

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 16 MAY 2016



TABLE OF CONTENTS:

PLANNING

- 5. Proposed Use and Development - Additions to Existing Dance Studio (Sports and Recreation) - 1A Bosco Drive, Glenorchy**
1: Attachment - 1A Bosco Drive3

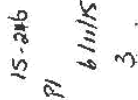
- 6. Proposed Use and Development - Demolition, Multiple Dwellings (2 New and 1 Existing) within 40M of a Listed Watercourse Requiring Variations to the Standards of the Inner Residential Zone, The Parking and Access Code, The Waterway and Coastal Protection Code and the Inundation Prone Area Code - 44 Grove Road, Glenorchy**
1: Attachment - 44 Grove Road.....8

- 7. Proposed Use and Development - Boundary Adjustment, Adhesion of Titles and Five Multiple Dwelling Units (Residential) Relying on Performance Criteria - 5 Beakley Drive, Glenorchy - 70 Kenbrae Avenue, Glenorchy - 7 Beakley Drive, Glenorchy and 9 Beakley Drive, Glenorchy**
1: Attachment - Beakley Drive23

8. Proposed Use and Development - Residential (Multiple Dwellings) Relying on Performance Criteria - 356A Brooker Highway, Moonah

1: Attachment - 356A Brooker Highway39





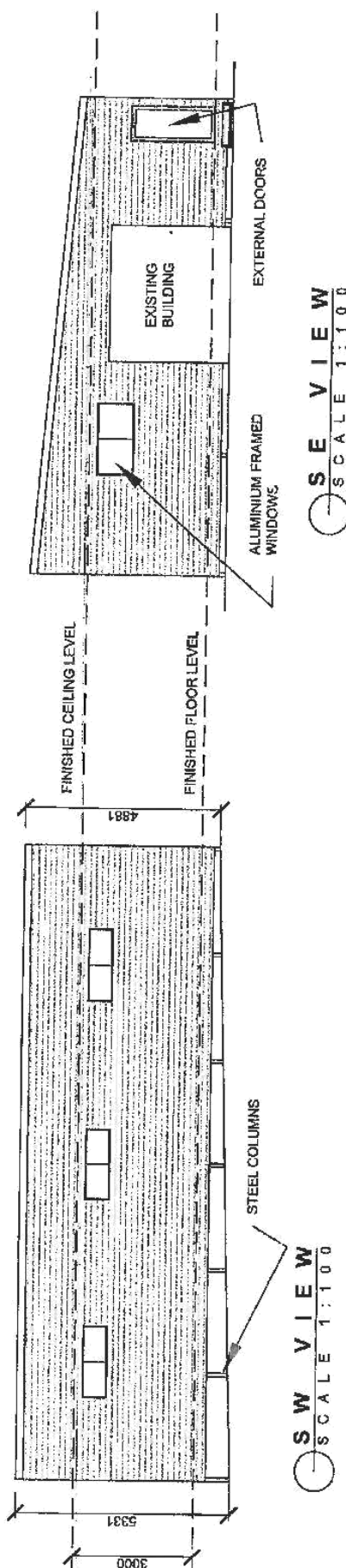
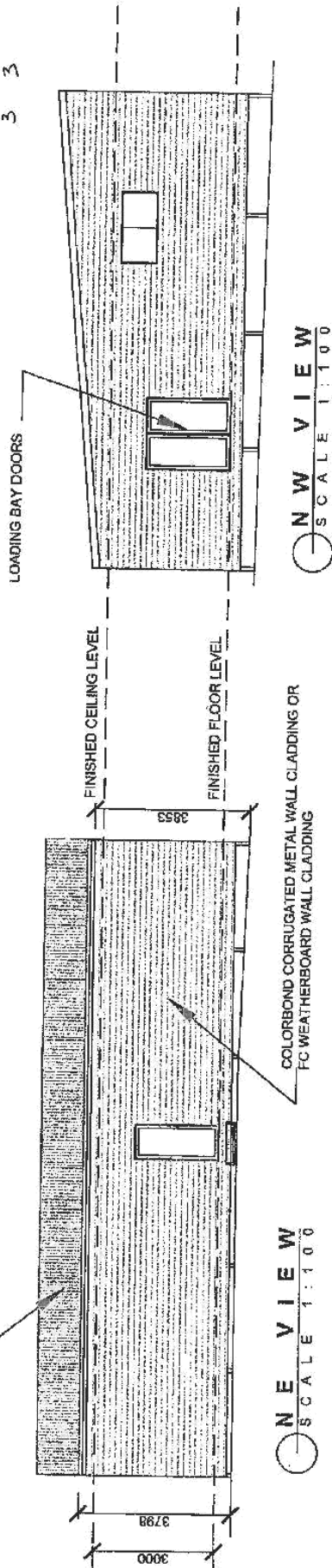


15-246
PI
6/11/15
2 3

SKIZZE buliding design ZE	22 New Town Road New Town, P 8328 7164 Accreditation Number: 00445	Proposed: Dance Studio Client: M & J Evans	JOB: 15068 Sheet : 3 of 4	Revisions: Drawn: RV Date: October 2015 @ Issue Date: 08Nov15	
	1 A BOSCO DRIVE GLENORCHY				

15-246
9' 6 11/15
3 3

COLORBOND CORRUGATED METAL ROOF SHEETING



SKIZZE building design 88 New Town Road New Town NSW 1560 Phone: 02 9322 7762 Fax: 02 9322 7763 Email: info@skizze.com.au Website: www.skizze.com.au	Proposed: Dance Studio Client: M & J Evans At: 1A BOSCO DRIVE GLENORCHY	JOB: 15068 Sheet: 4 of 4	Revisions: Drawn: RV Date: October 2015 @ Issue Date 05Nov15
	THE DOCUMENT IS AN UNCONTROLLED COPY. IT IS THE USER'S RESPONSIBILITY TO ENSURE THAT THEY ARE USING THE LATEST VERSION OF THE DOCUMENT. ANY CHANGES TO THE DOCUMENT WILL BE NOTIFIED BY A REVISION.		
	THIS DOCUMENT IS AN UNCONTROLLED COPY. IT IS THE USER'S RESPONSIBILITY TO ENSURE THAT THEY ARE USING THE LATEST VERSION OF THE DOCUMENT. ANY CHANGES TO THE DOCUMENT WILL BE NOTIFIED BY A REVISION.		
	THIS DOCUMENT IS AN UNCONTROLLED COPY. IT IS THE USER'S RESPONSIBILITY TO ENSURE THAT THEY ARE USING THE LATEST VERSION OF THE DOCUMENT. ANY CHANGES TO THE DOCUMENT WILL BE NOTIFIED BY A REVISION.		



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-246	Council notice date	11/11/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01797-GCC	Date of response	19/11/2015
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1A BOSCO DR, GLENORCHY	Property ID (PID)	7354397
Description of development	Additions to a dance studio		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Skizze Building Design	15068 2 of 4		Oct 2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Nil			
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

44 Grove Road, Glenorchy

Item:



WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Tasmania Pty Ltd
ABN 96 125 632 897

01: (C) SITE PLAN
01a: (C) MANOEUVRING PLAN
01b: (B) CONCEPT DRAINAGE PLAN
02: (C) UNIT 2 FLOOR PLAN
03: (C) UNIT 2 ELEVATIONS
04: (B) UNIT 3 FLOOR PLAN
05: (B) UNIT 3 ELEVATIONS

GLENDORCH CITY COUNCIL PLANNING PROGRAM
APPLICATION No. PLN-15-168
PLAN No. P3
DATE RECEIVED 24/03/2016
PAGE 1 of 12

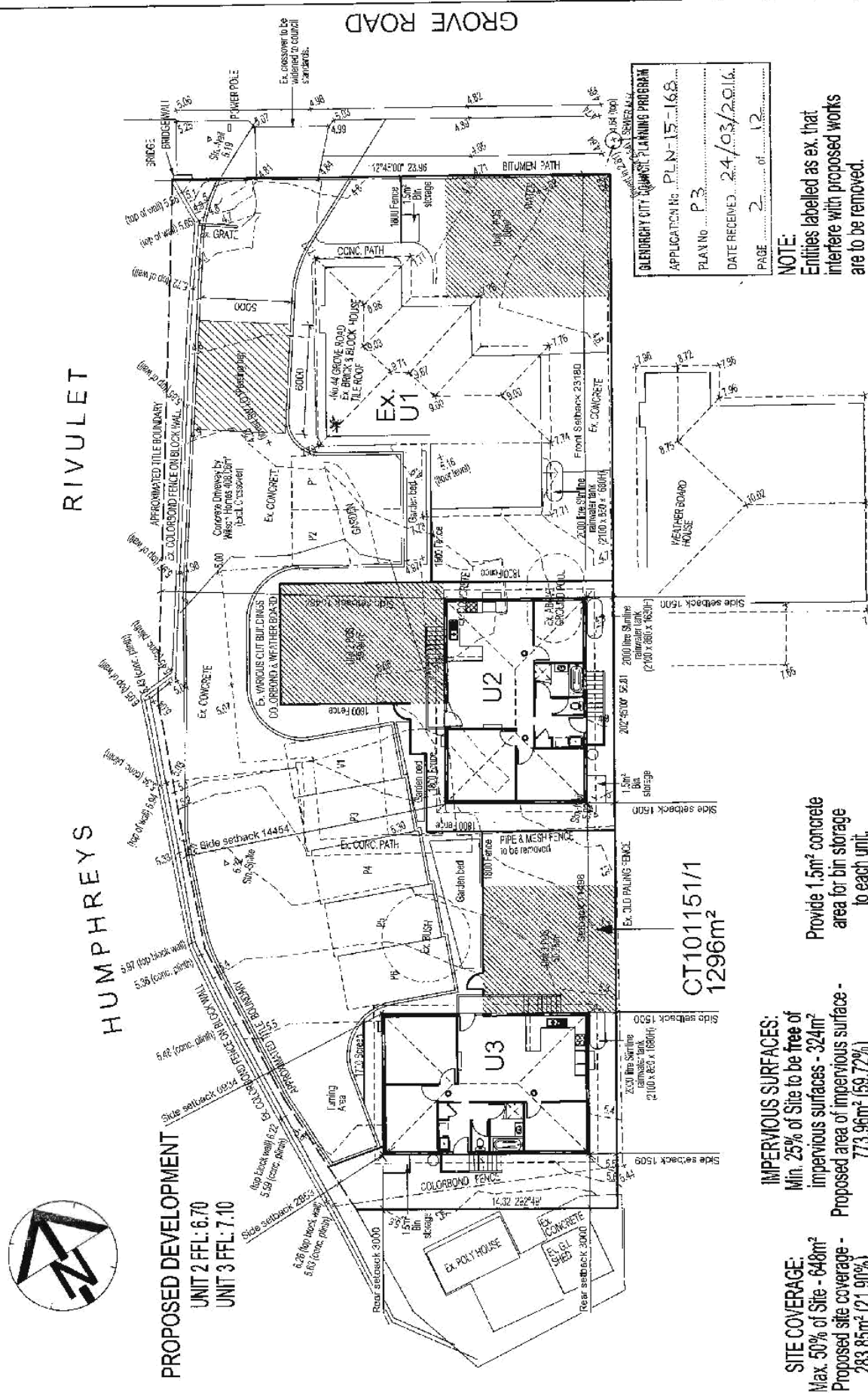
COVER SHEET		WH-8620
Drawn	Sheet	
Date	10 July 2016	
Scale	N/A	
		00/05
		WILSON HOMES © 2016

TITLE REFERENCE:	CT101151M
UNIT 2 FLOOR AREAS:	88.34m ²
UNIT 2 PORCH/DECK AREAS:	9.96m ²
UNIT 3 FLOOR AREAS:	68.34m ²
UNIT 3 PORCH/DECK AREAS:	8.9m ²
UNIT 3 PORCH/DECK AREAS:	8.9m ²
WIND SPEED:	NZ
SOIL CLASSIFICATION:	Refer to Report
CLIMATE ZONE:	7
CERTIFIED B.A.I.	EXEMPT
DESIGNED B.A.I.	EXEMPT

Client / Project info:
PROPOSED MANAGER & WRITING DEVELOPMENT
Lot 1, 44 Grove Road,
GLENMORCHY

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
VIC 3068
Ph: (3) 6231 4122
Fax: (3) 6231 4166
Email: info@anotherperspective.com.au

C	Add 06-18AM(DG) to Unit 2 Ball & change 21-19M(DS) to 04-19M(DG), change W6-F1 - Unit 2 to be Queue	04/09/2016 Unit 2 Electrical	RJ	ST
B	Add privacy screening to both units, show Concept Drainage plans with reference to Caruly & Roberts stormwater report.	01-05, 8 Electrical	RJ	CK
A	Reise FFL for unit will as requested, show Randomed polystyrene cladding in lieu of brick veneer, add 69ozd SSI/SF panels under both units and waterproofing, & extend porch to accommodate FF changes, make internal walls cut to fit up difference between 2'00 wall thickness, show 9'-0" x 10'000 parking bay & ramp at rear of building, add 7'-0" x 10'-0" concrete ramp from carpark to building, change 21-12SW to 21-12SM, Unit 2 - Relined Ball & window to North wall, change Base F1 window to be Q4-18CW & add same to East wall, change 21-12SW to 21-12SBW to be 18'-0" deep, have all height in area FT00 above Turning area, change 21-12SW in E42RM to 21-BFW Causeway	01-05, Electrical & Plumbing	RL	ST
D	DA Plan Set	01-05	ST	CK



NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current Building Code of Australia
- Dimensions to take accordance *over* scale. Do not scale from these drawings.

C	Change as per contract sheet	16 Mar '96	R/	ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN	Designer:
B	Changes as per contract sheet	16 Mar '96	R/	ACC. MD. C22041 PLC (03) 5331 4222	
A	Changes as per contract sheet	11 Feb '96	R/	PC (03) 5331 4366 Engrg.	

Client / Project Info:

Int'l. 44 Grove Road,
GLENCROBY

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes International Pty Ltd
NEW 51 CMLN 873

SITE PLAN

Drawn	ST	WH-8920
Date	13 July 2015	Sheet
Scale	1:220	01/05

HUMPHREYS



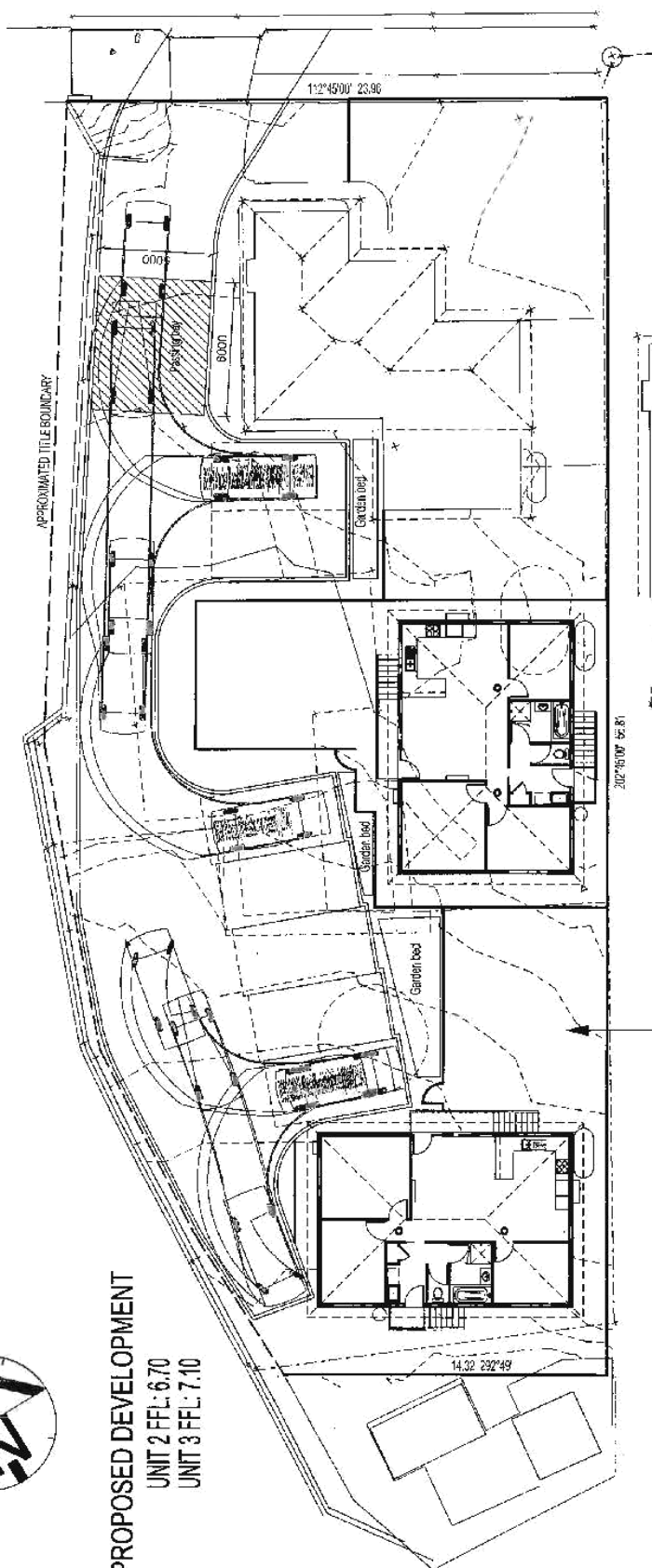
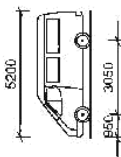
PROPOSED DEVELOPMENT

UNIT 2 FFL: 6.70

UNIT 3 FFL: 7.10

RIVULET

APPROXIMATED TITLE BOUNDARY

CT101151/1
1296m²

B89 Vehicle (Realistic min radius) (2005)

Overall Length 5.200m
Overall Width 1.950m
Overall Body Height 2.200m
Min Body Ground Clearance 0.312m
Track Width 1.800m
Lock to Lock Time 4.00s
Curb to Curb Turning Radius 6.250m

* Manoeuvring has been achieved using standard 10° Manoeuvring offsets.

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. P.L.N.-15-168
PLAN NO. P3
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PAGE 3 of 12

WILSON HOMES MULTI-AWARD WINNING BUILDERS A Division of Wilson Homes (Dependent Pty Ltd) 44 Grove Road GLENORCHY				Client / Project Info: PROPOSED MANSE & WRIGHT DEVELOPMENT Lot 1, 44 Grove Road GLENORCHY			
				Designer: ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOWN ACT 2044 A/C NO. G0224H P.O. NO. S21 4122 P.O. NO. S21 4105 Email: info@anotherperspective.com.au			
Changes as per cover sheet C		18 Mar 16 RJ		Date 18 Mar 16		No. / Amendment	
Changes as per cover sheet B		10 Mar 16 RJ		Date 10 Mar 16		No. / Amendment	
Changes as per cover sheet A		11 Feb 16 RJ		Date 11 Feb 16		No. / Amendment	

NOTES

- Refer to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current Building Code of Australia.
- Dimensions to take measurements over walls.
- Do not scale from these drawings.

MANOEUVRING PLAN

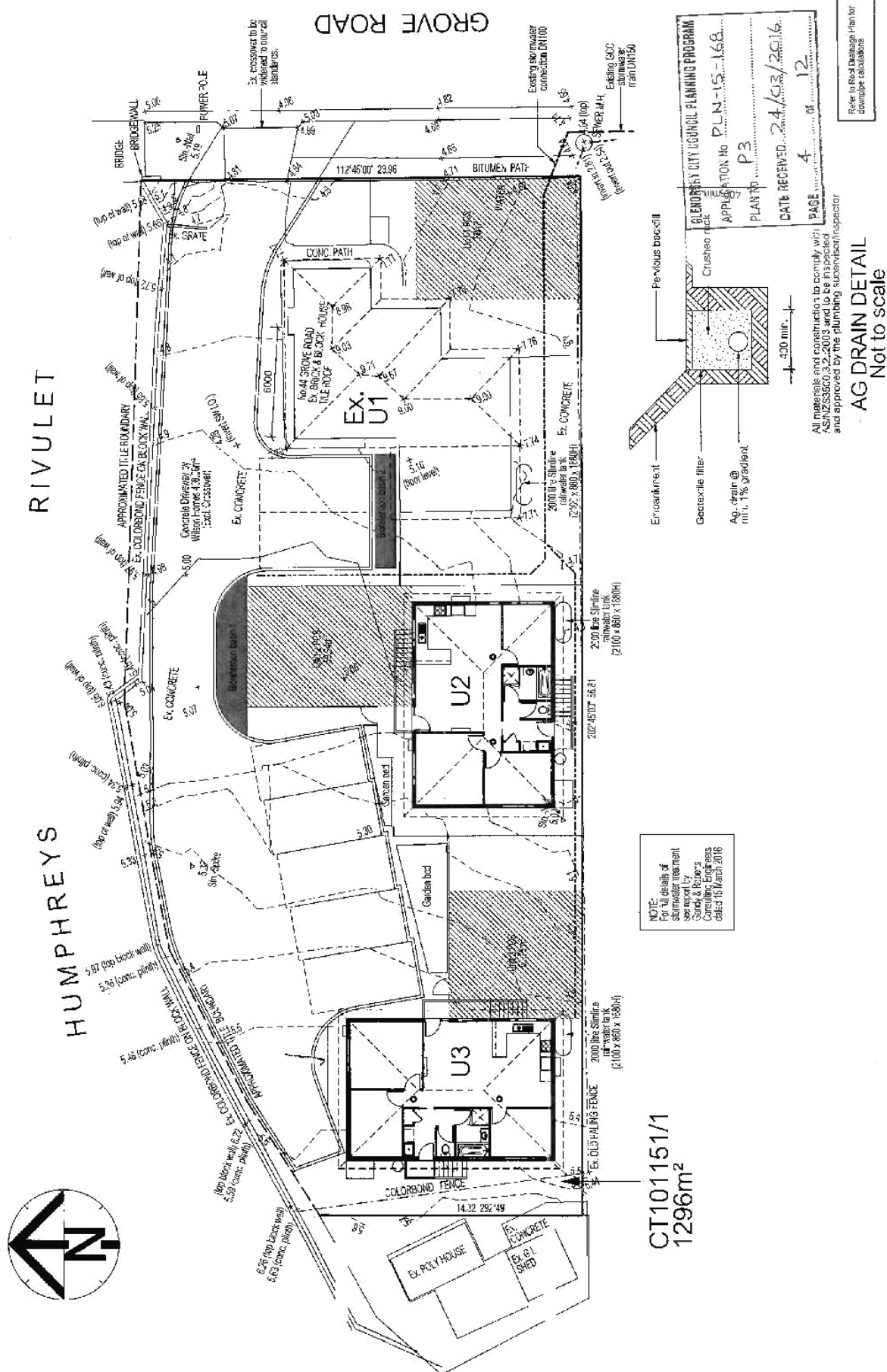
Drawn ST WH8820

Date 13 July 2015

Scale 1:200

Wilson Homes © 2015

01a/05



CONCEPT DRAINAGE PLAN			
Drawn	R. WILSON	Scale	1:100
Date	16 March 2016	Sheet	01b/05
Scale	1:100	Author	WILSON HOMES © 2015

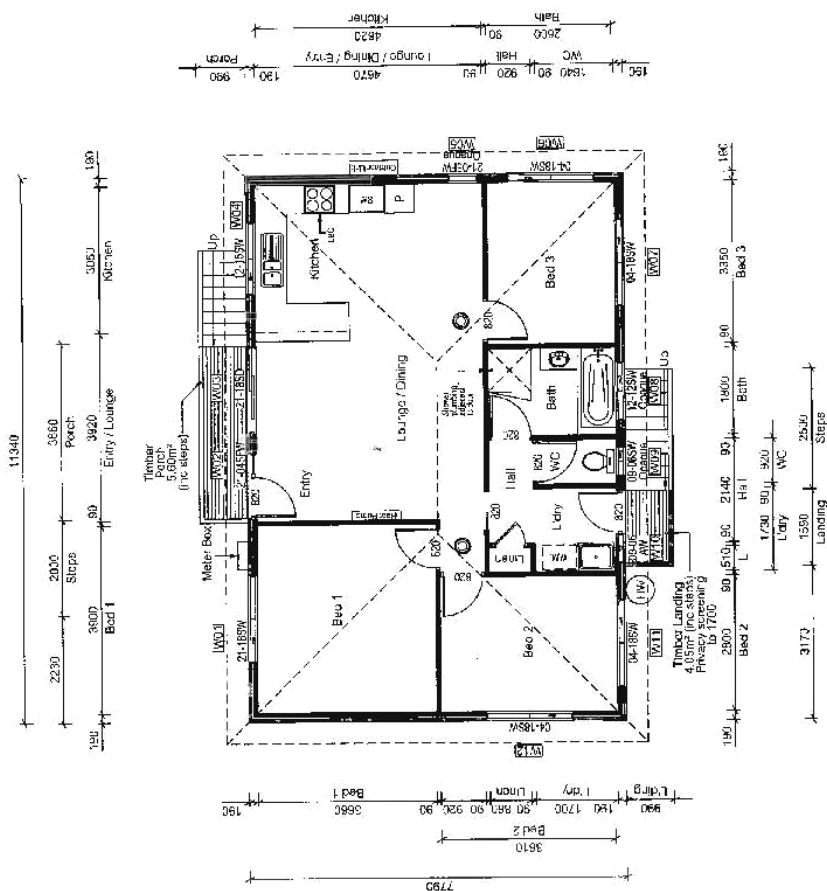
WILSON HOMES			
MULTI AWARD WINNING BUILDERS			
A Division of Wilson Homes Pty Ltd			

Client / Project Info:			
PROPOSED WILSON HOMES & NIGHT DEVELOPMENT			
Lot 1, 44 Grove Road, GLENORCHY			

Designer:			
ANOTHER PERSPECTIVE PTY LTD			
PO BOX 31, NEW TOWN, ACT, NO. 02204H			
Tel: (02) 9311 4122, Fax: (02) 9311 4100, Email: info@anotherperspective.com.au			

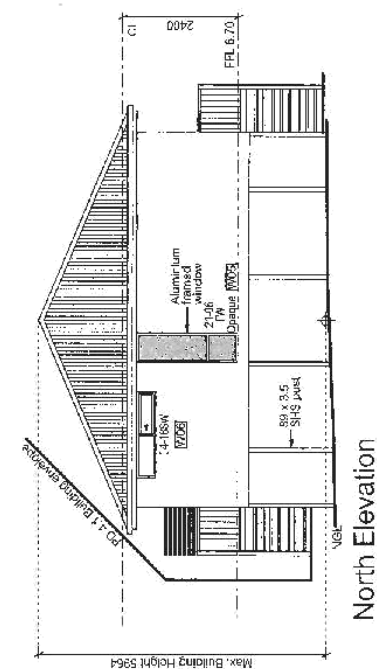
No.	Amendment	Date	By
B	Changes as per cover sheet	16 Mar 16	RJ

Soil Classification: ?	
------------------------	--

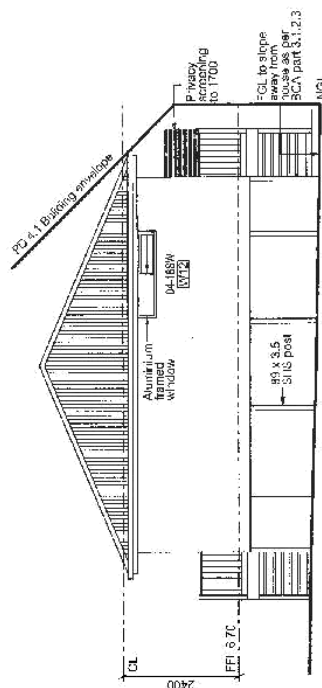


GLENHOLM CITY COUNCIL PLANNING PROGRAM
 APPLICATION NO. PLN-15-168
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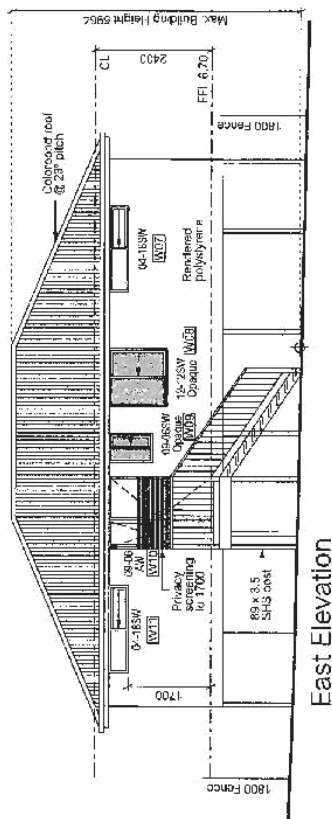
NOTES - Duties to verify all dimensions and levels on site prior to commencement of work - All work to be carried out in accordance with the current Building Code of Australia - Discrepancies to be resolved prior to commencement of work	FLOOR AREA = 83.34 sqm  Area: 83.34 sqm  Area: 20.00 sqm	ALL work is to be carried out in accordance with the current Building Code of Australia	CChanges as per Changes as per Changes as per Changes as per	Design: ANOTHER PERSPECTIVE PTY LTD 15 Mar '18 R/L 15 Mar '18 R/L 11 Feb '18 R/L	Client / Project info: PROPOSED MANAGER & WRIGHT DEVELOPMENT J-11 44 Grove Road GLENORCHY TASMANIA 7312 Australia	WILSON HOMES MULTI AWARDED WINNING BUILDERS A member of the Wilson Group Pty Ltd 150 Years of 1919 - 2019	UNIT 2 FLOOR PLAN Drawn: ST WHB20 Date: 15 Mar '18 Scale: 1:100 WILSON HOMES 12/2015 02/05							



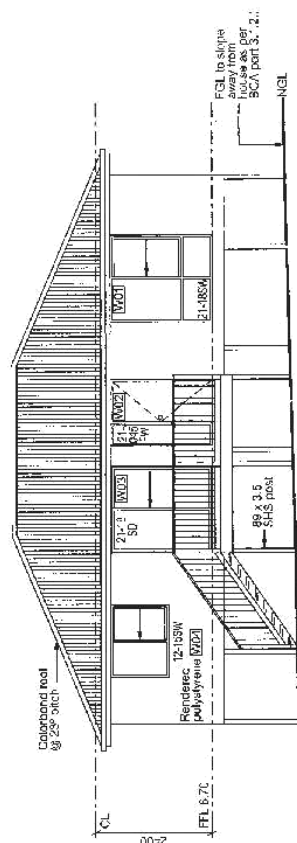
North Elevation



South Elevation



East Elevation



West Elevation

CI ENERGY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. PLN-15-168

PLAN NO. 123

DATE RECEIVED 24/03/2016

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UNIT 2 ELEVATIONS

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes, Portsmouth Pty Ltd
0800 41 174 433 882

Drawn	SI	WH8820
Date	13 Jul 2015	Sheet
Scale	1:50	

03/05

WILSON HOMES © 2015

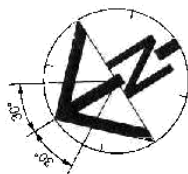
ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

- NOTES**
- Builder to verify all dimensions and levels on site prior to commencement of work.
 - All work to be carried out in accordance with the current Building Code of Australia
 - Dimensions to take precedence over scale. Do not scale from these drawings.

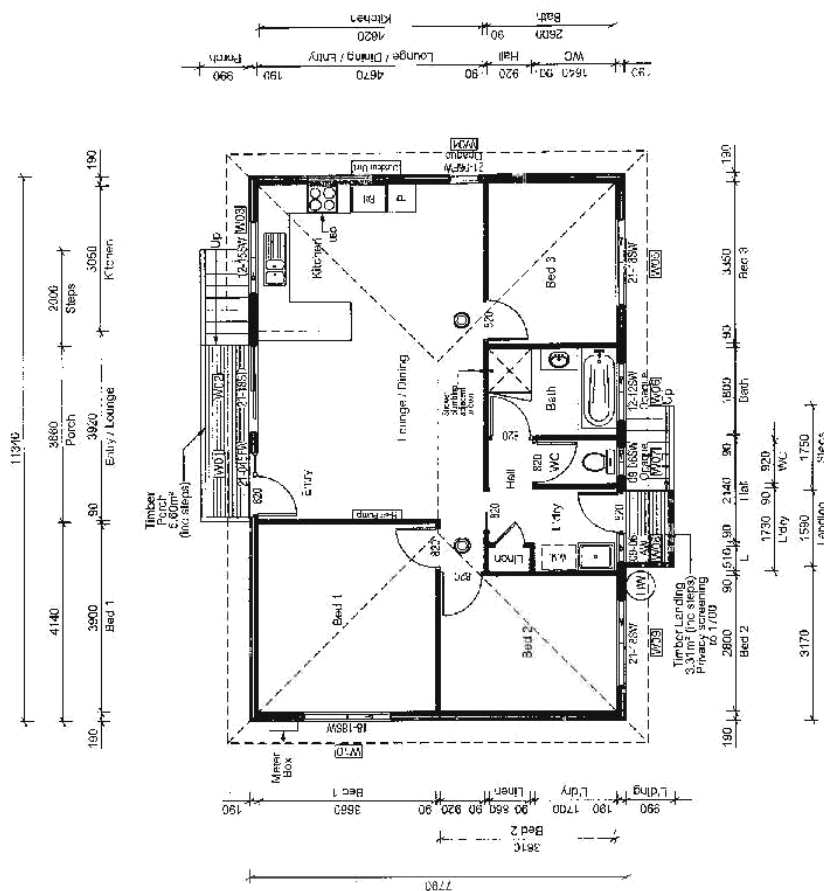
NO	Date	Unit	Amount	Changes as per cover sheet	CU	19 Mar '16	CU	Changes as per cover sheet
				B	CU	19 Mar '16	CU	Changes as per cover sheet
				A	CU	1 Feb '16	CU	Changes as per cover sheet

Client / Project Info:
PROPOSED MAUSER & WRIGHT DEVELOPMENT
Lot 1, 44 Grove Road,
GLENDRICH

UNIT 2 ELEVATIONS	
Drawn	SI W/HB820
Date	13 JUL 2015 Sheet
Scale	1:100 03/05
WILSON HOMES © 2015	

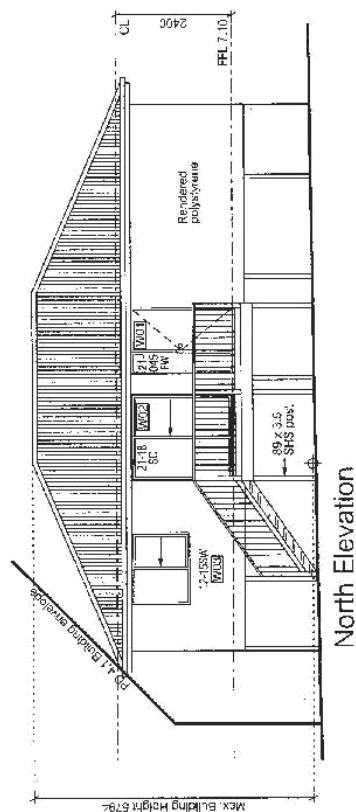


PD4.1 clause 11.4.4
WQ: - WQ3 satisfy A1.

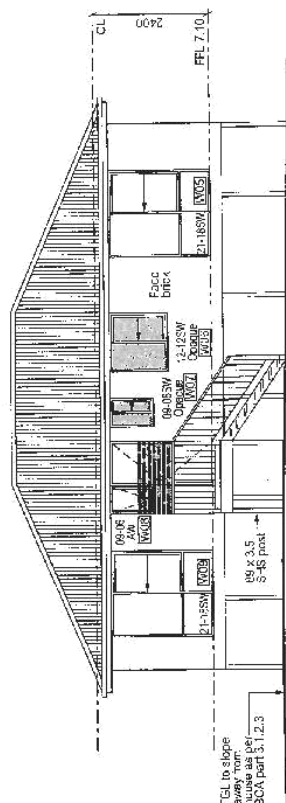


GLENCORY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. PLN-15-168
PLAN NO. P3
DATE RECEIVED 24/03/2016
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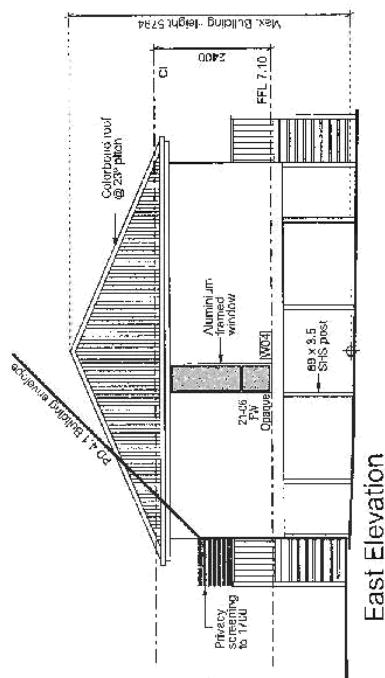
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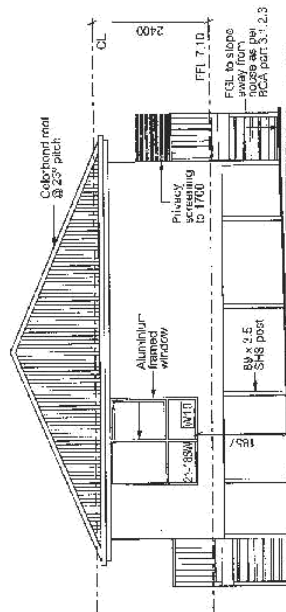
North Elevation



South Elevation



East Elevation

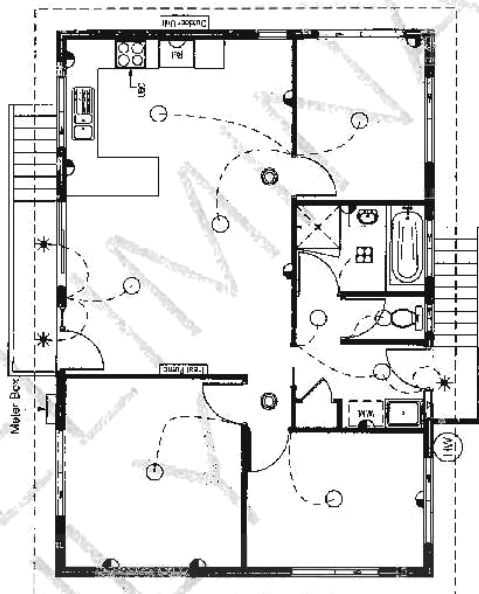


West Elevation

GLENN COUNTY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. PLN-15-168
PLAN NO. P3
DATE RECEIVED 24/03/2016
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NOTES		Client / Project info:		Designer:		UNIT 3 ELEVATIONS	
Builder to verify all dimensions and levels on site prior to commencement of work. All work to be carried out in accordance with the current Building Code of Australia. Disputes to take precedence over scale. Do not scale from these drawings.		PROPOSED MANAGER & W8001 DEVELOPMENT Lvl 1, 44 Grove Road, GLENMORPHY		ANOTHER PERSPECTIVE PTY LTD PO BOX 21 NEW TOAN VIC 3045 Ph: 03 6231 1120 Fax: 03 6231 1456 Email: info@anotherperspective.com.au		Drawn: WH8820 Date: 15.08.2015 Scale: 1:100 Sheet: 05/05 WILSON HOMES © 2015	
All window sizes to be checked and/or confirmed on site after obtaining all relevant planning approvals.		15 Mar 16 R1 Changes as per cover sheet		11 Feb 18 R1 Changes as per cover sheet			

LEGEND	
	STANDARD CEILING LIGHT POINT (30W)
	DOWNLIGHT POINT (UNVENTED) (35W)
	LED DOWNLIGHT POINT (13W)
	WALL LIGHT POINT (42W)
	2 x 900 MM FLUORESCENT LIGHT POINT (38W)
	2 x 300 MM FLUORESCENT LIGHT POINT (28W)
LIGHT SWITCH	
	SINGLE POWER POINT
	DOUBLE POWER POINT
	WATER PROOF POWER POINT
	SMOKE DETECTOR
	FAN / HEATER LIGHT (50W)
	TV CONNECTION POINT
	TELEPHONE CONNECTION POINT
	SENSOR LIGHT
	EXHAUST FAN
	FLOOD LIGHT
	CAT'S CONNECTION POINT
	TREAD LIFTS (2W)
	DUCTED VACUUM POINT
	SECURITY SYSTEM KEYPAD
	SECURITY SYSTEM SENSOR



GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. PLN-15-168

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UNIT 2 ELECTRICAL PLAN			
Drawn	ST	WH8820	
Date	13 July 2015	Sheet	
Scale	1:50	1:50	
WILSON HOMES 8/2015			

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes (Australia) Pty Ltd
www.wilsonhomes.com.au

Client / Project Info:

PROPOSED VANDER & WRIGHT DEVELOPMENT
Unit 1, 44 Grove Road,
GLENORCHY

Designer:

NOTES PERSPECTIVE PTY LTD
PO BOX 100
NEW TOWN
NSW 1501
ACC. NO. C222MH
PH: 033 0231 4122
PC: 033 0231 4166
info@notesperspective.com.au

Changes as per cover sheet

16 Mar 16 RU

Changes as per cover sheet

16 Mar 16 RU

Changes as per cover sheet

11 Feb 16 RU

No. Amendment

Date

Info

Info

Info

Info

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current Building Code of Australia.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.
- VV = Voltage = 240V = 250V = 250V.

LIGHTING CALCULATOR FOR USE WITH J6.2(a) VOLUME ONE AND 3.12.5.5 VOLUME TWO (First issued with NCC 2014)

Main Menu Help screen

Building name/description
WH8820 - PROPOSED MANSE & WRIGHT DEVELOPMENT, Lot 1, 44 Grove Road, GLENORCHY

Classification
Class 1

Number of rows preferred in table below 7 (as currently displayed)

ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Location	Adjustment Factor One			Adjustment Factor Two (via for Class 1)			OVERALL DESIGN PASSES		
						Adjustment	Dimming Percentages	Design Lumen Depreciation Factor	Adjustment	Dimming Percentages	Design Lumen Depreciation Factor	Lamp or Illumination Power Density	System Allowance	System Share of % of Aggregate Allowance Used
1	Entry / Kitchen / Dining / Living	Kitchen	33.6 m ²	90 W	Class 1 building							5.0 W/m ²	2.7 W/m ²	5% of 82%
2	Bed 1	Bedroom	14.3 m ²	30 W	Class 1 building							5.0 W/m ²	2.1 W/m ²	4% of 82%
3	Bed 2	Bedroom	10.2 m ²	30 W	Class 1 building							5.0 W/m ²	2.9 W/m ²	6% of 82%
4	Bed 3	Bedroom	8.9 m ²	30 W	Class 1 building							5.0 W/m ²	3.4 W/m ²	8% of 82%
5	Bath	Bathroom	4.8 m ²	50 W	Class 1 building							5.0 W/m ²	10.4 W/m ²	20% of 82%
6	WC	Toilet	1.5 m ²	30 W	Class 1 building							5.0 W/m ²	20.0 W/m ²	38% of 82%
7	Loft / Hall	Corridor	5.5 m ²	60 W	Class 1 building							5.0 W/m ²	10.9 W/m ²	21% of 82%

Allowance
Class 1 building
5.0 W/m²

Design Average
4.1 W/m²

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is entirely at your own risk and the ABCB accepts no liability of any kind.

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if inputs
are valid

GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. PLN-15-168

PLAN NO. P3

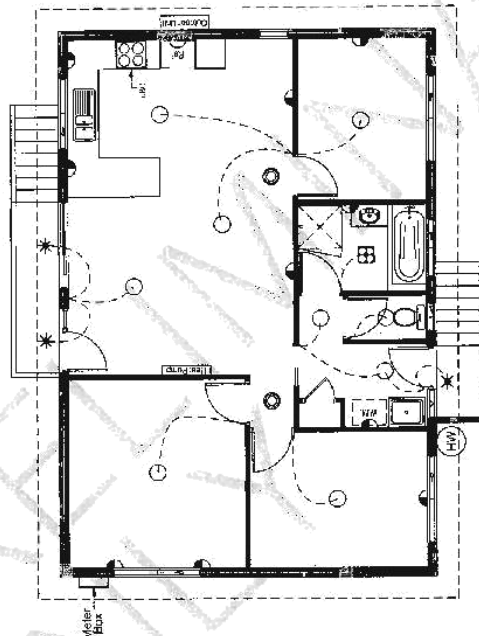
DATE RECEIVED 24/03/2016

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NOTES • Builder to verify all dimensions and levels on site prior to commencement of work • All work to be carried out in accordance with the current Building Code of Australia • Dimensions to take precedence over scale. • Do not scale from these drawings.		UNIT 2 ELECTRICAL CALCULATIONS Drawn: <u>SI WH8820</u> Date: <u>13 July 2015</u> Sheet <u>1</u> Scale: <u>1:100</u> WILSON HOMES © 2015	
		WILSON HOMES MULTI AWARD WINNING BUILDERS A Division of Wilson Homes Investments Pty Ltd 44 Grove Road GLENORCHY	
Designer: ANOTHER PERSPECTIVE PTY LTD 20 ROBERTSON NEW TOWN ACT, NO. C02264H PH: 02 9231 4172 FX: 02 9231 4166 Email: info@anotherperspective.com.au		Client / Project Info: PROPOSED MANSE & WRIGHT DEVELOPMENT Lot 1, 44 Grove Road GLENORCHY	
No. Amendment: <u>1</u> Date: <u>11 Feb 16</u> By: <u>RU</u>		Changes as per cover sheet	

LEGEND

	STANDARD CEILING LIGHT POINT (230V)
	DOWNLIGHT POINT (INVENTED) (230V)
	LED DOWNLIGHT POINT (130V)
	WALL LIGHT POINT (230V)
	2 x 900 mm FLUORESCENT LIGHT POINT (230V)
	2 x 900 mm FLUORESCENT LIGHT POINT (230V)
	LIGHT SWITCH
	SINGLE POWER POINT
	DOUBLE POWER POINT
	WATER PROOF POWER POINT
	SMOKE DETECTOR
	FAN/HEATER/LIGHT (230V)
	TV CONNECTION POINT
	TELEPHONE CONNECTION POINT
	SENSOR LIGHT
	EXHAUST FAN
	FLOOD LIGHT
	CAT 5 CONNECTION POINT
	TREAD LIGHTS (230V)
	DUCTED VACUUM POINT
	SECURITY SYSTEM KEYPAD
	SECURITY SYSTEM SENSOR



GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. PLAN-15-168

PLAN No. P2

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UNIT 3 ELECTRICAL PLAN

Drawn ST WH820

Date 13 Jun 2016 Sheet

Scale 1:500

WILSON HOMES © 2016

WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Investments Pty Ltd
www.wilsonhomes.com.au

Client / Project Info:

PROPOSED MANISER & WRIGHT DEVELOPMENT
LOT 1, 44 Grove Road,
GLENORCHY

Designer:

ANOTHER PERSPECTIVE PTY LTD		REVISIONS	
		Rev	Date
B	Changes as per client sheet	R1	16 Mar 16
A	Changes as per client sheet	R2	11 Feb 16
Author: <u>hills@anotherperspective.com.au</u>		Drawn	11 Feb 16

NOTES

- Refer to site plan for dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current Building Code of Australia.
- Dimensions to face unless otherwise stated.
- Do not scale from these drawings.

Main Menu

Help screen

Building name/description

Building name/description	Address	Agent's firm
PROPOSED MANAGER BRIGHT DEVELOPMENT	144 Grove Road	Glenorchy

Classification
Class 1

Number of rows preferred in table below

OVERALL DESIGN PASSES													
ID	Description	Type of space	Floor area of the space	Design Lamp or Illumination Power Load	Adjustment Factor One			Adjustment Factor Two (n/a for Class 1)			Lamp or Illumination Power Density		System Share of % of Aggregate Allowance Used
					Adjustment Factor One		Location	Adjustment Factor Two		System Allowance	System Design		
					Dimming Percentages	Design Lumen Depreciation Factor		Dimming Percentages	Design Lumen Depreciation Factor				

78.8 m ²	320 W
---------------------	-------

Class 1 building

if inputs
are valid

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THE LIGHTING CALCULATOR

The Lighting Calculator has been developed by the ABCB to assist in developing a better understanding of lighting energy efficiency parameters. While the ABCB believes that the Lighting Calculator, if used correctly, will produce accurate results, the calculator is provided "as is" and without any representation or warranty of any kind, including that it is fit for any purpose or of merchantable quality, or functions as intended or at all. Your use of the Lighting Calculator is solely at your own risk and the ABCB accepts no liability of any kind.

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GLENDOCH CITY COUNCIL PLANNING PROGRAM
 APPLICATION No. PLN-15-168
 PLAT No. P3
 DATE RECEIVED 24/03/2016
 PAGE 12 of 12

NOTES	Designer:				Client / Project info:				WILSON HOMES MULTI AWARD WINNING BUILDERS A Division of Wilson Homes (Australia) Pty Ltd (ABN 15 612 042 422)				UNIT 3 ELECTRICAL CALCULATIONS			
- Builder to verify all dimensions and levels on site prior to commencement of work - All work to be carried out in accordance with the current Building Code of Australia - Dimensions to take precedence over scale.													Drawn	ST	WP8820	Steel
													Date		13 JULY 2015	WA
													Scale			
																WILSON HOMES © 2015



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-15-168	Council notice date	20/08/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01310-GCC	Date of response	28/07/2015
TasWater Contact	David Boyle	Phone No.	6345 6323
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	44 GROVE RD, GLENORCHY	Property ID (PID)	5372428
Description of development	Two New Units		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilson Homes	WH8820 Sh 01/05		13/07/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS & METERING			
1. A suitably sized water supply with metered connection / sewerage system and connection for this units 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 supply and installation of water meters and installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction a boundary backflow prevention device and water meter must be 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 for this proposal of: a. \$327.00 for development assessment; and			



Advice

For information on TasWater development standards, please visit <http://www.taswater.com.au/Development/Development-Standards>

For information regarding headworks, further assessment fees and other miscellaneous fees, please visit <http://www.taswater.com.au/Development/Fees---Charges>

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





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-030	Council notice date	17/02/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00196-GCC	Date of response	31/03/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gcomail@gcc.tas.gov.au		
Development details	5 BEAKLEY DR, GLENORCHY		
Address	5 BEAKLEY DR, GLENORCHY	Property ID (PID)	3122708
Description of development	Boundary adjustment, adhesion of titles and five multiple dwelling units		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
Michael R Cooper	15047 Sheet A12	B	29.03.2016
Emmanuel Delias Pty Ltd	4137 Sheet H3	0	Mar '16
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (Tas) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit / lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. FINAL PLANS, EASEMENTS & ENDORSEMENTS 4. Prior to the Sealing of the Final Plan of Survey, the developer must obtain a Consent to Register a Legal Document from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made. 5. Easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline & service easement conditions. 56W CONSENT 6. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of			



the development which is built within two metres of TasWater infrastructure.

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

- a) Existing pipe depth and proposed finished surface levels over the pipe;
- b) 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

7. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document 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. \$327.00 for development assessment; and
- b. \$130.00 for Consent to register a Legal Document

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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

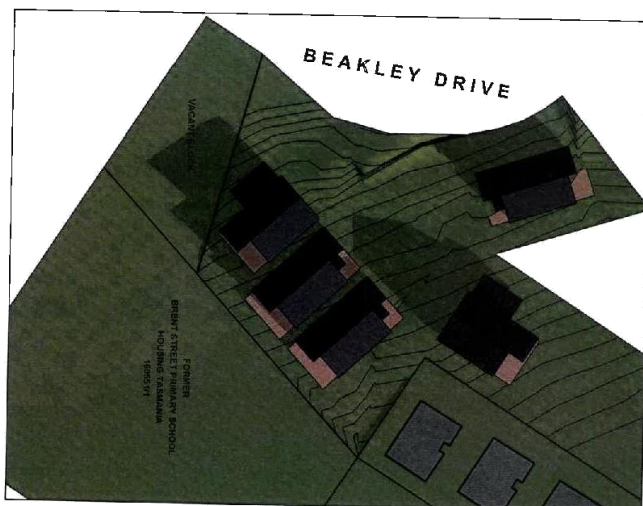
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

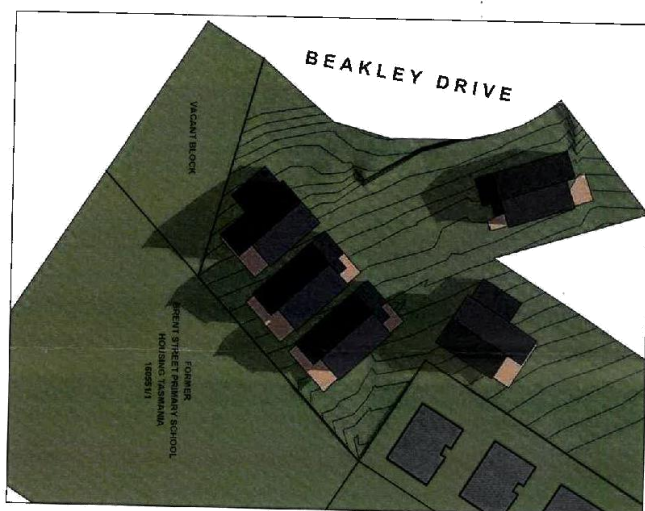
Jason Taylor
Development Assessment Manager

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

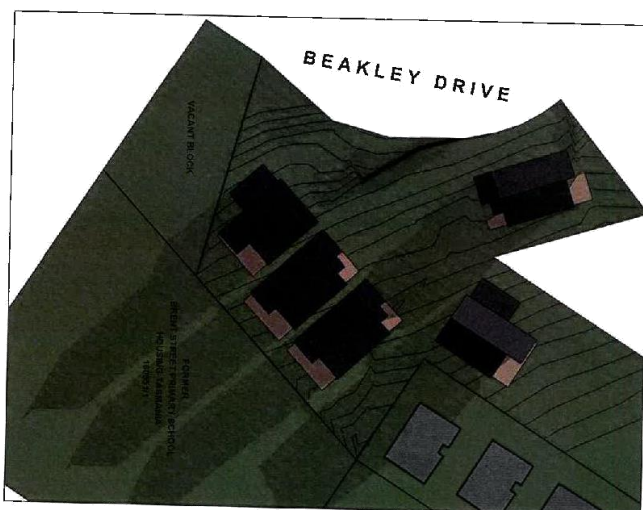
11. SUN SHADOW PLANS



SUN SHADOW PLAN - 21st JUNE 2014 - 9am
 WINTER SOLSTICE
 ALTITUDE = 19°20'19"
 AZIMUTH = 42°59'40"



SUN SHADOW PLAN - 21st JUNE 2014 - 12 NOON
 WINTER SOLSTICE
 ALTITUDE = 19°20'19"
 AZIMUTH = 70°58'07"



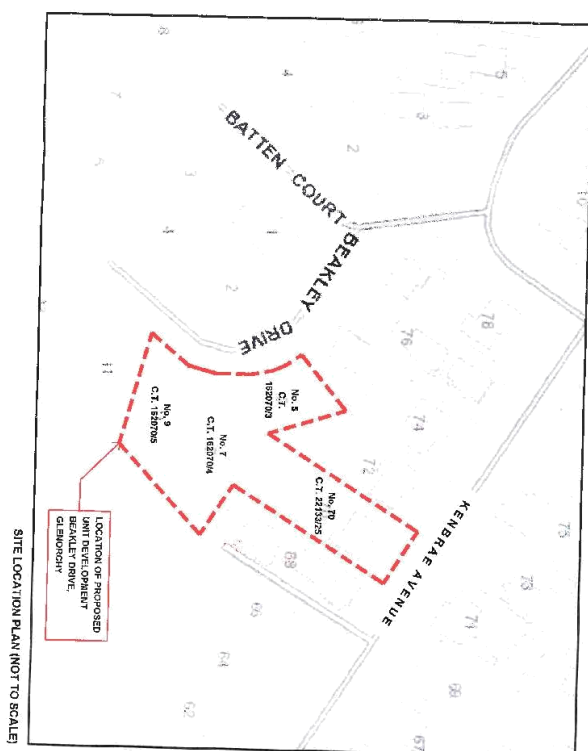
SUN SHADOW PLAN - 21st JUNE 2014 - 3pm
 WINTER SOLSTICE
 ALTITUDE = 19°20'19"
 AZIMUTH = 32°19'52"

SUN SHADOW DIAGRAM NOTES	
THESE SUN SHADOWS HAVE BEEN CALCULATED USING	
THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE	
AUTOMATIC CALCULATION OF SHADOWS	
http://www.australian.gov.au/geoscience/astrocalc.asp	
HOBART, TASMANIA (BEST - Australian Eastern Standard Time)	
Latitude: 42°59' South	
Longitude: 147°17' East	

REVISIONS No. Description By Date 1 Initial Design JAC 15/04/16		GENERAL NOTES 1. THESE SHADOWS ARE FOR INFORMATION ONLY AND DO NOT REPRESENT A GUARANTEE OF SHADOWS. 2. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE. 3. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE. 4. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE. 5. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE. 6. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE. 7. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE. 8. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE. 9. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE. 10. SHADOWS ARE CALCULATED USING THE SUN POSITION FROM AUSTRALIAN GOVERNMENT - GEOSCIENCE.	
SHEET NO. 11 OF 11 NORTH 0 2 4 8 16 METRES 2 metres on the ground (1:3200)		PROPOSED DEVELOPMENT BEAKLEY DRIVE, GLENORCHY 15047	
MICHAEL R COOPER ARCHITECTS 15/04/16 15047		GLENORCHY CITY COUNCIL PLANNING PROGRAM APPLICATION NO. PLAN NO. DATE RECEIVED: 15/04/16 PAGE 11 OF 11	

15047-A-01	DRAWING INDEX & LOCATION PLAN
15047-A-02	PROPOSED SITE PLAN
15047-A-03	PROPOSED FLOOR PLANS - UNIT 1
15047-A-04	PROPOSED FLOOR PLANS - UNIT 2
15047-A-05	PROPOSED FLOOR PLANS - UNIT 4
15047-A-06	PROPOSED FLOOR PLANS - UNIT 5
15047-A-07	PROPOSED ELEVATIONS - UNITS 1-3
15047-A-08	PROPOSED ELEVATIONS - UNITS 1-3
15047-A-09	PROPOSED ELEVATIONS - UNITS 4
15047-A-10	PROPOSED ELEVATIONS - UNITS 5
15047-A-11	PROPOSED SHADOW PLANS
15047-A-12	CONSOLIDATION SITE PLAN
15047-A-13	PROPOSED LANDSCAPE PLAN

01. DRAWING INDEX & LOCATION PLAN



APPLICATION NO. 16-030
 PLAN NO. P4
 DATE RECEIVED. 05/04/16
 PAGE 1 of 12

[illegible]

02. PROPOSED SITE PLAN

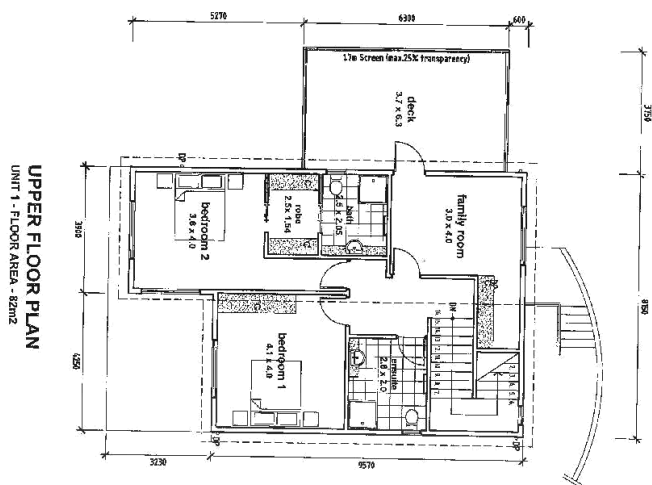
THIS DRAWING HAS BEEN CONSTRUCTED USING SURVEY INFORMATION FROM D.G. POTTER, AUTHORISED SURVEYOR - DWG. NO. DATED 01/06/15.

TOTAL AREAS

TOTAL FLOOR (INTERNAL) AREA = 8655 m²
TOTAL DECK AREA = 904.3 m²
TOTAL SITE COVERAGE (Imperial area) = 577 m²
TOTAL SITE AREA = 2110 m²
SITE COVERAGE = 27.1 %



03. FLOOR PLANS - UNIT 1



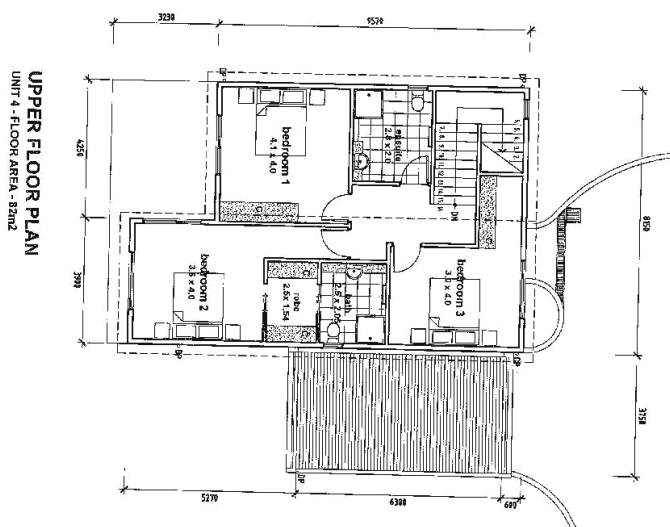
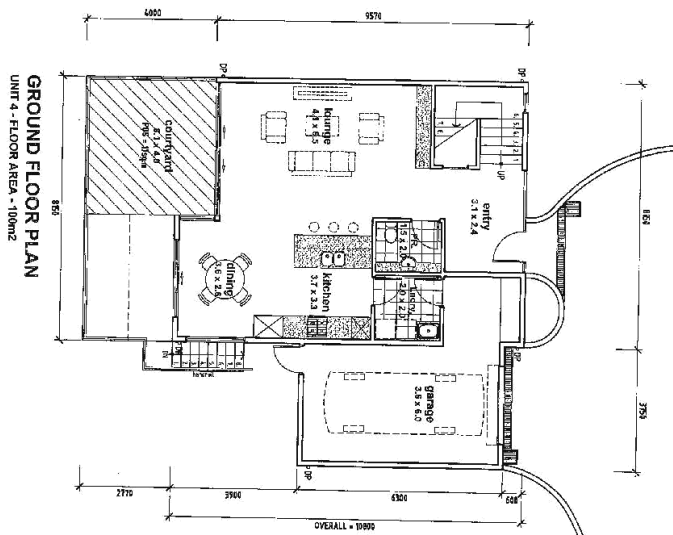
GLENNBORO CITY COUNCIL PLANNING PROGRAM

APPLICATION NO	16-030
PLAN NO	74
DATE RECEIVED	05/04/16
PAGE	3 of 12

[illegible]

[illegible][illegible]

05. FLOOR PLANS - UNIT 4



REVISIONS		No.		Date	
No.	Description	No.	Date	No.	Date
1	Initial Design				
2	Revised Design				

GENERAL NOTES

1. All dimensions are given in meters and millimeters (m/mm).
2. All dimensions are given to the center of the wall unless otherwise specified.
3. All dimensions are given to the center of the door unless otherwise specified.
4. All dimensions are given to the center of the window unless otherwise specified.
5. All dimensions are given to the center of the staircase unless otherwise specified.
6. All dimensions are given to the center of the balcony unless otherwise specified.
7. All dimensions are given to the center of the terrace unless otherwise specified.
8. All dimensions are given to the center of the driveway unless otherwise specified.
9. All dimensions are given to the center of the parking area unless otherwise specified.
10. All dimensions are given to the center of the garden unless otherwise specified.
11. All dimensions are given to the center of the lawn unless otherwise specified.
12. All dimensions are given to the center of the path unless otherwise specified.
13. All dimensions are given to the center of the fence unless otherwise specified.
14. All dimensions are given to the center of the gate unless otherwise specified.
15. All dimensions are given to the center of the wall unless otherwise specified.
16. All dimensions are given to the center of the roof unless otherwise specified.
17. All dimensions are given to the center of the floor unless otherwise specified.
18. All dimensions are given to the center of the ceiling unless otherwise specified.
19. All dimensions are given to the center of the wall unless otherwise specified.
20. All dimensions are given to the center of the roof unless otherwise specified.

PROPOSED DEVELOPMENT
BEAKLEY DRIVE, GLENORCHY
MIDLANDS HOUSING

PLANNING APPROVAL, ISSUE

PROPOSED FLOOR PLANS
UNITS 4

DATE 15/04/16

PROJECT No 15047

ARCHITECTS
MICHAEL ROOPER
ARCHITECTS
100/102 BEAKLEY DRIVE, GLENORCHY
VIC 3043
TEL: 03 9488 1122 FAX: 03 9488 1123
WWW.MICHAELROOPERARCHITECTS.COM

APPLICATION No 16-030
PLAN No P4
DATE RECEIVED 05/04/16
PAGE 5 of 12

SHEET No. 5 OF 11

GLLENORCHY CITY COUNCIL PLANNING PROGRAM

06. FLOOR PLANS - UNIT 5



GLENNHART CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 16-030
PLAN NO. 94
DATE RECEIVED 05/04/16
PAGE 6 of 12

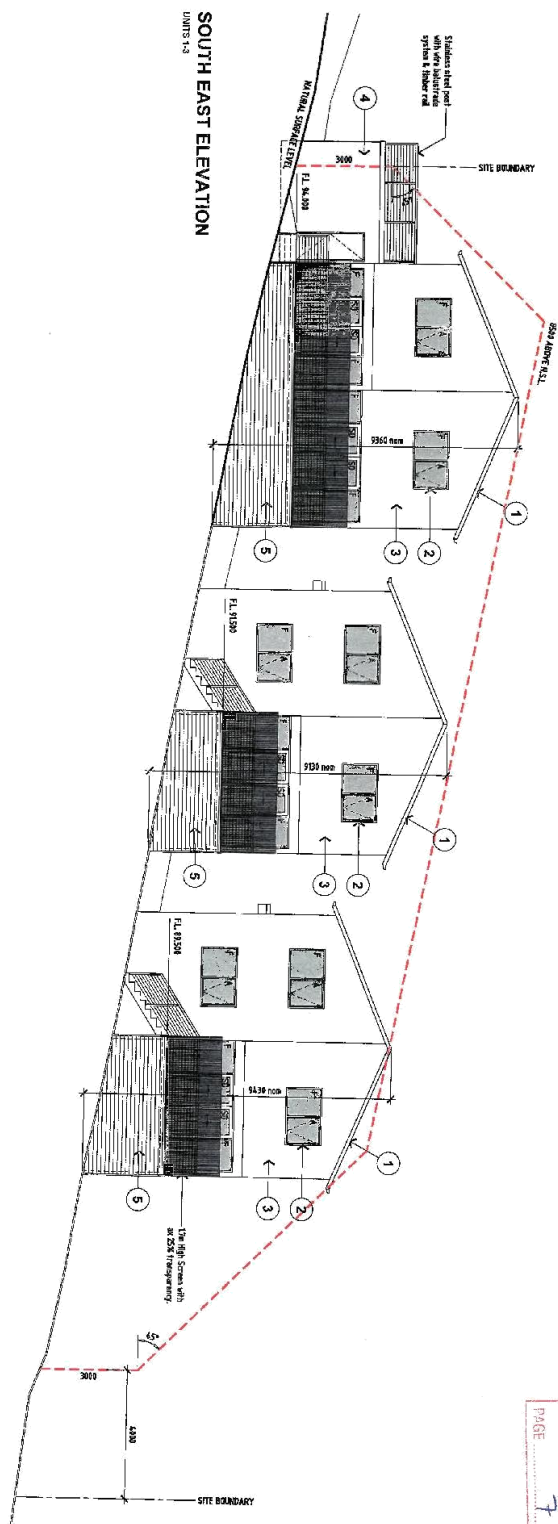
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	As per approved drawings	10/10/16	12

GENERAL NOTES	
1. GENERAL NOTES TO BE FOLLOWED IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATIONS. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) AND THE INSTITUTION OF STRUCTURAL ENGINEERS (I.S.E.) SPECIFICATIONS. 3. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUPPLIED BY THE CONTRACTOR. 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

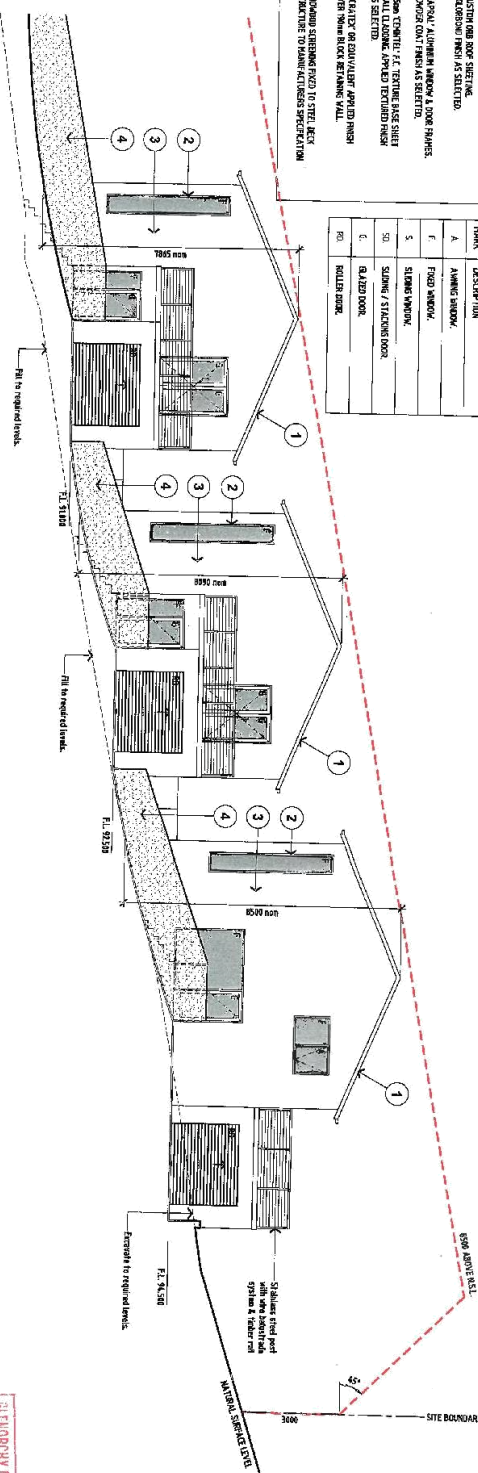
MICHAEL R. COOPER
ARCHITECTS

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793,

SOUTH EAST ELEVATION



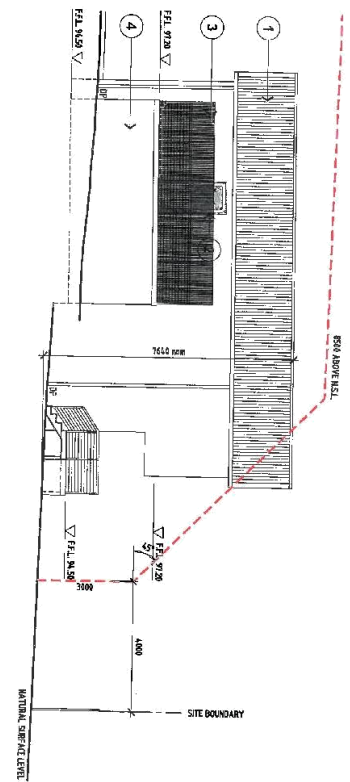
NORTH WEST ELEVATION



1. DUSTING AND SANDING.
CARBONED FINISH IS SELECTED.
2. TYPICAL ALUMINUM WINDOW & DOOR FINISHES.
POWDER COAT FINISH IS SELECTED.
3. 15000 SPECTRAL P.C. TYPICAL SLATE MAT
WALL COATING, JAYNE'S DEVELOPED FINISH
AS SELECTED.
4. TYPICAL EXTERIOR WALL FINISHES.
OTHER THAN BLENDED, PAINT OR FINISH
OTHER THAN BLENDED, PAINT OR FINISH
OTHER THAN BLENDED, PAINT OR FINISH
5. WOODWORK SELECTED FINISH TO STEEL, METAL
STRUCTURE TO MEET ARCHITECT'S SPECIFICATION

ELEVATION KEY	
MARK	DESCRIPTION
A	ARMED WINDOW
F	FIXED WINDOW
S	SLIDING WINDOW
SD	SLIDING / SLIDING DOOR
D	GLAZED DOOR
PD	ROLLER DOOR

[illegible]



SOUTH WEST ELEVATION

UNITS 1

UNITS 2

UNITS 3

UNITS 4

UNITS 5

UNITS 6

UNITS 7

UNITS 8

UNITS 9

UNITS 10

UNITS 11

UNITS 12

UNITS 13

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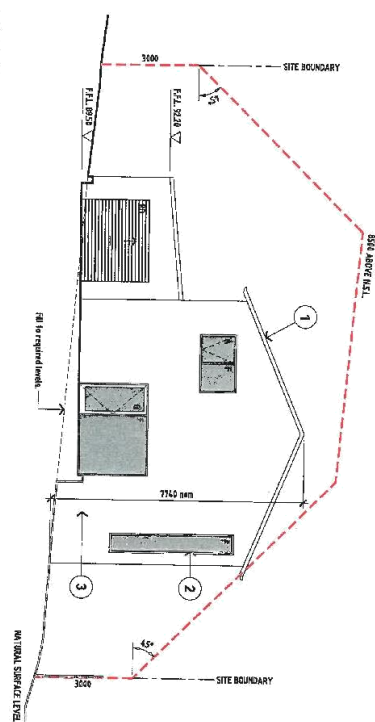
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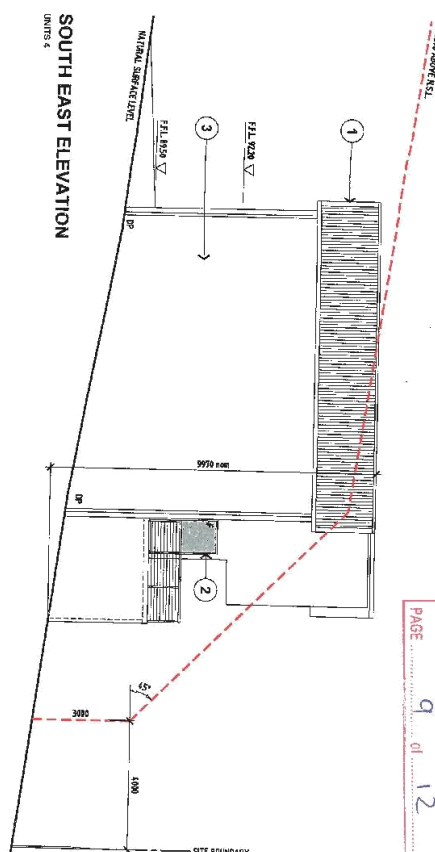
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Unit 54



UNIT 5



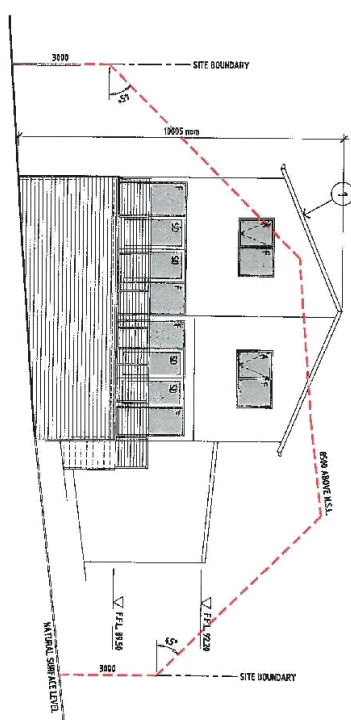
APPLICATION NO. 16-030
PLAN NO. 34
DATE RECEIVED 05/04/16
PAGE 9 of 12

REVISIONS	
Rev.	By / Date
A	10/1/00
B	10/1/00

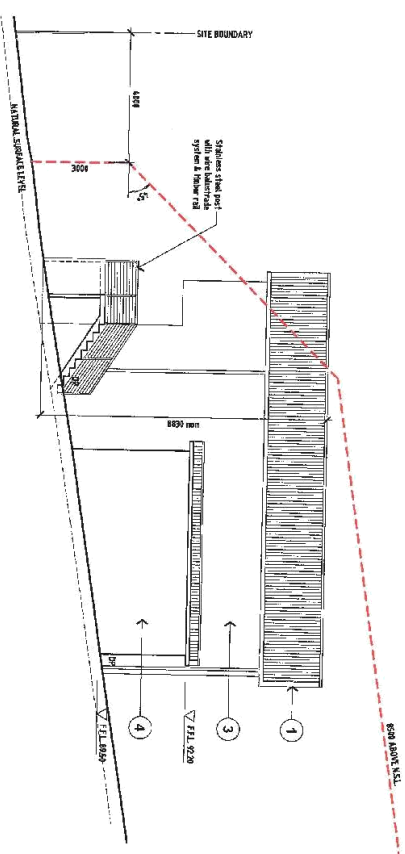
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SHEET No. 9 OF 11

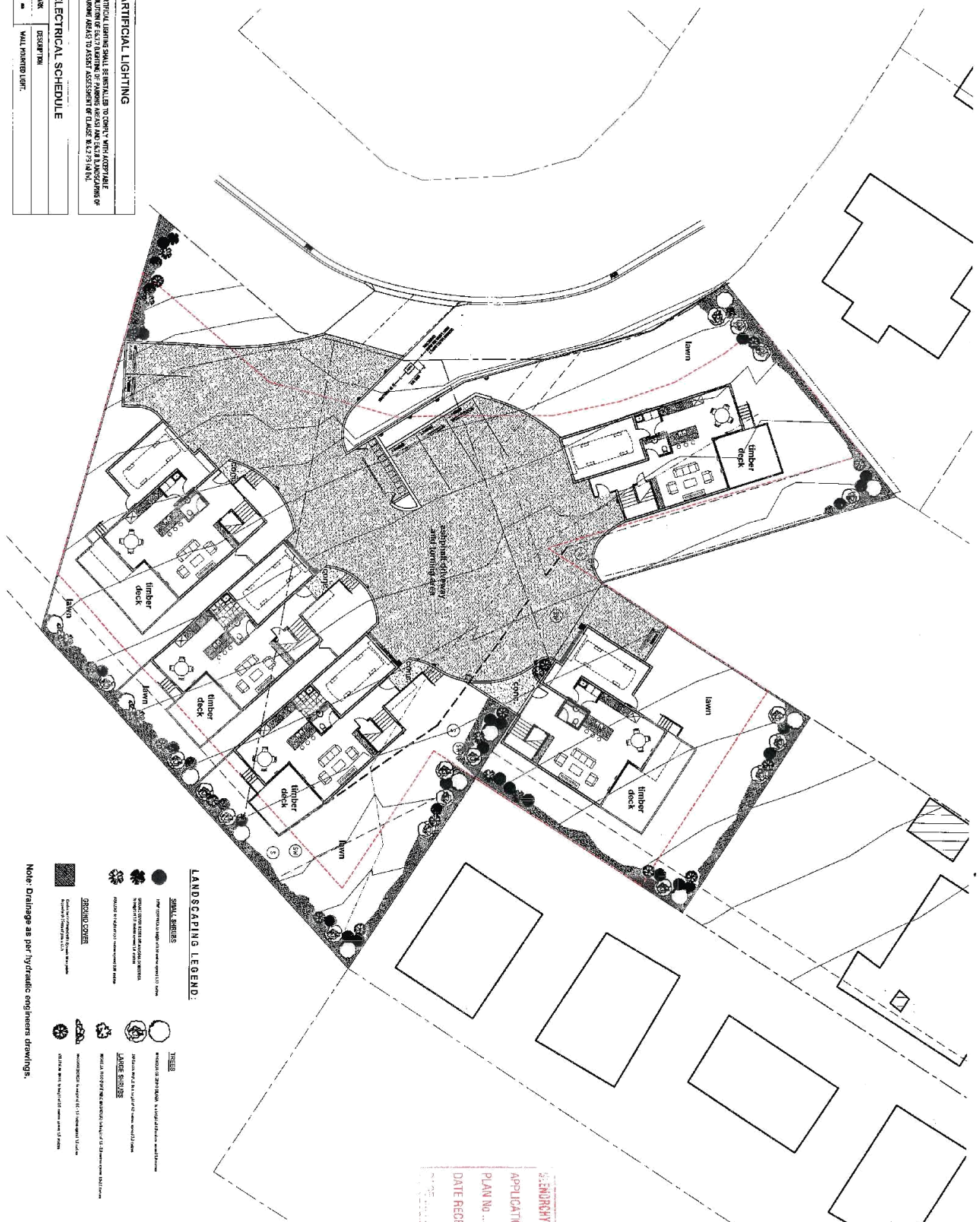
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UNITS 1

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ARTIFICIAL LIGHTING	
ARTIFICIAL LIGHTING SHALL BE INSTALLED TO COMPLY WITH APPROPRIATE STANDARDS AND REQUIREMENTS OF THE GLASGOW CITY COUNCIL PLANNING DEPARTMENT TO ASSIST ASSESSMENT OF LIGHT POLLUTION.	
ELECTRICAL SCHEDULE	
NAME	DESCRIPTION
1	WALL MOUNTED LIGHT



Note: Drainage as per hydraulic engineers drawings.

LANDSCAPING LEGEND:

SMALL TREES	
	Small tree (e.g. 10m high, 10cm DBH)
	Small tree (e.g. 10m high, 10cm DBH)
	Small tree (e.g. 10m high, 10cm DBH)
	Small tree (e.g. 10m high, 10cm DBH)
	Small tree (e.g. 10m high, 10cm DBH)
LARGE TREES	
	Large tree (e.g. 20m high, 20cm DBH)
	Large tree (e.g. 20m high, 20cm DBH)
	Large tree (e.g. 20m high, 20cm DBH)
	Large tree (e.g. 20m high, 20cm DBH)
	Large tree (e.g. 20m high, 20cm DBH)
LAWNS	
	Lawn (e.g. 10m x 10m)
	Lawn (e.g. 10m x 10m)
	Lawn (e.g. 10m x 10m)
	Lawn (e.g. 10m x 10m)
	Lawn (e.g. 10m x 10m)

REVISIONS 1. 16-03-16 2. 16-03-16 3. 16-03-16		GENERAL NOTES 1. The site is located within the Glenorchy City Council Planning Proposal area. 2. The site is located within the Glenorchy City Council Planning Proposal area. 3. The site is located within the Glenorchy City Council Planning Proposal area.	
PROPOSED DEVELOPMENT 1. 16-03-16 2. 16-03-16 3. 16-03-16		PLANNING APPROVAL ISSUE 1. 16-03-16 2. 16-03-16 3. 16-03-16	
PROPOSED SITE PLAN 1. 16-03-16 2. 16-03-16 3. 16-03-16		PROPOSED SITE PLAN 1. 16-03-16 2. 16-03-16 3. 16-03-16	







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-049	Council notice date	15/03/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00320-GCC	Date of response	29/04/2016
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	356A BROOKER HWY, MOONAH	Property ID (PID)	5408590
Description of development	4 unit development		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Drafting & Design	MD-1 (amended by JMG)	Marked up by JMG	Received Tue 26/04/2016
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / 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 commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater. 56W CONSENT 4. 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; a) Existing pipe depth and proposed finished surface levels over the pipe;			



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

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. \$327.00 for development assessment.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

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

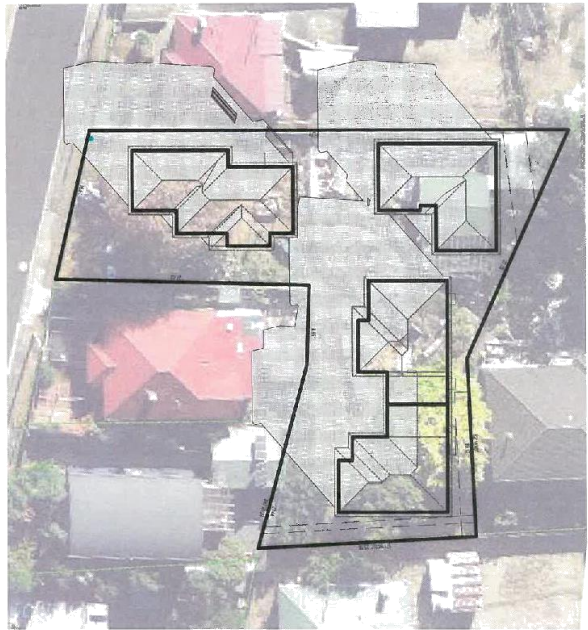
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

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



Shadows 9am



Shadows @ 12pm



Shadows @ 3pm

OUTDOOR SPACE AREA RECEIVES AT
LEAST 3 HOURS OF SUNLIGHT TO 50%

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Proposal:	Unit Development	Scale:	Job No: 57-2015	Pg No: MD-4
Client:	Churchill (Tas) Pty Ltd	Date: 27/01/16	Engineer: JMG	
Address:	356A Brooker Highway, Moonah 7009	Drawn: Jason	Building Surveyor: L.T.B.S	
PINNACLE DRAFTING & DESIGN, CCS073Y 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@bigpond.com				

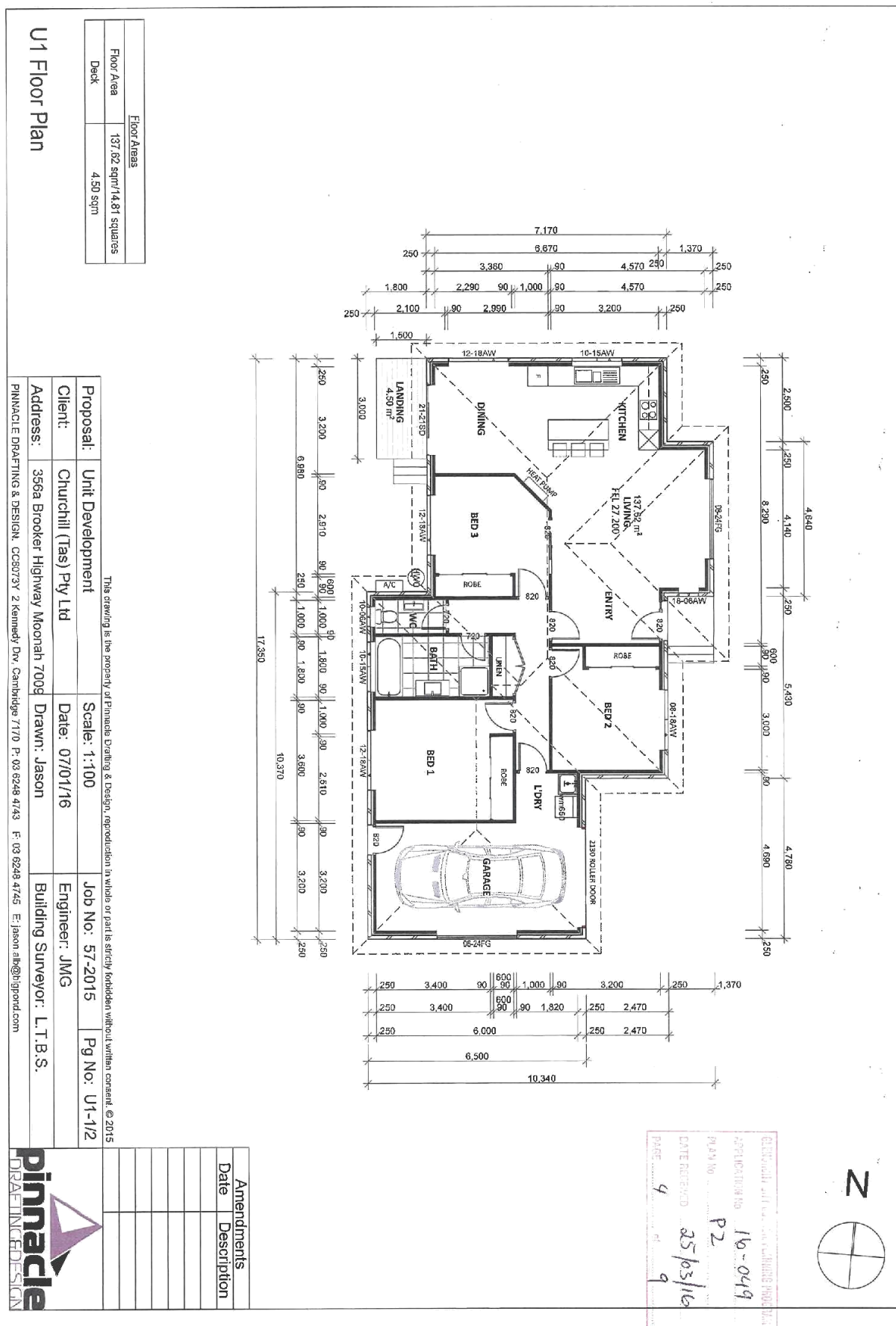
Amendments	
Date	Description

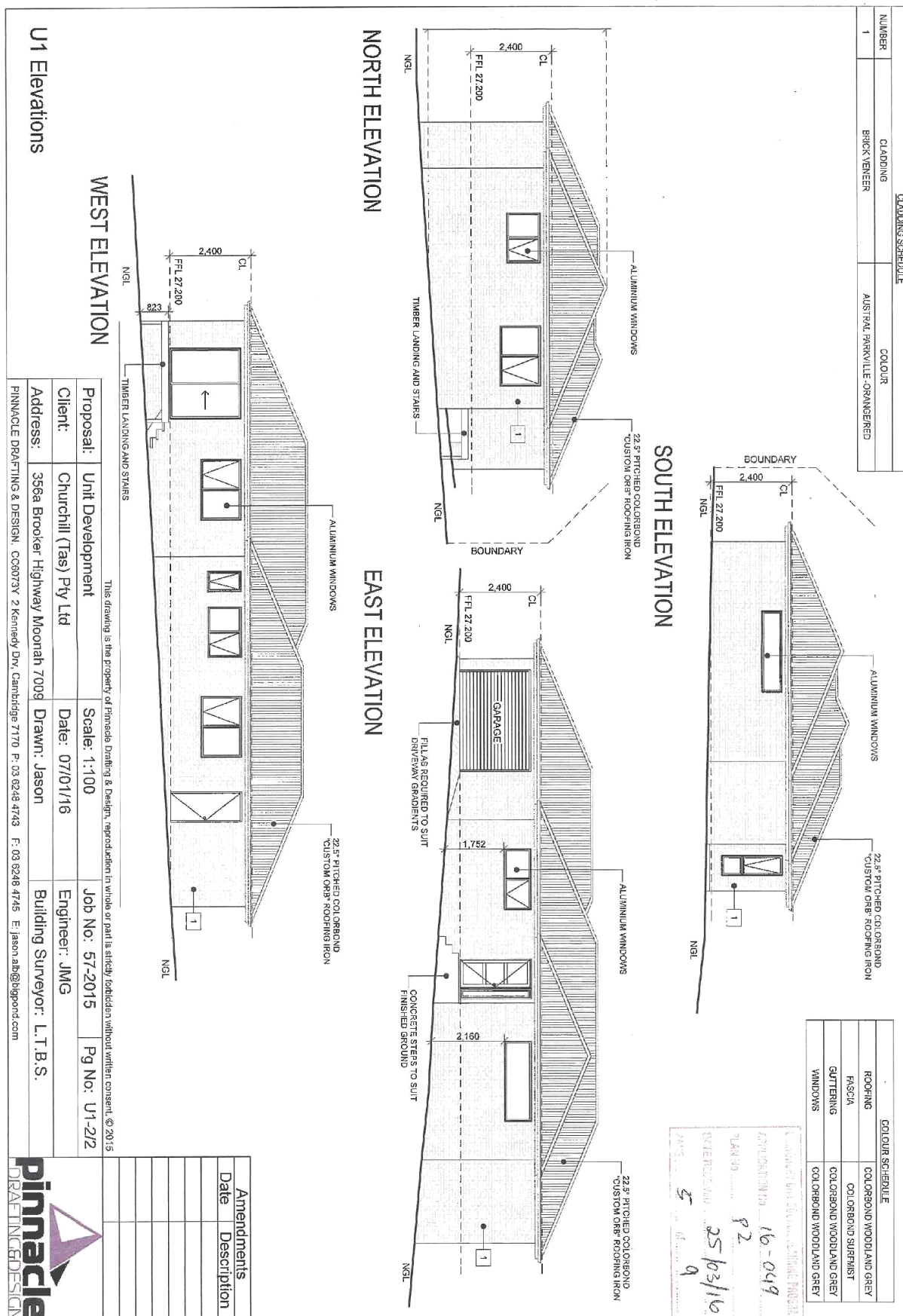
pinnacle
DRAFTING & DESIGN





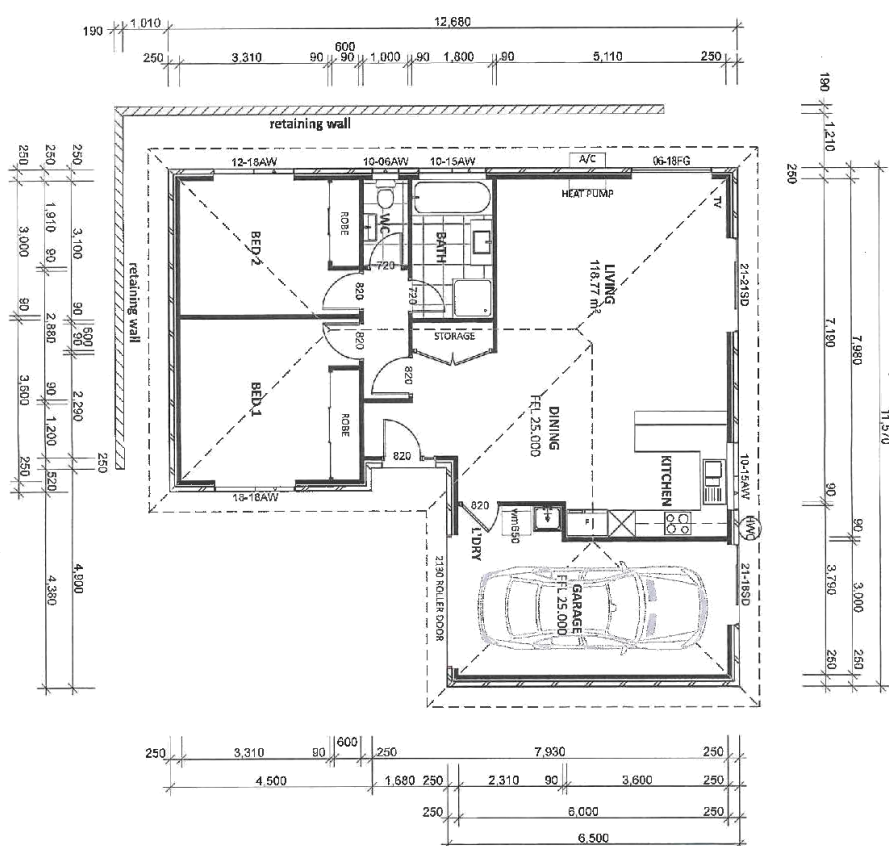






<u>Floor Areas</u>	
Floor Area	118.77sqm/12.78 squares

U2 Floor Plan



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Proposal:	Unit Development	Date: 07/01/16	Pg No: U2-1/2
Client:	Churchill (Tas) Pty Ltd	Engineer: JMG	
Address:	356a Brookier Highway Moonah 7009	Drawn: Jason	Building Surveyor: L.T.B.S.
PINNACLE DRAFTING & DESIGN, CO807/3/2 Kennedy Dwy, Cambridge 7170 P: 02 6246 4743 F: 02 6246 4745 E: jason.ah@bigpond.com			

Amendments	
Date	Description



APPROVAL NO. 110-049
PLANT NO. P2
DATE RECEIVED 25/03/16
PAGE 6 of 9



CLADDING SCHEDULE

NUMBER	CLADDING	COLOR -
1	BRICK VENEER	AUSTRIAL PARNVILLE ORANGE/BRED

COLOR SCHEDULE

ROOFING	COLORBOND WOOLAND GREY
FASCIA	COLORBOND SURFIST
GUTTERING	COLORBOND WOOLAND GREY
WINDOWS	COLORBOND WOOLAND GREY

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

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Proposal:	Unit Development	Scale: 1:100	Job No: 57-2015	Pg No: U2-2/2
Client:	Churchill (Tas) Pty Ltd	Date: 07/01/16	Engineer: JMG	
Address:	356a Brooker Highway Moonah 7009	Drawn: Jason	Building Surveyor: L.T.B.S.	
PINNACLE DRAFTING & DESIGN, C05073Y 2 Kennedy Driv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.jab@pignad.com				

Amendments	
Date	Description

pinnacle
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