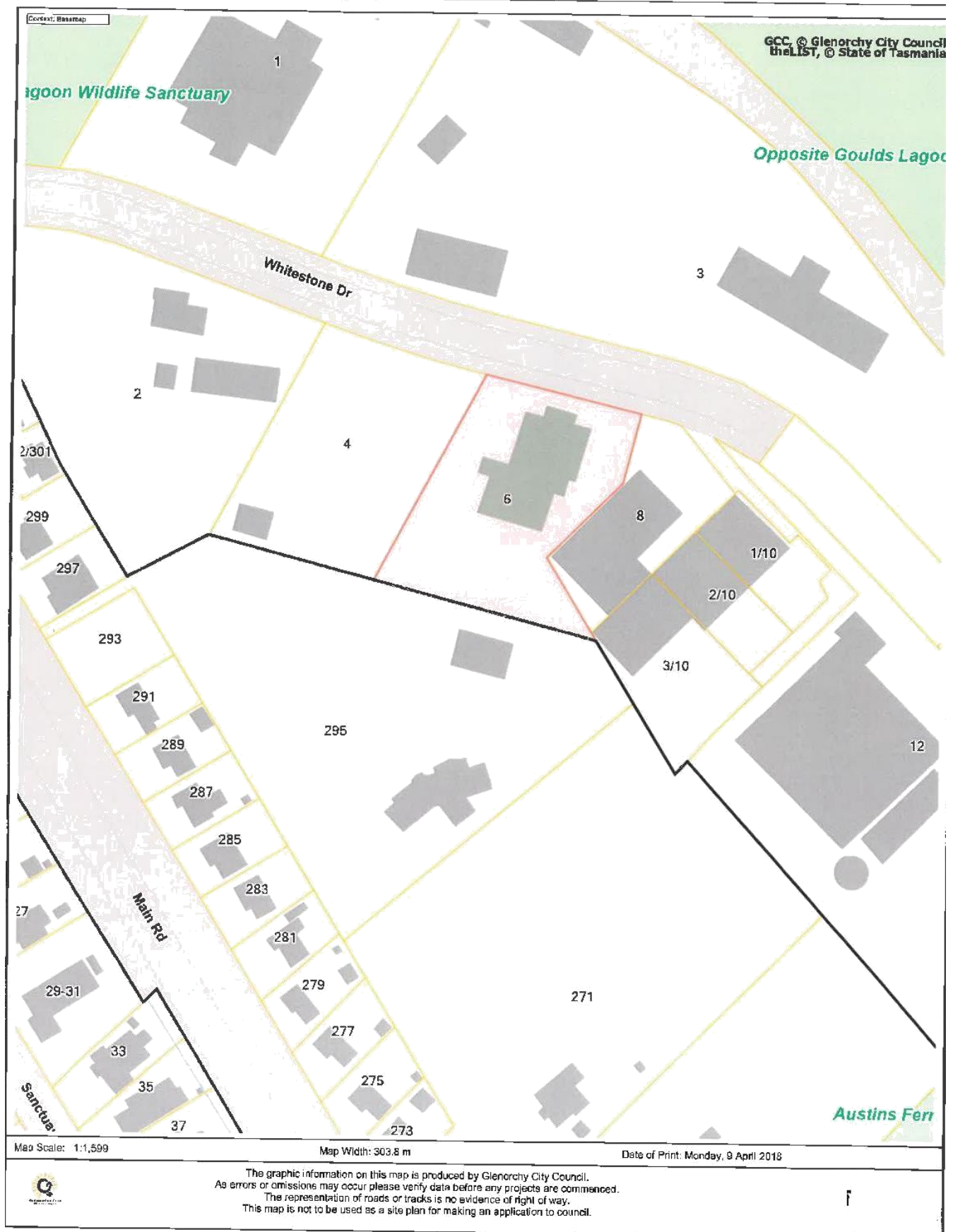
Jason Taylor
 Development Assessment Manager

TasWater Contact Details

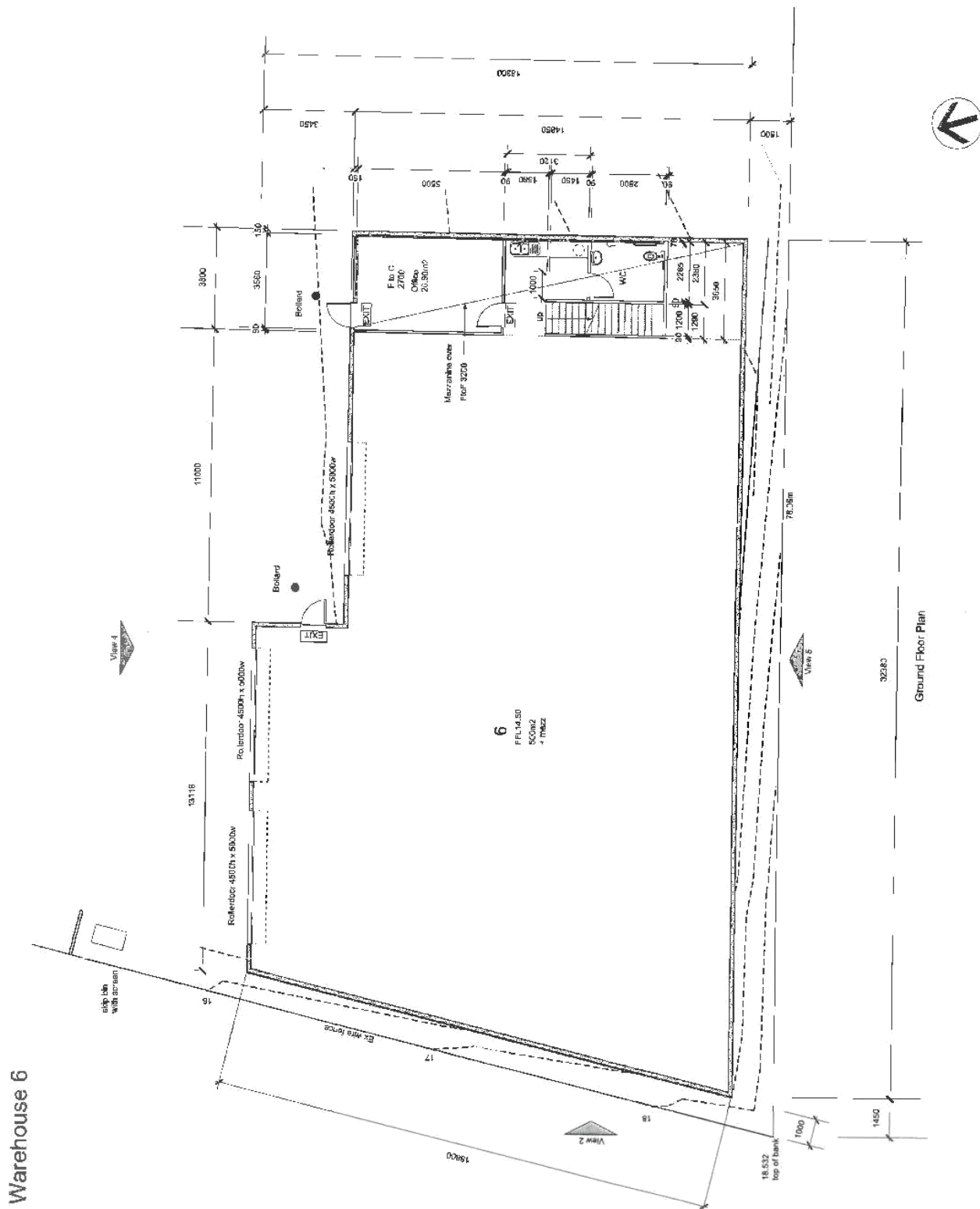
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

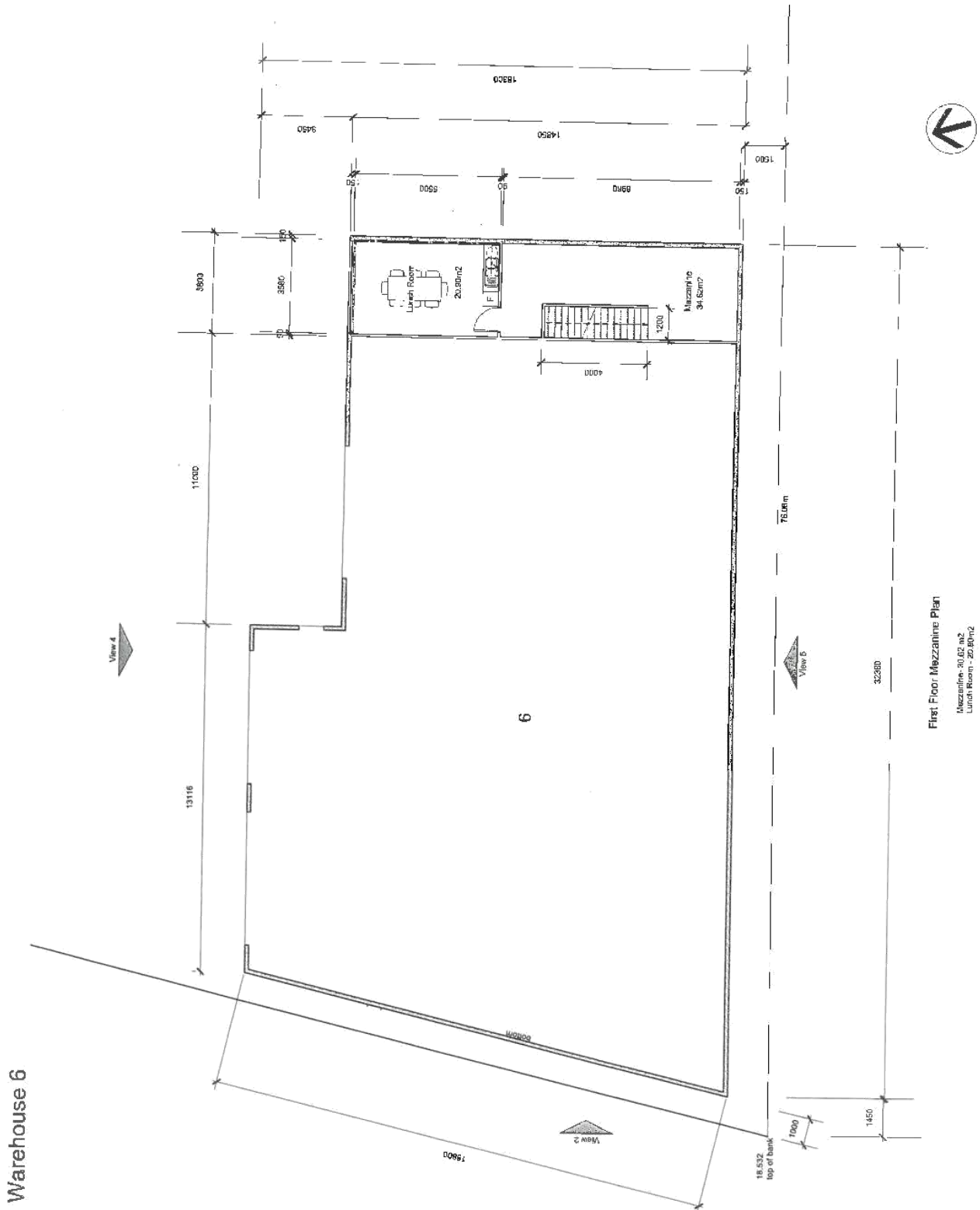
6 Whitestone Drive, Granton

Item:



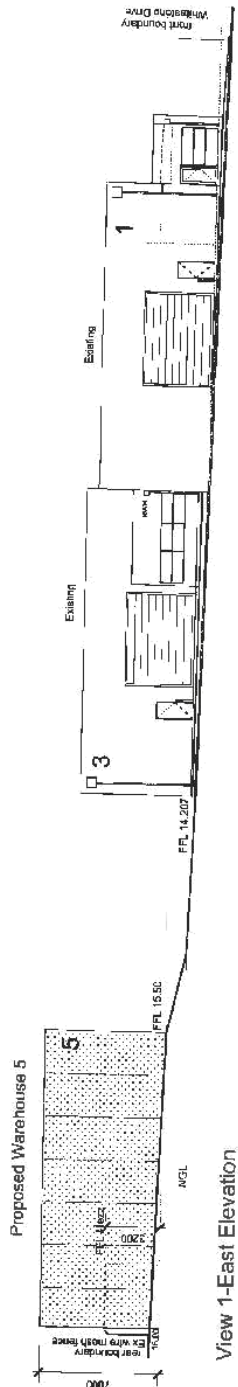


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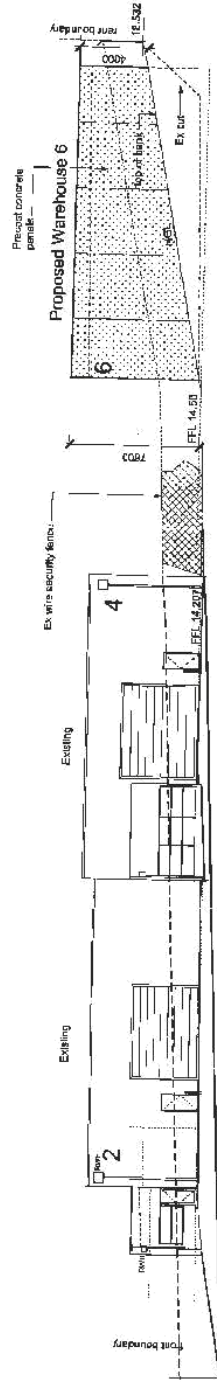
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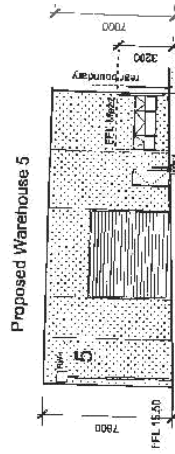
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 APPLICATION No. 18-001
 JAN No. P1
 DATE RECEIVED 12/01/18
 SHEET 5 of 6



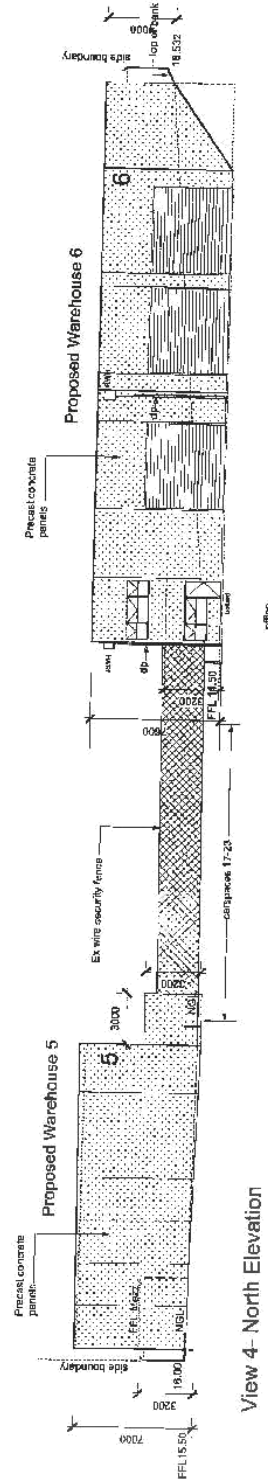
View 1-East Elevation



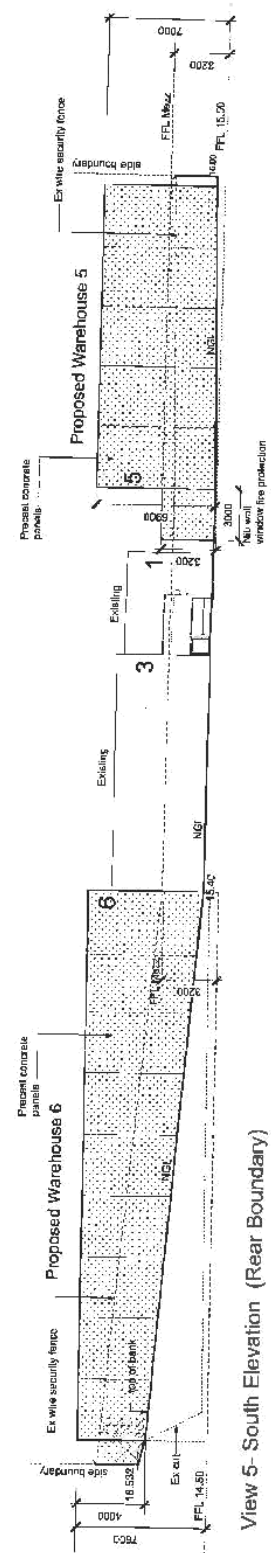
View 2-West Elevation



View 3-West Elevation - Warehouse 5



View 4-North Elevation



View 5-South Elevation (Rear Boundary)

No.	Date	Revised	By	For
1	12/01/18		PHILIP M. USKEIT	ARCHITECT
2	12/01/18		PHILIP M. USKEIT	ARCHITECT
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100	12/01/18		PHILIP M. USKEIT	ARCHITECT



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-001	Council notice date	18/01/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00076-GCC	Date of response	19/01/2018
TasWater Contact	Paul Clark	Phone No.	(03) 6237 8259
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	6 WHITESTONE DR, GRANTON	Property ID (PID)	1777938
Description of development	Warehouses x 2		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Phillip Muskett - Architect	Site Plan/DA02	-	20/12/2017
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 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

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





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-348	Council notice date	12/12/2017
TasWater details			
TasWater Reference No.	TWDA 2017/01966-GCC	Date of response	12/12/2017
TasWater Contact	Paul Clark	Phone No.	(03) 6237 8259
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	239 TOLOSA ST, GLENORCHY	Property ID (PID)	5399049
Description of development	Multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
R.J. – R&M Jackson Drafting Services	Proposed Site Plan	-	July 2017
Conditions			

Pursuant to the *Water and Sewerage Industry Act 2008* (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 sewer manholes or property sewer connections in the proposed new crossover must be fitted with class D trafficable lids as per TasWater Standards.
3. 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.
4. Prior to use 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

5. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
 - a. \$206.97 for development assessment; andThe payment is required within 30 days of the issue of an invoice by TasWater.



Advice

General

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Service Locations

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- 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.

TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit <http://www.taswater.com.au/News/Outages-Alerts> for a current list of these areas.

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

Date	Rev.	Description

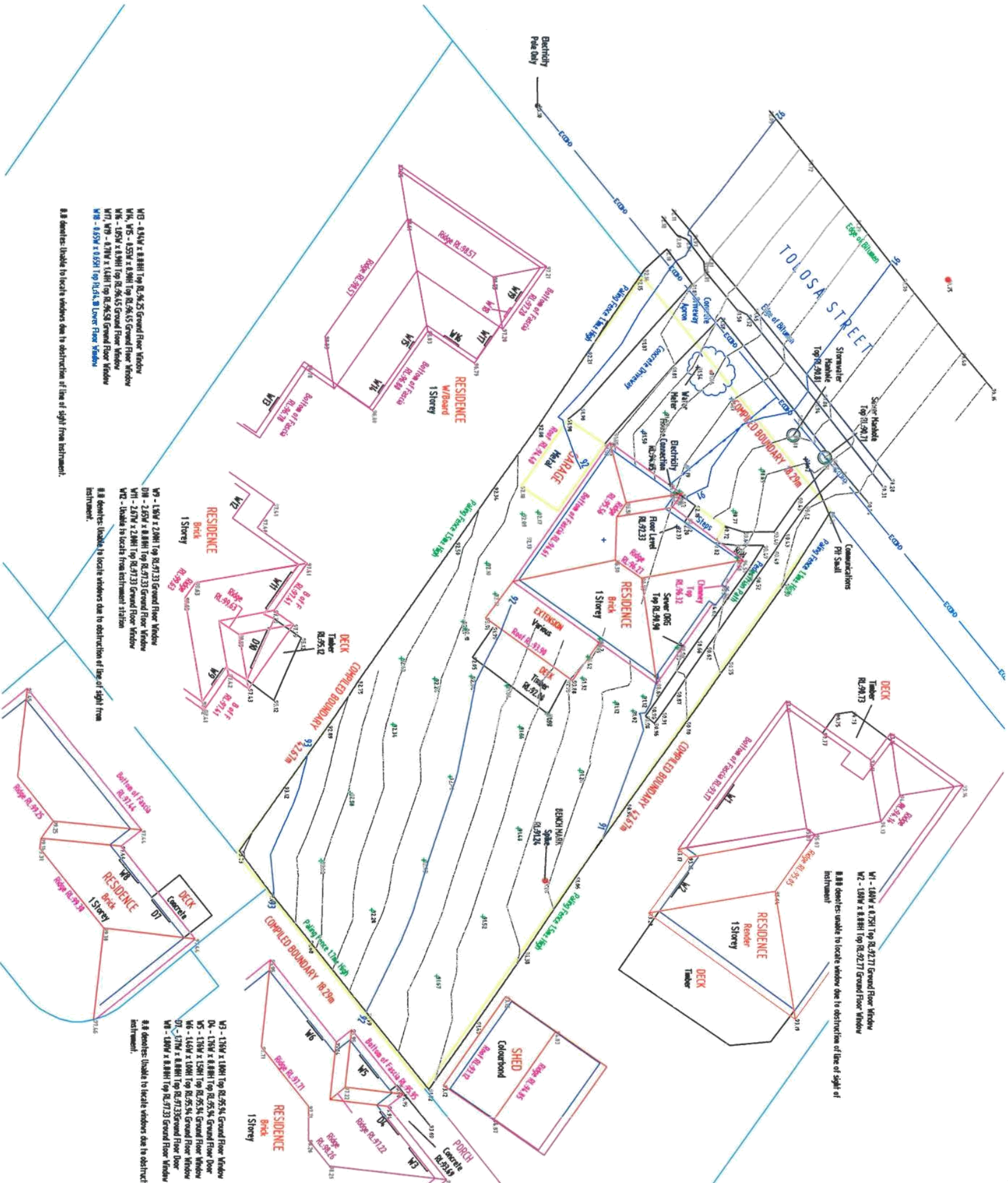
Title: Lots SP19515 - 749m ²
Wind speed to AS4055 : N
Soil Class to AS 2870 : -
Energy: - solar
BAL: vegetation

Survey by
Survey Plus

R & M Jackson
Drafting Services
P. 03 8239 1019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No. CC340V

A1
Scale 1:250

Client :	239 Tolosa Street, Glenorchy
Drawn by :	RJ
Date :	July 2017
Issue :	PLANNING
Sheet size	A3
Project No	17P0713



GENERAL NOTES:
1. THIS PLAN HAS BEEN PREPARED BY SURVEY PLUS FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.
2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.
3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE RECORD OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE. IN PARTICULAR, THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.
4. SURVEY PLUS CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.
5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF SURVEY PLUS.
6. HORIZONTAL DATUM IS NEW ZEALAND GRID DATUM.
7. VERTICAL DATUM IS AUSTRALIAN HEIGHT DATUM.
8. CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 14 METRES.
9. SURVEY BY ROBOTIC TOTAL STATION AND GPS.
10. DUE TO THE AGE OF TITLE SURVEY IF ANY CONSTRUCTION WORKS ARE TO BE UNDERTAKEN ON OR NEAR THE TITLE BOUNDARY ARE SHOWN SURVEY WILL BE REQUIRED.
11. BOUNDARIES ARE COMPILED ONLY FROM SPOTS AND RELEVANT SURVEY INFORMATION OBTAINED FROM LAND TITLES OFFICE AND ARE APPROXIMATE AND SUBJECT TO SURVEY.
12. ALL WINDOWS WERE NOT ABLE TO BE LOCATED DUE TO OBSTRUCTION OF LINE OF SIGHT FROM TOTAL STATION. WINDOW LOCATIONS ARE APPROXIMATE ONLY DUE TO BEING UNABLE TO BE PERPENDICULAR TO WINDOWS WHEN LOCATING WITH TOTAL STATION.
13. 3D DATA TUNED OFF IN LATER CONTROL.
14. 3D DATA TUNED OFF IN LATER CONTROL.
15. 3D DATA TUNED OFF IN LATER CONTROL.

NOTES :

• Subfloor vents in accordance with Tas. attachment

• Articulation joints (A_j) indicative only and to be in accordance with details as per Sh BC1

• All external cladding to be provided with timber battening (eg-42x19 treated pine) fixed to studs over wall sarking.

Schedule

Windows / doors

Glass balustrade

James Hardie Rendered Hardtex

James Hardie Rendered Hardtex

Rendered blockwork

ABBREVIATIONS

- NSL - natural surface level
- ESL - existing surface level
- FSL - final surface level
- EFL - existing floor level
- FFL - finished floor level
- FCL - finished ceiling level
- US - underside
- JH - joinery height

Date	Rev.	Description

Title: Lots SP18515 - 749m²
Wind speed to AS4055 : N
Soil Class to AS 2870 : -
Energy : - star
BAL: N/A's 100m from unmanaged vegetation

Elevations
Unit 1

R & M Jackson
Drafting Services
P. 03 62391019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No. CC340Y

A5
Scale 1:100

Client :	Z. BALTIC
Drawn by :	RJ
Date :	July 2017
Issue :	PLANNING
Sheet size	A3
Project No	17P0713

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. **17-3418**
PLAN No. **P1**
DATE RECEIVED **22/11/17**
PAGE **8** of **13**

Attachments - Glenorchy Planning Authority - 16 April 2018

Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation. (DBVD www.1100.com.au)

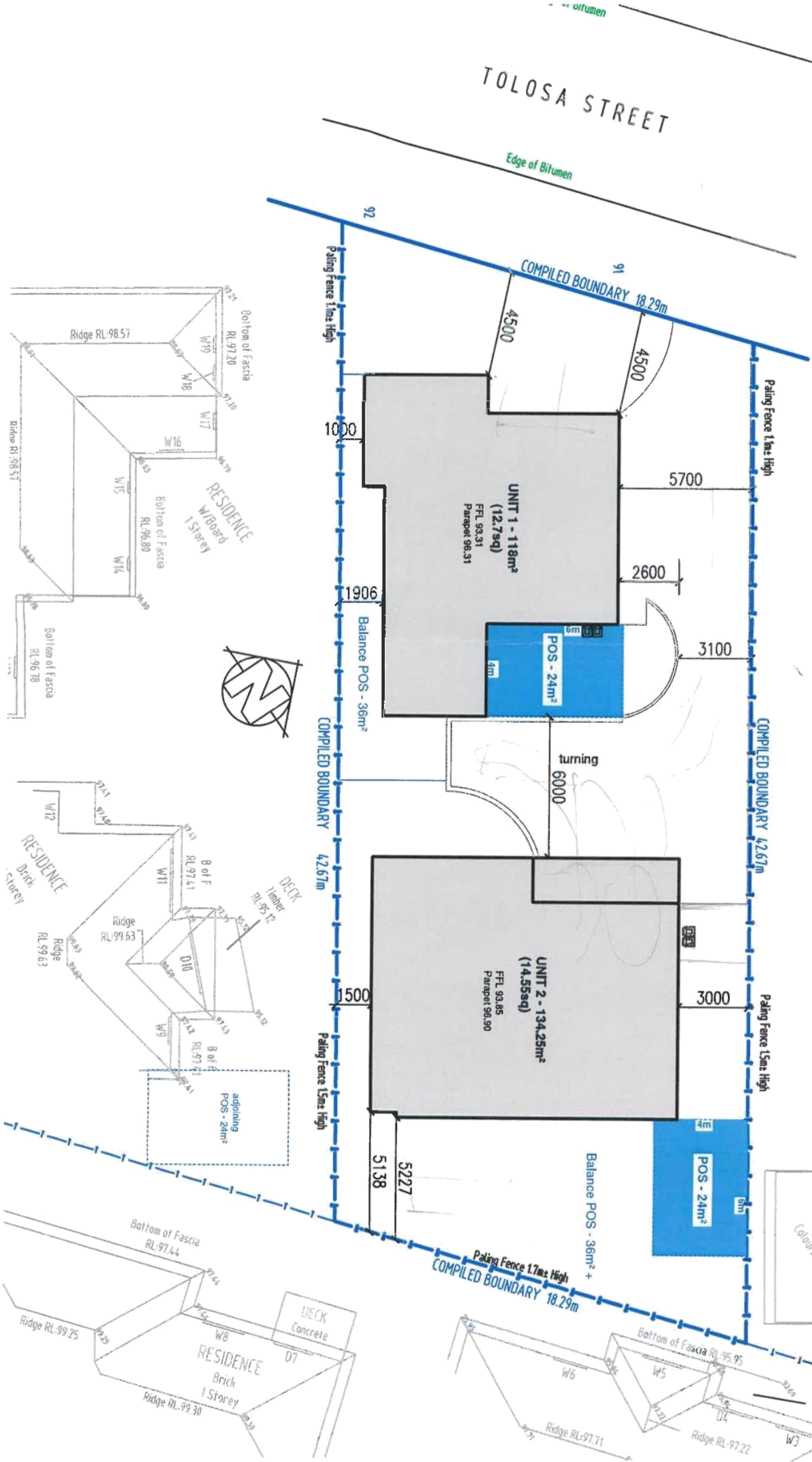
ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT. DISCREPANCIES TO BE REFERRED TO THIS OFFICE IMMEDIATELY

Glenorchy City Council
Interim Planning Scheme 2015
Zone : General Residential
Overlay : nil

SITE COVERAGE
site 749m²
site coverage 34%

OH&S HAZARD
Type: public safety
Solution: provision of safety fencing around construction area

Use and development must be completed in accordance with the planning permit. No use or development must not be undertaken without the approval of the Council.



Date	Rev.	Description

Title: Lots SP18515 - 749m ²
Wind speed to AS4055 : N
Soil Class to AS 2870 : -
Energy: - solar
BAL: N/A - 100m from unmanaged vegetation

Proposed Site plan

R & M Jackson
Drafting Services
P. 03 62391019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No: CC340Y

A2
Scale 1:200

Client : 239 Tolosa Street, Glenorchy	Z. BAL TIC
Drawn by : RU	Issue : PLANNING
Date : July 2017	(not to be used for construction)
Sheet size A3	Project No 17P0713

ISSUE C

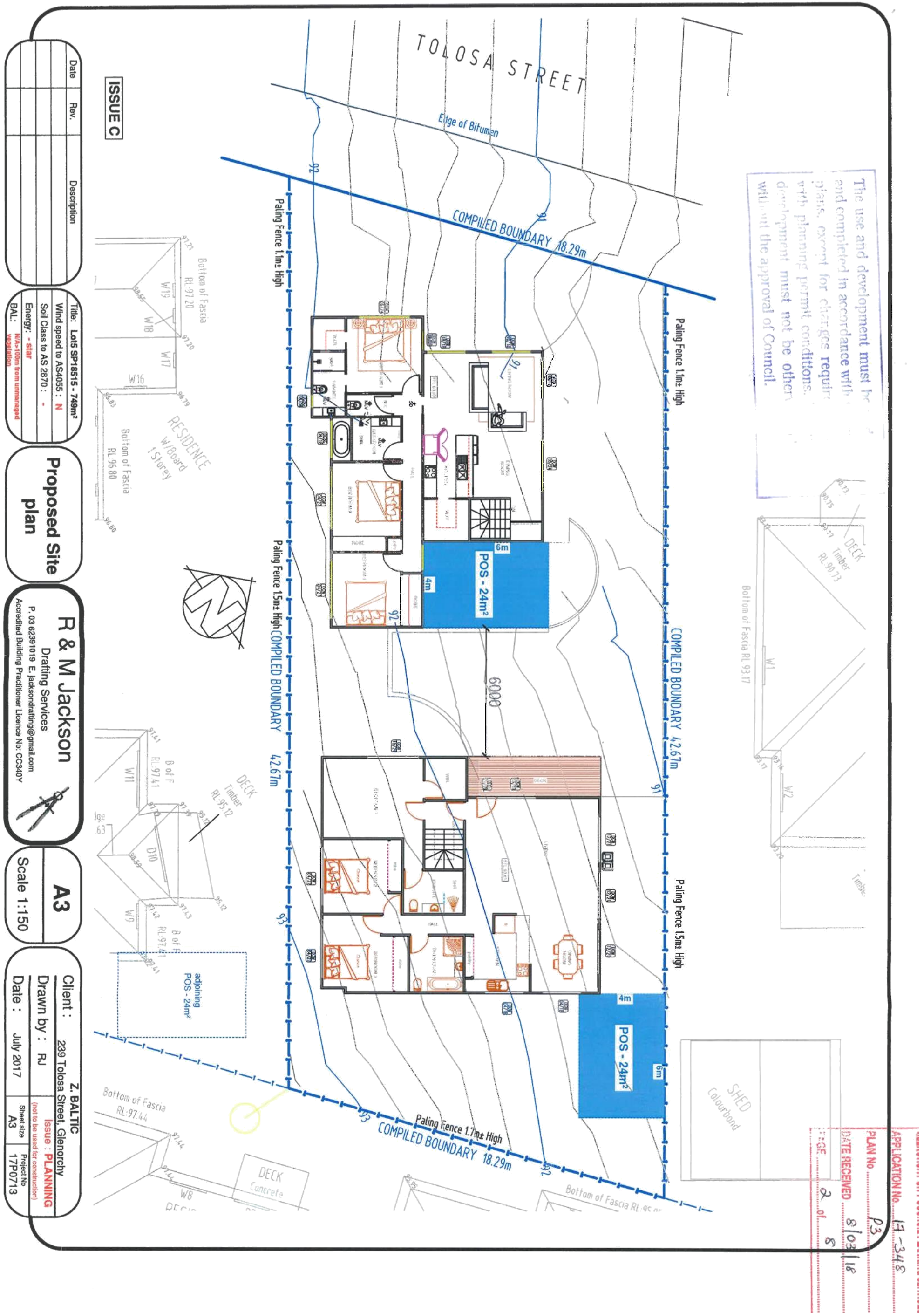
GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No. **PLN-17-346**

PLAN No. **P3**

DATE RECEIVED **8/03/18**

PAGE **1** of **8**



Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation. (DBYD www.1100.com.au)

ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT. DISCREPANCIES TO BE REFERRED TO THIS OFFICE IMMEDIATELY

NOTES:-

1. Kitchen to be provided with rangehood vented externally.
2. All MLV's to be vented externally (can interconnect in roof space) and to be provided with time delay switches.
3. All cupboards adjacent to external walls to be provided with air vents
4. ARTIFICIAL LIGHTING - max. 3 watts/m² for living areas max. 4 watts/m² for balconies, verandahs max. 3 watts/m² for Class 10a buildings (assoc. with Class 1a)
5. All windows are to be positioned centrally within walls UNO
6. Provide 12mm ply blocking between studs at positions of handrails etc in WC's and bathrooms etc.
7. All doors UNO to be 2040x820
8. WC door to either inward swing with removable hinges, outward swing, slide, or inward swing with 1200mm min. between doorway and pan

WINDOW SPECIFICATIONS TO NCC :-

- BEDROOMS where external fall height >2m**
- * where opening is more than 1700mm (sill) above floor NO opening restrictions.
 - * where opening is within 1700mm above floor and has climbable element between 150mm and 750mm, opening to be restricted to 125mm or fitted with a non-removable robust screen.
 - * where opening is between 855mm and 1700mm above floor and has no climbable element between 150mm and 750mm above floor, opening to be restricted to 125mm or fitted with a removable robust screen.
 - * where opening is within 855mm above floor and has climbable element between 150mm and 750mm above the floor, opening to be restricted to 125mm or fitted with non-removable robust screen.
- ALL OTHERS where external fall height >4m**
- * where window transom is above 855mm above floor and a sill height less than 150mm and no opening within 855mm above floor, NO opening restriction required.
 - * as above - where sill is greater than 150mm, opening to be restricted.
 - * where window transom is below 855mm above the floor and sill is less than 150mm, opening is to be restricted.
- This note is for information only - manufacturer to confirm and liaise with builder and owner.

The use and development must be undertaken and completed in accordance with the approved plans, except for changes required to comply with planning permits. Where the use and development must be changed, the use and development must be changed without the approval of the Council.

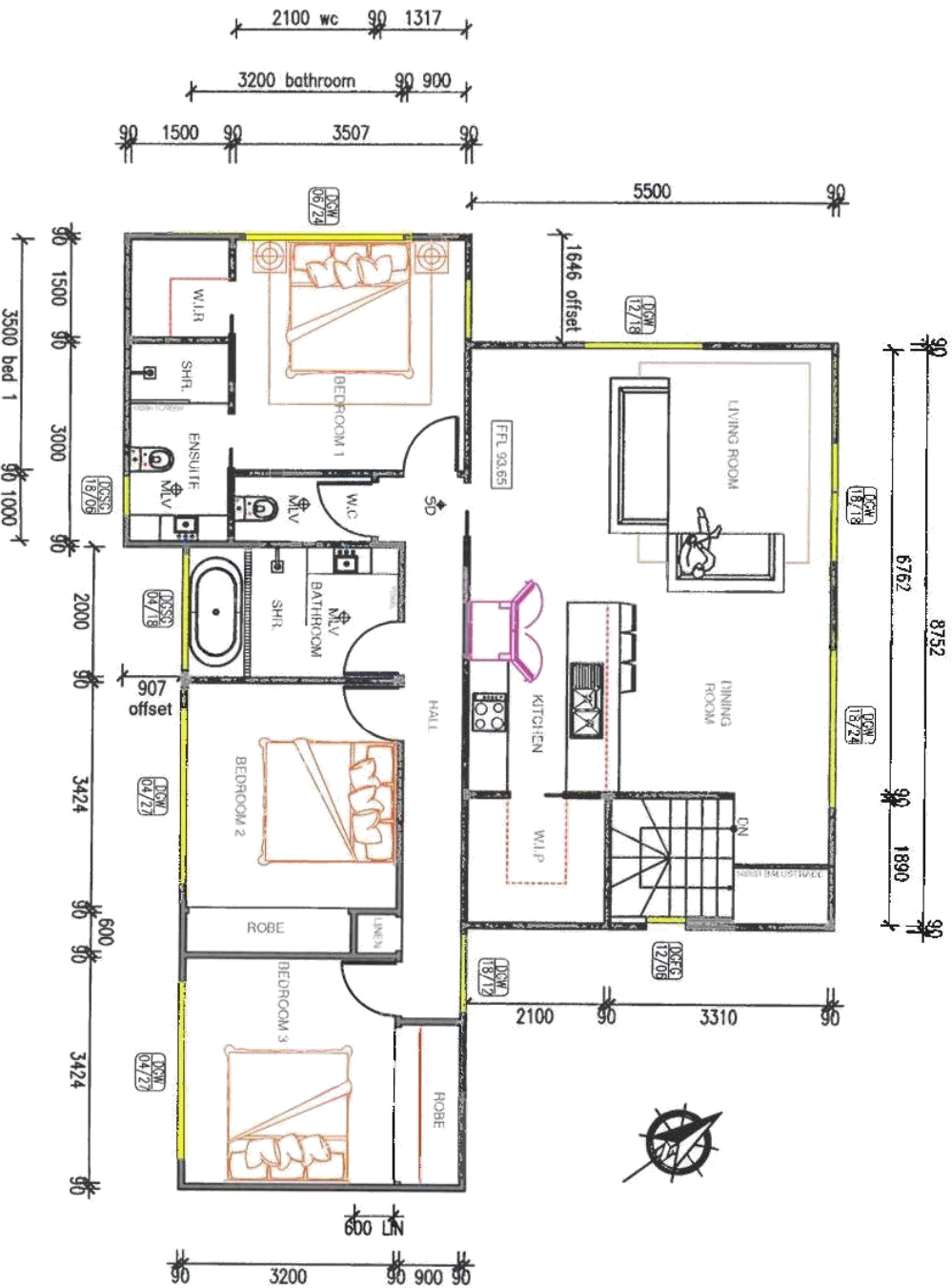
GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. **PLN-19-348**

PLAN No. **P2**

DATE RECEIVED **6/03/18**

PAGE **4** of **16**



Door & window Tag Legend

- (examples only sizes - refer to floor plan for actual)
- 1000x900 Safety Glass Window (1000h x 900w)
 - 1000x1800 Single Glazed Window (1000h x 1800w)
 - 1000x1800 Double Glazed Window (1000h x 1800w)
 - 2100x1800 Single Glazed Sliding Doors (2100h x 1800w)
 - 2100x1800 Double Glazed Sliding Doors (2100h x 1800w)
 - 1000x900 Fixed Glass Window (1000h x 900w)
 - 1000x900 Safety Glass Window (1000h x 900w)
- Denotes mech. light & ventilation to AS1688.2
MLV Denotes wired-in smoke detector to AS 3786
SD NOTE: All to be interconnected to operate simultaneously
- Where windows are > 2m (bedrooms) and > 4m (all others) above external surface refer table at right

WINDOW SPECS HERE

WINDOW/DOORS TO BE MANUFACTURED TO - **BAL LOW - N2**

Date	Rev.	Description

Title: Lots SP18515 - 749m²
Wind speed to AS4055 : N
Soil Class to AS 2870 : -
Energy: - star
N/A-100m from unmanaged vegetation

Proposed floor plan - Unit 1 - upper level

R & M Jackson
Drafting Services
P. 03 62391019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No: CC340V

A4
Scale 1:100

Client : Z. BALTIC	239 Tolosa Street, Glenorchy
Drawn by : RJ	Issue : PLANNING
Date : July 2017	(not to be used for construction)
Sheet size A3	Project No 17P0713

ISSUE B

Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation. (DBYD www.1100.com.au)

ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT. DISCREPANCIES TO BE REFERRED TO THIS OFFICE IMMEDIATELY

NOTES:-

1. Kitchen to be provided with rangehood vented externally.
2. All MLV's to be vented externally (can interconnect in roof space) and to be provided with time delay switches.
3. All cupboards adjacent to external walls to be provided with air vents
4. ARTIFICIAL LIGHTING - max. 5 watts/m² for living areas max. 4 watts/m² for balconies, verandahs max. 3 watts/m² for Class 10a buildings (assoc. with Class 1a)
5. All windows are to be positioned centrally within walls UNO
6. Provide 12mm ply blocking between studs at positions of handrails etc in WC's and bathrooms etc.
7. All doors UNO to be 2040x820
8. WC door to either inward swing with removable hinges, outward swing, slide, or inward swing with 1200mm min. between doorway and pan

Door & Window Tag Legend

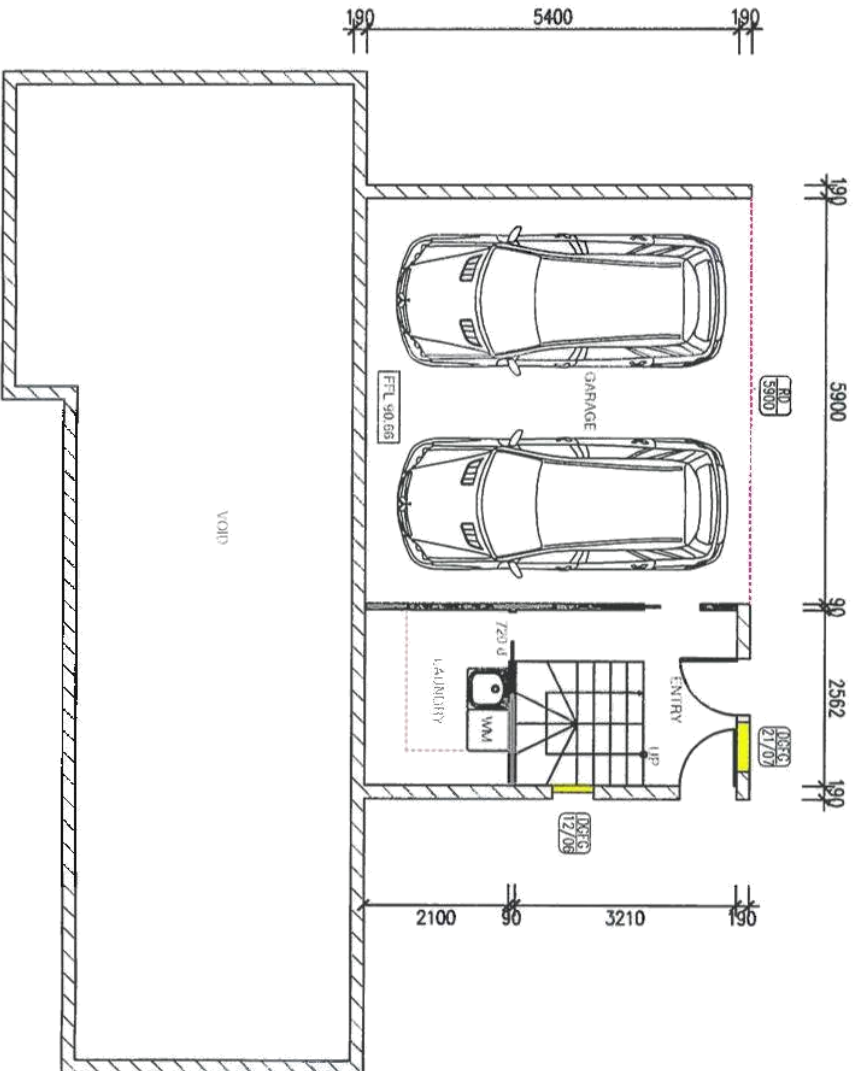
(examples only sizes - refer to floor plan for actual)

- 10/7/20 Safety Glass Window (1000h x 900w)
 - 10/7/20 Single Glazed Window (1000h x 1800w)
 - 10/7/20 Double Glazed Window (1000h x 1800w)
 - 10/7/20 Single Glazed Sliding Doors (2100h x 1800w)
 - 10/7/20 Double Glazed Sliding Doors (2100h x 1800w)
 - 10/7/20 Fixed Glass Window (1000h x 900w)
 - 10/7/20 Safety Glass Window (1000h x 900w)
 - 10/7/20 Denotes mech. light & ventilation to AS1688.2
 - 10/7/20 Denotes wired-in smoke detector to AS 3786
 - 10/7/20 NOTE: All to be interconnected to operate simultaneously
- Where windows are > 2m (bedrooms) and > 4m (all others) above external surface refer table at right

WINDOW SPECS HERE

WINDOW/DOORS TO BE MANUFACTURED TO - **BAL low - N2**

The use and development of the site must be undertaken in accordance with the approved plans and conditions. The use and development must not be otherwise changed without the approval of Council.



Date	Rev.	Description

Title: Lot 15 SP18515 - 749m²
Wind speed to AS4055: N
Soil Class to AS 2870: -
Energy: - \$187
BAL: N/A - 100m from unmanaged vegetation

Proposed floor plan - Unit 1 - ground level

R & M Jackson
Drafting Services
P. 03 6239 1019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No: CC340Y

A4a
Scale 1:100

Client: 239 Tolosa Street, Glenorchy	Issue: PLANNING
Drawn by: RJ	(not to be used for construction)
Date: July 2017	Sheet size A3
	Project No 17P0713

ISSUE B

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. **PLN-17-348**
PLAN No. **P2**
DATE RECEIVED **6/03/18**
PAGE **5** of **16**

Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation. (DBYD www.1100.com.au)

ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT. DISCREPANCIES TO BE REFERRED TO THIS OFFICE IMMEDIATELY

NOTES:-

1. Kitchen to be provided with rangehood vented externally.
2. All M.L.V's to be vented externally (can interconnect in roof space) and to be provided with time delay switches.
3. All cupboards adjacent to external walls to be provided with air vents
4. ARTIFICIAL LIGHTING - max. 5 watts/m² for living areas max. 4 watts/m² for balconies, verandahs max. 3 watts/m² for Class 10a buildings (assoc. with Class 1a)
5. All windows are to be positioned centrally within walls UNO
6. Provide 12mm ply blocking between studs at positions of handrails etc in WC's and bathrooms etc.
7. All doors UNO to be 2040x820
8. WC door to either inward swing with removable hinges, outward swing, slide, or inward swing with 1200mm min. between doorway and pan

WINDOW SPECIFICATIONS TO NCC :-

- BEDROOMS** where external fall height >2m
- where opening is more than 1700mm (sill) above floor NO opening restrictions.
 - where opening is within 1700mm above floor and has climbable element between 150mm and 750mm, opening to be restricted to 125mm or fitted with a non-removable robust screen.
 - where opening is between 855mm and 1700mm above floor and has no climbable element between 150mm and 750mm above floor, opening to be restricted to 125mm or fitted with a removable robust screen.
 - where opening is within 855mm above floor and has climbable element between 150mm and 750mm above the floor, opening to be restricted to 125mm or fitted with non-removable robust screen.
- ALL OTHERS** where external fall height >4m
- where window transom is above 855mm above floor and a sill height less than 150mm and no opening within 855mm above floor, NO opening restriction required.
 - as above - where sill is greater than 150mm, opening to be restricted.
 - where window transom is below 855mm above the floor and sill is less than 150mm, opening is to be restricted.
- This note is for information only - manufacturer to confirm and liaise with builder and owner.

The use and development must be undertaken and completed in accordance with the approved plans, except for alterations required to comply with planning period conditions. The use and development must not be otherwise changed without the approval of Council.

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. 17-348

PLAN No. P3

DATE RECEIVED 8/03/18

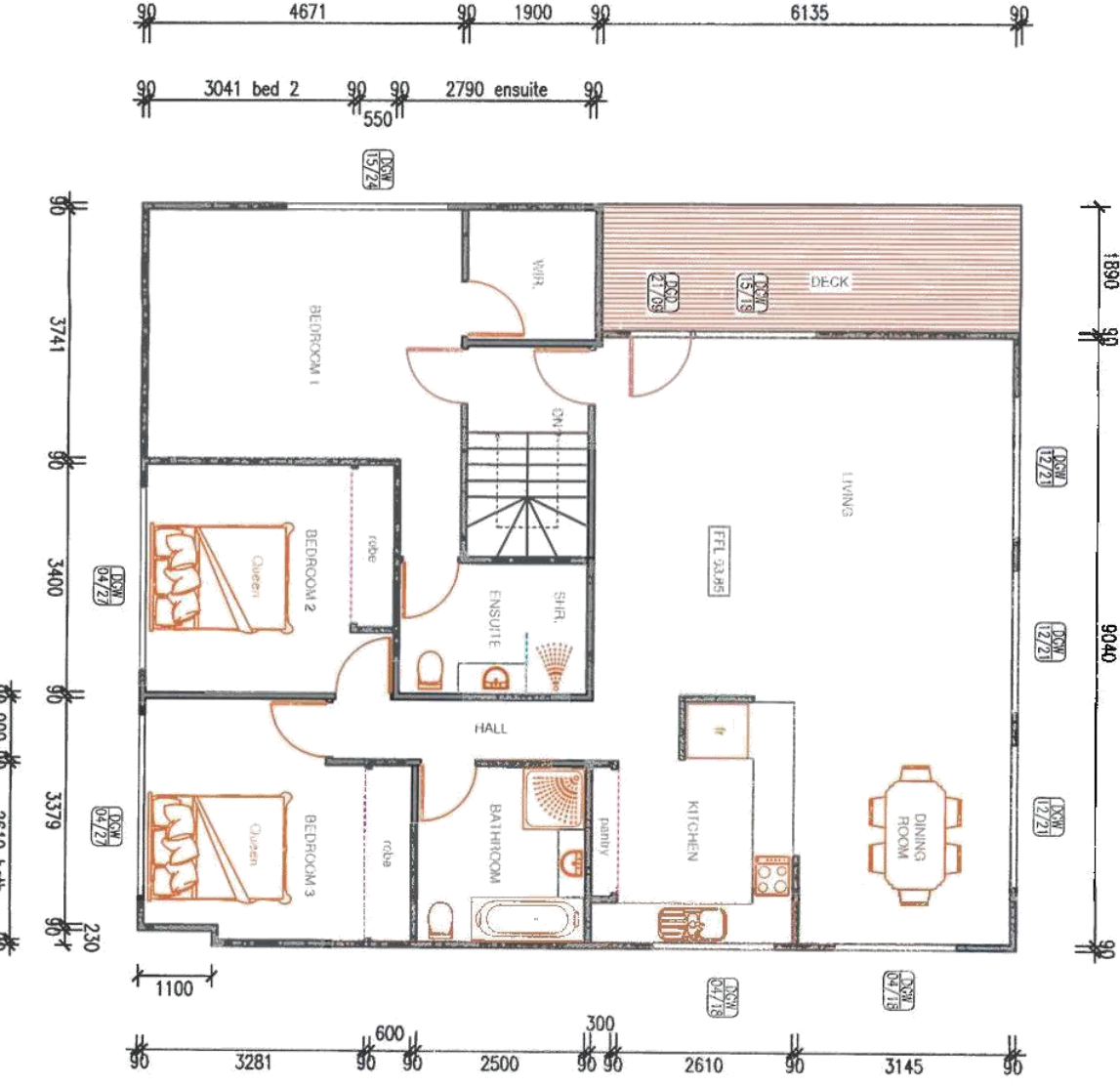
PAGE 3 of 8

Door & Window Tag Legend

- (examples only sizes - refer to floor plan for actual)
- 10/09 Safety Glass Window (1000h x 900w)
 - 10/18 Single Glazed Window (1000h x 1800w)
 - 10/18 Double Glazed Window (1000h x 1800w)
 - 10/18 Single Glazed Sliding Doors (2100h x 1800w)
 - 10/18 Double Glazed Sliding Doors (2100h x 1800w)
 - 10/09 Fixed Glass Window (1000h x 900w)
 - 10/09 Safety Glass Obscure Window (1000h x 900w)
 - 10/18 Denotes mech. light & ventilation to AS1688.2
 - 10/18 Denotes wired-in smoke detector to AS 3786
 - SD NOTE: All to be interconnected to operate simultaneously
- Where windows are > 2m (bedrooms) and > 4m (all others) above external surface refer table at right

WINDOW SPECS HERE

134.25m²
(14.5 sq)



ISSUE C

Date	Rev.	Description

Title: Lot5 SP18515 - 749m²
Wind speed to AS4055 : N
Soil Class to AS 2870 : -
Energy : - Star
BAL : N/A-100m from unmanaged vegetation

Proposed floor plan - Unit 2 - upper level

R & M Jackson
Drafting Services
P. 03 6239 1019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No. CC4040Y

A4b
Scale 1:100

Client : Z. BALTIC	239 Tolosa Street, Glenorchy
Drawn by : RJ	Issue : PLANNING
Date : July 2017	Sheet size A3
	Project No 17P0713

Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation. (DBYD www.1100.com.au)

ALL DIMENSIONS & LEVELS TO BE CONFIRMED BY BUILDER ON SITE PRIOR TO COMMENCEMENT. DISCREPANCIES TO BE REFERRED TO THIS OFFICE IMMEDIATELY

NOTES:-

1. Kitchen to be provided with rangehood vented externally.
2. All MLV's to be vented externally (can interconnect in roof space) and to be provided with time delay switches.
3. All cupboards adjacent to external walls to be provided with air vents
4. ARTIFICIAL LIGHTING - max. 5 watts/m² for living areas max. 4 watts/m² for balconies, verandahs max. 3 watts/m² for Class 10a buildings (assoc. with Class 1a)
5. All windows are to be positioned centrally within walls UNO
6. Provide 12mm ply blocking between studs at positions of handrails etc in WC's and bathrooms etc.
7. All doors UNO to be 2040x820
8. WC door to either inward swing with removable hinges, outward swing, slide, or inward swing with 1200mm min. between doorway and pan

Door & Window Tag Legend

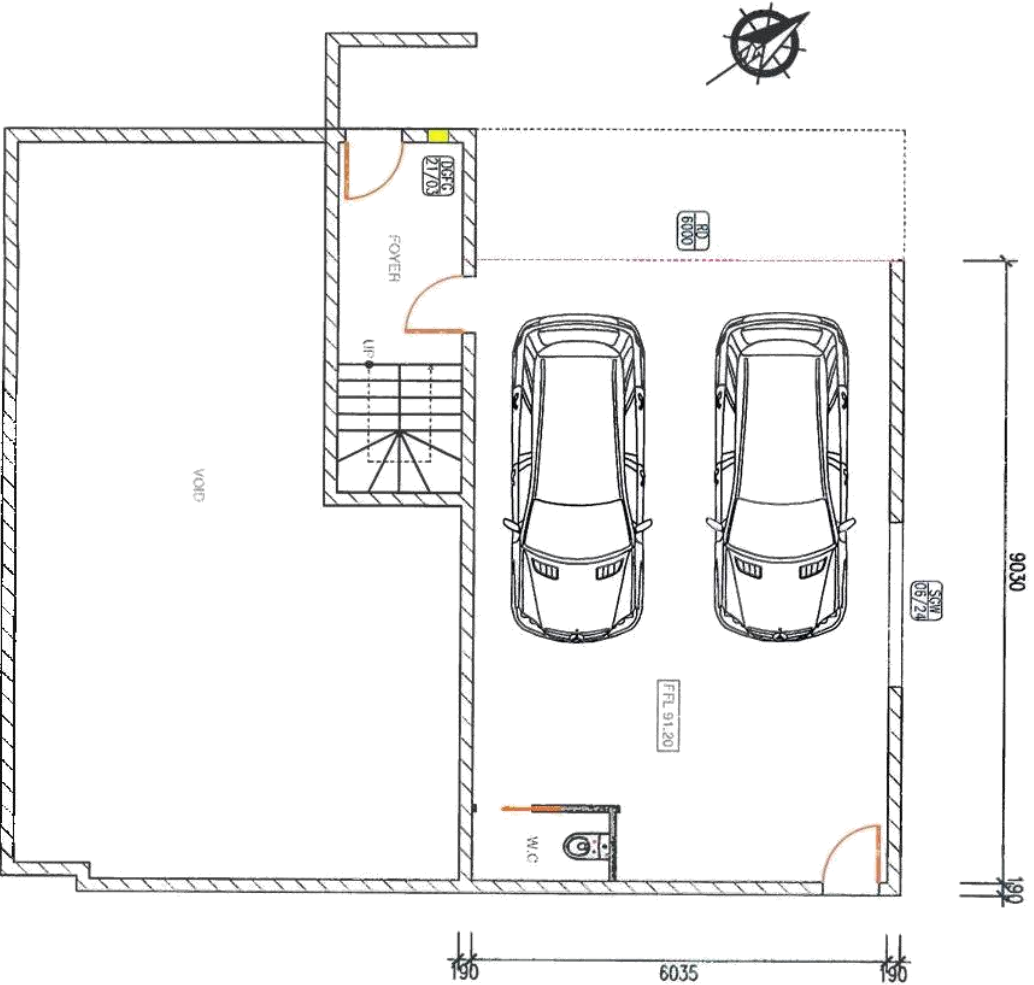
(examples only sizes - refer to floor plan for actual)

- 107/09 Safety Glass Window (1000h x 900w)
 - 107/18 Single Glazed Window (1000h x 1800w)
 - 107/18 Double Glazed Window (1000h x 1800w)
 - 107/18 Single Glazed Sliding Doors (2100h x 1800w)
 - 107/18 Double Glazed Sliding Doors (2100h x 1800w)
 - 107/09 Fixed Glass Window (1000h x 900w)
 - 107/09 Safety Glass Window (1000h x 900w)
 - 107/09 Denotes mech. light & ventilation to AS1688.2
 - 107/09 Denotes wired-in smoke detector to AS 3786
 - SD NOTE: All to be interconnected to operate simultaneously
- Where windows are > 2m (bedrooms) and > 4m (all others) above external surface refer table at right

WINDOW SPECS HERE

WINDOW/DOORS TO BE MANUFACTURED TO - **BAL low - N2**

The use and development of the site must be undertaken and completed in accordance with the approved plans, except for minor variations, and must comply with planning permit conditions. The use and development must not be otherwise changed without the approval of Council.



ISSUE C

GL ENDOURCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 17-348
PLAN No. P3
DATE RECEIVED 8/03/18
PAGE 4 of 8

Date	Rev.	Description

Title: Lots SP18515 - 749m²
Wind speed to AS4055: N
Soil Class to AS 2870: -
Energy: - star
BAL: N/A > 100m from unmanaged vegetation

Proposed floor plan - Unit 2 - ground level

R & M Jackson
Drafting Services
P. 03 6239 1019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No. CC340Y

A4c
Scale 1:100

Client: Z. BALTIC	239 Tolosa Street, Glenorchy
Drawn by: RJ	Issue: PLANNING
Date: July 2017	Sheet size: A3
	Project No: 17P0713

NOTES :

Subfloor vents in accordance with Tas. attachment

Articulation joints (AJ) indicative only and to be in accordance with details as per Sh BC1

All external cladding to be provided with timber battening (eg- 42x19 treated pine) fixed to studs over wall sarking.

Schedule

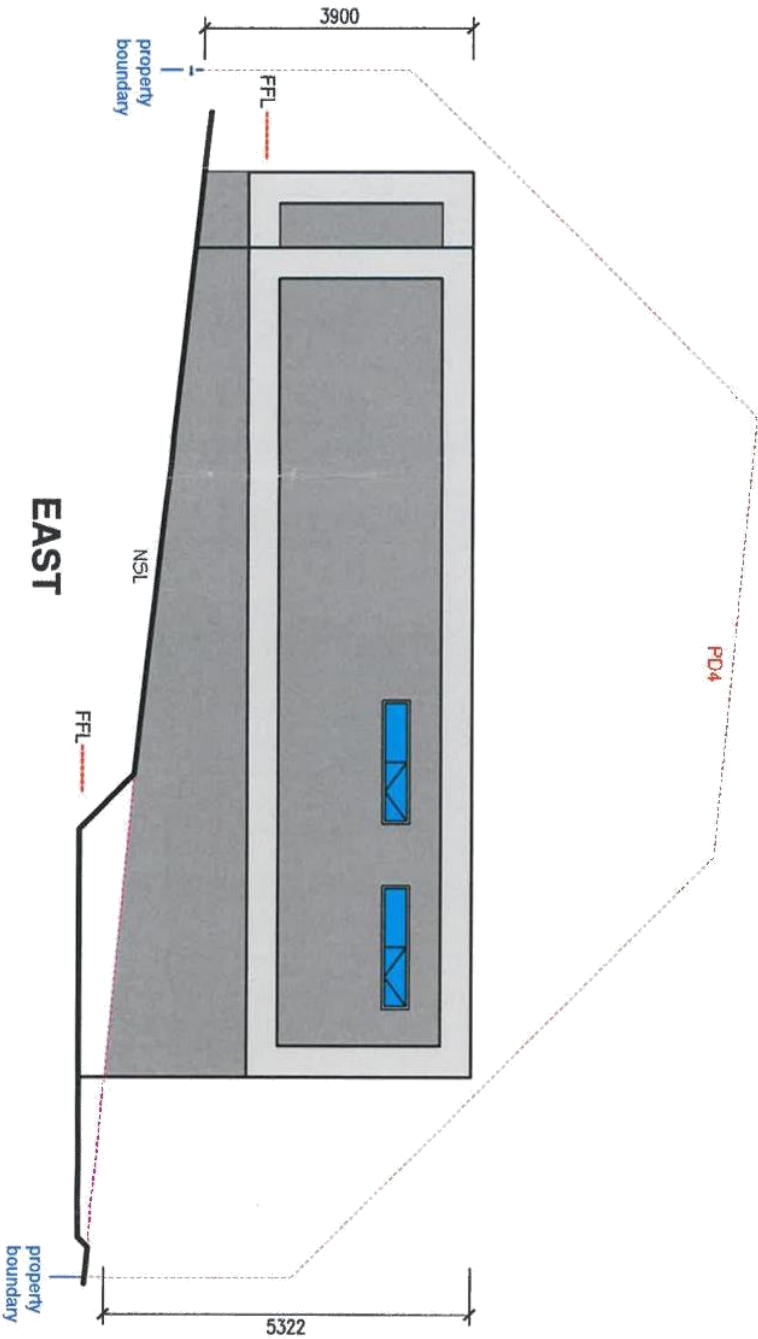
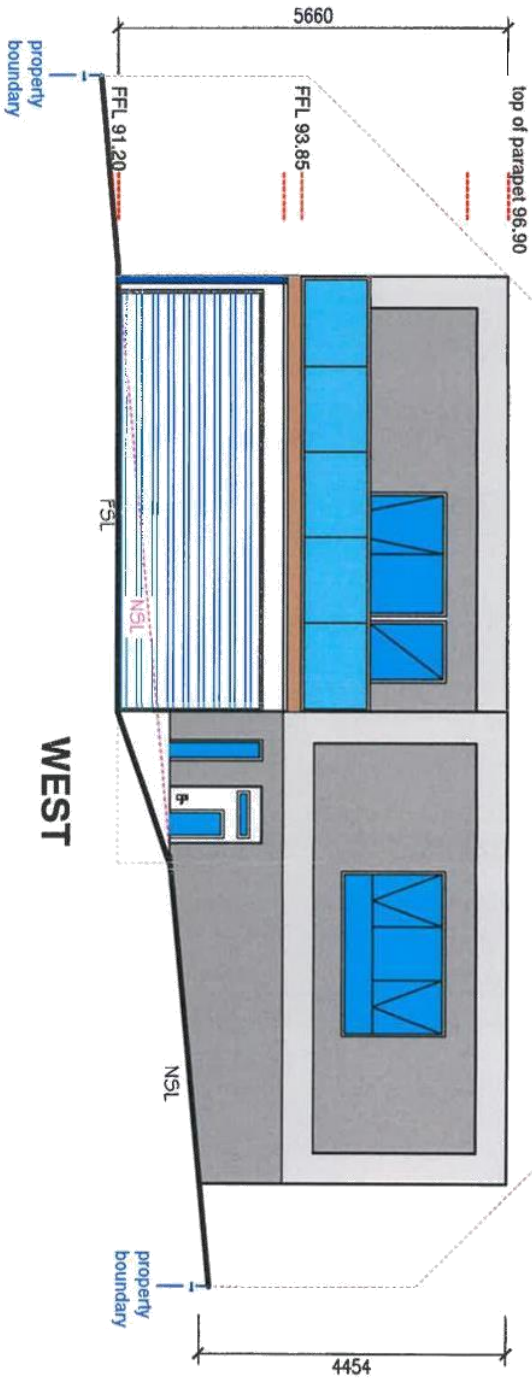
Windows / doors

Glass balustrade

James Hardie Rendered Hardtex

James Hardie Rendered Hardtex

Rendered blockwork



The use and development must be undertaken in accordance with the approved plans, except for minor variations required to comply with planning provisions. The use and development must not be otherwise changed without the approval of Council.

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No. 17-3418

PLAN No. P3

DATE RECEIVED 8/03/18

PAGE 5 of 8

- ABBREVIATIONS
- NSL - natural surface level
 - ESL - existing surface level
 - FSL - final surface level
 - EFL - existing floor level
 - FPL - finished floor level
 - FCL - finished ceiling level
 - US - underside
 - JH - joinery height

ISSUE C

Date	Rev.	Description

Title: Lots SP18515 - 749m ²
Wind speed to AS4055 : N
Soil Class to AS 2870 : -
Energy: - star
BAL: N/A-100m from unmanaged vegetation

Elevations
Unit 2

R & M Jackson
Drafting Services
P. 03 6239 1019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No. CC340Y

A5a
Scale 1:100

Client :	Z. BALTIC
Drawn by :	RJ
Date :	July 2017
Issue :	PLANNING
Sheet size	A3
Project No	17P0713



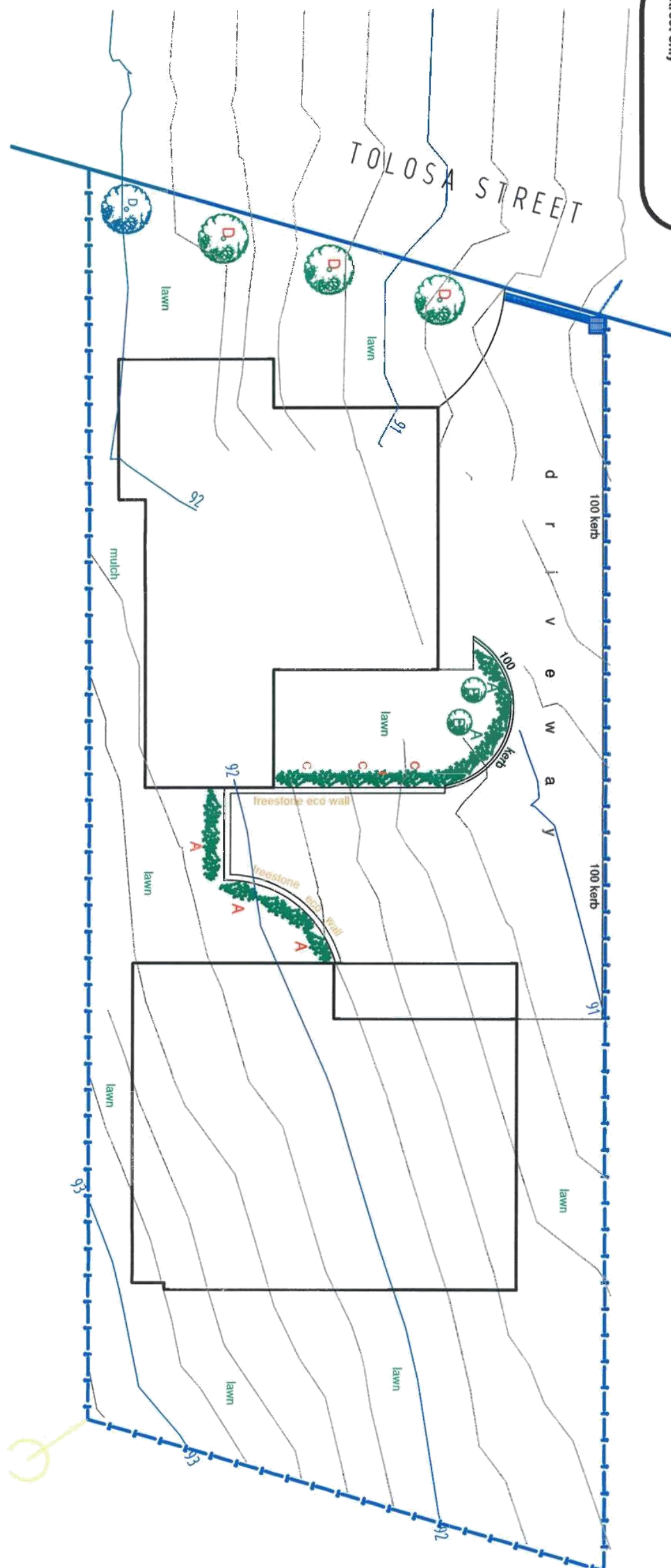
ALL DIMENSIONS & LEVELS TO BE
CONFIRMED BY BUILDER ON SITE
PRIOR TO COMMENCEMENT.
DISCREPANCIES TO BE REFERRED
TO THIS OFFICE IMMEDIATELY

- NOTES :**
1. All AG drains to be installed prior to footing excavations (refer SH H2)
 2. Excavated material to be placed upslope from AG drains
 3. Construction vehicles to be parked on street only

Figure 1 illustrates a schematic diagram of a chromatography system. The diagram shows a vertical column with several distinct sections. At the top, there is a small circle. Below it is a section labeled "Stationary phase" containing a wavy line. This is followed by a section labeled "Mobile phase" with a dashed line. Below that is a section labeled "Sample" with a small circle. The next section is labeled "Detector" with a small circle. At the bottom of the column is a section labeled "Exit" with a small circle. Arrows indicate the flow of the mobile phase from the top section, through the stationary and mobile phases, past the sample and detector, and finally out of the exit at the bottom. The column is bounded by two vertical lines representing the walls of the column.

LANDSCAPING LEGEND			
ID	Species	Type	height x width
A	Westringia	hedge	450x450
B	Standard Rose	specimen	1200 ht.
C	Photiniaxfraseria	hedge	3mx600
D	Fruit trees	dwarf	2mx2m
E	Rhododendron hybrid	specimen	1.25mx1.25m

ALABAMA CITY COUNCIL PLANNING SERVICES
APPLICATION No. 17-348
PLAN No. P3
DATE RECEIVED 8/03/18
PAGE 7 of 8



ISSUE C

[illegible]

Title: **Lois SP18515 - 749m²**
Wind speed to AS4055 : **N**
Soil Class to AS 2870 : **-**
Energy: **- star**
BAL: **N/A - 100m from unmanaged vegetation**

Landscaping plan

R & M Jackson

Drafting Services

P. 03 62391019 E. jacksondratting@gmail.com
Accredited Building Practitioner Licence No: CC340Y



A7

Scale 1:150

Z. BALTIC
Client : 239 Tolosa Street, G

239 Tolosa Street, Glenorchy

Drawn by : RJ

Date : July 2017

Issue : PLANNING

(not to be used for construction)

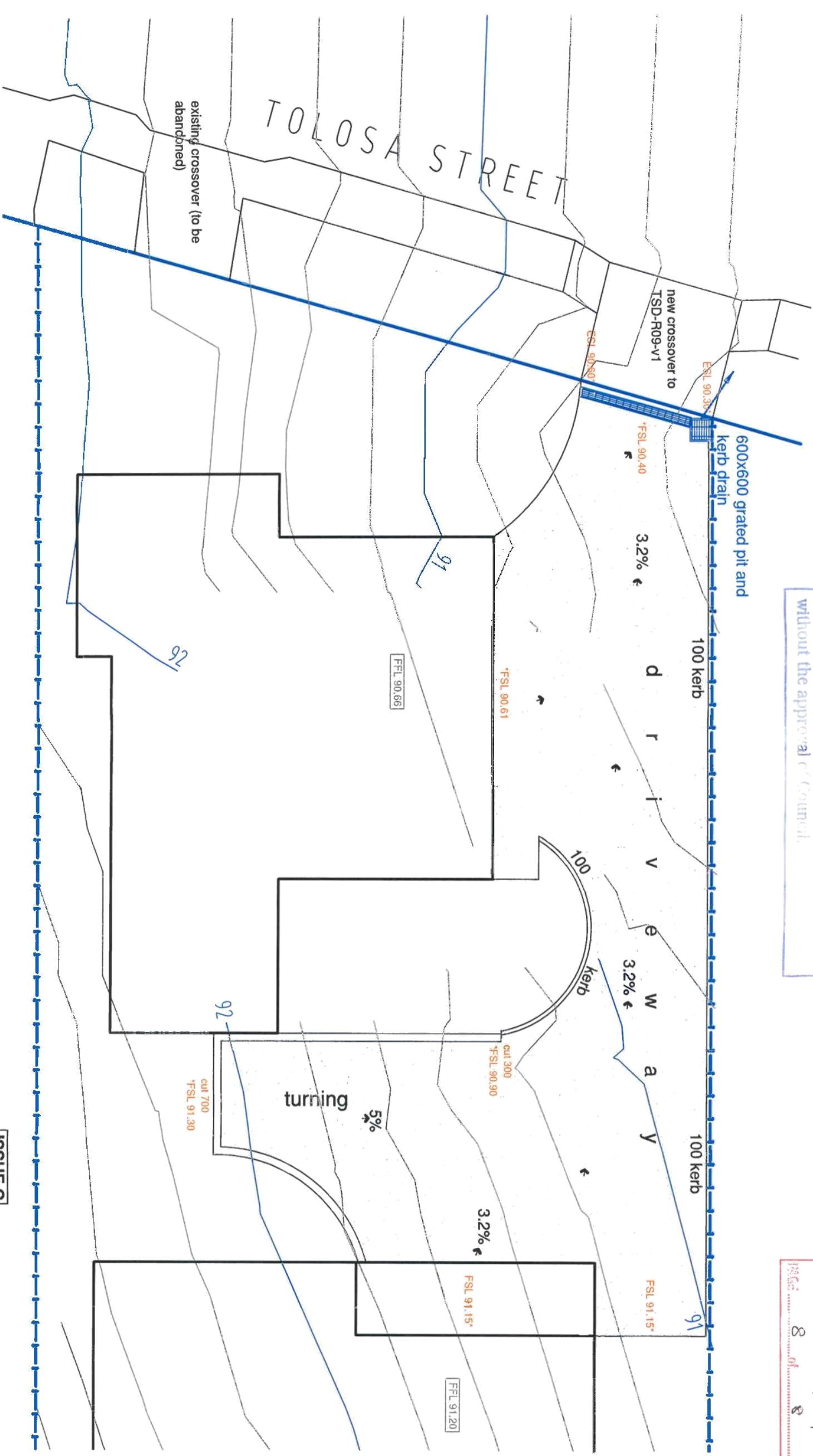
A3	17P0713
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Contractor to verify the location of all current underground services shown on the plans including but not limited to electricity, telecom, gas, sewer, stormwater, NBN etc. prior to excavation.
(DBVD www.1100.com.au)

The use and development undertaken on the site must be approved by the Council and comply with the use and development rules of the Council without the approval of Council.

GLENORCHY CITY COUNCIL PLANNING SERVICES
This drawing to be read in conjunction with
CCAA Driveway Construction Manual
17-348
P2

DATE RECEIVED 8/03/18
PAGE 8 of 8



ISSUE C

Date	Rev.	Description

Title: Lot 15 SP18515 - 749m²
Wind speed to AS4055 : N
Soil Class to AS 2870 : -
Energy: - star
BAL: N/A - 100m from unmanaged vegetation

Driveway plan

R & M Jackson

Drafting Services
P. 03 82391019 E. jacksondrafting@gmail.com
Accredited Building Practitioner Licence No: CC340Y

C1

Scale 1:100

Client: Z. BALTIC
239 Tolosa Street, Glenorchy

Drawn by: RJ

Date: July 2017

Issue: PLANNING
(not to be used for construction)

Sheet size
A3

Project No
17P0713

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
1	No Objection TasWater notes that the Attenuation Code will apply to any future development regarding a sensitive use. Taswater will seek to work with the applicant to, where feasible, implement mechanisms to enable it to support any future development application.	Noted Recommend: no change to the draft amendment.
2	The development standards should include restrictions relating to building size, location, footprint and bulk. As the MONA site, Elliss Point, is such a prominent headland in the Derwent River, and very central to a wide amphitheatre of view it must not present a visual aggravation to the river/landscape	Ground 2 – Bulk and Scale Recommend: the exhibited height controls at Clause F11.6.1 are strengthened to provide further guidance in considering design, not merely height, (changes to title of standard and introductory wording of P1) and that an additional subclause [Clause F11.6.1 P1 (b) (iii)] requiring it to be demonstrated that the development minimises unreasonable visual impacts on and off the site, caused by finishes and materials, building bulk, scale and massing, be included.
3	The area impacted by the proposal is of international importance for natural environment and heritage. The proposal does not provide for an impact assessment on adjoining zones and uses which defeats the purpose of zoning and is pre-emptive	Noted Recommend: no change to the draft amendment. Ground 3 – impact assessment on adjoining zones Recommend: no change to the draft amendment.
	The proposal does not conform with LUPAA, 1993 "have regard to Strategic Plan, Div 2, Part 7, Local Govt Act 1993 as adopted by the Council at the time the planning scheme is	Ground 8 – Compliance with Strategic Plan It is unclear from this representation why the proposal does not

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	<i>prepared"</i>	comply with Council's Strategic Plan. Recommend: no change to the draft amendment.
	The proposal does not address issue of Environmental Management Plan for this area	Ground 4 – 'Overhanging' public land and extent the MONA SAP Recommend: no changes be made to the amendment
	The proposal does not address issue of increased impact on Aboriginal sites	Ground 13 – Impact on Aboriginal Sites/heritage Recommend: no change to the draft amendment.
	The proposal does not address issue of heritage or conform with heritage and cultural codes	Ground 14 – Heritage Recommend: no change to the draft amendment.
	The proposal does not conform with codes concerning environmental impacts on waterworks [sic] and coastal protection	Ground 5 – Impacts on Waterways and Coastal Protection and Foreshore It is unclear from the representation why the proposal does not conform with these codes (assuming the reference to 'waterworks' is a typo and should be 'waterways'). Recommend: no change to the draft amendment.

Summary of Representations
PLAM-17/02 DRAFT MONA SAP
651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	The proposal does not address issue of demonstrably important natural...	An email was sent to the representor on 27 February 2018 seeking clarification on this matter as the sentence appears incomplete. However, as no response was received, Council officers cannot consider the merit of this issue. Recommend: no change to the draft amendment.
4	Draft height provisions allow for an excessively high and large building (if 60m as indicated in consultants planning report). The impact cannot be managed through performance criteria alone, therefore a maximum height limit and the requirement that it should not be individually prominent should be prescribed. Proposed hotel height would be inconsistent with the original vision for the MONA art gallery 'a building that could sneak up on visitors rather than broadcast its presence' vs an 'unapologetically prominent landmark' [as described in the proponents Planning Report] Would have visual impacts on residents of GCC and Clarence and users of the River Derwent. Potential to have negative impacts on existing built heritage. Provisions enable future development (proposed Hotel) to overhang 'public land' ie the River. Amending the scheme to allow the hotel to over-hang public land (River Derwent) alienate part of this public waterway	Ground 1 – Height controls and assessment No changes are recommended in regard to setting a maximum height or ensuring the building is not individually prominent, however changes are recommended to reduce visual impacts Recommend: Modify the amendment to: ▪ reword F11.6.1 building height P1 (b)(ii) to delete 'is responsive to' and ensure through a visual impact assessment that key views and vistas 'are not unreasonably interrupted' ▪ include a new subclause at F11.6.1 Building height (b) (iv) the requires it to be demonstrated through a visual impact assessment how the proposal 'positively interacts with the surrounding landscape'. Ground 14 – Heritage Recommend: no change be made to the amendment. Ground 4 – Overhanging public land and extent of MONA SAP Recommend: no change be made to the amendment

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	through visual impact, shading and restriction to boat access and enjoyment. This is a dangerous precedent which could lead to similar development impacts to the foreshore and waterways in other places. While the foundations of the proposed hotel may be back from the river to avoid unacceptable impacts on native vegetation, the permanent structure may greatly increase shading of vegetation and impact growth. Removing the Environmental Management Zone to allow the proposed hotel to over-hang public foreshore and the River Derwent is a significant and unacceptable departure from how the GLPS currently addresses public land. If it allows it in this instance what would stop it occurring in many other areas in Glenorchy.	Ground 15 – Purpose Statements do not reflect primary purpose which is to build a hotel Recommend: no change to the amendment
	Plan Purpose statements are misleading and do not clearly state the primary purpose is to facilitate a hotel and casino to generate an increased income stream. Plan Purpose Statements are a complex set of statements which emphasis the non-commercial artistic, architectural and public amenity purposes. These largely deflect attention from the primary purpose of facilitating a very large and high hotel including a casino to boost the income and profitability of MONA - this is a perfectly appropriate objective, but it must be stated explicitly. The Proponent's Planning report explains that the hotel and casino are intended to off-set the current losses made by MONA, that are currently subsidised by the owner. Clearly	

Summary of Representations
PLAM-17/02 DRAFT MONA SAP
651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	there is no requirement to build a hotel of this scale and jutting into the river to achieve this outcome. A much smaller hotel could achieve this purpose. The business model for the existing MONA could also be changed e.g. the proponent could commence charging Tasmanian residents for entry and increase the fee for non- Tasmanians.	
	The amendment (to facilitate the hotel) will be inconsistent with the Objectives of Schedule 1 of LUPAA, Part 1(a); there are unavoidable impacts on native vegetation as a result of the building overhanging the foreshore.	Ground 9 – Proposal is inconsistent with objectives of LUPAA Recommend: no change to the amendment
	The amendment (to facilitate the hotel) will be inconsistent with the Tasmanian Coastal Policy, specifically: ▪ 2.1.3: The hotel is not 'sensitive to the natural and aesthetic qualities of the coastal environment' because of the high visual impacts. ▪ 2.1.6: The proposed hotel is dependent upon the coastal location but it is not necessary that it over-hangs the foreshore vegetation and river. ▪ 2.6.1: The proposed hotel alienates an area of the River Derwent and diminishes the amenity for those using the adjacent part of the river for recreation.	Ground 10 – Proposal is inconsistent with State Coastal Policy Recommend: No change to the amendment
	Glenorchy City Council Strategic Plan: The proposed hotel is not consistent with Strategy 3.2.3 as it does not 'Enhance, protect and celebrate the Derwent Foreshore'.	Ground 8 – Proposal does not comply with Strategic Plan 2016-2025 Recommend: No change to the amendment
	Potential for land use conflict with adjacent Planning Scheme areas 4: The Council Planners advice states that there is	Ground 30 – Unaware of impacts on residents across the river.

Summary of Representations
PLAM-17/02 DRAFT MONA SAP
651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	potential for impacts on residents living in Clarence, on the opposite side of the River Derwent, and that the Clarence City Council would be notified of the proposed amendment. However, we have not been provided with any information from CCC as to the impacts on Clarence residents and how the GCC ought to address these.	Recommend: No change to the amendment
	The proposal is not consistent with the Southern Tasmanian Regional Land Use Strategy (STRULS) as: ▪ It has unacceptable impacts on the 'scenic' values of the regions' coast' (Clause C1) for the reasons previously stated. ▪ With respect to Clause CV 2, the proposal could be argued to have significantly negative impacts on heritage buildings at the MONA site.	Ground 11 - Inconsistent with STRULS Recommend: No change to the amendment
	The Waterways and Coastal Protection Code applies to the foreshore at the MONA site to a distance of 40 metres inland of the river's edge. The impacts of the cantilevered building will have significant impacts on this area of foreshore and it is not possible to avoid it without changing the building design.	Ground 5 – Impacts on Waterways and Coastal Protection Area and Foreshore Recommend: No change to the amendment

Summary of Representations
PLAM-17/02 DRAFT MONA SAP
651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	Contrary to the advice provided by GCC planning staff report it is the TCT's view that the proposed hotel is not consistent with the intent and objectives of the GIPS. It is not sufficient to claim that the proposal will comply with the GIPS because any proposal above 10 metres high will trigger a public comment process.	Ground 12 – Inconsistent with the GIPS 2015 Recommend: no changes be made to the amendment
5	The proposed Special Area Plan (SAP) extending 55 into the River Derwent will override important protections for the environment and amenity of the surrounding area. It is one thing to apply a SAP to the existing MONA site it is another thing entirely to apply a SAP to the River Derwent and crown land foreshore. Sustainable Development is about meeting users' needs while containing development within an existing building site or envelope through clever, efficient and innovative design and not reaching out to claim more undeveloped land. Let MONA be MONA within the boundaries of MONA.	Ground 4 – 'Overhanging' public land and extent the MONA SAP Recommend: no changes be made to the amendment
	The protection of the Aboriginal and cultural heritage of the MONA site and of Frying Pan Island	Ground 13 – Impact on Aboriginal sites/heritage Recommend: no changes be made to the amendment
	Regulation of noise	Ground 24 - Noise Recommend: no change to the amendment
	Regulation of hours of operation	Ground 25 – Regulation of Hours of Operation No details as to the actual concerns were provided in the

Summary of Representations
PLAM-17/02 DRAFT MONA SAP
651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	Regulation of Stormwater	representation, so Council officers cannot provide a response on this matter. Recommend: no change to the amendment in respect to this representation.
	MONA ought to be focusing on the 'No Permit Required' uses under the <i>Natural and Cultural Values Management</i> use class when considering the space along the foreshore and Derwent River. Regulation of foreshore and river bed - MONA really has an obligation to use land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.	Ground 6 – focus should be on 'no permit required uses' along the foreshore Recommend: no change is made to the amendment.
	The proposed definition for 'Temporary' is too broad, poorly defined, will open up opportunities for various interpretations, and contradictory (how can any structure be erected without requiring vegetation removal, soil disturbance or excavation. At a minimum reference to 'riverbed' should also be included; and it should be limited to 2-4 weeks (a year is too long for temporary works).	Ground 19 – Temporary use definition is too vague Recommend: Modify the amendment to include a reference to 'riverbed'.
	The proposed definition for 'Occasional event' is poorly defined; no timeframes are proposed. Could there be 10-50 different 'occasional events' each held four times a year? The cumulative impacts of such events on nearby residents,	Ground 20 – Definition for 'Occasional event' is not supported Recommend: Delete the definition of 'Occasional event'.

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	the local area and Berriedale Bay, including increase in noise, traffic and light, could be significant but risk not being properly assessed because of the 'No Permit Required' provisions. Community meeting and entertainment should be removed from 'No Permit Required'.	
	The supposed temporary nature of the art installations etc. appears contradictory to the MONA SAP which also seeks to facilitate permanent use and development.	Ground 17 Contradiction between temporary and permanent use and development Recommend: no change to the amendment.
	Ensuring that detrimental impact on the amenity of surrounding residential zones is minimised, seems too narrow. It is considered MONA has an obligation to ensure that detrimental impact on the amenity of all surrounding zones, ie community users of adjacent spaces and zones, is minimised.	Ground 7 Should Amenity consideration be limited to public spaces? Recommend: that Clause F11.6.1 Building height and design P1 (c) be modified to require that development not create unacceptable wind conditions or overshadowing on adjoining sites.
	Plan Purpose should be expanded to preserve the existing DD01 Morilla Estate Desired Future Character statement (f) <i>Foreshore access around the headland is encouraged.</i> Access must remain on the foreshore and must not protrude out over or on the River Derwent or Berriedale Bay.	Ground 16 Plan Purpose Statements should encourage foreshore access. Recommend: No changes to the amendment

Summary of Representations
PLAM-17/02 DRAFT MONA SAP
651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	Regulation of height Current provisions give regard to intensity, scale, form, and maintaining the natural treed skyline. The natural setting of Greater Hobart, including Berriedale Peninsula, is significant and must be respected. The provisions within the underlying zones are in place to achieve best practice. To enable significantly higher buildings to be considered when there are already existing provisions aimed at achieving desired outcomes seems detrimental and counterproductive to planning and policies.	Ground 1 – height controls and assessment Recommend: Modify the amendment to: ▪ reword F11.6.1 building height P1 (b)(ii) to delete 'is responsive to' and ensure through a visual impact assessment that key views and vistas 'are not unreasonably interrupted' ▪ include a new subclause at F11.6.1 Building height (b) (iv) the requires it to be demonstrated through a visual impact assessment how the proposal 'positively interacts with the surrounding landscape'.
	Regulation of integrity of the space and protection of biodiversity It seems very ill-conceived to actually consider putting an oversized building /structure on the edge of river bank, a sensitive area, protected by Environmental Management Zone provisions, the Waterway and Coastal Protection Code and the Inundation Prone Areas Code and then override all of these provisions that are designed and created to protect and manage these sensitive areas of natural and environmental significance, which regulate the protection of local wildlife and habitat, including aquatic plants and animals. What impacts will this development have on biodiversity?	Ground 5 - Impacts on Waterways and Coastal Protection Area and the Foreshore Recommend: no change be made to the amendment.
	The SAP effectively removes the Environmental Management Zone protection and provisions for 55 metres from the boundary of 651-655 Main Rd Berriedale and extends into the Derwent River turning it into a Major Tourism Zone with all the	Ground 4 – 'Overhanging' public land and extent of MONA SAP Recommend: no changes be made to the amendment.

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Bertiedale and Crown land within 55m of the boundary of 651-655 Main Road Bertiedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	provisions of such, with some modifications. The area within the Environmental Management Zone should be subject to the development of an Environmental Management Plan, before any consideration is given to allowing tourism activities – the MONA SAP effectively removes all environmental protections. By 'opening up' use and development opportunities etc., the MONA SAP as it currently stands is actually approving 'open slather' while at the same time removing anyone and everyone's right to objection of what they (MONA) may do 'down the track'. A reserve management plan developed by the community for the Crown land foreshore and Derwent River is required. MONA ought to keep their variety of landscaped areas to enliven the experience of the site within the existing MONA site boundaries and not carry this into the Environmental Protection Zone of the foreshore and Derwent River. Hotel Industry has become a Permitted use rather than a Discretionary use. The qualification for <i>Port and shipping</i> under the Environmental Management Zone is changed from 'only if existing facility' to 'only if for loading and unloading of passengers and associated facilities' implies facilities can be added at will while still discretionary.	Ground 21 – Hotel industry should be a discretionary use Recommend: no change be made to the amendment. Ground 22 - Changes to Port and shipping qualification will allow a range of facilities to be added. Recommend: no change to the amendment

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	Regulation of buildings and works in waterway and coastal protection areas and inundation prone areas	Ground 27 – Regulation of Buildings and works As it is unclear what the specific concern is, officers cannot provide a response on this matter. Recommend: no change to the amendment
	The timeframe provided for comment was not long enough to fully assess the potential impacts of the MONA SAP. Information sessions as to what the MONA SAP is seeking to achieve are required.	Ground 31 Inadequate timeframes for consultation Recommend: no change to the amendment.
6	Definition of MONA The site is used for a variety of activities, including, 24 Carrot Gardens, Dark MOFO, Moorilla Winery, Moo Brew etc. These activities do not necessarily fall within the definition of MONA and these uses may be expanded on into the future. The definition should be expanded on to include affiliated cultural and philanthropic activities of MONA (ie MONA: Means <i>Museum of Old and New Art and its affiliated cultural and philanthropic activities</i>). This option would be consistent with 1.1.1 Plan Purpose 2. Definition of Occasional Event. The GLPS 2015 and the State Planning Provisions include exemptions for Occasional use, and temporary buildings and works – neither scheme includes a definition of ‘Occasional’. A definition inclusive of controls would be contrary to the operation of the scheme, or possibly result in restrictive	Ground 18 - Definition of MONA Recommend: Reference to ‘MONA activities’ in F11.3 Definition of Terms be deleted and replaced with ‘art works’ and reference to ‘associated with MONA’ in the objective of F11.5.1 Discretionary Use be deleted. Ground 20 – Definition of ‘Occasional Event’ is not supported Recommend: delete the definition of ‘Occasional event’.

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	limitations on the use of the site that would not apply to any other land under the SPP. <i>Prohibition of Business and Professional Services</i> use class The indicative plans for the Hotel show additional office space of 2,648m² necessary for the operation of Museum, Hotel, and various philanthropic activities associated with MONA. The scale of office space necessary may result in the use not being considered as directly associated with and subservient to other uses on the site. It is also unclear from the definitions within the Scheme which use class the Spa would fall within as there are a number of therapy rooms that the Planning report (Table 1, p. 47) has identified could potentially be considered as consulting rooms. There is some ambiguity as to whether the spa complex could be classified within the use classes of <i>Sports and recreation</i>, <i>General retail and hire</i>, or even a <i>Tourism operation</i>. The issue of impacts on Activity Centres resulting from the introduction of office uses to the site was discussed in Section 2.3.1 of the Planning Report. Further discussion was included in the letter in response to the RFI (p. 2, 29/1/17), and changes were made to the performance criteria F11.5.1 Discretionary Uses P1 (d), in order to ensure that any <i>Business and professional services</i> would not compromise the role of the Activity Centre.	Ground 23 – Business and professional services should be permissible Recommend: no changes to the amendment.
	Hours of Operation – wording of A1	Ground 25 – Regulation of hours of operation

Summary of Representations
PLAM-17/02 DRAFT MONA SAP
651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	As the GLPS defines 'site' as 'the lot or lots on which a use or development is located or proposed to be located,' the wording of A1 ('use of the site within 50m of a residential zone...') will mean that any use, regardless of whether it is excess of 50m from a residential zone, will become discretionary. It would be preferable that the standard for hours of operation could distinguish that it only applies to activities occurring within 50m from the southern boundary. Existing and proposed development on the site is well in excess of 50m from the boundary with Residential development and should not be required to be assessed in terms of the performance criteria.	Recommend: Reword the Clause F11.5.3 Hours of operation A1 to: 'uses located within 50 m of a residential zone...'
	Need for Visual Impact Assessment It is not clear how, why, or in what way development should be 'responsive' to views to, and particularly 'from', the site. This standard would require every application for a building that exceeded the permitted height to be accompanied by an assessment from a variety of remote locations, and also review the views from the inside looking out. Section 3 of the Urban Design Assessment has used public vantage points to consider the impact of potential development of the height, finding that it is located at the eastern end it will have limited impact on the surrounds. Located centrally within the River the site has access to broader views of the surrounds, and where necessary will take advantage of these. However in the case of the museum, which exceeds the permitted height, the gallery deliberately	Ground 1 – Height controls and assessment No modifications are recommended to remove the requirement for a Visual Impact Assessment, or the extent of views. Changes have been recommended to address the term 'responsive'. Recommend: Modify the amendment to: ▪ reword F11.6.1 building height P1 (b)(ii) to delete 'is responsive to' and ensure through a visual impact assessment that key views and vistas 'are not unreasonably interrupted' ▪ include a new subclause at F11.6.1 Building height (b) (iv) the requires it to be demonstrated through a visual impact assessment how the proposal 'positively interacts with the surrounding landscape'.

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	has no access to views from the site. In no other scheme are views from a site a planning concern. It is unclear what is to be achieved from the inclusion of (a)[sic – read (b)] within the 1.6.1 above, and it would be preferable if this were reconsidered or not included.	
	In terms of b)[sic read (c)], it is this intended to be related to public pedestrian amenity as is typical in standards for other zones, then it would be recommended that the word 'public' is included in the provision. Otherwise we do not consider this standard to be appropriate in terms of the experience internally within the MONA site, where not all pedestrian areas are intended for pedestrian comfort. For example the stairs from the jetty are intended to be confronting and to contribute to the visitor experience.	Ground 7 – Should amenity considerations be limited to public spaces? Recommend: Clause F11.6.1 Building height and design P1 (c) be modified to require that development not create unacceptable wind conditions or overshadowing on adjoining site.
	With respect to the objective of F11.6.2: <i>To ensure that building setback contributes positively to the streetscape and riverscape and does not result in unreasonable impact on environmental values or the amenity of the adjoining land.</i> Existing development on the MONA land and the Hotel concept include development that projects into the river and is considered discretionary, it is unclear how this form relates to the 'riverscape' or how this would be assessed. It would be preferable to exclude the term 'riverscape'. Subdivision: Application of Applicable Standard F11.7.1	Ground 28 – Meaning of 'riverscape' Recommend: modify the objective of Clause F11.6.2 to replace 'streetscape and riverscape' with 'its surrounds'. Ground 29 – Subdivision

Summary of Representations

PLAM-17/02 DRAFT MONA SAP

651-655 Main Road Berriedale and Crown land within 55m of the boundary of 651-655 Main Road Berriedale

Rep. No.	Key Issues of Representation	Summary of Officer Comments (Refer to Officer Report for full discussion under relevant Ground Number)
	<i>Subdivision, except within an inundation prone area or a waterway or a coastal protection area.</i> If the intention of the modification above were for the specified codes to have precedence, then it would effectively prohibit subdivision due to E15.8.1 P1, and E11.8.1, as subdivision would result in lots within the high and medium hazard area, and building areas within the Waterway and Coastal Protection area. While subdivision of the land is not anticipated at this stage, there is the possibility that boundaries will need to be altered to include buildings and structures within the River Derwent. It is recommended that the exceptions within the standard description are removed, and if necessary additional performance criteria are included. For Inundation Prone Areas additional performance criteria are not necessary as the Plan Purpose addresses the risk of inundation. Revised wording is sought.	Recommend: Clause F11.7 Development Standards for Subdivision is modified to remove the limitation that it does not apply to areas affected by an Inundation Prone Area or a Waterway and Coastal Protection area, and identify in the objective and performance criteria of the standard that subdivision must demonstrate that it will minimise impacts on natural values.

**GLENORCHY INTERIM PLANNING SCHEME 2015
AMENDMENT PLAM-17/02**

The Glenorchy Interim Planning Scheme 2015 is amended as follows:

Land affected by this amendment: 651-655 Main Road Berriedale and an area of Crown Land within 55m of the boundary of 651-655 Main Road, Berriedale.

The Planning Scheme Ordinance is amended by:

1. Deleting Clause 30.1.3 Desired Future Character Statements from the Major Tourism Zone and replacing with the following: 'There are no desired future character statements for this zone.'
2. Inserting the MONA Specific Area Plan, as attached at Annexure 1, following Clause F10.

The Planning Scheme maps are amended by:

1. Applying the MONA Specific Area Plan to the land, as shown in Figure 1.
2. Deleting DDO1 Moorilla Estate from the maps as shown in Figure 2.

Figure 1 – MONA Specific Area Plan

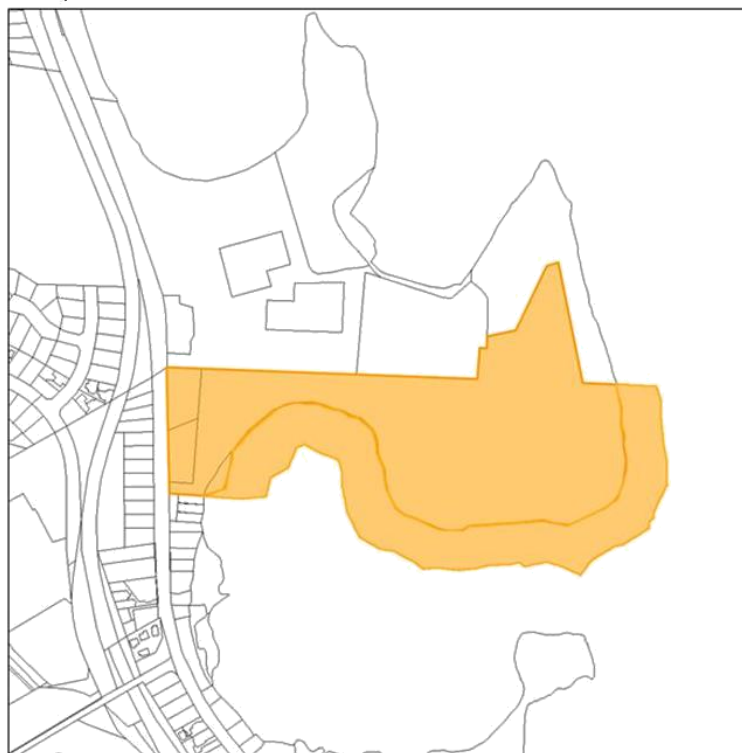
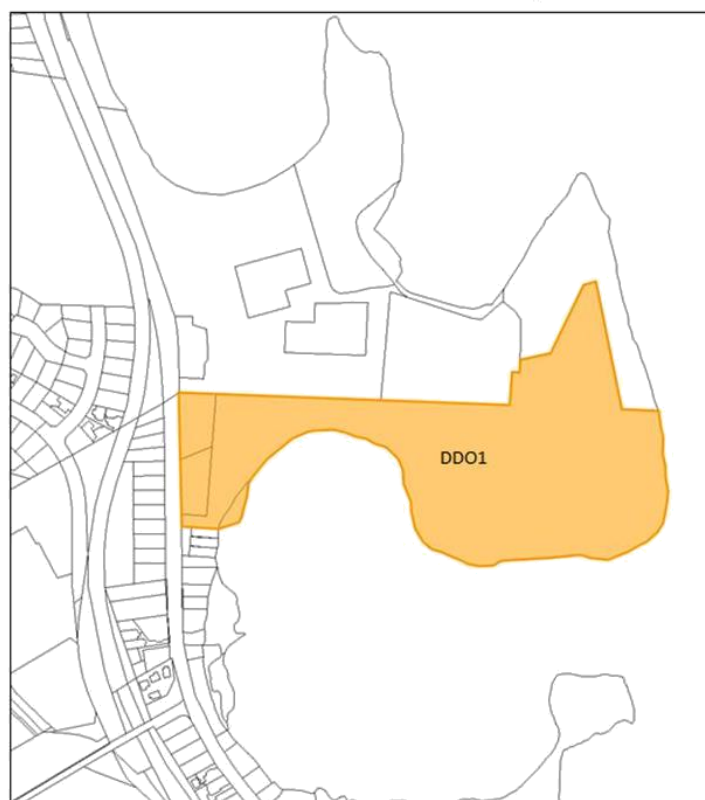


Figure 2 – Area of DDO1 to be deleted from the Planning Scheme Maps



ANNEXURE 1

F11 MONA Specific Area Plan**F11.1 Purpose of Specific Area Plan****F11.1.1 Plan Purpose Statements**

The purpose of this specific area plan is to:

- (a) Recognise the use and development of the site as a museum and art gallery of state and regional importance; and facilitate temporary and permanent use and development for the housing of art, cultural events, and social activity on the site and adjacent waters.
- (b) Provide appropriate provisions for use and development which will facilitate the creative, economic, cultural, community, and social activities of MONA, and its affiliated cultural and philanthropic activities.
- (c) Provide public access points to the foreshore.
- (d) Make provision for short term displays, occasional events associated with the use of the site, and ephemeral artworks to be expedited.
- (e) Identify and manage use and development in areas at risk of inundation.
- (f) Promote design outcomes that recognise MONA is a stimulatory, and innovative environment, which is expressed through architecture, activity and art. Use and development is encouraged to be bold whilst ensuring that detrimental impact on the amenity of surrounding residential zones is minimised.
- (g) Support development that reflects the landform of the peninsula as a promontory, visible within its setting within the river, with larger scale buildings contained on the south-eastern knob, reducing in scale where adjacent to the street frontage or residential zones.
- (h) Create a variety of landscaped areas to enliven the experience of the site.

F11.2 Application of Specific Area Plan

- (a) This specific area plan applies to the area designated as the MONA Specific Area Plan (F11) on the overlay maps and in Figure 1.
- (b) The MONA Specific Area Plan comprises:
 - 651-655 Main Road, Berriedale
 - An area of Crown land within 55m of the boundary of 651-655 Main Road, Berriedale

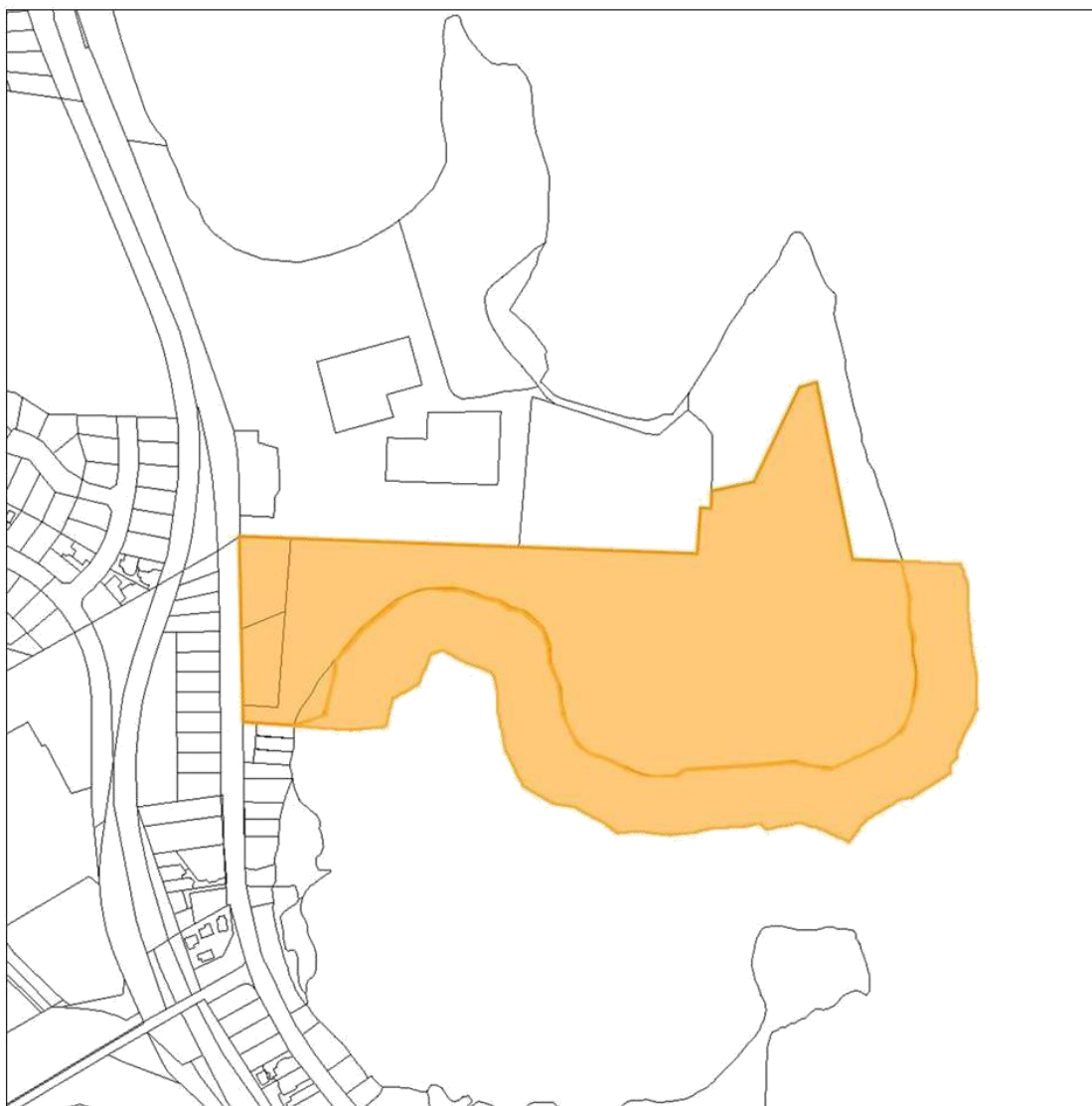


Figure 1: MONA Specific Area Plan

F11.3 Definition of Terms

F11.3.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definitions
Inundation risk management plan	Means a specific site plan acceptable to the planning authority that details: a) The risk of inundation of the site, with respect to the proposed location and floor levels of buildings, within applicable timeframes (current, year 2050 and/or year 2100). b) Any inundation control measures or design features proposed to achieve and maintain a tolerable risk. Prepared by a suitably qualified person in accordance with best practice guidelines.
MONA	Means Museum of Old and New Art
Occasional event	Means an event that occurs a maximum of eight (8) times within a twelve month period.
Temporary	Means, in relation to development, outdoor non-habitable art installations, the erection of structures to facilitate occasional events (for the duration of that event), or structures created to rehouse MONA activities art works for continued public access during construction, for up to a year. Temporary developments are to be demountable; not require any vegetation removal, excavation, or soil disturbance, or have structural requirements that disturb the land, riverbed or coast.
Tolerable risk	Means the lowest level of likely risk from the relevant hazard: a) to secure the benefits of a use or development in a relevant hazard area; and b) which can be managed through: (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.

F11.4 Use Table

Use Class	Qualification
No Permit Required	
Community Meeting and entertainment	Only if for temporary art installations, art works or occasional events associated with or ancillary to an existing use.
Natural and Cultural Values Management	
Passive Recreation	
Utilities	Only if minor utilities
Permitted	
Community Meeting and entertainment	Except if No permit required.
Food Services	
General Retail and Hire	Only if for markets (weekly or less frequently)
Hotel Industry	
Research and development	
Resource Development	Only if for vineyard
Resource processing	Only if a winery a brewery or a distillery
Tourist operation	
Visitor Accommodation	
Discretionary	
Educational and occasional care	
Emergency Services	
General Retail and Hire	Except if permitted
Pleasure boat facility	
Port and shipping	Only if for loading and unloading of passengers and associated facilities
Residential	
Resource Development	Only if for Agriculture
Sports and Recreation	
Utilities	Except if no Permit required
Vehicle Parking	
Prohibited	
All other uses	

F11.5 Use Standards

F11.5.1 Discretionary Use

Objective:	
To ensure that innovative and creative uses associated with MONA can be accommodated within the area, whilst ensuring that detrimental off site impact is minimised.	
Acceptable Solution	Performance Criteria
A1 No Acceptable Solution.	P1 A use listed as Discretionary must: a) complement or support permitted uses on the site; b) be consistent with the plan purpose statements at Clause F11.1.1; c) not cause an unreasonable loss of amenity of neighbouring residential properties; and d) not compromise the role of existing activity centres, having regard to: (i) the size and scale of the proposed use; (ii) the functions of the surrounding activity centres; and (iii) the extent that the proposed use impacts on surrounding activity centres.

F11.5.2 Noise

Objective:	
To ensure that noise emissions do not cause environmental harm and do not have unreasonable impact on residential amenity on land within a residential zone	
Acceptable Solution	Performance Criteria
A1 Noise emissions measured at the boundary of a residential zone must not exceed the following: (a) 55dB(A) (LAeq) between the hours of 7.00 am to 7.00 pm; (b) 5dB(A) above the background (LA90) level or 40dB(A) (LAeq), whichever is the lower, between the hours of 7.00 pm to 7.00 am; (c) 65dB(A) (LAm_{ax}) at any time. Measurement of noise levels must be in accordance with the methods in	P1 Noise emissions measured at the boundary of a residential zone must not cause or be likely to cause environmental harm within that residential zone.

the Tasmanian Noise Measurement Procedures Manual, issued by the Director of Environmental Management, including adjustment of noise levels for tonality and impulsiveness. Noise levels are to be averaged over a 15 minute time interval.	
---	--

F11.5.3 Hours of Operation

Objective:	
To ensure that hours of operation of uses located on the site in proximity to residential zones do not have unreasonable impact on residential amenity.	
Acceptable Solution	Performance Criteria
A1	P1
Uses of the site located within 50 m of a residential zone must be restricted to the following hours of operation: (a) 7.00 am to 9.00 pm	Hours of operation of a use within 50 m of a residential zone must not have an unreasonable impact upon the residential amenity of land in a residential zone through vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.

F11.6 Development Standards

F11.6.1 Building ~~Height~~Height and Design

Objective:	
To ensure that new use and development uses can be accommodated within the site, encouraging artistic and architectural expression and innovation, whilst maintaining a high quality of architectural and landscape design.	
Acceptable Solution	Performance Criteria
A1	P1
Building height Development must be no more than 10 m.	Building height Development greater than 10m in height must satisfy all of the following: a) be consistent with the plan purpose statements at Clause F11.1.1; b) demonstrate, through a visual impact assessment prepared by a suitably qualified person (architecture, or urban design), how the proposal: (i) –meets the plan purpose statements at Clause F11.1.1; and (ii) is responsive to ensures views and vistas to and from the site to the Derwent River and foreshore, Meehan Range, Mount Direction, Wellington

	Range, Goat Hills, Mount Faulkner and Dogshear Point <u>are not unreasonably interrupted</u>; <u>(iii) minimises adverse visual impacts on and off the site, caused by finishes and materials, building bulk, scale and massing; and</u> <u>(iv) positively interacts with the surrounding landscape.</u> b)c) <u>not create unacceptable deliver a scale of development that provides a high level of pedestrian amenity with respect to sunlight, views and wind conditions or overshadowing on adjoining land;</u> e)d) <u>for buildings within 50m of a residential zone, not cause unreasonable loss of amenity from overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings, having regard to:</u> (i) the height, bulk and form of the building; (ii) separation from existing buildings on adjoining properties; and (iii) any buffers created by natural or other features.
--	--

F11.6.2 Setback

Objective:	
To ensure that building setback contributes positively to <u>the streetscape and riverscape its surrounds</u> and does not result in unreasonable impact on environmental values or the amenity of adjoining land.	
Acceptable Solution	Performance Criteria
A1 Building setback from the frontage must be no less than 5m.	P1 Buildings must have a setback from a frontage that is compatible with the character of the surrounding area, having regard to: a) the plan purpose statements at Clause F11.1.1; b) the setbacks of buildings existing on established adjacent properties; and c) provision of adequate vehicle access, sight distance, parking and landscaping.
A2	P2

Building setback from a residential zone must be no less than: d) 5 m; or e) half the wall height of the building, whichever is the greater.	Building setback from a residential zone must be sufficient to prevent unreasonable adverse impacts on residential amenity by: a) overshadowing and reduction of sunlight to habitable rooms and private open space on adjoining lots to less than 3 hours between 9.00 am and 5.00 pm on June 21 or further decrease sunlight hours if already less than 3 hours; b) overlooking and loss of privacy; and c) visual impact when viewed from adjoining lots, taking into account aspect and slope.
A3 Buildings and works must have a setback of no less than 20m from land zoned Environmental Management, unless for temporary: a) art installations; b) art works; or c) structure for occasional events.	P3 Buildings and works within 20m of, or within an Environmental Management Zone must satisfy all of the following: a) there is be no direct impact from the development on environmental values; b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Management is minimised; c) there is no potential for contaminated water runoff or sediment impacting the land zoned Environmental Management; d) development is consistent with the plan purpose statements at Clause F11.1.1

F11.6.3 Landscaping

Objective:	
To ensure landscape character is identified, and enlivens the experience of the site.	
Acceptable Solution	Performance Criteria
A1 Development is consistent with a landscape management plan approved under this planning scheme.	P1 A landscaping plan, prepared by a suitably qualified landscape architect demonstrates to the satisfaction of the planning authority how landscaping will enliven the experience of the site.

F11.6.4 Buildings and Works within a Waterway and Coastal Protection area

Objective:	
To ensure that buildings and works in proximity to the River Derwent and the coast, will not have an unnecessary or unacceptable impact on natural values.	
Acceptable Solution	Performance Criteria
A1 Building and works must not be located within 40m of the High Water Mark unless for a temporary: a) Art installation; b) Art work; or c) Structure for Occasional events	P1 Building and works within a Waterway and Coastal Protection Area must satisfy all of the following: a) avoid or mitigate impact on natural values; b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values; c) avoid or mitigate impacts on riparian or littoral vegetation; d) works are undertaken generally in accordance with 'Wetlands and Waterways Works Manual' (DPIWE, 2003) and "Tasmanian Coastal Works Manual" (DPIPWE, Page and Thorp, 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.

F11.6.5 Buildings and Works within an Inundation Prone Area.

Objective:	
(a) That buildings and works can achieve and maintain a tolerable risk from inundation. (b) That areas at risk of inundation are properly managed.	
Acceptable Solution	Performance Criteria
A1 Development is: (a) situated where the natural ground level is above 2.4m AHD; or (b) for a temporary: (i) Art installation; (ii) Art work; or (iii) Structure for Occasional events.	P1 An inundation risk management plan must satisfy that: a) Floor levels of habitable rooms are designed with respect to Coastal Inundation Hazard Levels identified in Table E15.1 of this planning scheme b) risk to users of the site, adjoining or nearby land is acceptable; c) risk to adjoining or nearby property or public infrastructure is acceptable; d) risk to buildings and other works arising from wave run-up is adequately mitigated through siting, structural or design

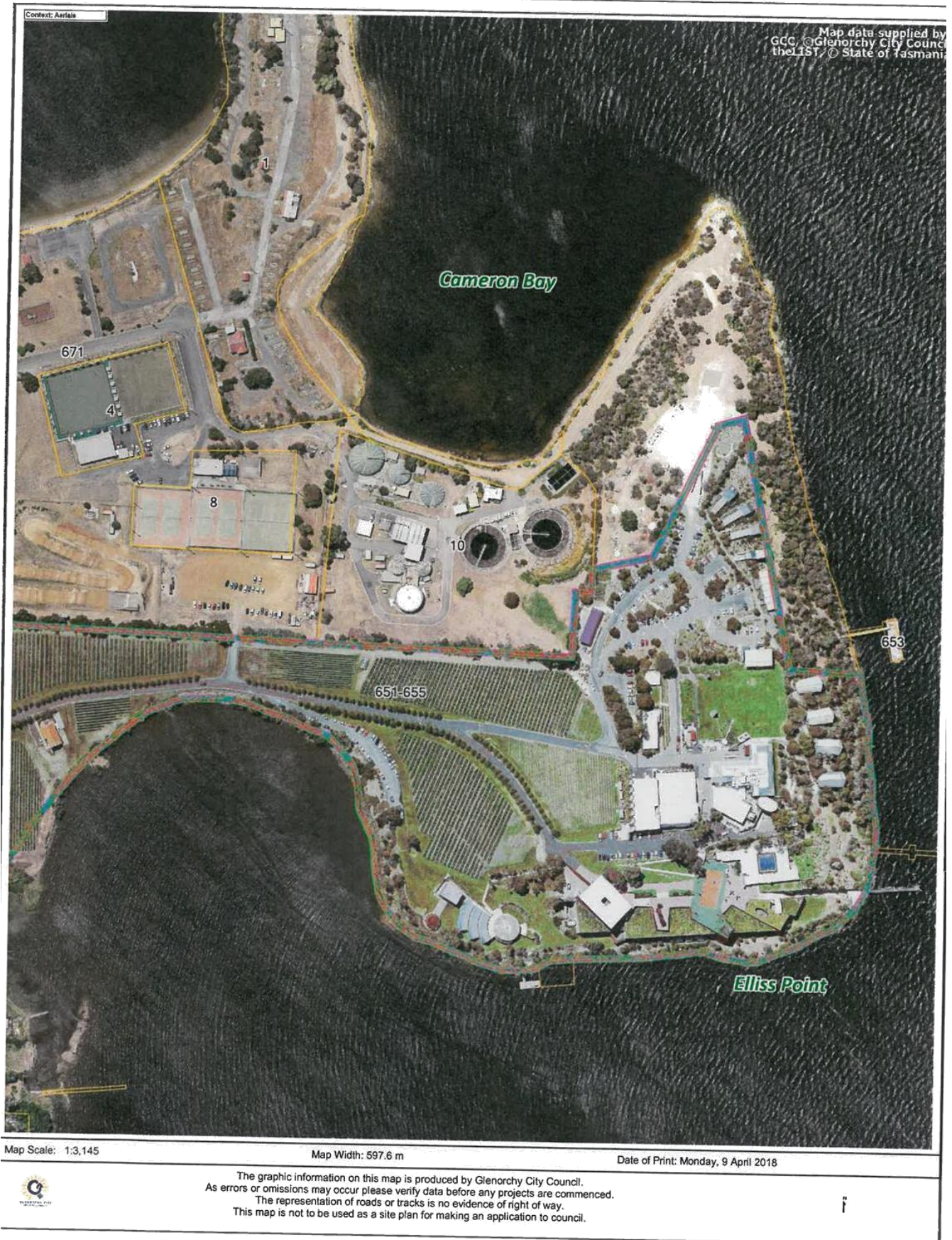
	methods; e) need for future remediation works is minimised; f) access to the site will not be lost or substantially compromised by expected future sea level rise either on or off-site; and g) provision of any developer contribution required pursuant to policy adopted by Council for coastal protection works.
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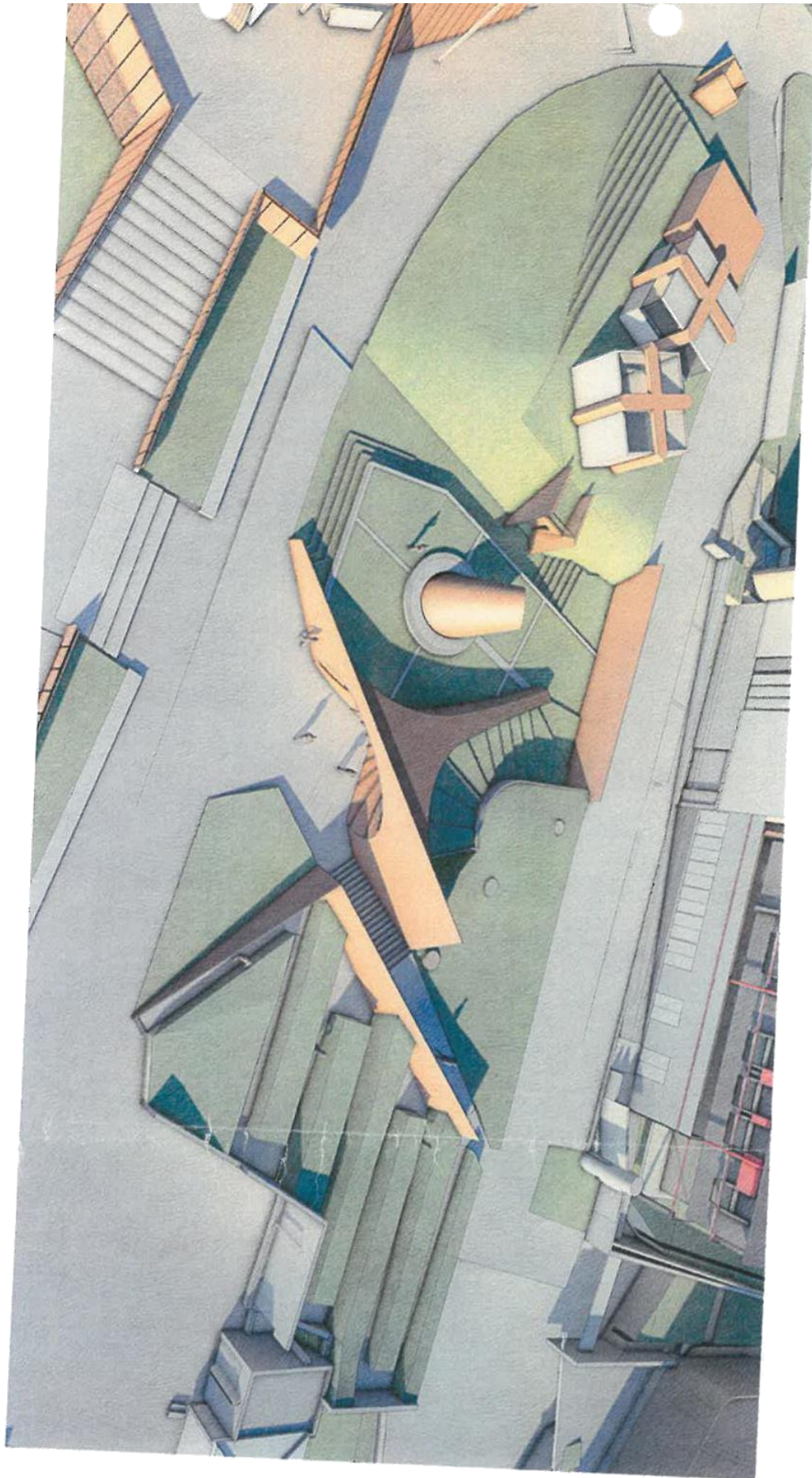
F11.7 Development Standards for Subdivision

F11.7.1 Subdivision, ~~except within an Inundation Prone Area or a Waterway and Coastal Protection area.~~

Objective:	
To <u>ensure that:</u> <u>(a) limit</u> subdivision <u>is limited</u> to maintain integrated use and development-; (a)(b) <u>future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural values</u>	
Acceptable Solution	Performance Criteria
A1 Subdivision is for the purpose of providing lots for public open space, a reserve or provision of Utilities.	P1 Subdivision must: <u>(a) facilitate development and use consistent with the plan purpose-; and</u> (a)(b) <u>Minimise impact on natural values.</u>

651-655 Main Rd, Berriedale





MONA

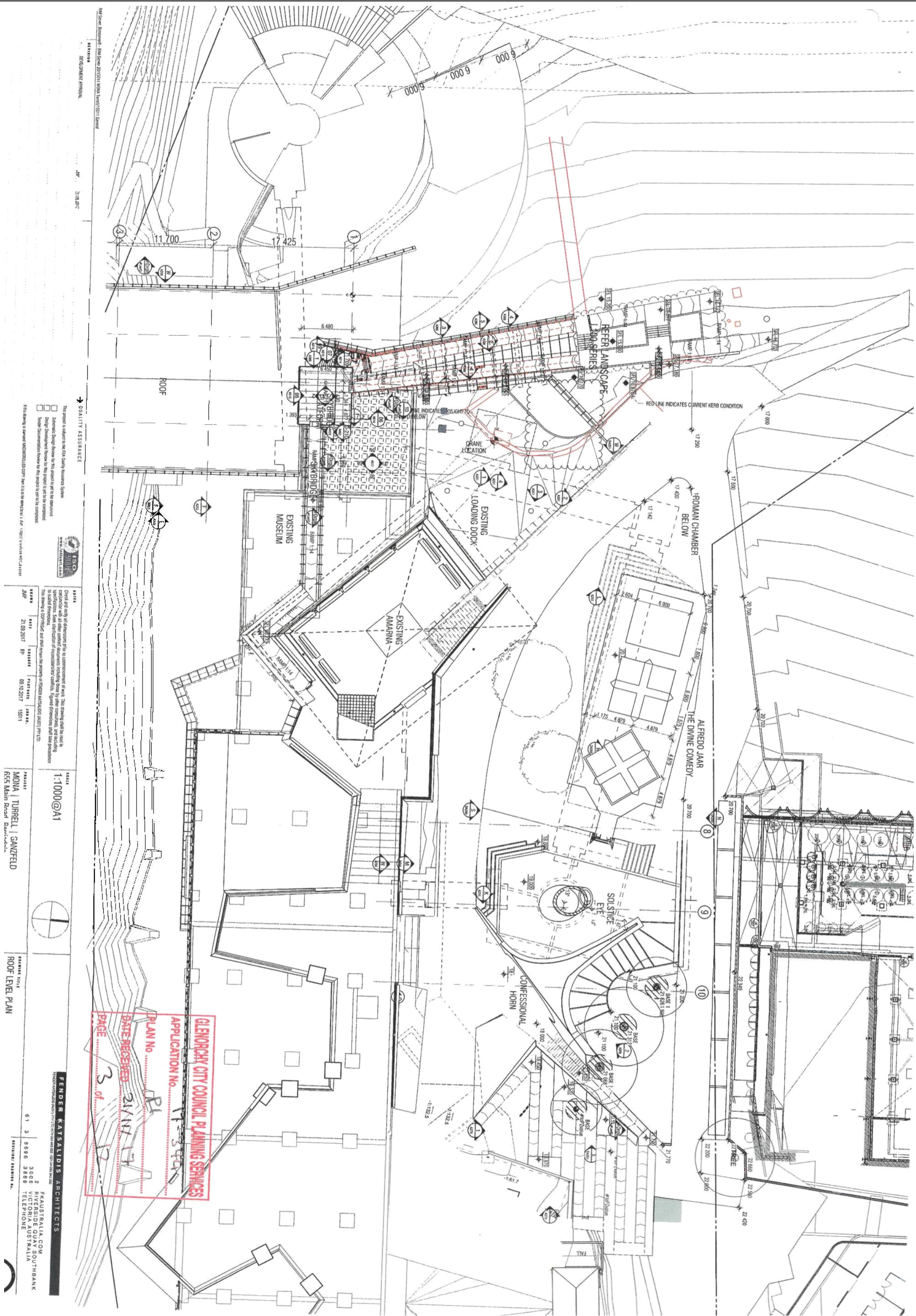
SOLSTICE | DIVINE COMEDY | CONFESSIONAL

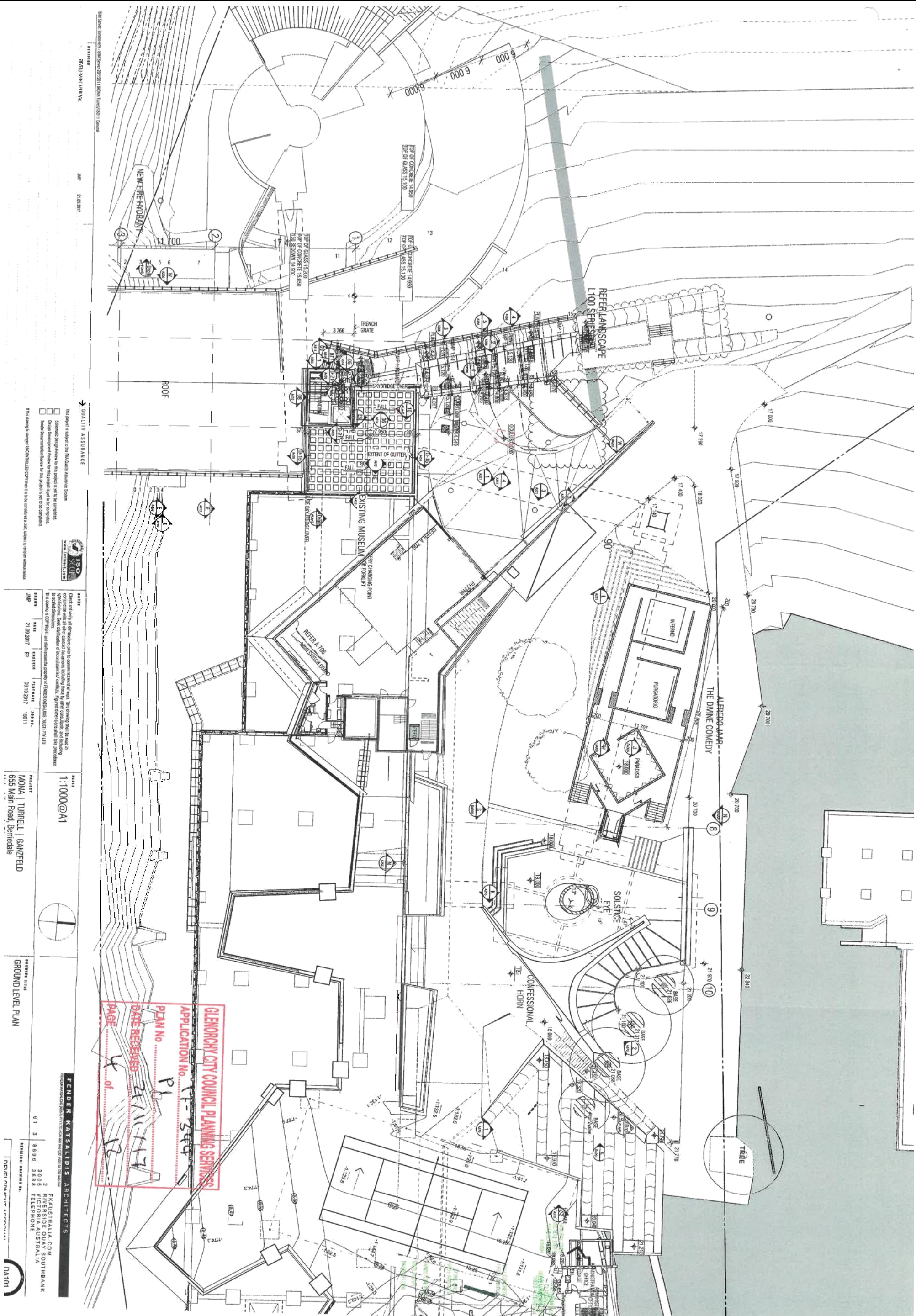
DEVELOPMENT APPROVAL

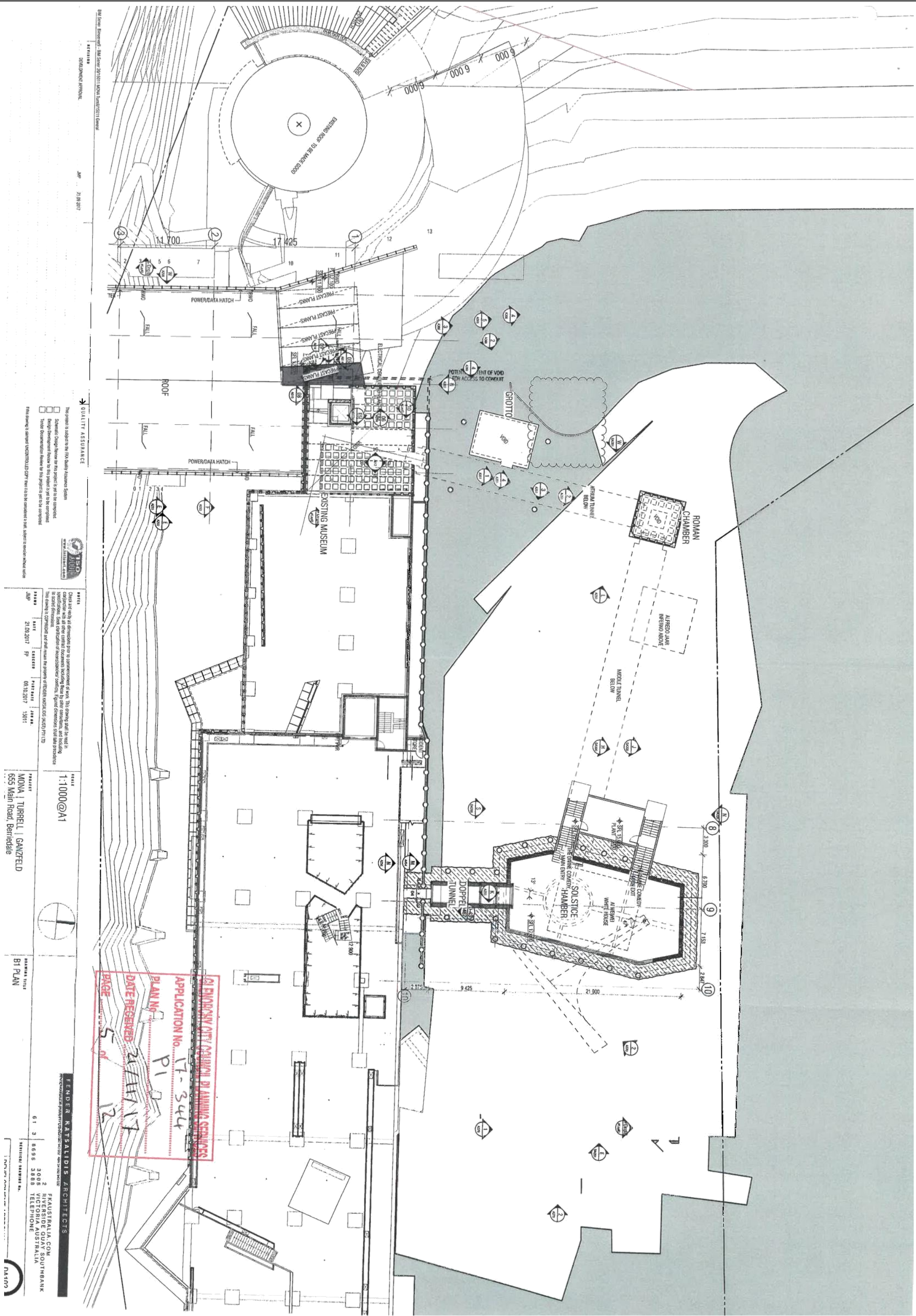
OCTOBER 2017

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION NO.	17-344
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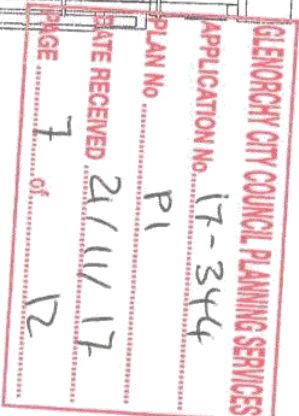
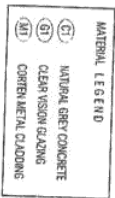












DIVINE COMEDY

SOLSTICE

CONFESSIOINAL

ADD 10.000 GROUND - ENTRY LEVEL

Roof - Amarna Level

974 Santa Domingo - Elm Street 21011 MEXICO 15011 59841
MEXICO
ISSUE FOR CREDIT-MEDIA ACTIVATION

JMP 21.09.2017

→ QUALITY ASSURANCE



www.intertek.com

This project is subject to the PMA Quality Assurance System

☐ **Scientific Design Review** for this project is yet to be completed.

☐ **Design Development Review** for this project is yet to be completed

☐ **Tender Documentation Review** for this project is yet to be completed

Contract and verify all dimensions prior to commencement of work. This drawing shall be used in conjunction with all other contract documents including those by other consultants and including specifications. Seek clarification of record-to-construct conflicts. Fugured dimensions shall take precedence to stated dimensions.

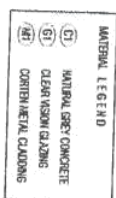
This drawing is CONFIDENTIAL and shall remain the property of HENCKS KASZAKUS (HKS) PVT LTD

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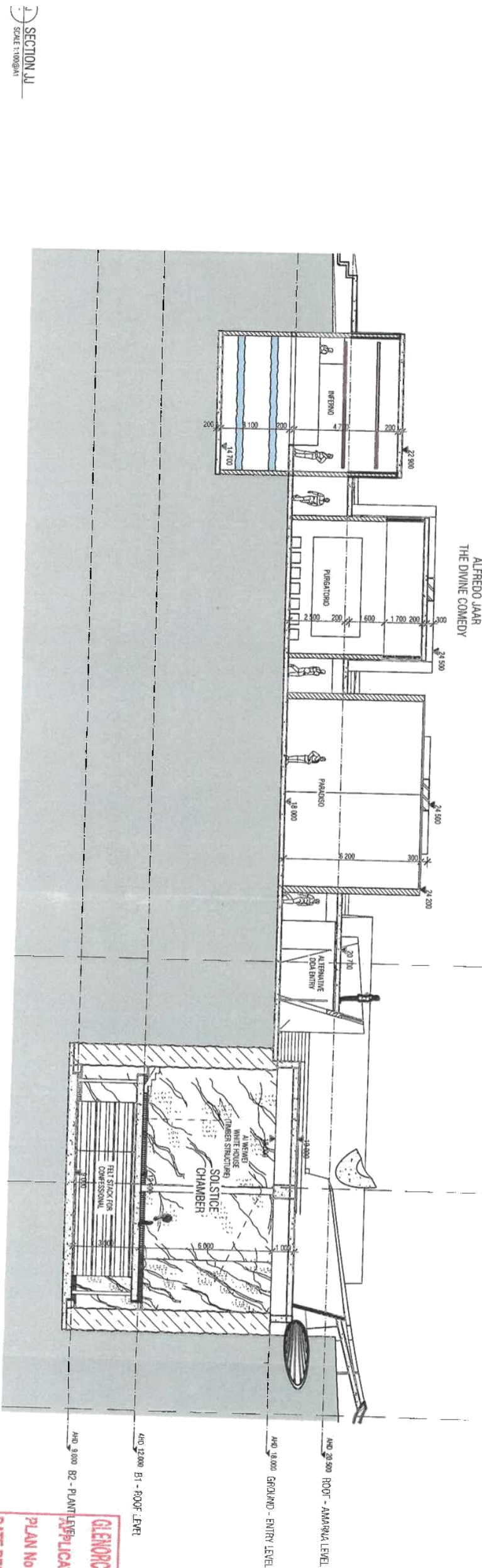
MUNA | TURRELL | GANZFELD
655 Main Road Barriada

NORTH & SOUTH ELEVATIONS

FENDER KATSLIDIS ARCHITECTS
FENDER KATSLIDIS ARCHITECTS PTY LTD, 10/120-122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618,



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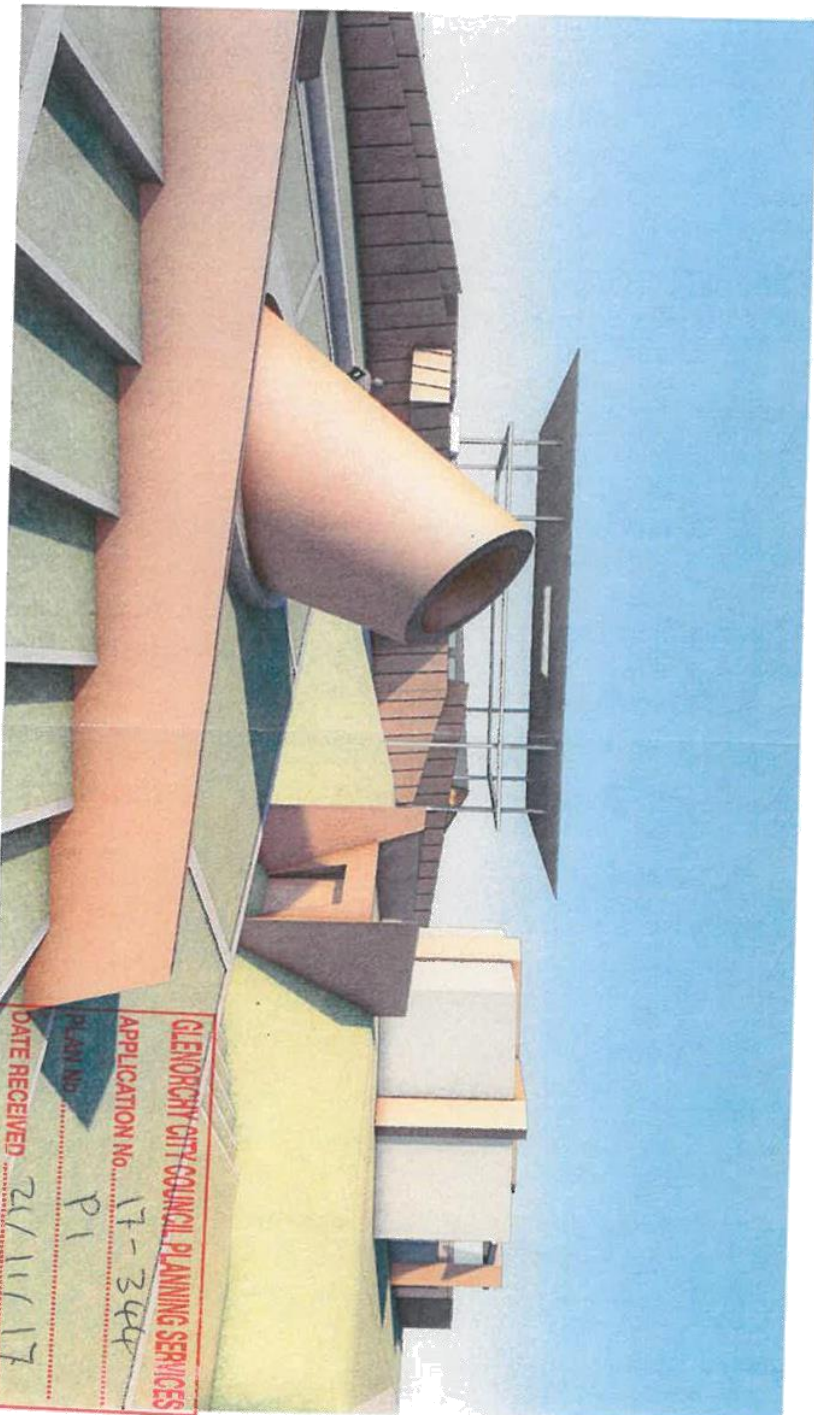
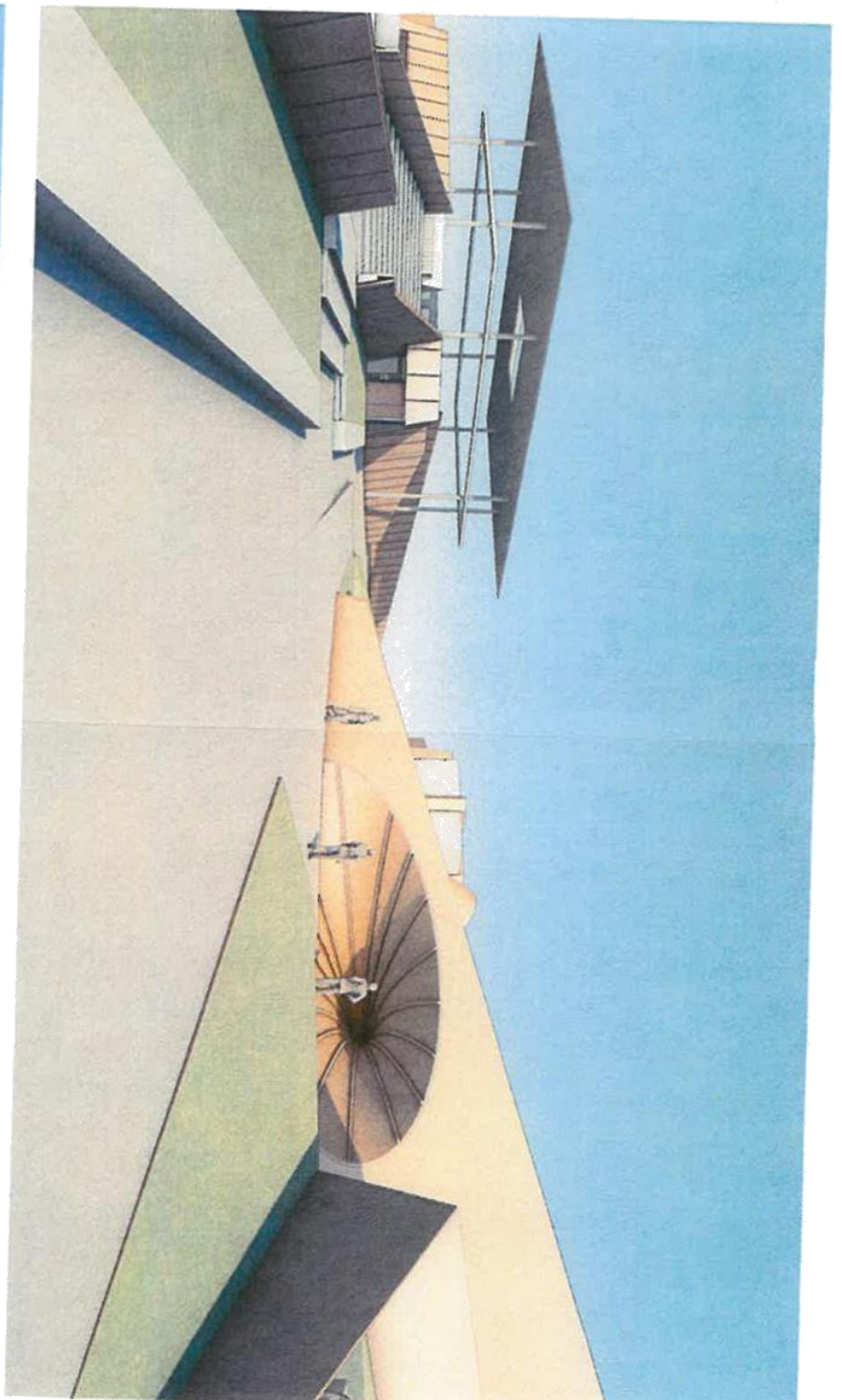
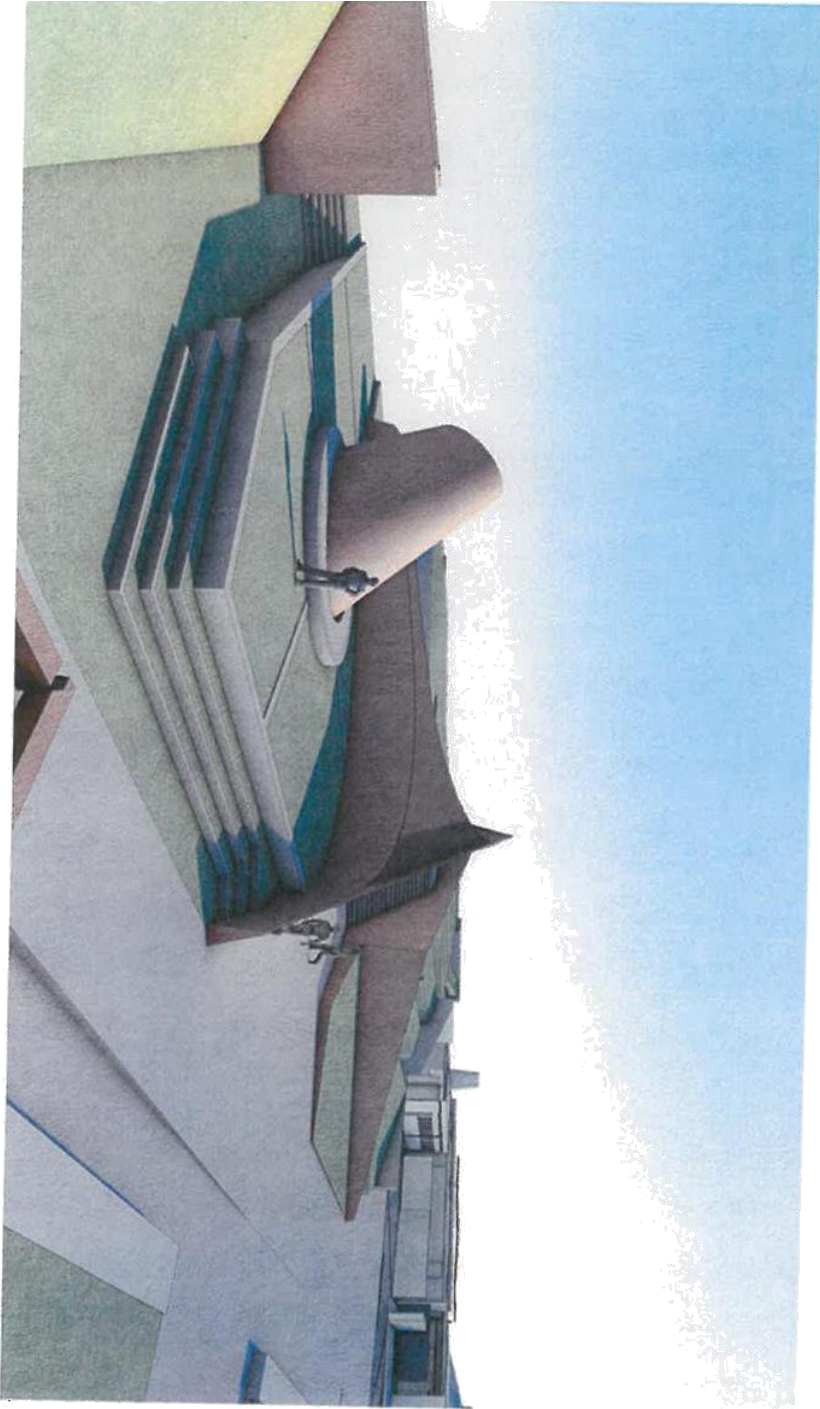
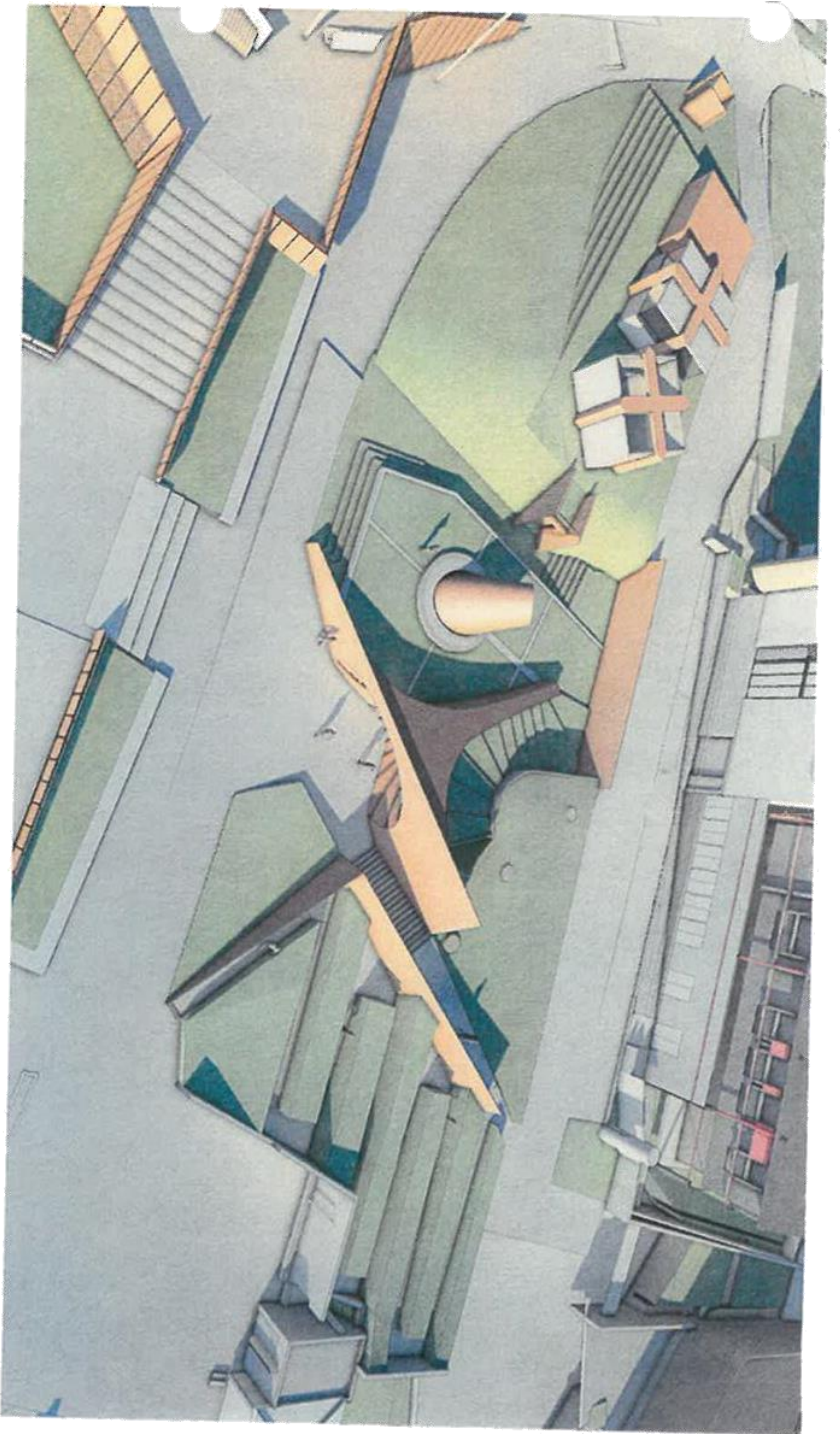
GLENCROFT CITY COUNCIL PLANNING SERVICES

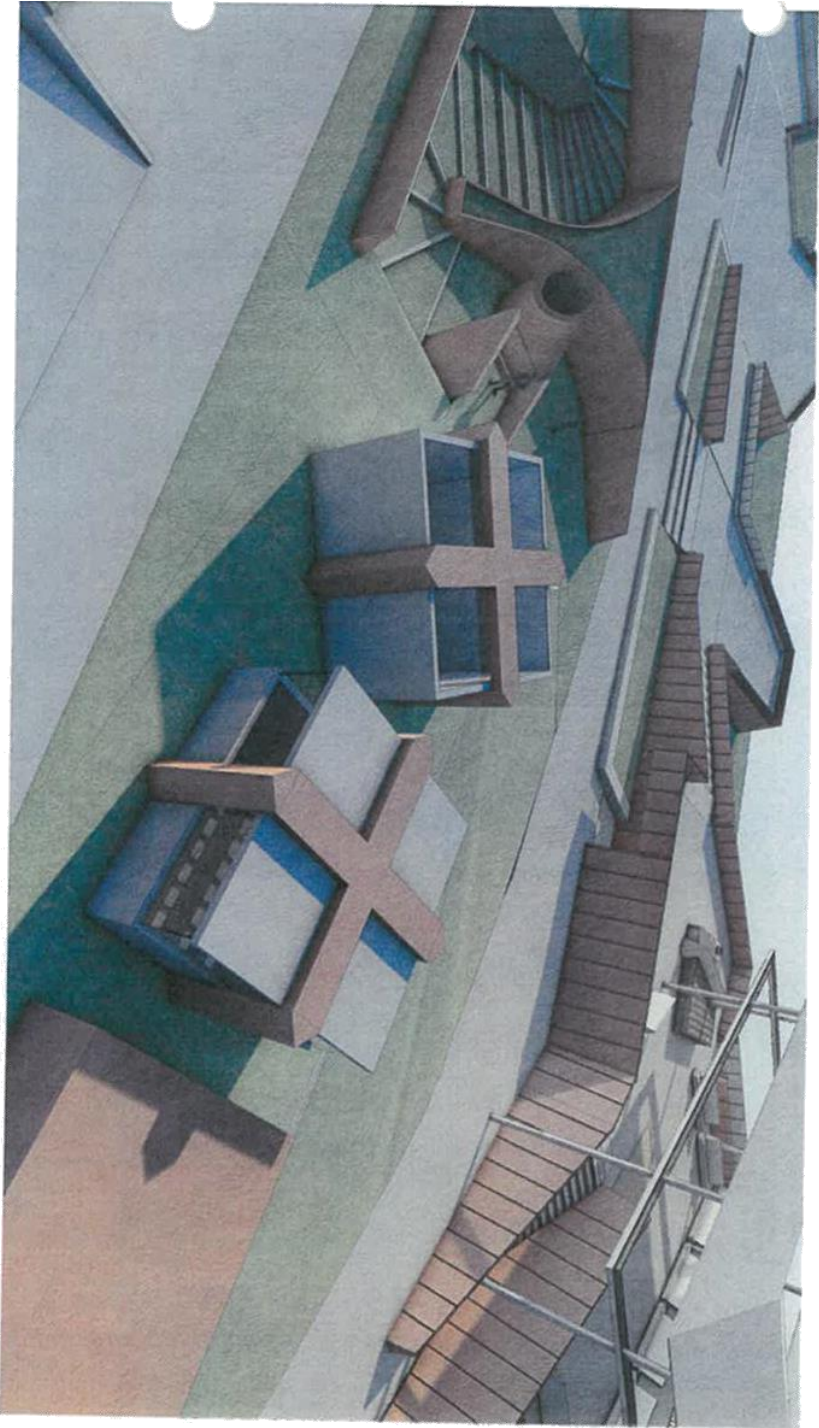
APPLICATION No. 17-344

PLAN No. P1

DATE RECEIVED 24/11/17

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REVISIONS		DATE	
1. Initial Design		20/08/2017	

QUALITY ASSURANCE	
This report is subject to the following conditions: ☐ The design is not to be used for any other purpose. ☐ The design is not to be used for any other purpose. ☐ The design is not to be used for any other purpose.	

NOTES	
Check and verify all dimensions, levels, and construction details. The design shall be used in accordance with the following conditions: ☐ The design is not to be used for any other purpose. ☐ The design is not to be used for any other purpose. ☐ The design is not to be used for any other purpose.	

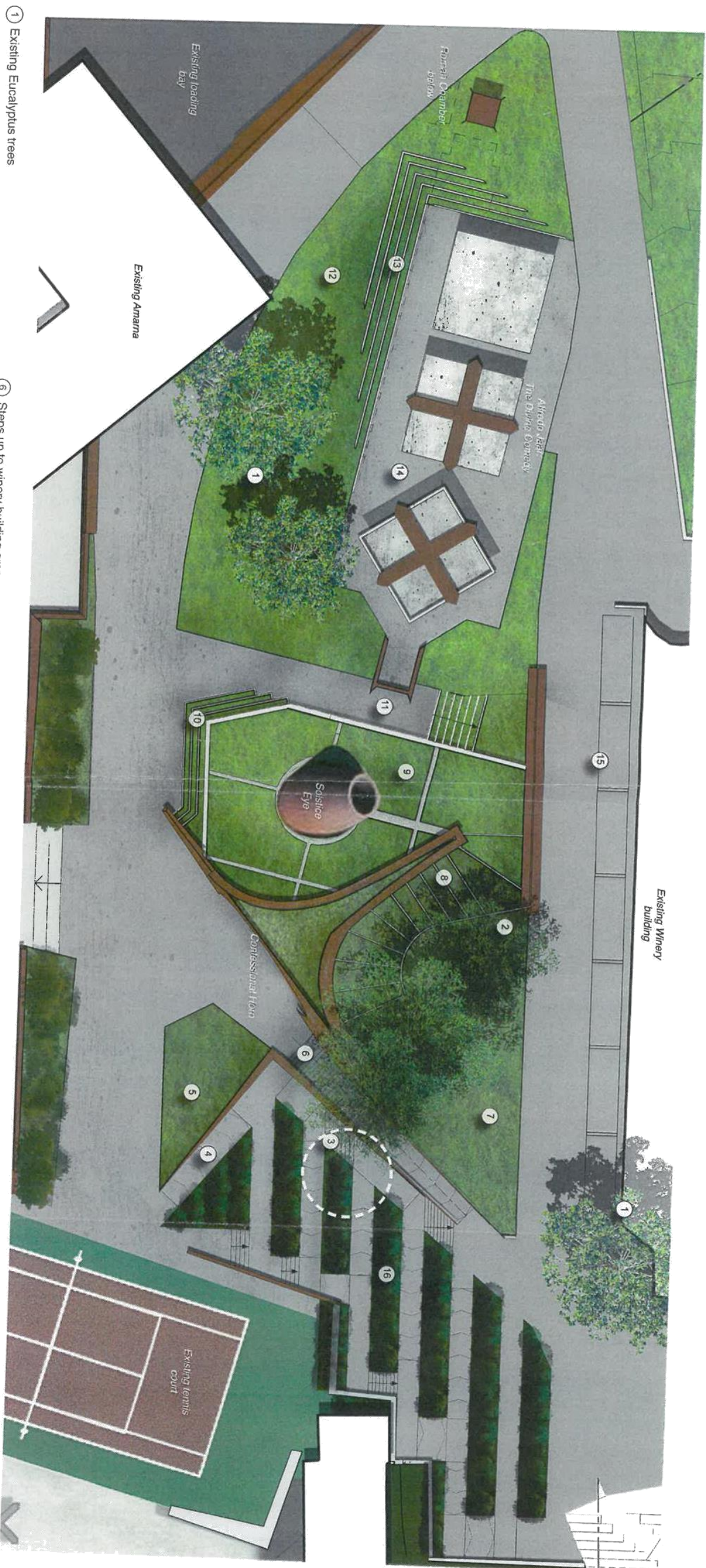
SCALE	
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PROJECT	
MOMA TURRELL GANZFELD 655 Main Road, Berriedale Municipal Council, 7714	

COMMENTS	
3D VIEWS	

FENDER KATSAIDIS ARCHITECTS	
2 RIVERSIDE QUAY, SYDNEY 02 9596 3888 WWW.FENDERKATSAIDIS.COM	

DEVELOPMENT APPROVAL	
CA401	



- ① Existing Eucalyptus trees
- ② Retain 3 x pine trees
- ③ Remove 1 x pine tree
- ④ DDA compliant ramping and steps. Ramps separated by series of ** hedging, arrayed over a series of different levels. Refer to Fender Katsalidis drawings for levels
- ⑤ Sloping turf surface
- ⑥ Steps up to winery building area
- ⑦ Turf surface
- ⑧ Sculptural steps leading down behind Confessional Horn. Turf surface with concrete edging
- ⑨ Solstice roof, turf surface, traffic-able by pedestrians
- ⑩ Turf steps leading up of pavement area, concrete edging to steps
- ⑪ DDA compliant pathway leading to doorway to Alfredo Jaar 'The Divine Comedy' installation
- ⑫ Sloping turf surface surround to Alfredo Jaar 'The Divine Comedy' installation
- ⑬ Turf steps with concrete edge
- ⑭ Hard paved surface surround to Alfredo Jaar 'The Divine Comedy' installation
- ⑮ DDA compliant car parks
- ⑯ Photinia robusta hedge

Note: Drawing to be read in conjunction with Fender Katsalidis architectural plans

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Solstice Chamber Landscape Plan

Prepared for Mona as part of Solstice Chamber Development Application October 2017

1:200 @ A2





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-344	Council notice date	21/12/2017
TasWater details			
TasWater Reference No.	TWDA 2017/02029-GCC	Date of response	21/12/2017
TasWater Contact	Paul Clark	Phone No.	(03) 6237 8259
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	651-655 MAIN RD, BERRIEDALE	Property ID (PID)	2250425
Description of development	Solstice Chamber - The Confessional		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
J.M.P. – Fender Katsalidis Architects	Site Plan/DA001	-	21/09/2017
J.M.P. – Fender Katsalidis Architects	B2 Plan/DA103	-	21/09/2017
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 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.			
TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit http://www.taswater.com.au/News/Outages---Alerts for a current list of these areas.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			

Appendix B



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

PLANNING REF: PLN-17-344
THC WORKS REF: 5504
REGISTERED PLACE NO: 7088 & 7089
FILE NO: 06-99-22THC
APPLICANT: Ireneinc Planning
DATE: 29 March 2018

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place: 651-655 Main Road, Berriedale
Proposed Works: Additions to museum, tree removal.

Under section 39(6)(b) of the *Historic Cultural Heritage Act 1995*, the Heritage Council gives notice that it consents to the discretionary permit being granted in accordance with Development application PLN-17-344 subject to the following condition:

- 1. Works within the Tree Protection Zone (TPZ), of the Monterey Pines (*Pinus Radiata*) identified on the landscaping plan to be retained, must be undertaken under the supervision of an attendant suitably qualified project arborist. The project arborist must ensure that all works within the TPZ will have negligible detrimental impact to the health of those trees.**

Reason for condition

To ensure that those trees are maintained as evidence of the former windbreak planted by Claudio Alcorso.

Advice

It is recommended that, in the interest of promoting the long term health of the remaining trees, those trees be monitored upon completion of works and have their health checked regularly as part of the management of the landscape.

Please contact Peter Coney on 1300 850 332 if you require clarification of any matters contained in this notice.

A handwritten signature in black ink, appearing to read 'Ian Boersma'.

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

56A Clydesdale Ave, Glenorchy



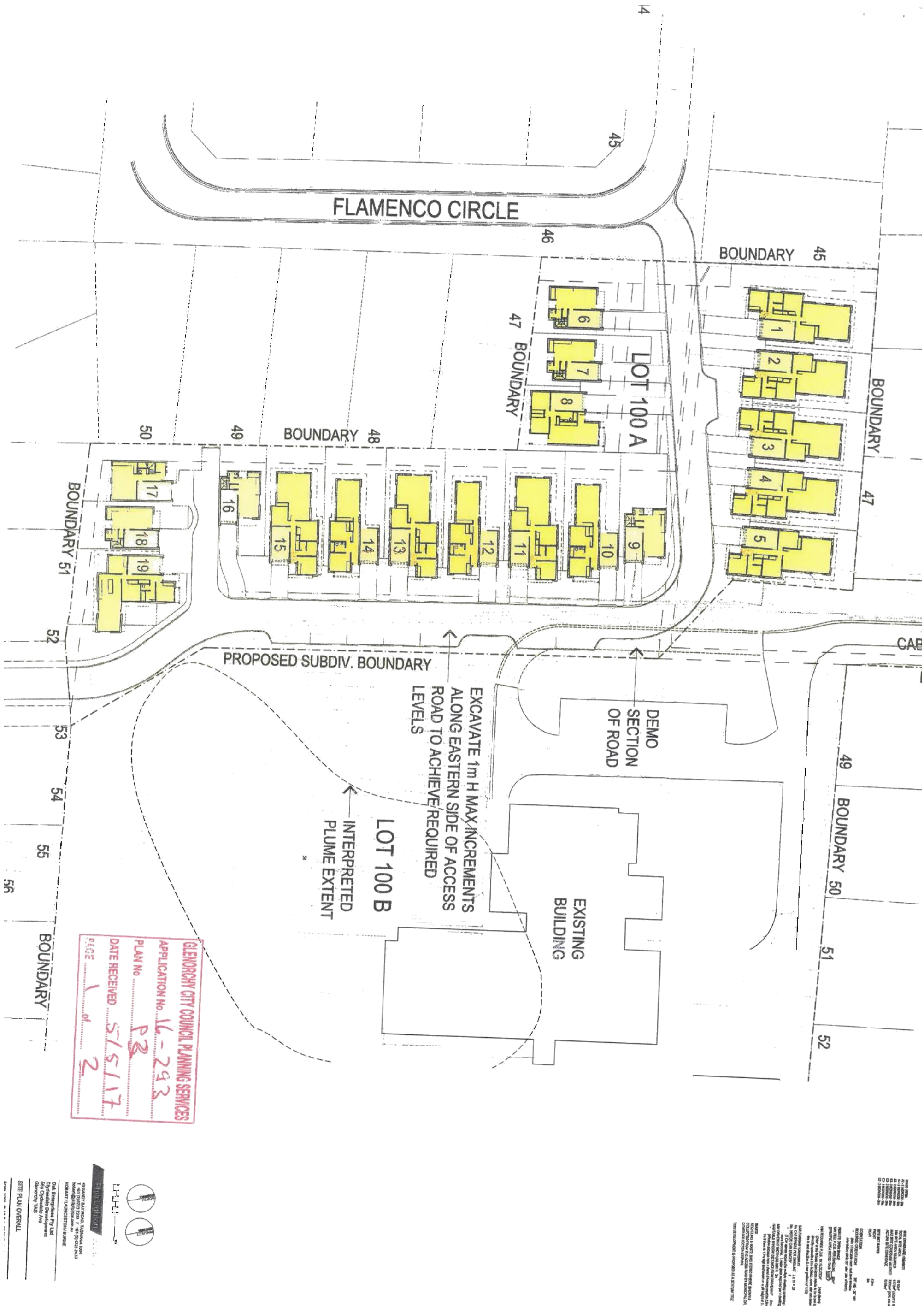


UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

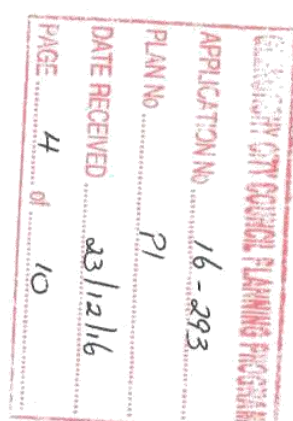


This plan has been prepared only for the purpose of obtaining preliminary residential approval from the local authority and is subject to that approval. Measurements and areas are subject to the final survey.

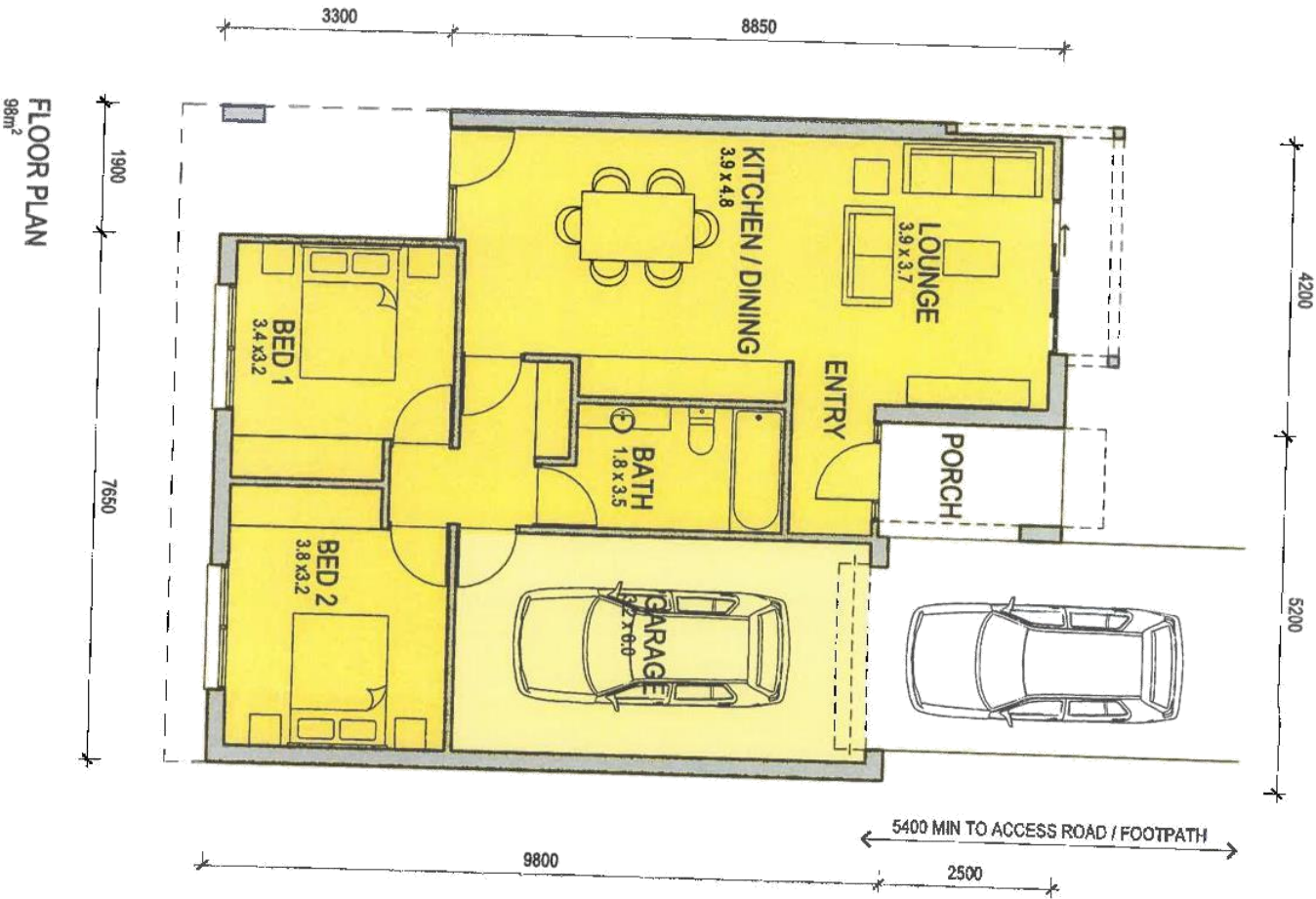
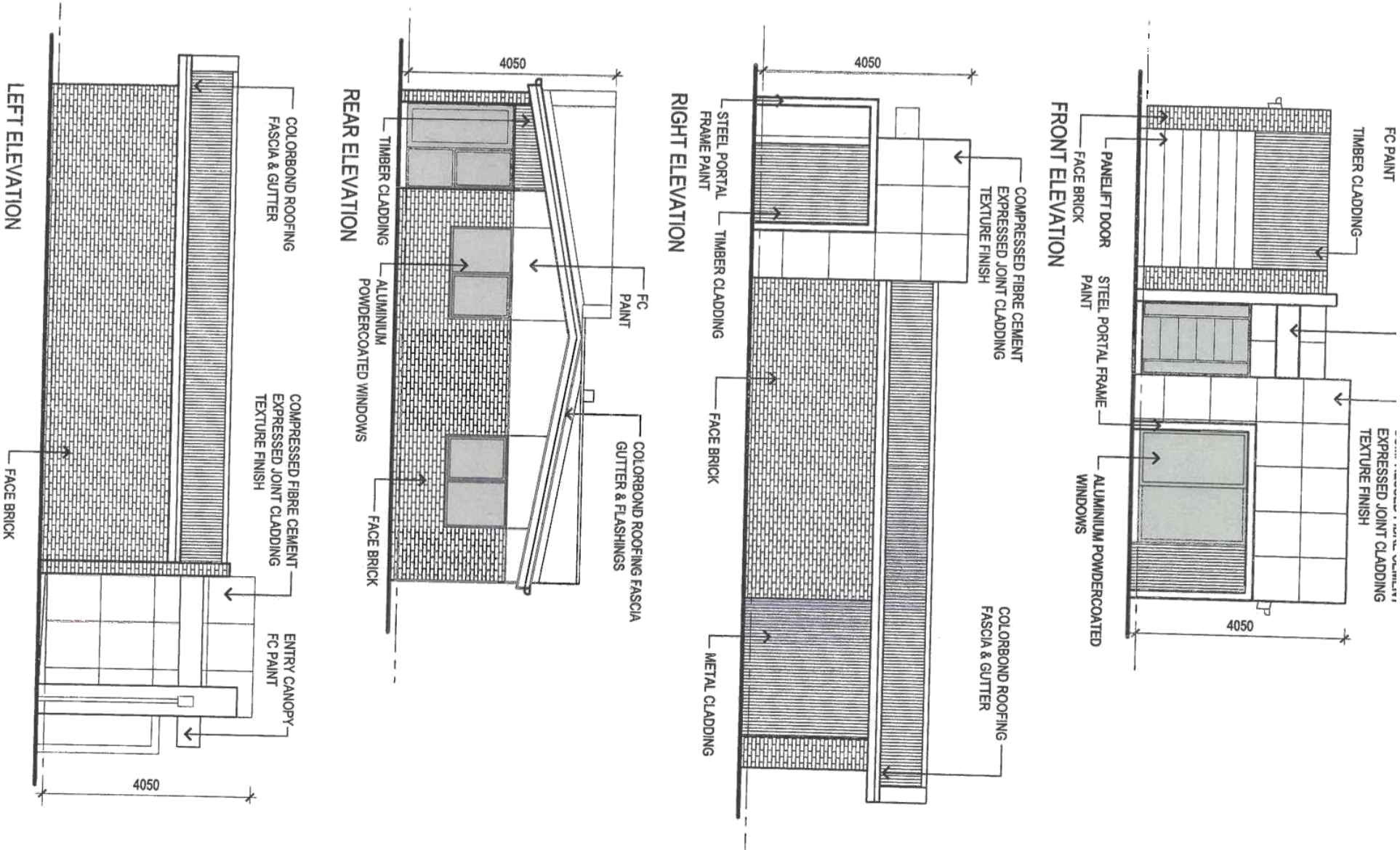
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Scale 1:250@A3 Date 13.12.16 Project 001.16159
Drawing No **DA02** Rev



GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 16-293
PLAN No P1
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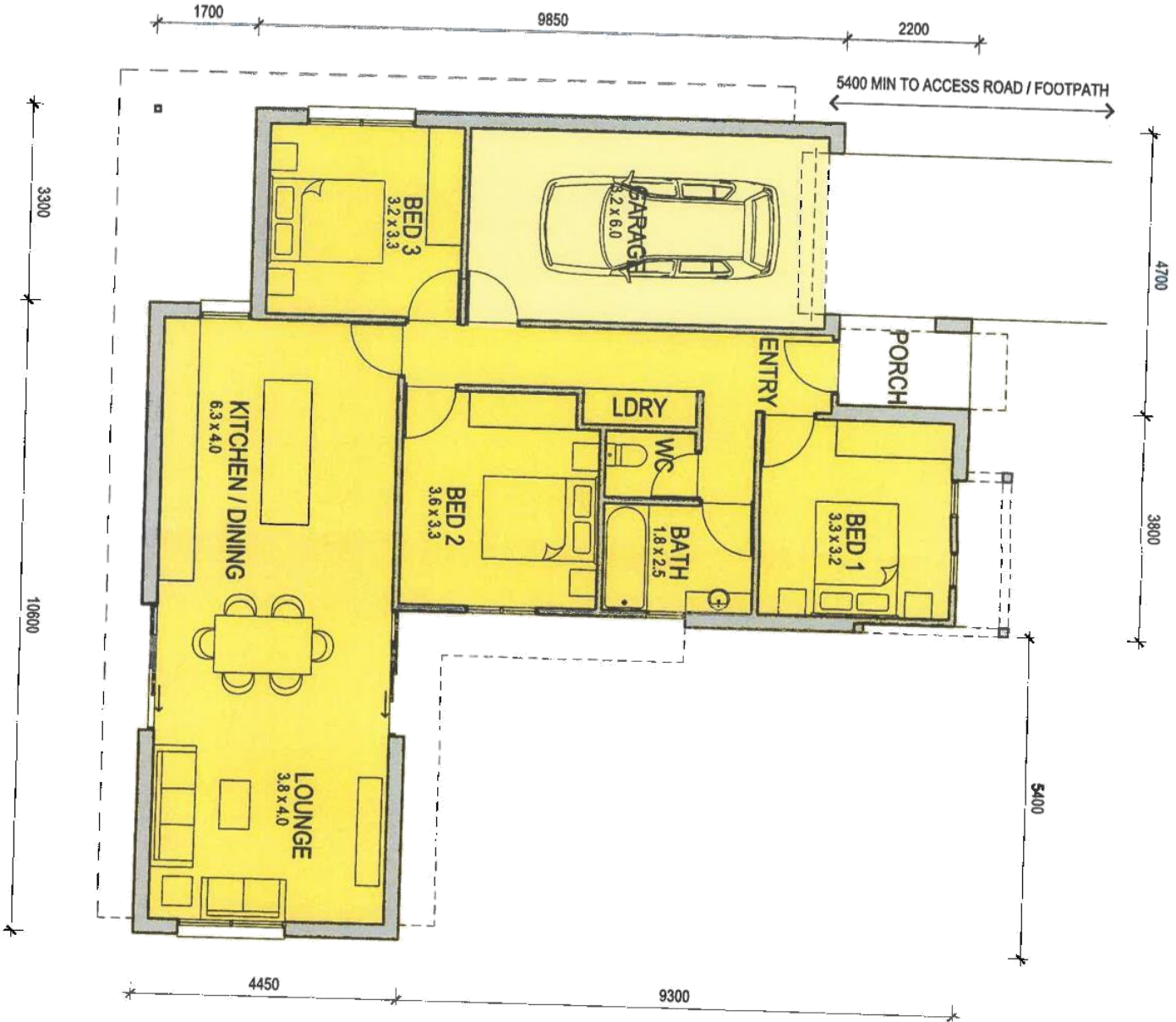
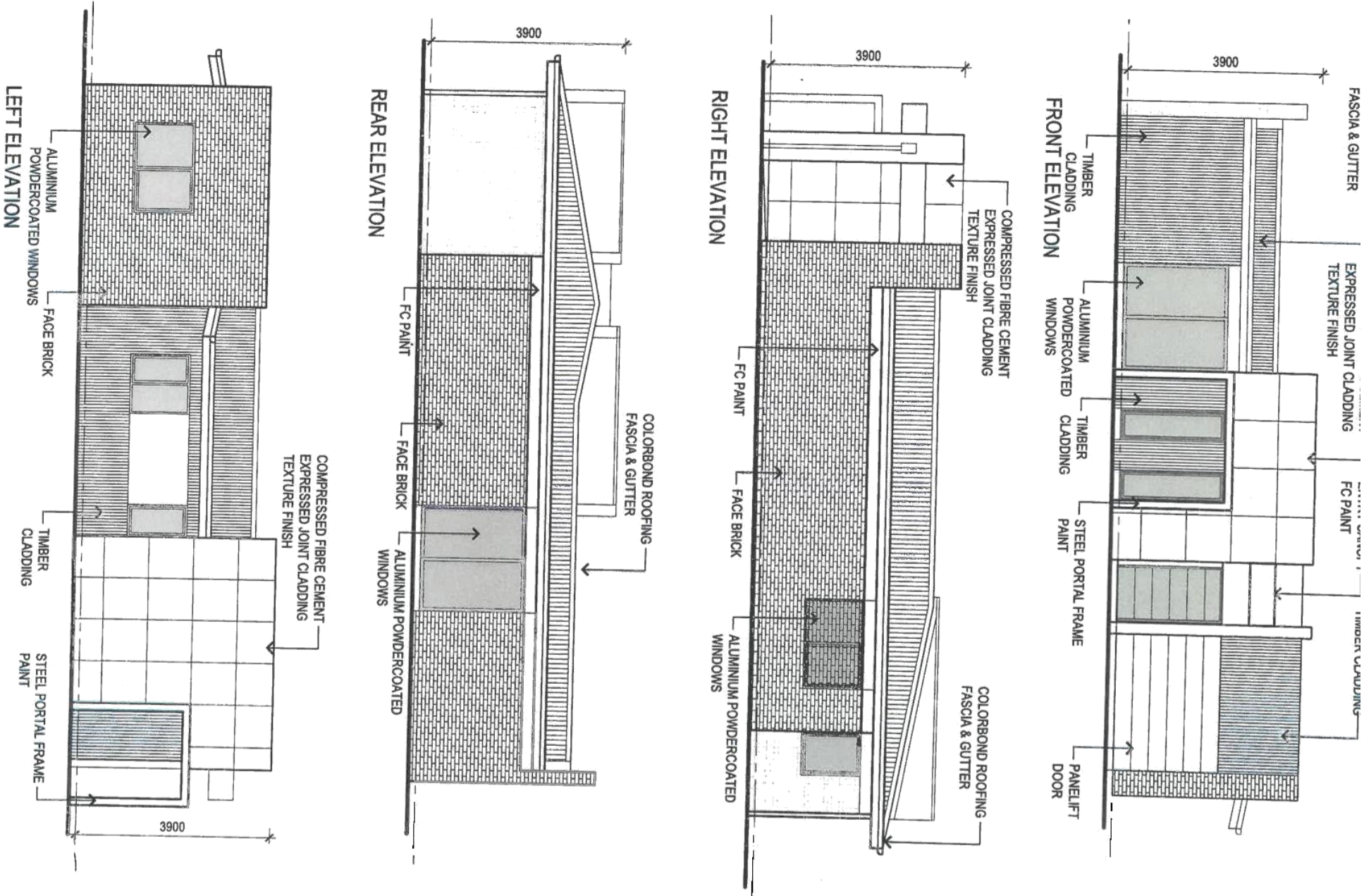
Philplighton Architects

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hobart@philplighton.com.au
Hobart / Launceston / Burnie

Oak Enterprises Pty Ltd
Clydesdale Development
56a Clydesdale Ave
Glenorchy TAS

TYPE A2 - FLOOR PLAN & ELEVATIONS

Scale 1:100@ A3 Date 13.12.16 Project 001.16159
Drawing No **PANA** Rev



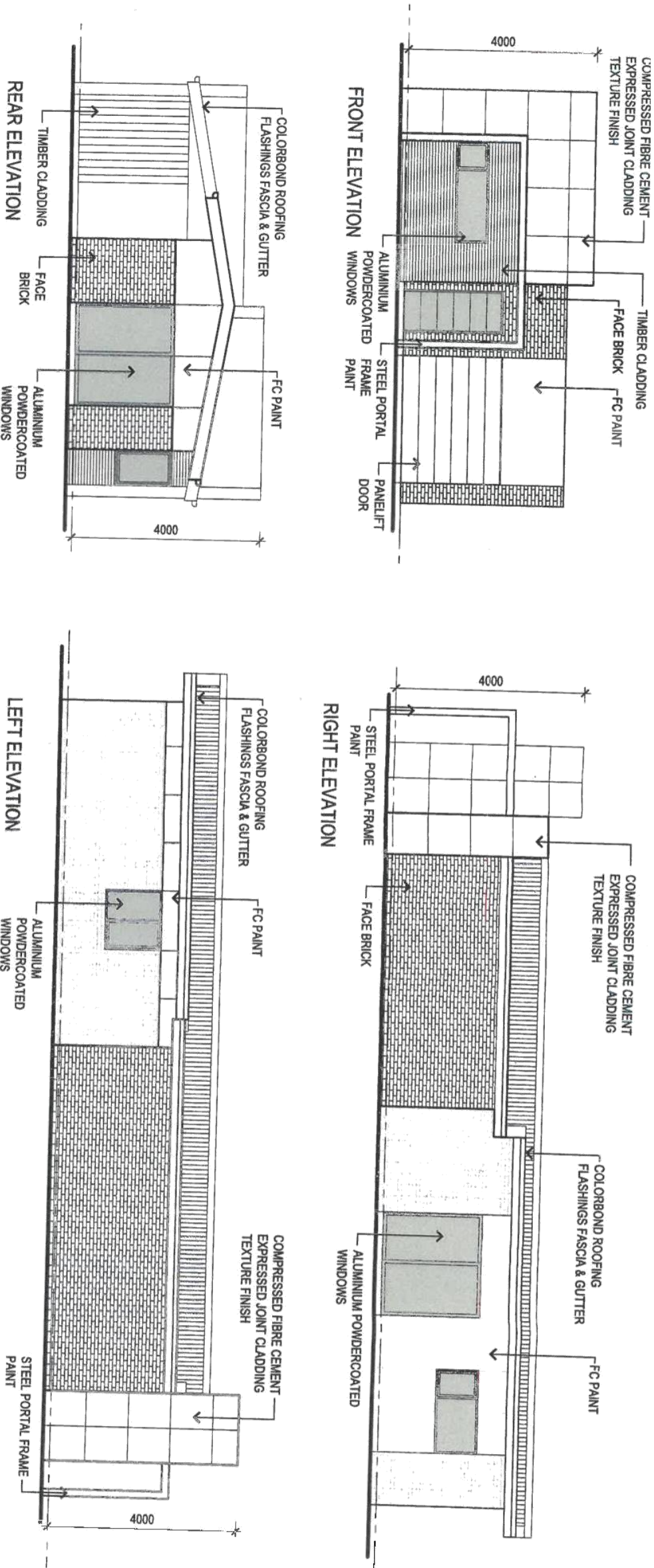
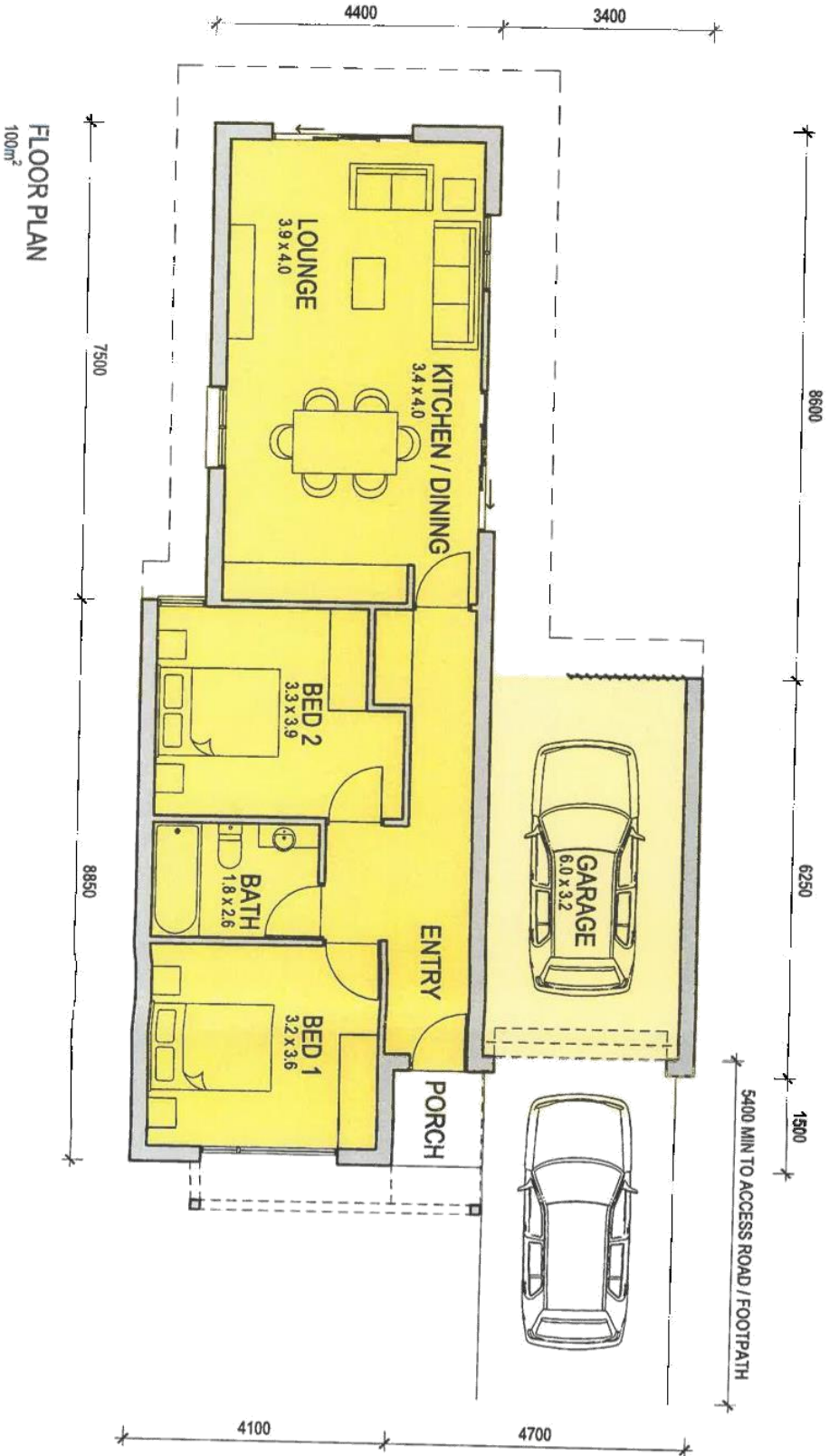
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APPLICATION No 16-293
PLAN No 91
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TYPE A3 - FLOOR PLAN & ELEVATIONS
Scale 1:100@ A3 Date 13.12.16 Project 001.16159
Drawing No DA05 Rev



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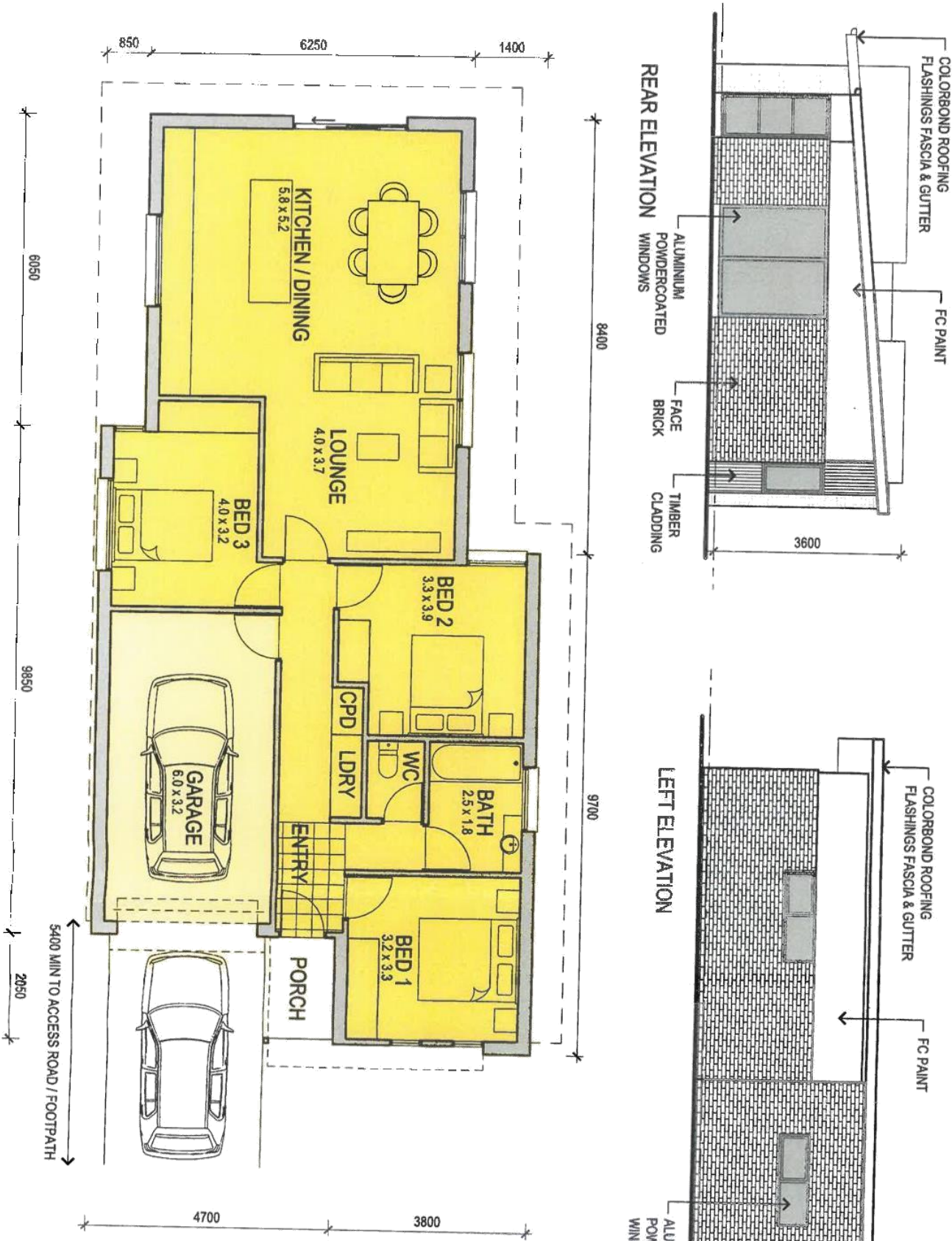
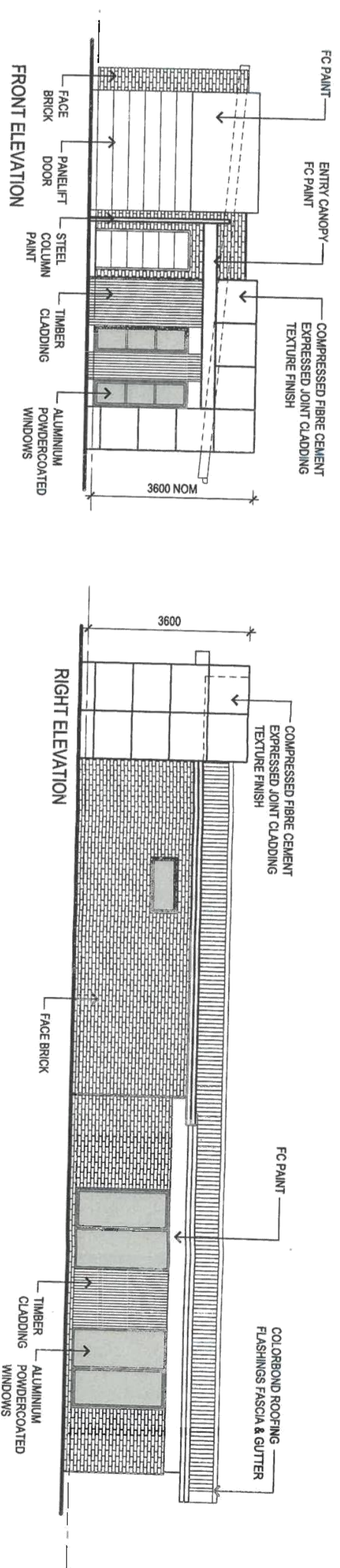
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Glenorchy TAS

TYPE B2 - FLOOR PLAN & ELEVATIONS

Scale 1:100@ A3 Date 13.12.16 Project 001.16159
Drawing No **DA06** Rev

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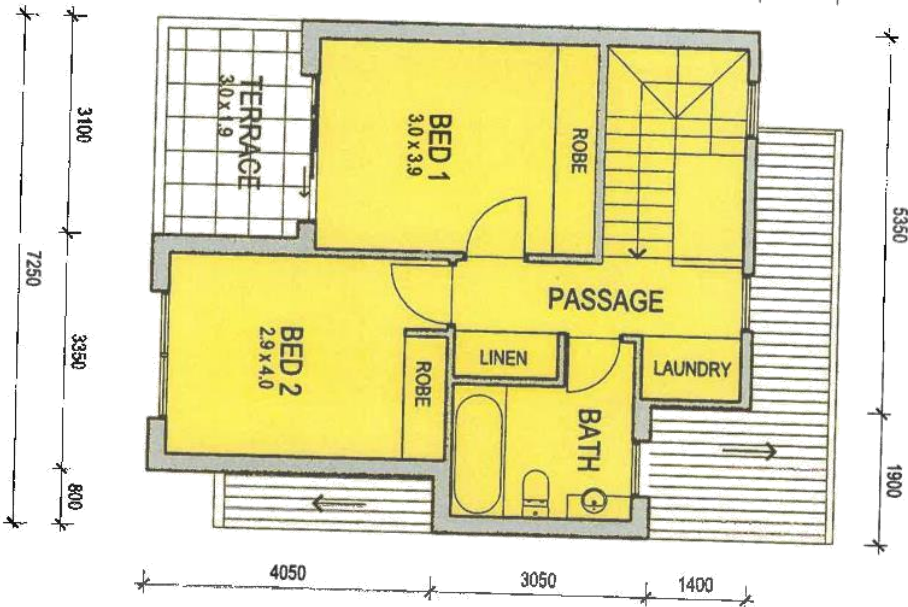
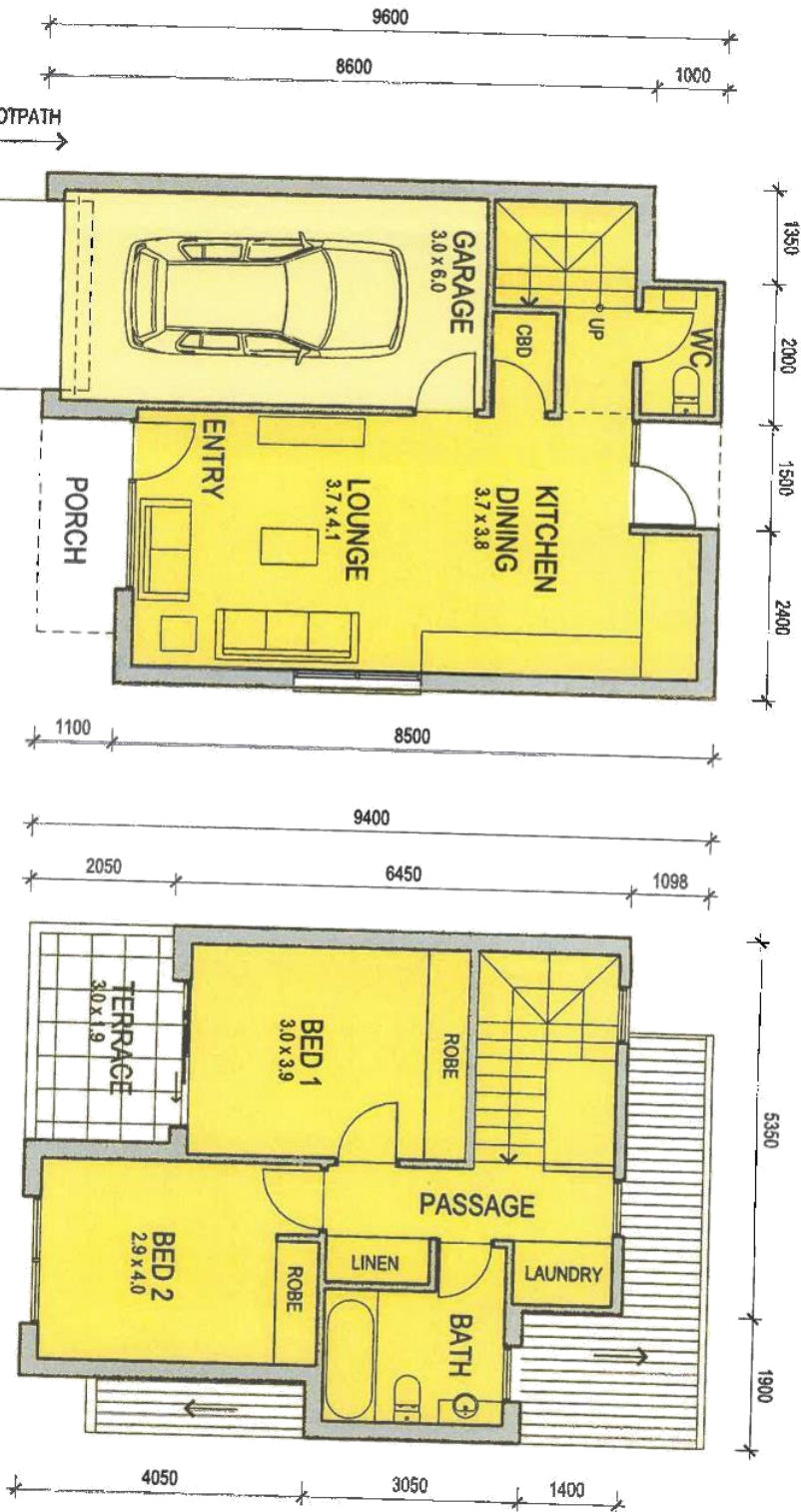
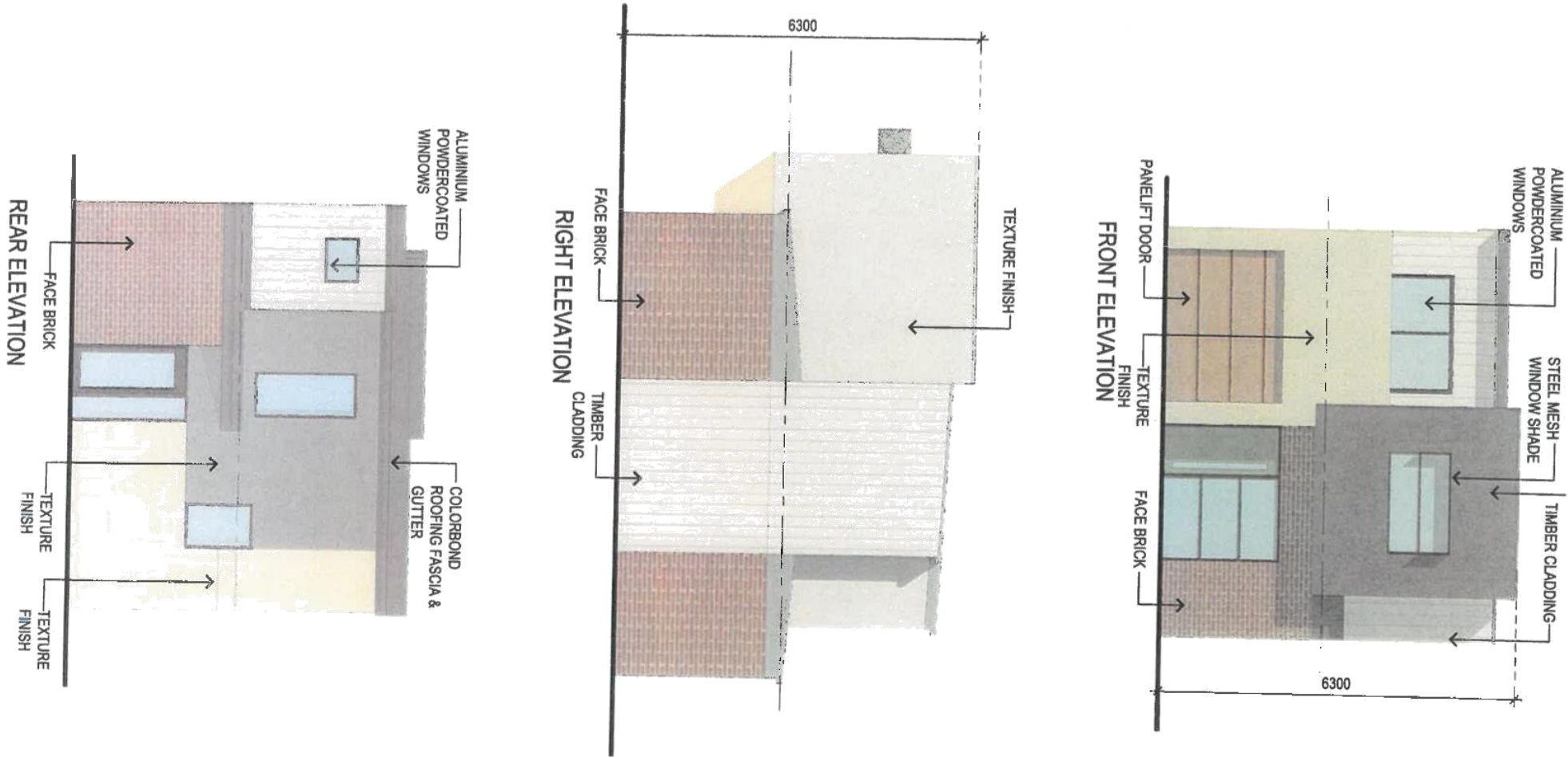
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TYPE B3 - FLOOR PLAN & ELEVATIONS
Scale 1:100 @ A3 Date 13.12.16 Project 001.16159
Drawing No DA07 Rev



GLASGOW CITY COUNCIL PLANNING PROPOSAL

APPLICATION No. 16-293

PLAN No. P1

DATE RECEIVED 23/12/16

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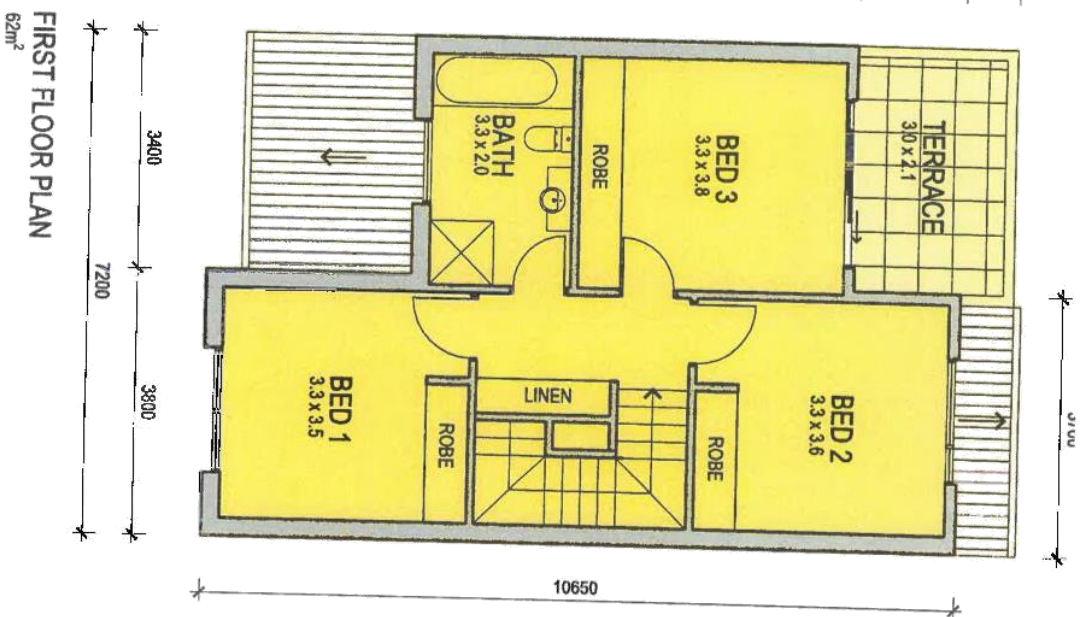
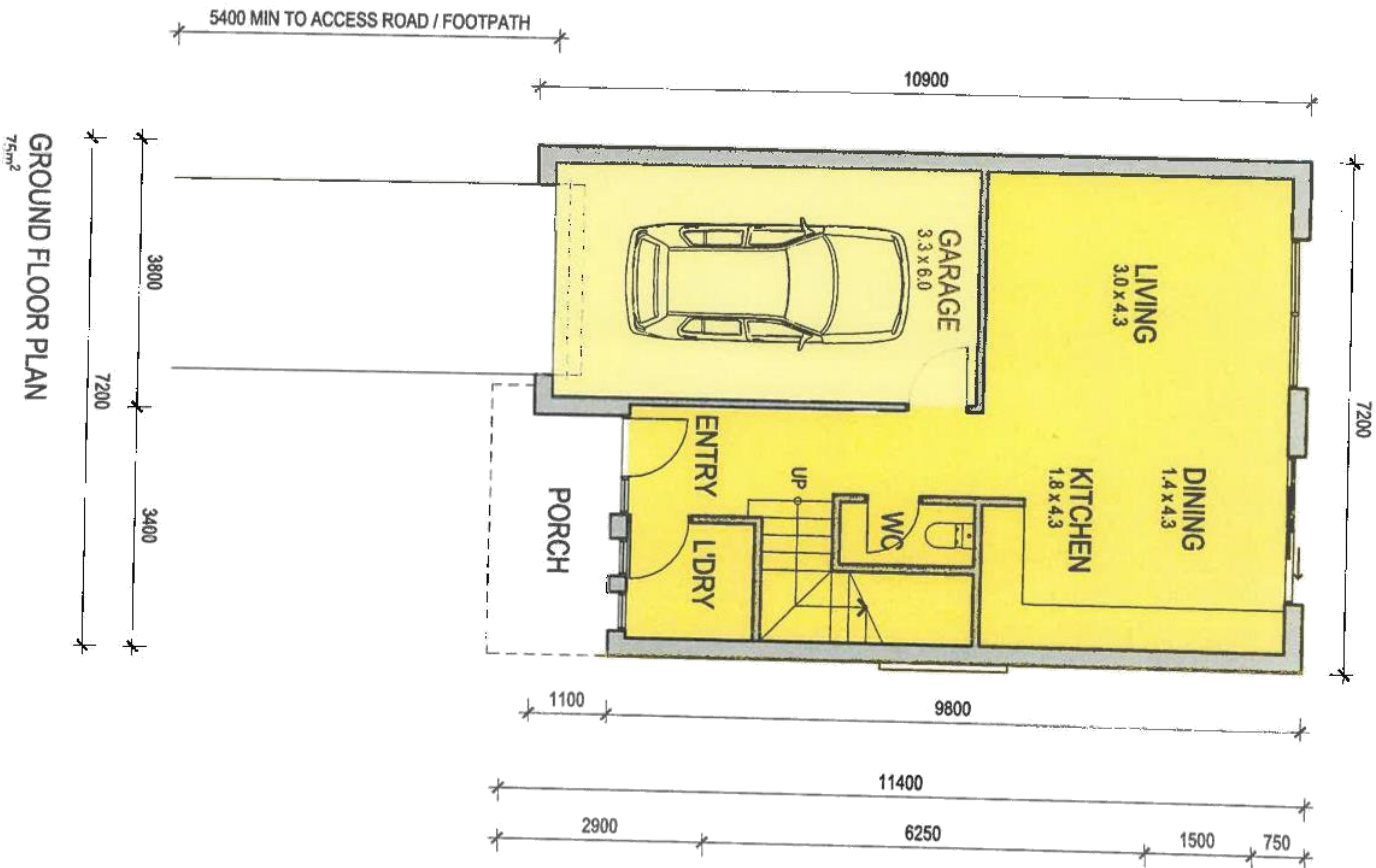
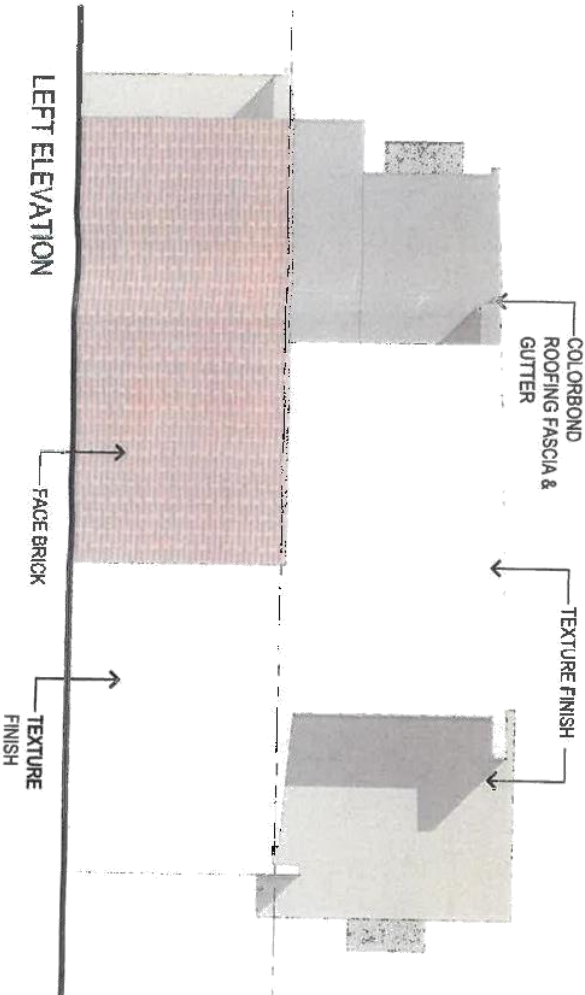
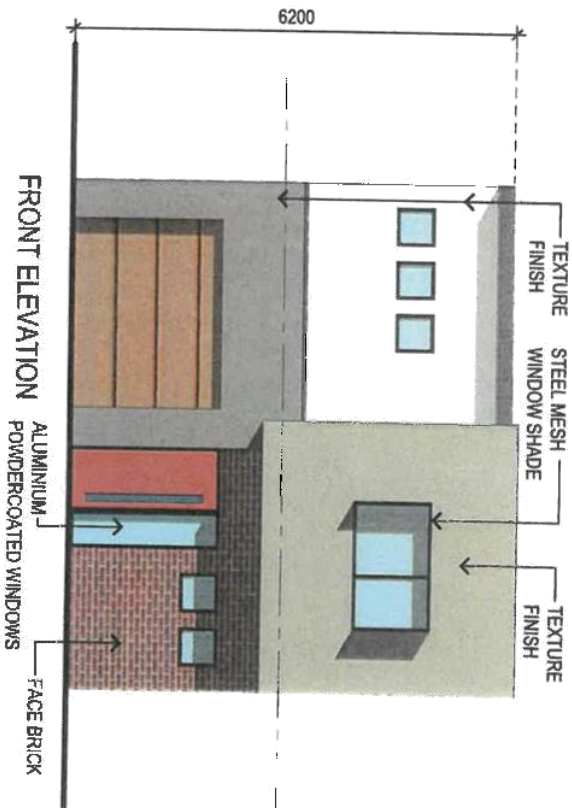
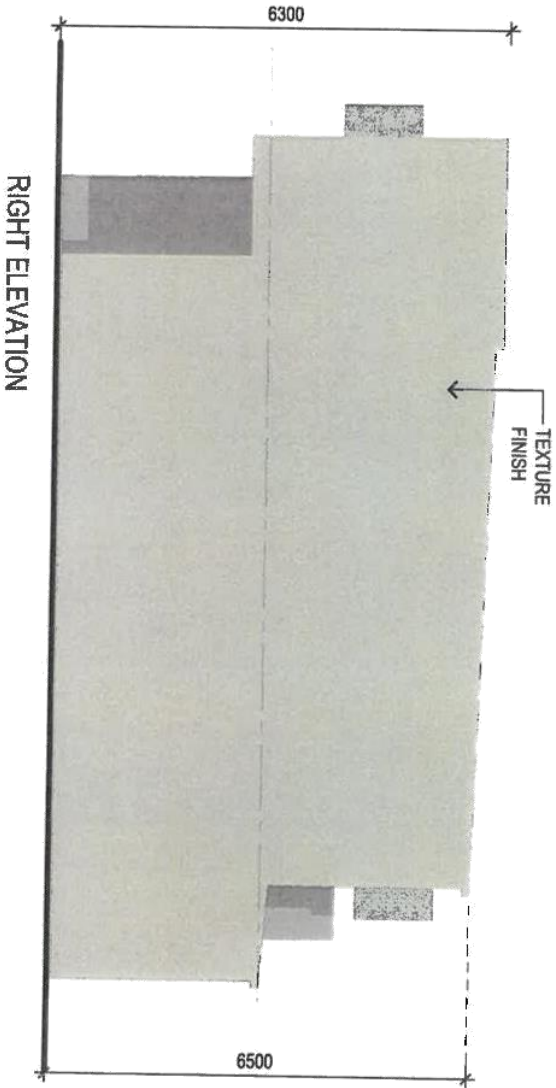
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TYPE C2 / D2 - FLOOR PLAN & ELEVATIONS

Scale 1:100@ A3 Date 13.12.16 Project 001.16159
Drawing No **DA08** Rev



GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. 16-293

PLAN NO. P1

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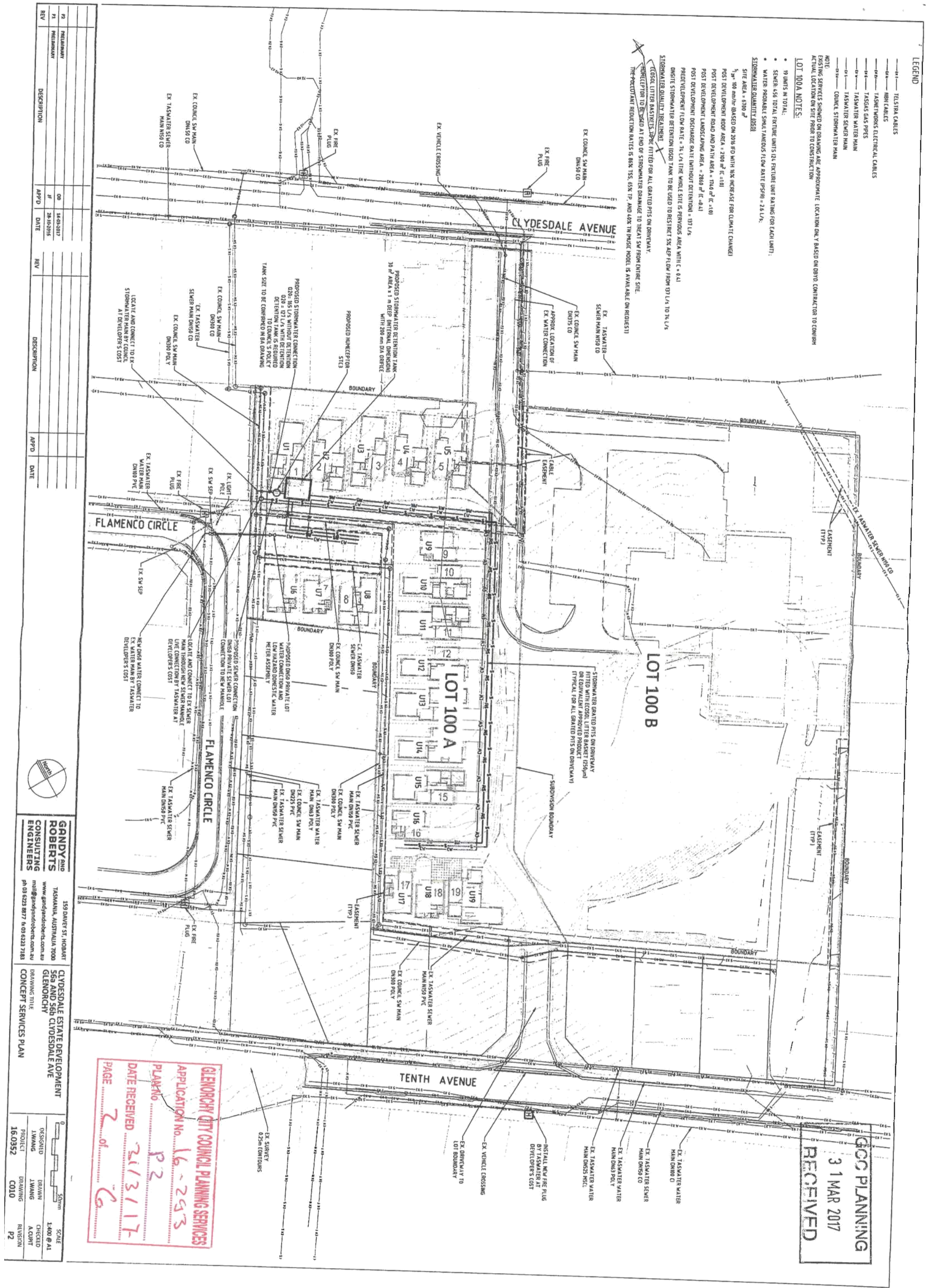
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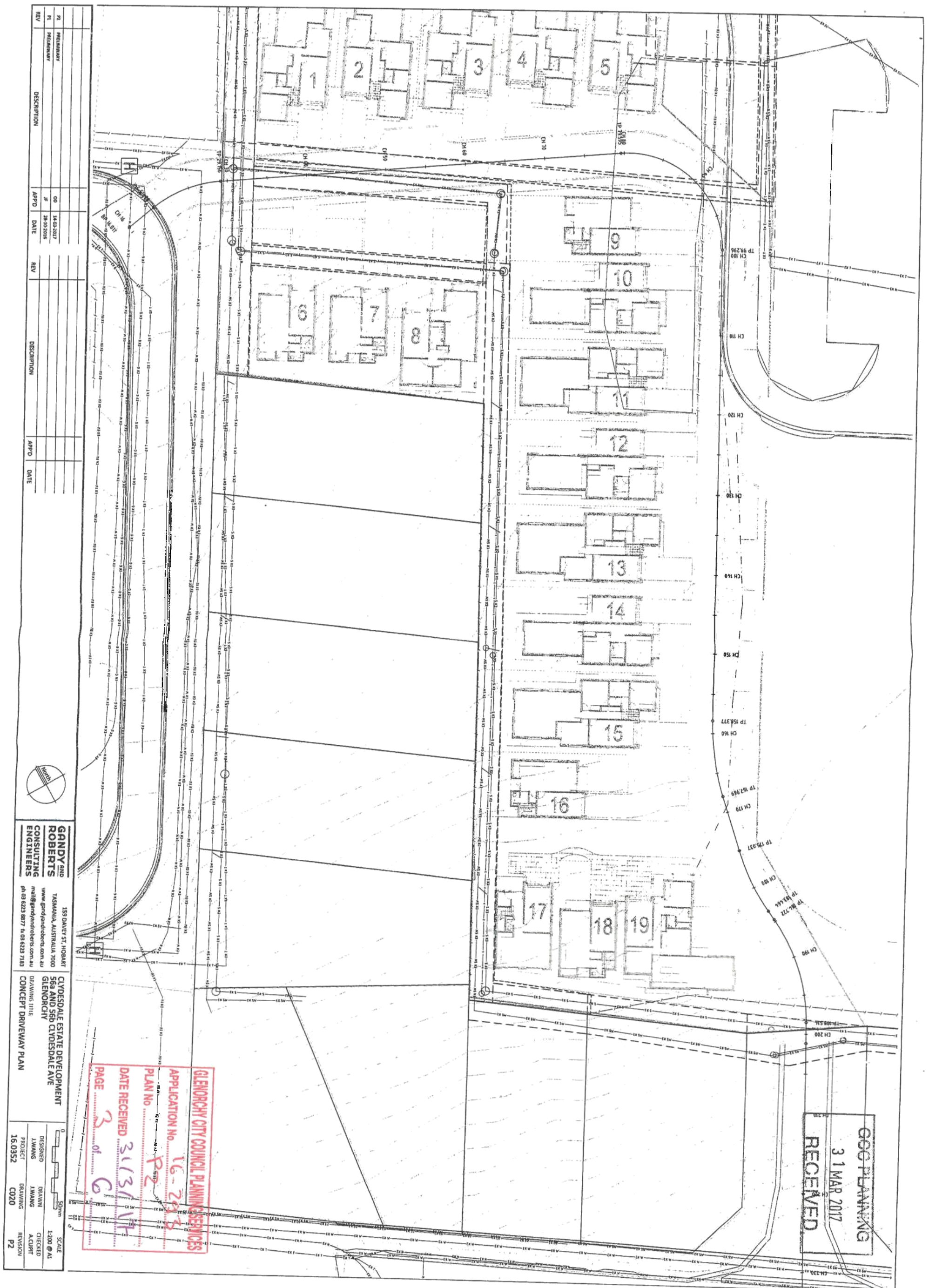
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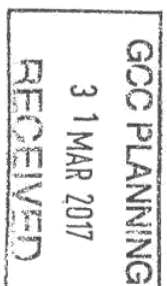
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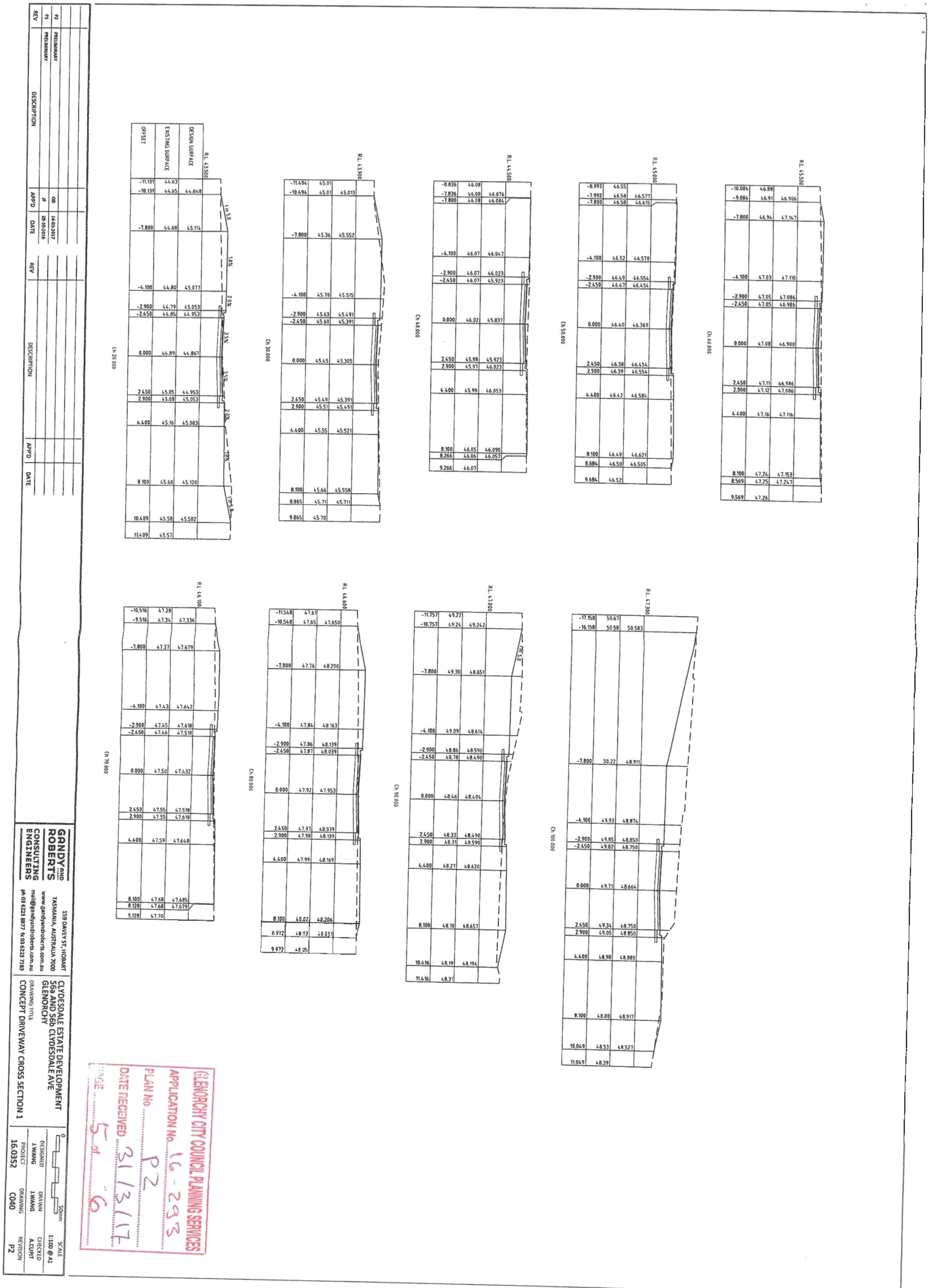


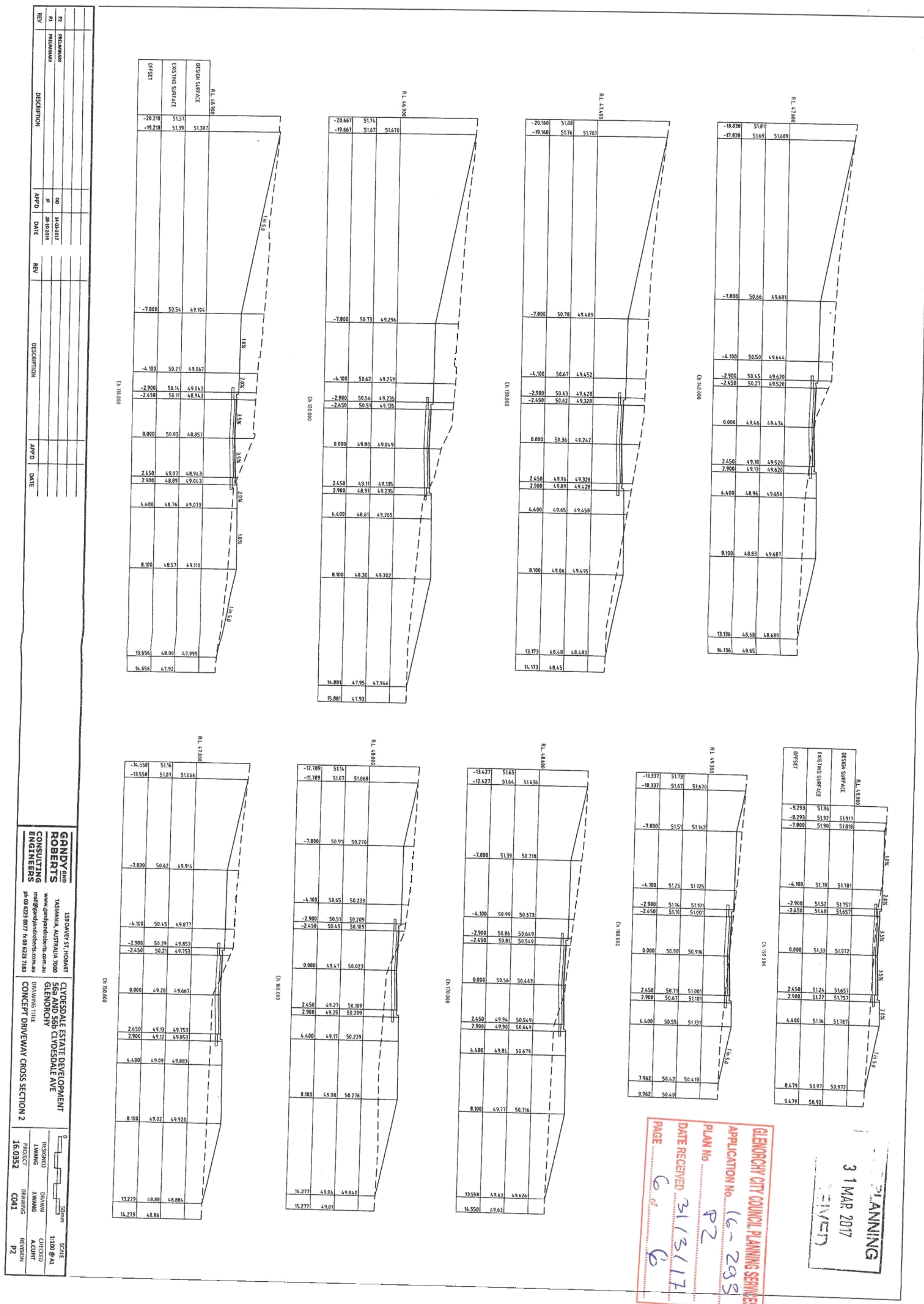


DESIGNED J.WANG	DRAWN J.WANG	CHECKED A.CUPIT
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GLENCOURT CITY COUNCIL PLANNING SERVICES
APPLICATION No. 16-293
PLAN No. P2
DATE RECEIVED 31/3/17
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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-293	Council notice date	20/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00091-GCC	Date of response	7 Feb 2017
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	56A CLYDESDALE AVE, GLENORCHY	Property ID (PID)	3288636
Description of development	1 Lot Subdivision & 19 Dwelling Units		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Gandy and Roberts	Concept Services Plan (Drg C010)	P1	28-10-2016
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:			
HYDRANT, CONNECTIONS, METERING & BACKFLOW			
- The new Fire Plug shown on the Concept Serviced Plan in Tenth Avenue must be installed by TasWater at the Developer's cost. - A suitably sized water supply with metered 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. - 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			
- 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 two metres of TasWater infrastructure. 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; - Existing pipe depth and proposed finished surface levels over the pipe; - 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.

DEVELOPMENT ASSESSMENT FEES

5. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater, as follows:
- \$644.73 for development assessment; and
 - The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

TasWater Consent to Register is not required to seal the subdivision.

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>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

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