

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 16 JULY 2018



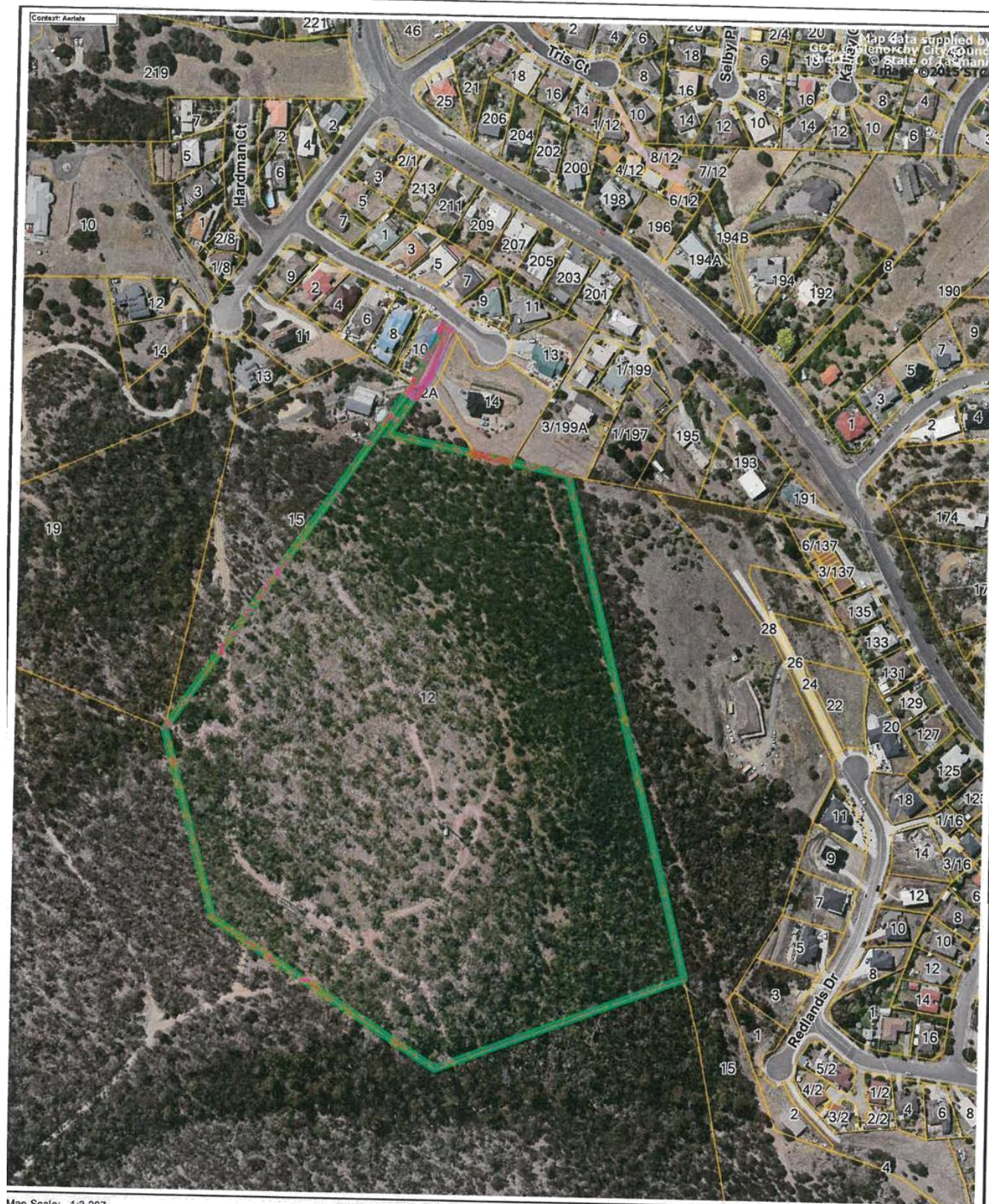
TABLE OF CONTENTS:

PLANNING

- 5. Proposed Use and Development - Single Dwelling - 12 McLean Court Rosetta**
 - 1: Attachment - PLN-17-352 - 12 McLean Court Rosetta.....2

- 6. Proposed Use and Development - Multiple Dwellings (4) - 8 Jasanda Drive Montrose**
 - 1: Attachment - PLN-18-090 - 8 Jasanda Drive Montrose.....18

12 McLean Ct, Rosetta



Map Scale: 1:3,207

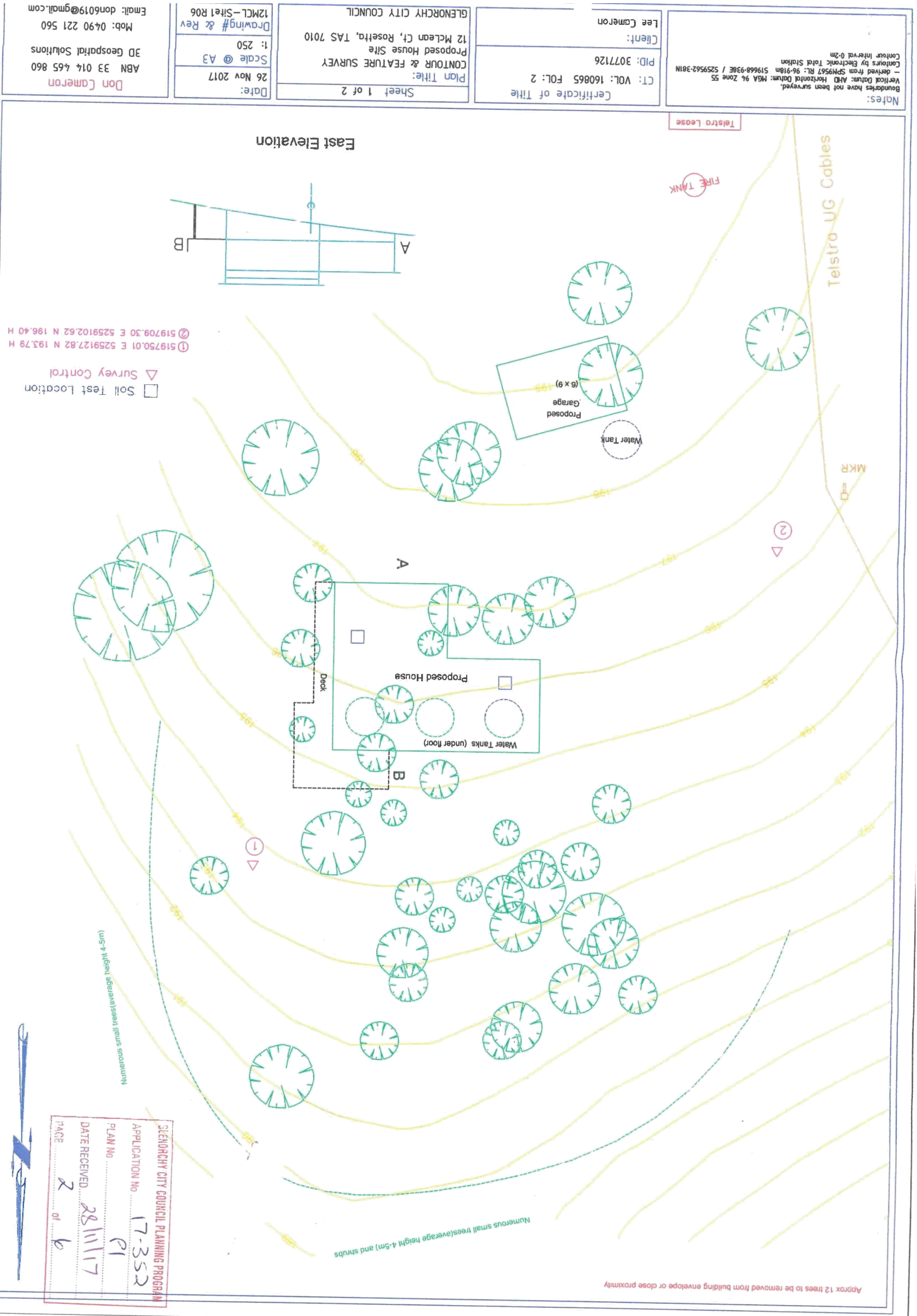
Map Width: 609.2 m

Date of Print: Thursday, 5 July 2018



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

i



Notes:

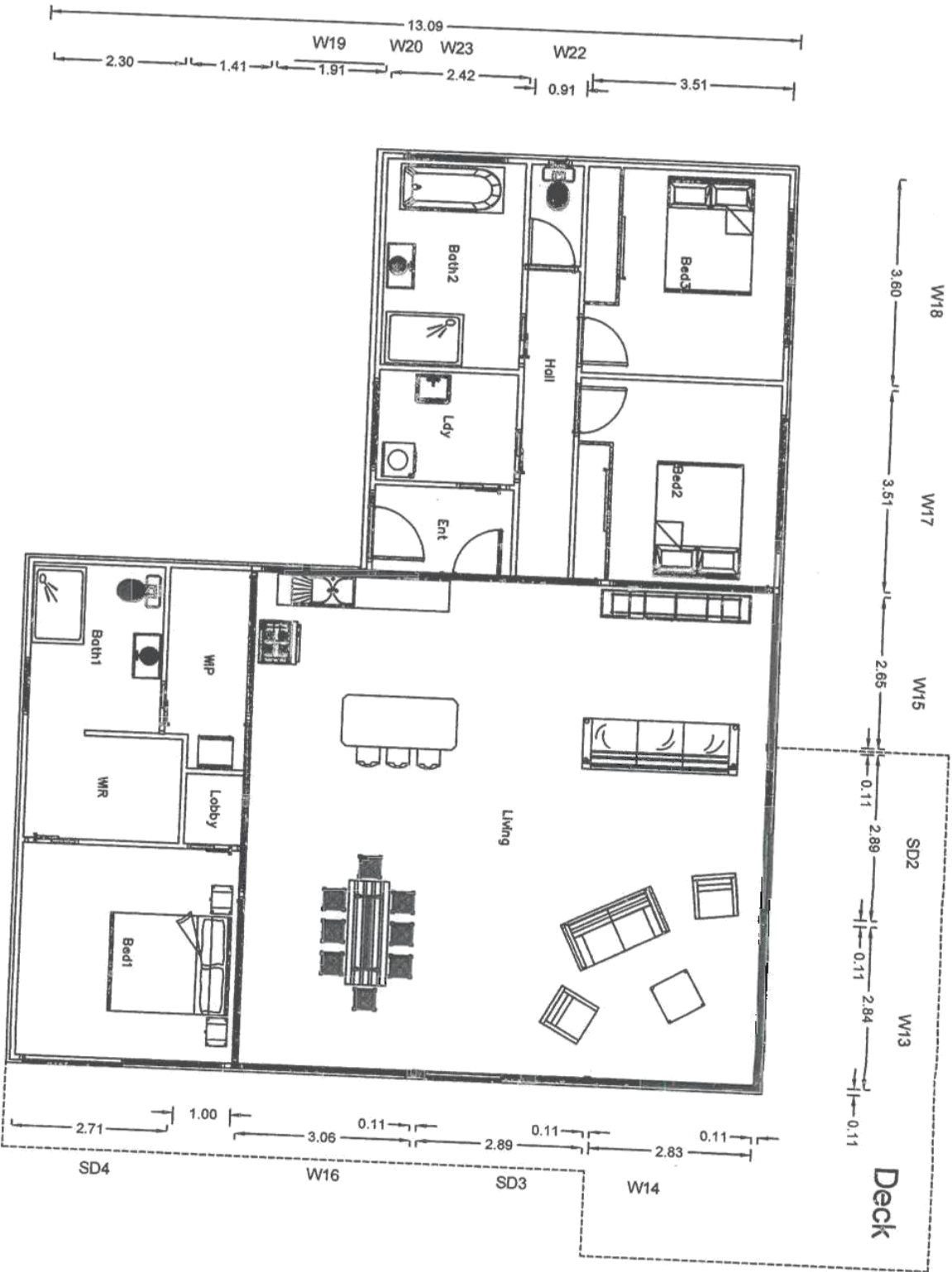


Table of Windows			
No	Width	Height	Notes
1	2827	500	Ceiling
2	2827	500	Ceiling
3	2827	500	Ceiling
4	2819	500	Ceiling
5	2881	500	Ceiling
6	2630	500	Ceiling
7	2873	500	Ceiling
8	3000	500	Ceiling
9	2504	500	Ceiling
10	2827	500	Ceiling
11	2827	500	Ceiling
12	2984	500	Ceiling
13	2810	2300	Fixed - living
14	2782	2300	Fixed - living
15	2887	2300	Fixed - living
16	2610	2300	Fixed - living
17	2400	1500	Bed2
18	2400	1500	Bed3
19	1800	1100	Kitchen
20	1200	1100	Entrance
21	1600	1200	Laundry
22	400	700	WC
23	1800	1200	Bath2
24	1000	1800	Bath1

Table of Doors			
No	Width	Height	Notes
1	1250	2100	Entrance (Outer)
2	2874	2300	Living - Sliding
3	2855	2300	Living - Sliding
4	3581	2300	Bed1 Sliding

Table of Doors			
No	Width	Height	Notes
1	920	2100	Sliding
2	920	2100	Sliding
3	920	2100	Sliding
4	920	2100	Sliding
5	920	2100	Sliding
6	920	2100	Sliding
7	920	2100	Sliding
8	920	2100	Glass (Inner Entrance)
9	920	2100	Opening
10	920	2100	Opening

Table of Spaces			
No	Space name	Area	Notes
1	Living	77.75	
2	Bed1	14.10	
3	Bath1	6.69	
4	WIR	4.93	
5	Bed2	12.32	
6	Bed3	12.64	
7	Bath2	8.71	
8	Ldy	4.65	
9	Ent	3.63	
10	Hall	6.55	
11	WIP	4.70	
12	Lobby	1.22	
Total		157.89	

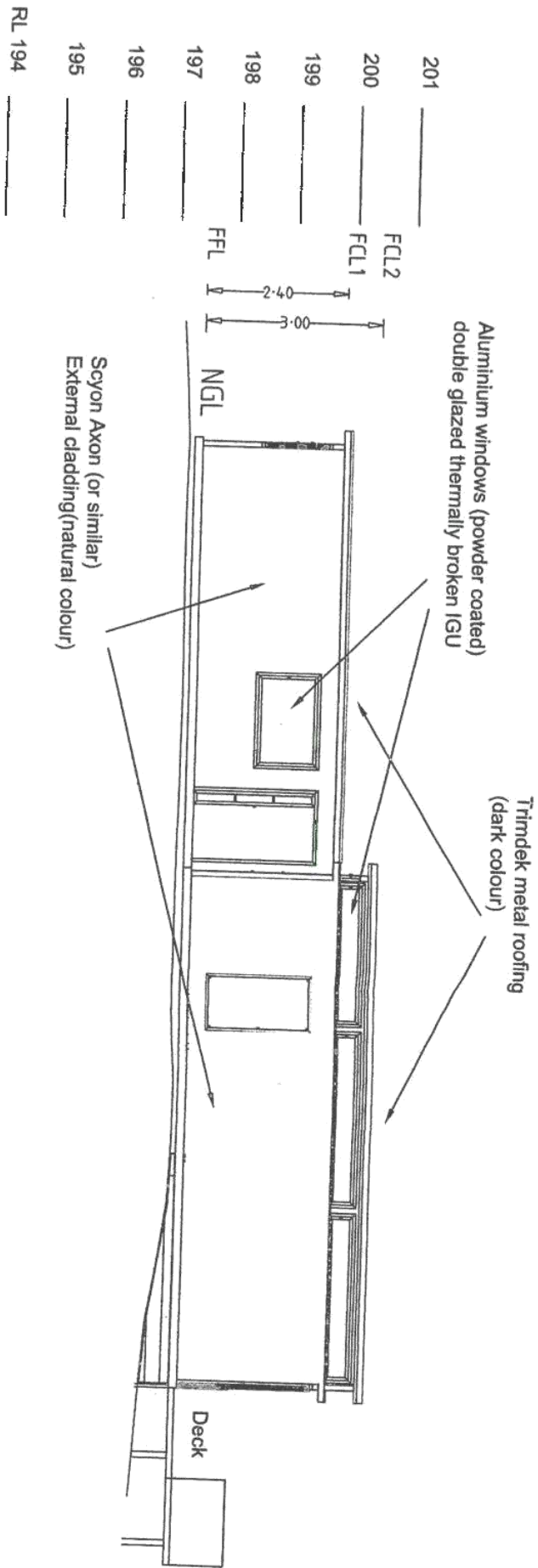
GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO 17-352
PLAN NO P1
DATE RECEIVED 28/11/17
PAGE 3 of 6

Certificate of Title
CT: VOL: 160865 FOL: 2
Client: Lee Cameron

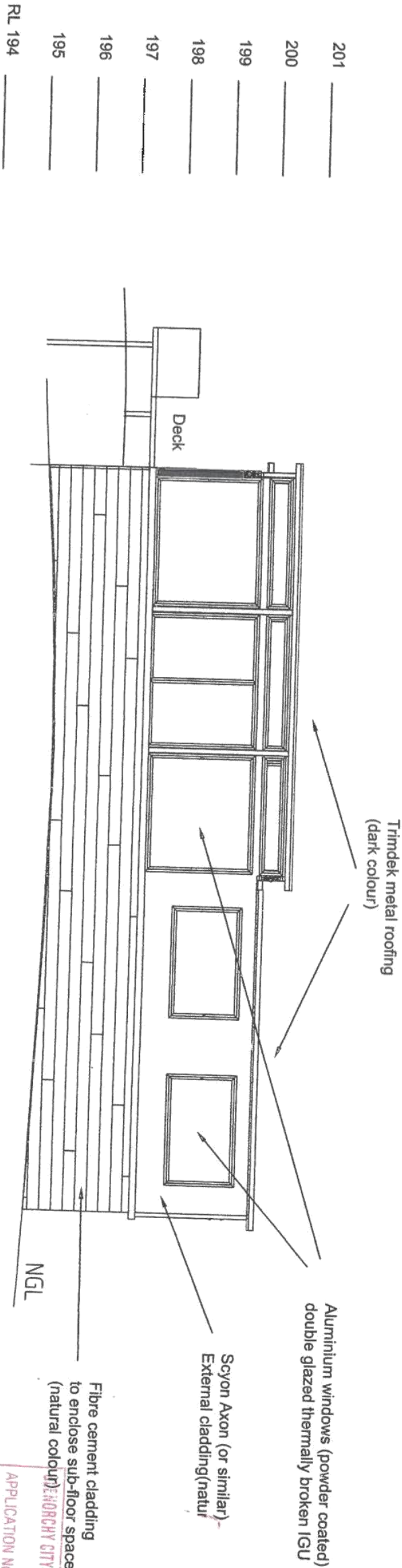
Sheet 1 of 3
Plan Title: FLOORPLAN
Preliminary Sketch Plans
12 McLean Ct, Rosetta, TAS 7010
GLENORCHY CITY COUNCIL

Date: 25 Nov 2017
Scale @ A3
1: 100
Drawing# & Rev

Don Cameron
ABN 33 014 465 860
3D Geospatial Solutions
Mob: 0490 221 560



South Elevation



North Elevation

Notes:
IGL = Natural Ground Level
Natural colour = painted colour to blend with natural environment

Certificate of Title

CT: VOL: 160865 FOL: 2

Client:
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Sheet 2 of 3

Plan Title:
ELEVATIONS SHEET 1
Preliminary Sketch Plans
12 McLean Ct, Rosetta, TAS 7010
GLENORCHY CITY COUNCIL

Date:
1 Oct 2017

Scale @ A3
1: 100

Drawing# & Rev
12MCL-H02-R01

Don Cameron

ABN 33 014 465 860
3D Geospatial Solutions

Mob: 0490 221 560
Email: don@3dgeo.com.au

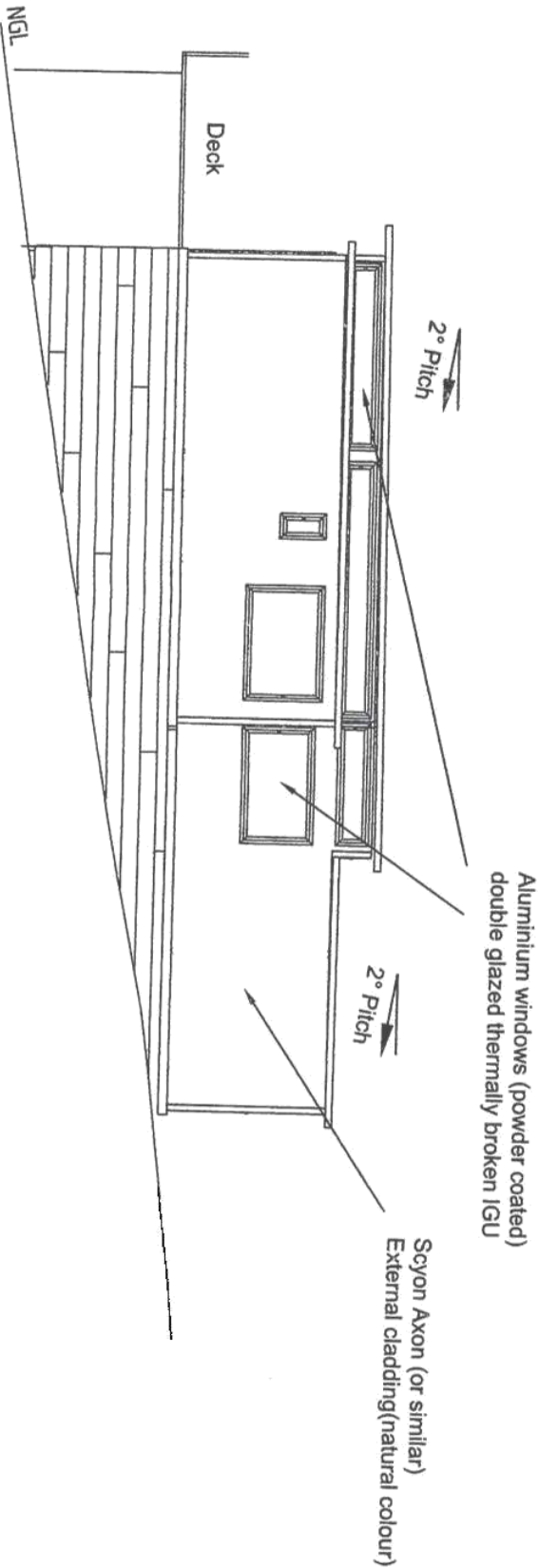
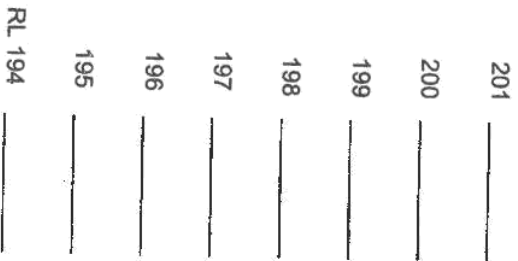
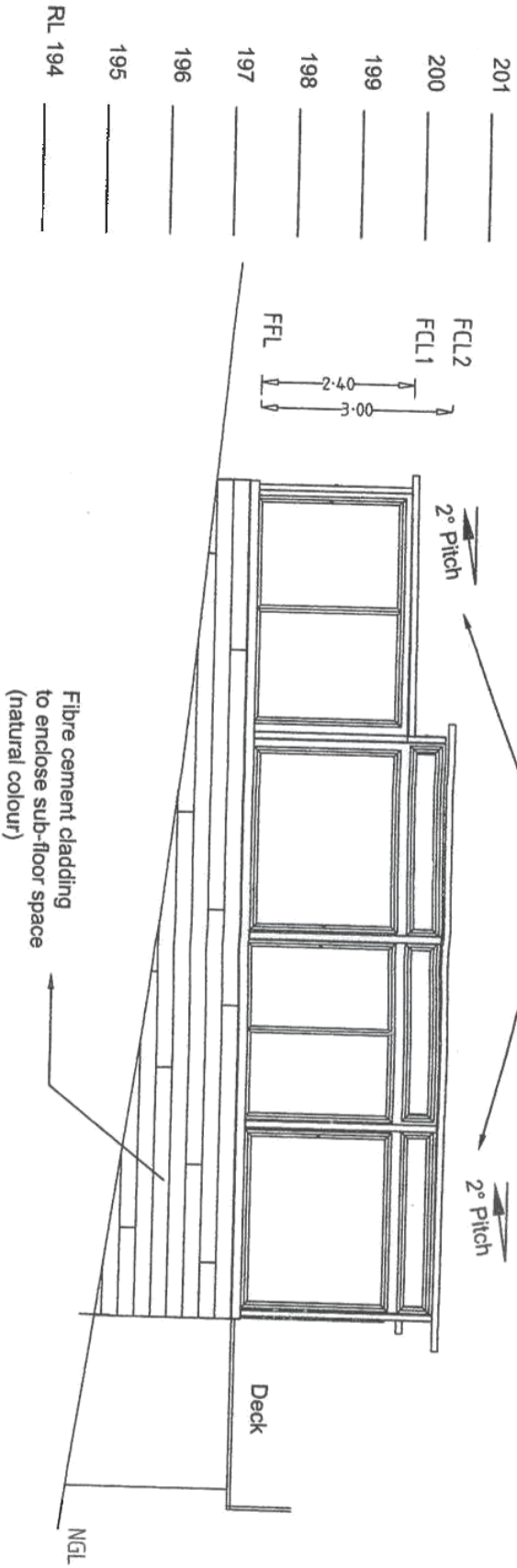
APPLICATION No 17-352

PLAN No P1

DATE RECEIVED 28/11/17

PAGE 4 of 6

East Elevation



West Elevation

Notes:
NGL = Natural Ground Level
Natural colour = painted colour to blend with natural environment

Certificate of Title

CT: VOL: 160865 FOL: 2

Client:
Lee Cameron

Sheet 2 of 3

Plan Title:
ELEVATIONS SHEET 2
Preliminary Sketch Plans
12 McLean Ct, Rosetta, TAS 7010
GLENORCHY CITY COUNCIL

Date:
1 Oct 2017

Scale @ A3
1: 100

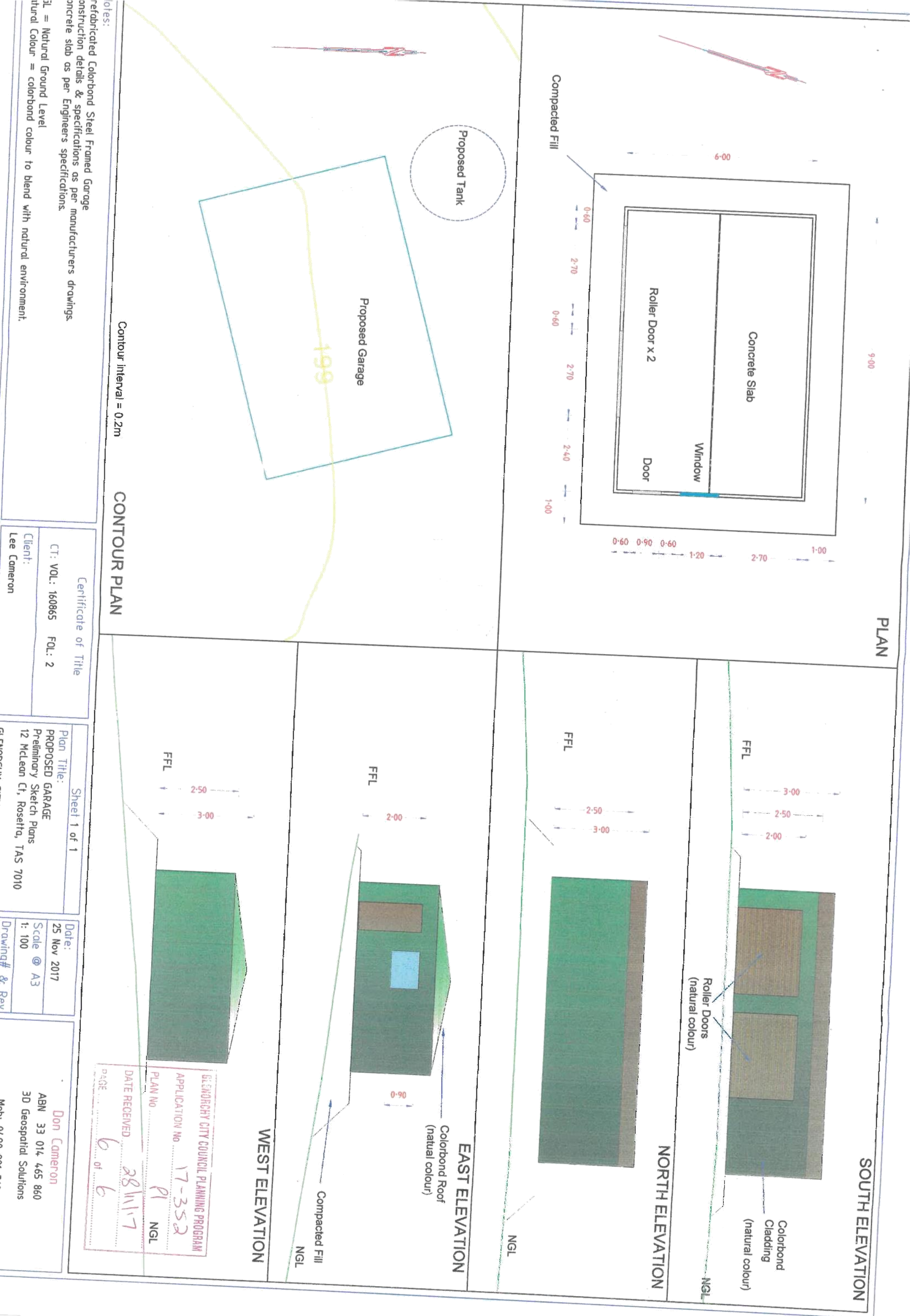
Drawing# & Rev
12MCL-H02-R01

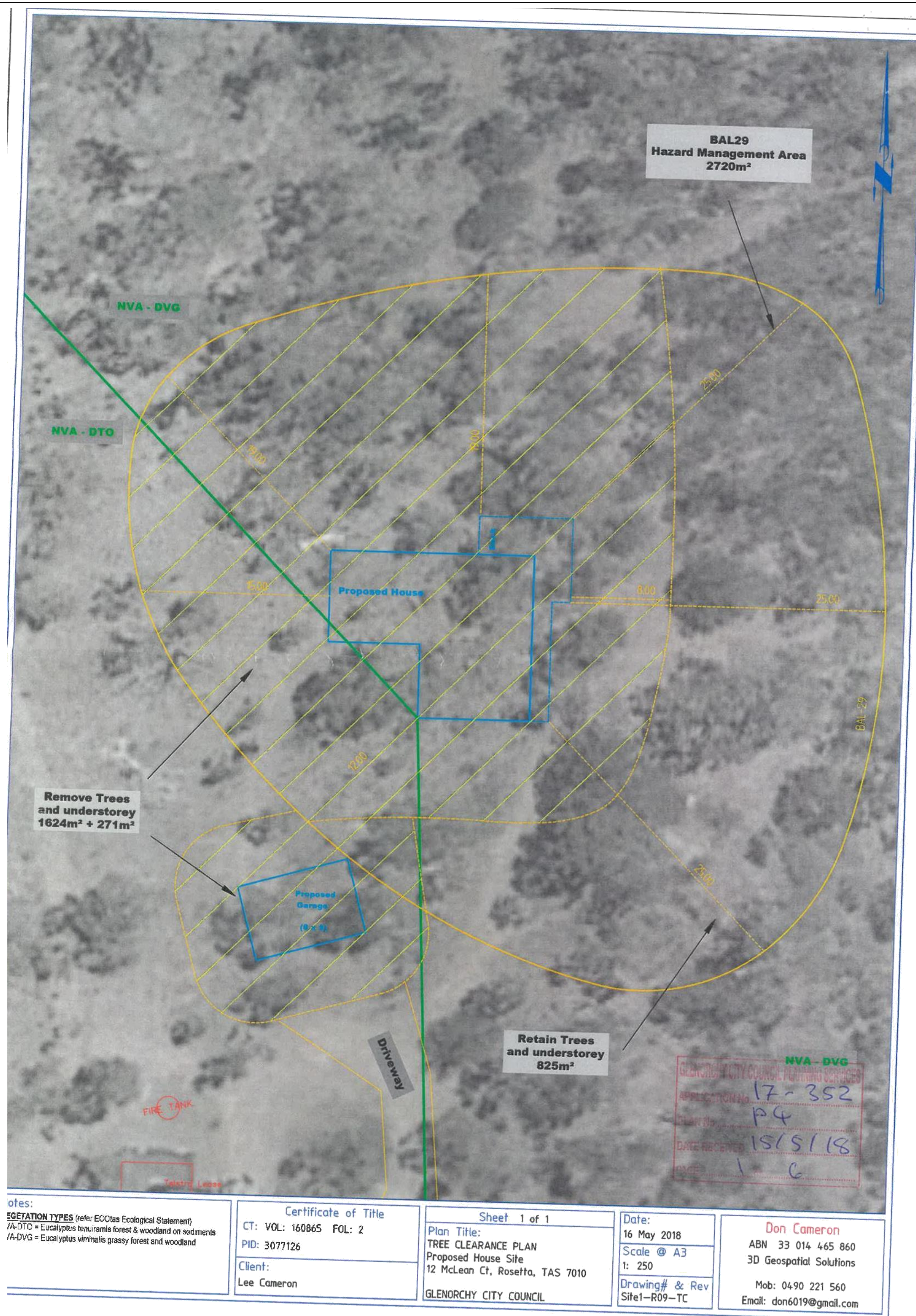
Don Cameron

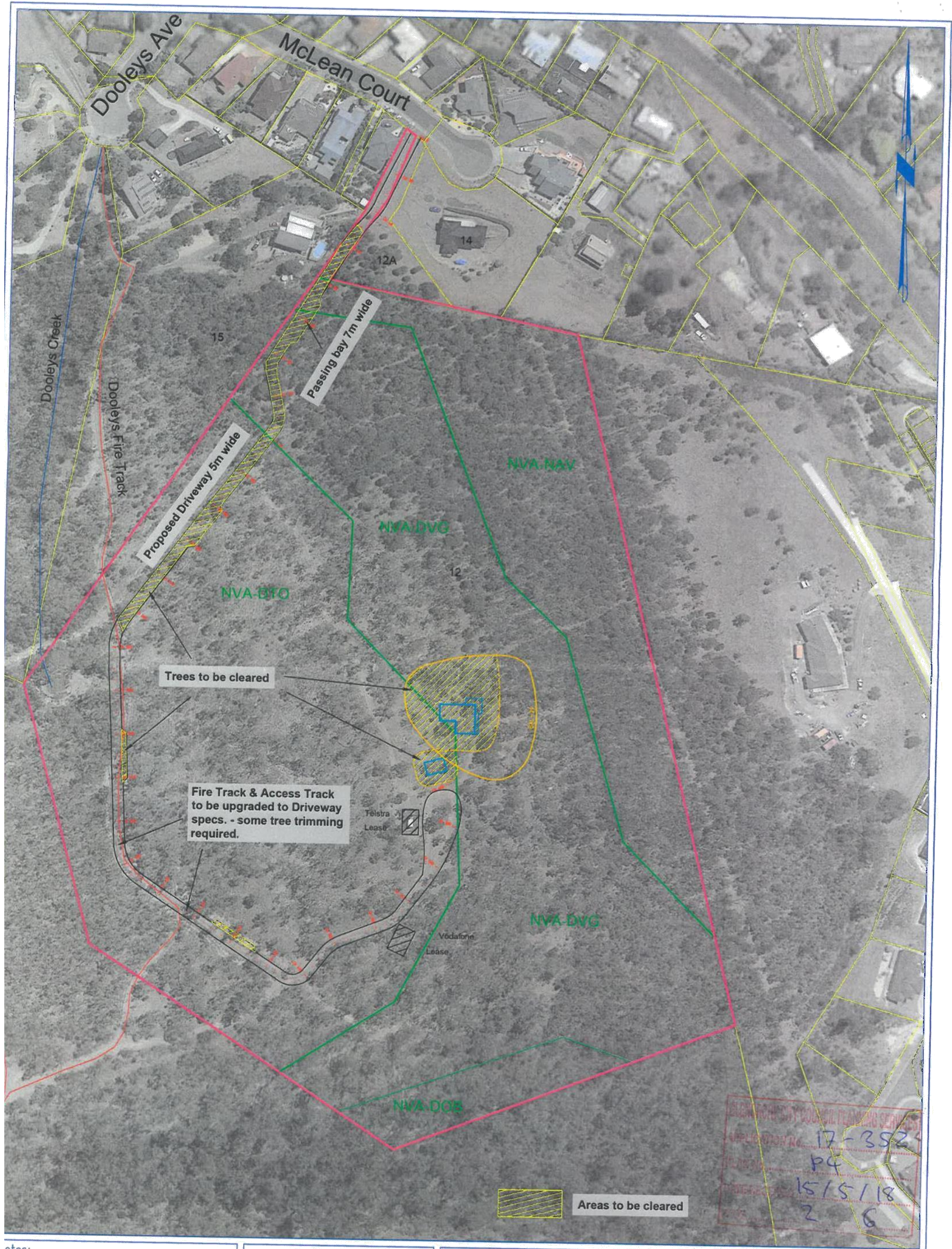
ABN 33 014 465 860
3D Geospatial Solutions

Mob: 0490 221 560
Email: don6019@gmail.com

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 17-352
PLAN No 81
DATE RECEIVED 28/11/17
PAGE 5 of 6







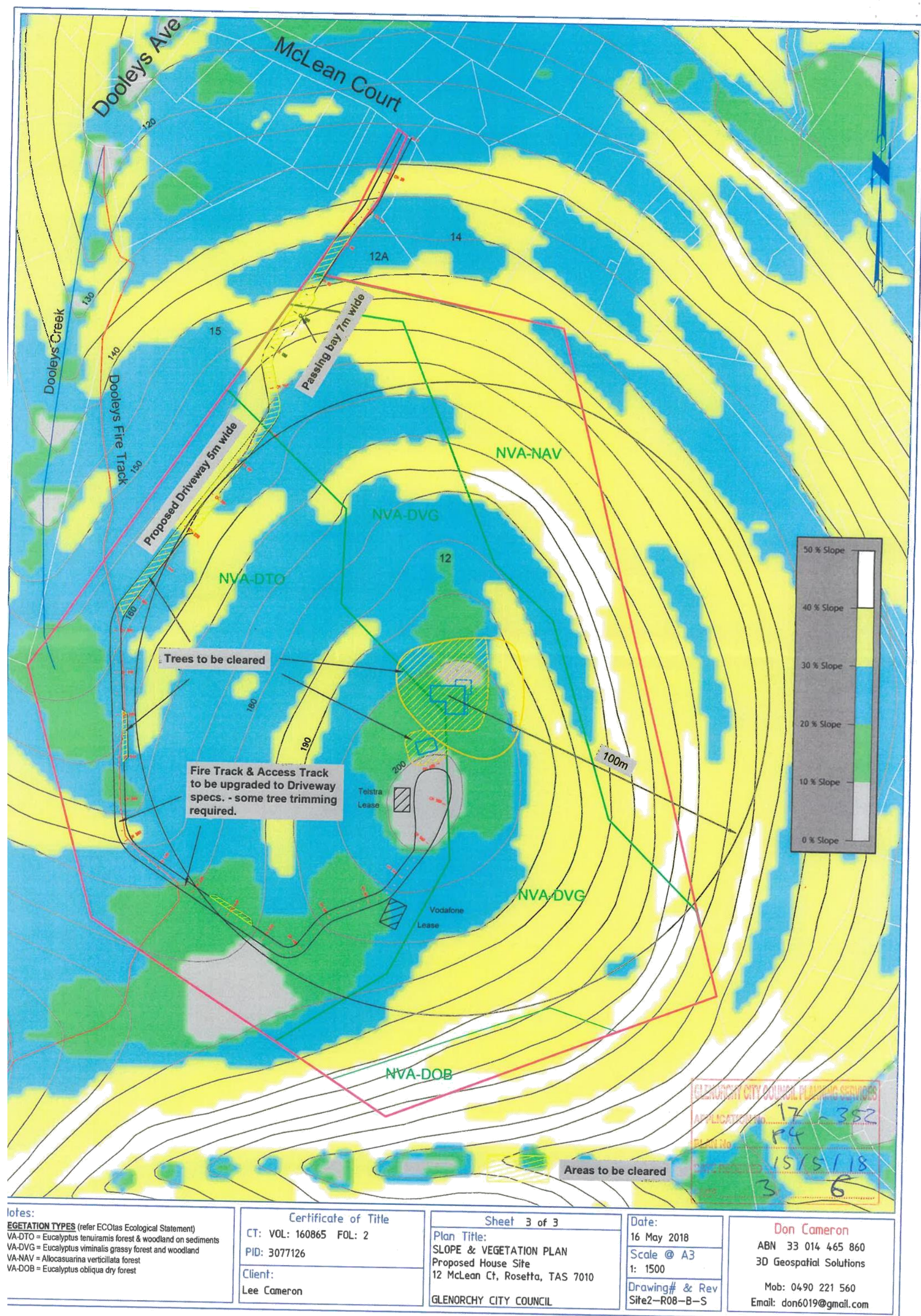
Notes:
VEGETATION TYPES (refer ECOTas Ecological Statement)
/A-DTO = Eucalyptus tenuiramis forest & woodland on sediments
/A-DVG = Eucalyptus viminalis grassy forest and woodland
/A-NAV = Allocasuarina verticillata forest
/A-DOB = Eucalyptus obliqua dry forest

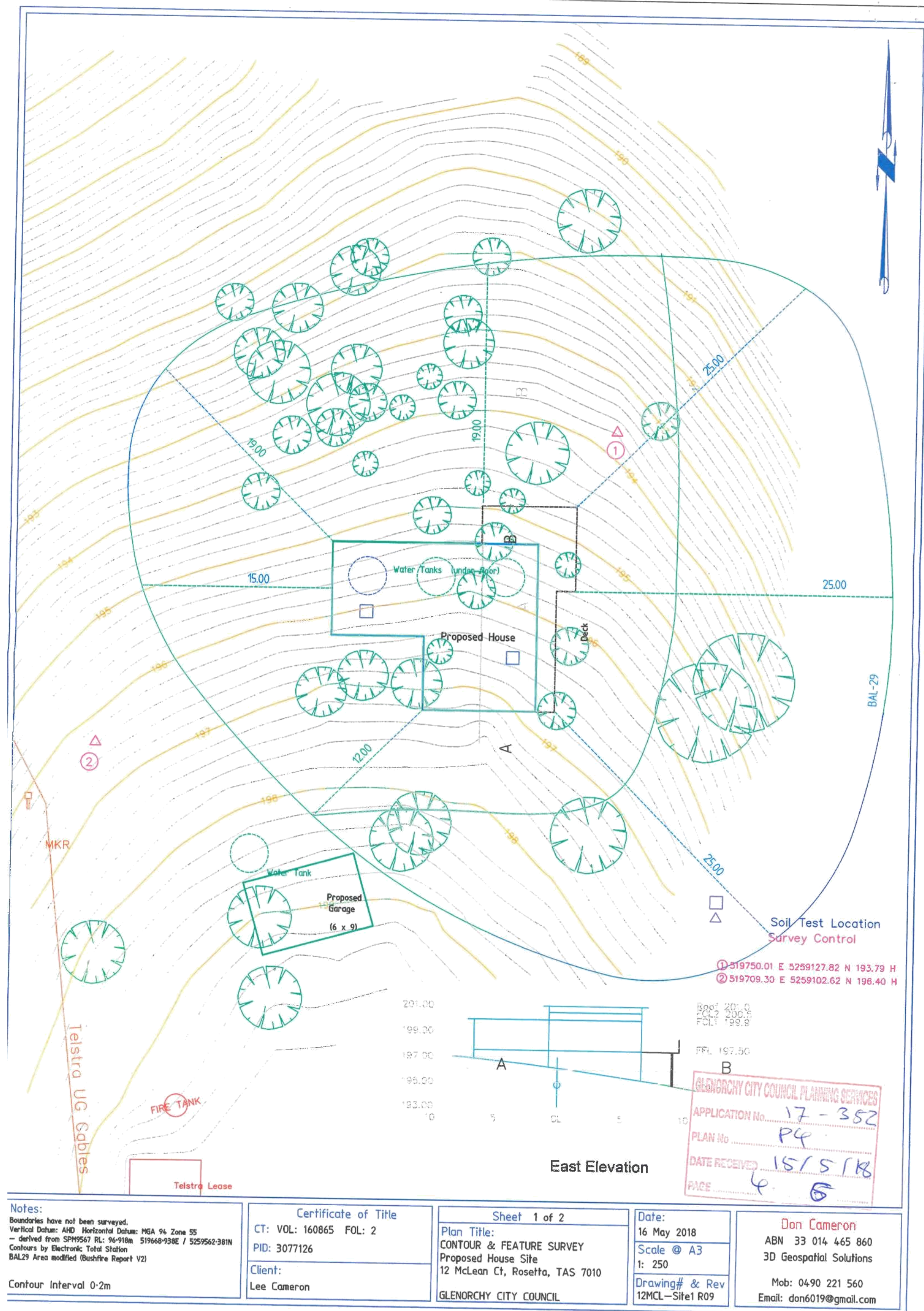
Certificate of Title
CT: VOL: 160865 FOL: 2
PID: 3077126
Client:
Lee Cameron

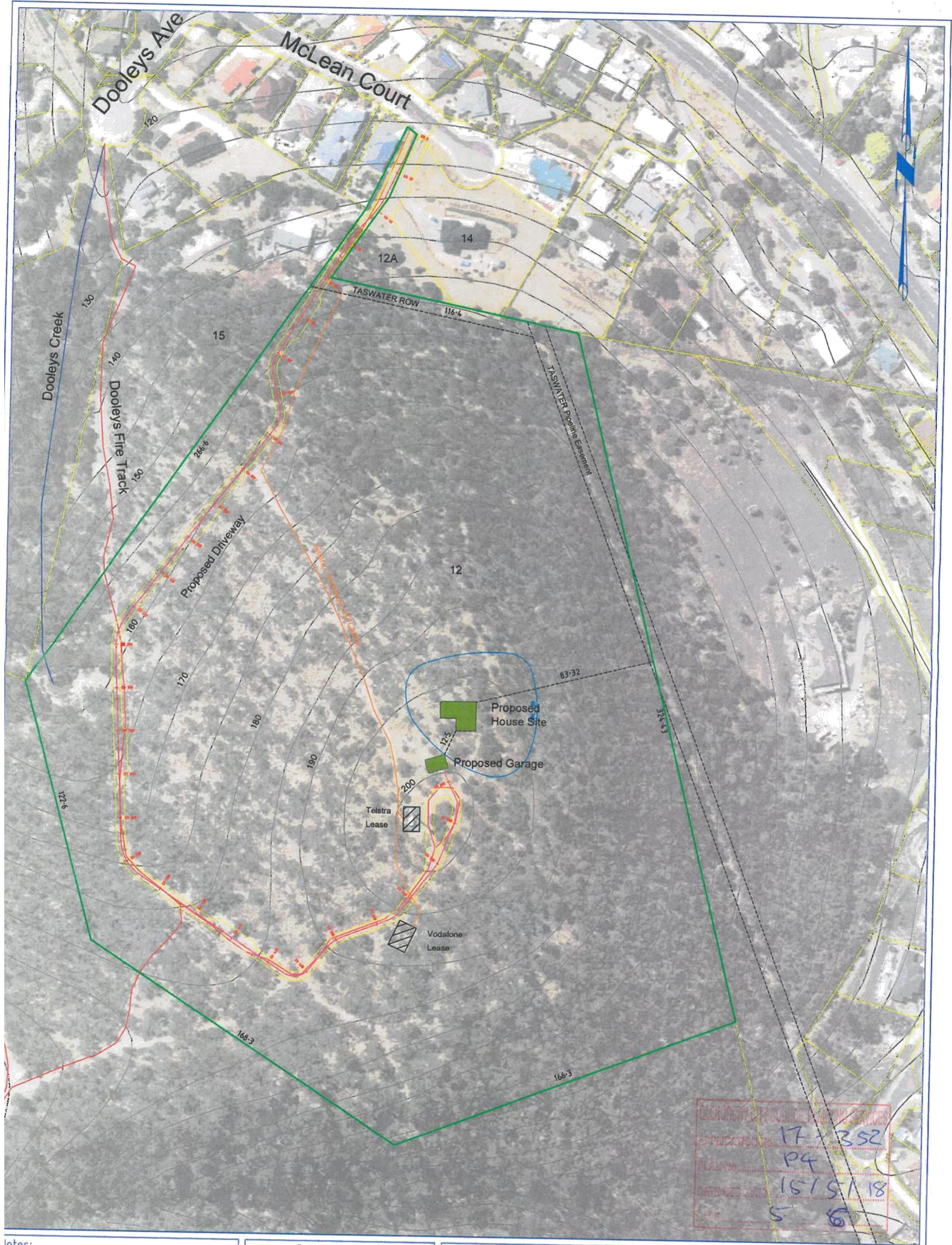
Sheet 2 of 3
Plan Title:
TREE CLEARANCE PLAN
Proposed House Site
12 McLean Ct, Rosetta, TAS 7010
GLENORCHY CITY COUNCIL

Date:
16 May 2018
Scale @ A3
1: 1500
Drawing# & Rev
Site2-R08-B-V

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Email: don6019@gmail.com







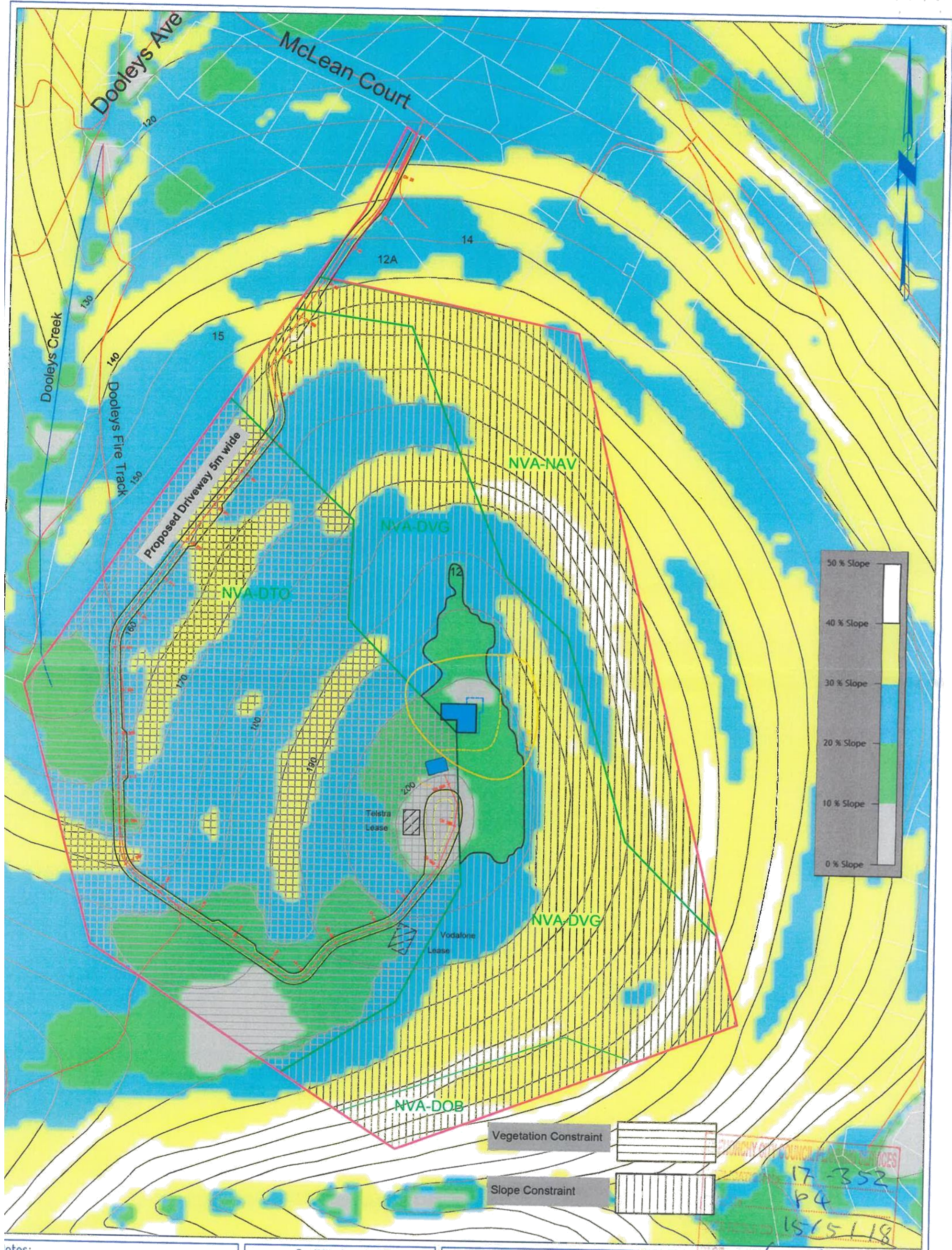
Notes:
Boundaries, contours, aerial photography from LISTMap data
Critical Datum: AHD Horizontal Datum: MGA 94 Zone 55
1:29 Area modified (Bushfire Report V2)
Contour interval 5m

Certificate of Title
CT: VOL: 160865 FOL: 2
PID: 3077126
Client:
Lee Cameron

Sheet 2 of 2
Plan Title:
LOCATION DIAGRAM
Proposed House Site
12 McLean Ct, Rosetta, TAS 7010
GLENORCHY CITY COUNCIL

Date:
16 May 2018
Scale @ A3
1: 1500
Drawing# & Rev
12MCL-Site2 R08

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3D Geospatial Solutions
Mob: 0490 221 560
Email: don6019@gmail.com



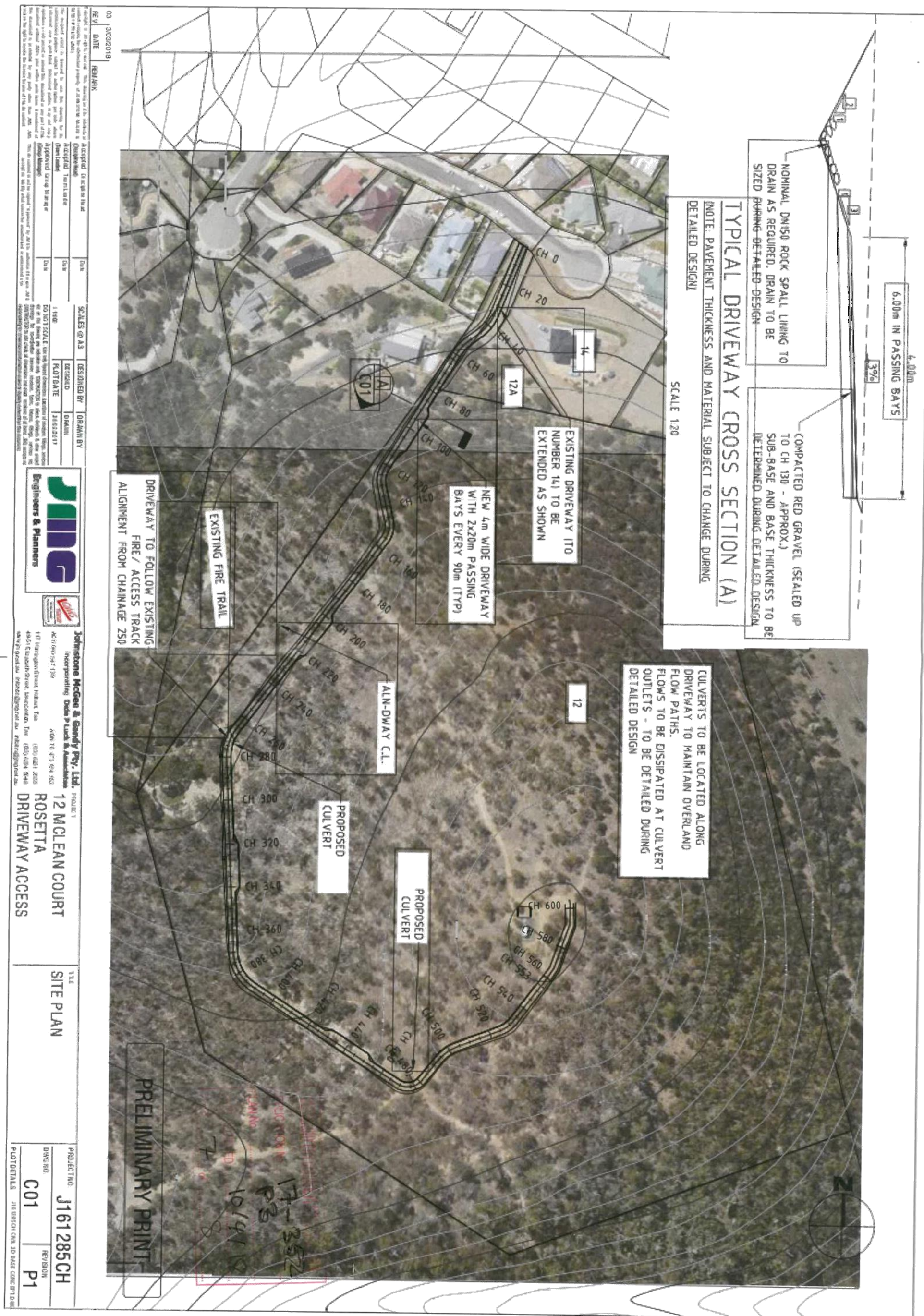
Notes:
VEGETATION TYPES (refer ECOTas Ecological Statement)
VA-DTO = Eucalyptus tenuiramis forest & woodland on sediments
VA-DVG = Eucalyptus viminalis grassy forest and woodland
VA-NAV = Allocasuarina verticillata forest
VA-DOB = Eucalyptus obliqua dry forest

Certificate of Title
CT: VOL: 160865 FOL: 2
PID: 3077126
Client:
Lee Cameron

Sheet 3 of 3
Plan Title:
SLOPE & VEGETATION PLAN
Proposed House Site
12 McLean Ct, Rosetta, TAS 7010
GLENORCHY CITY COUNCIL

Date:
16 May 2018
Scale @ A3
1: 1500
Drawing# & Rev
Site2-R08-C

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ABN 33 014 465 860
3D Geospatial Solutions
Mob: 0490 221 560
Email: don6019@gmail.com



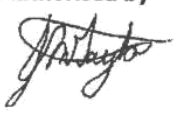
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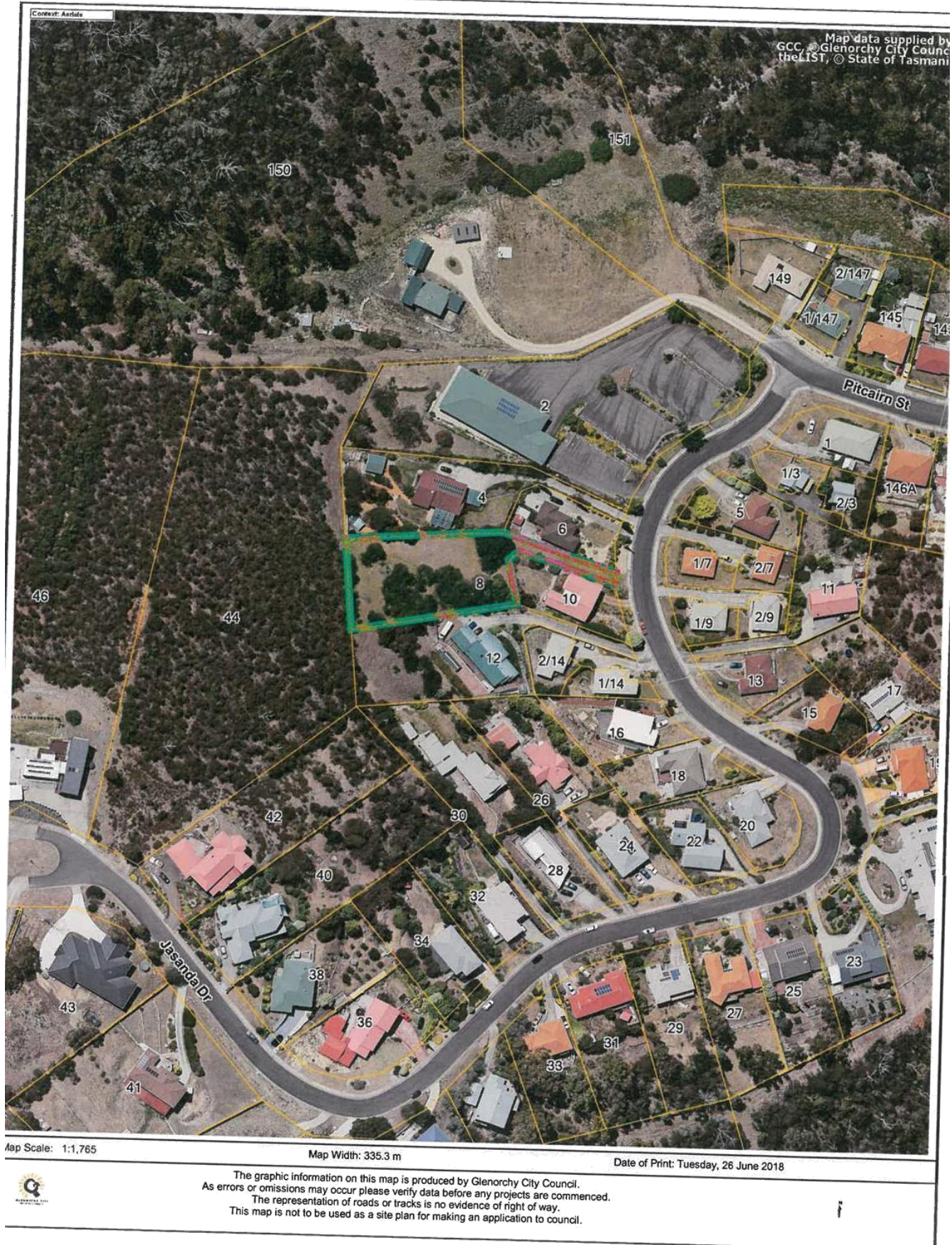


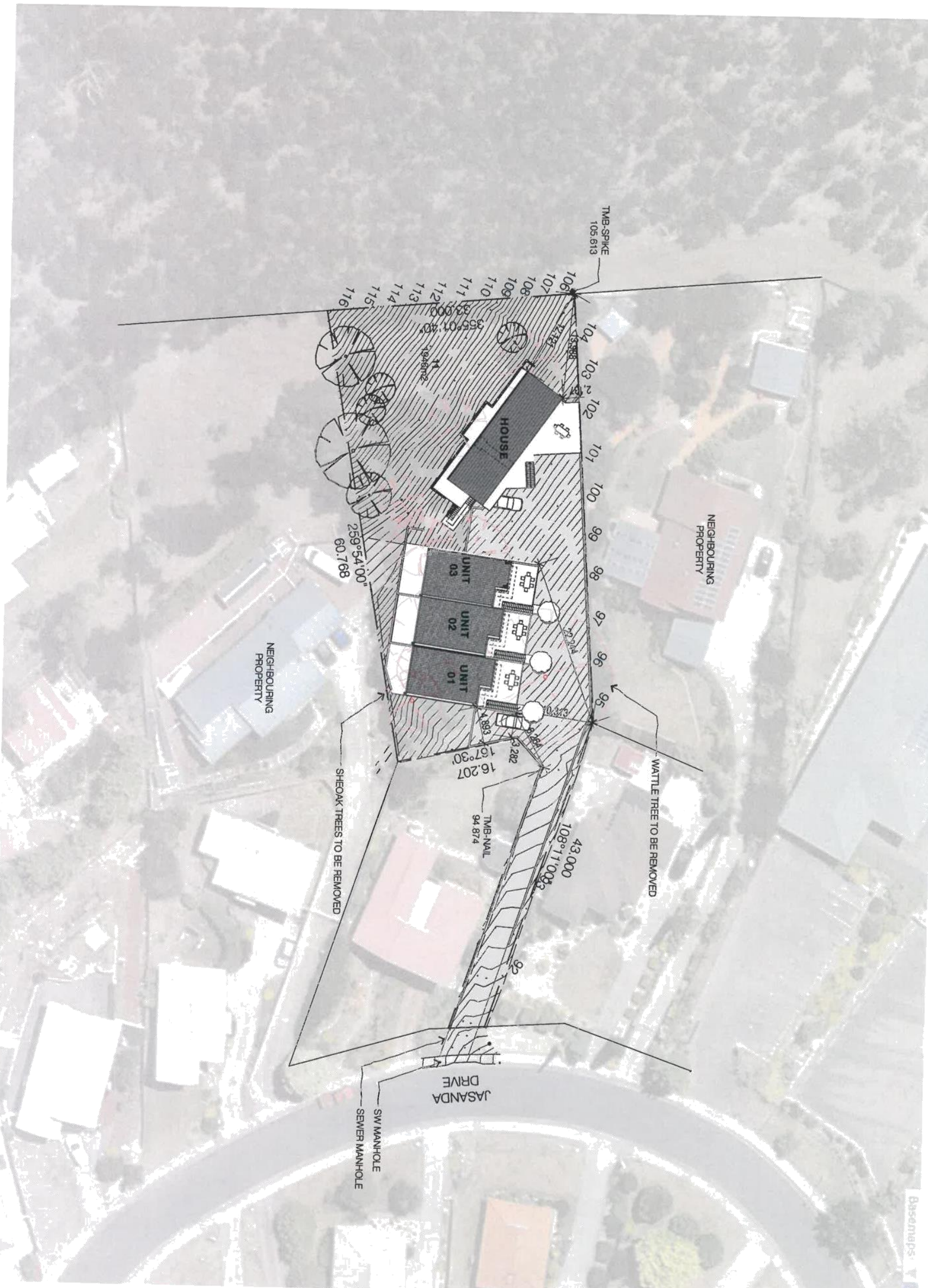


Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-352		Council notice date	12/12/2017
TasWater details				
TasWater Reference No.	TWDA 2018/00627-GCC		Date of response	26 April 2018
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	12 MCLEAN CT, ROSETTA		Property ID (PID)	3077126
Description of development	New dwelling			
Schedule of drawings/documents				
Prepared by		Drawing/document No.	Revision No.	Date of Issue
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				
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	

8 Jasanda Drive, Montrose





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GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No 18-090

PLAN No P3

DATE RECEIVED 21/5/18

PAGE 1 of 1

REV	DESCRIPTION	DATE
01	DA TO CLIENT	3/05/2018
02	DA TO COUNCIL	3/05/2018
03	RFT TO COUNCIL SITE PLAN	31/05/2018



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JASANDA DRIVE
UNIT DEVELOPMENT

8 Jasanda Drive, Montrose, Tas 7010
John Nelson



31/05/2018
1722 A101 - 03
SITE PLAN

DA

PAGE SCALE 1:500 @ FULL SIZE A3

REV	DESCRIPTION	DATE
01	DA TO CLIENT	3/05/2018
02	DA TO COUNCIL	3/05/2018



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**JASANDA DRIVE
UNIT DEVELOPMENT**

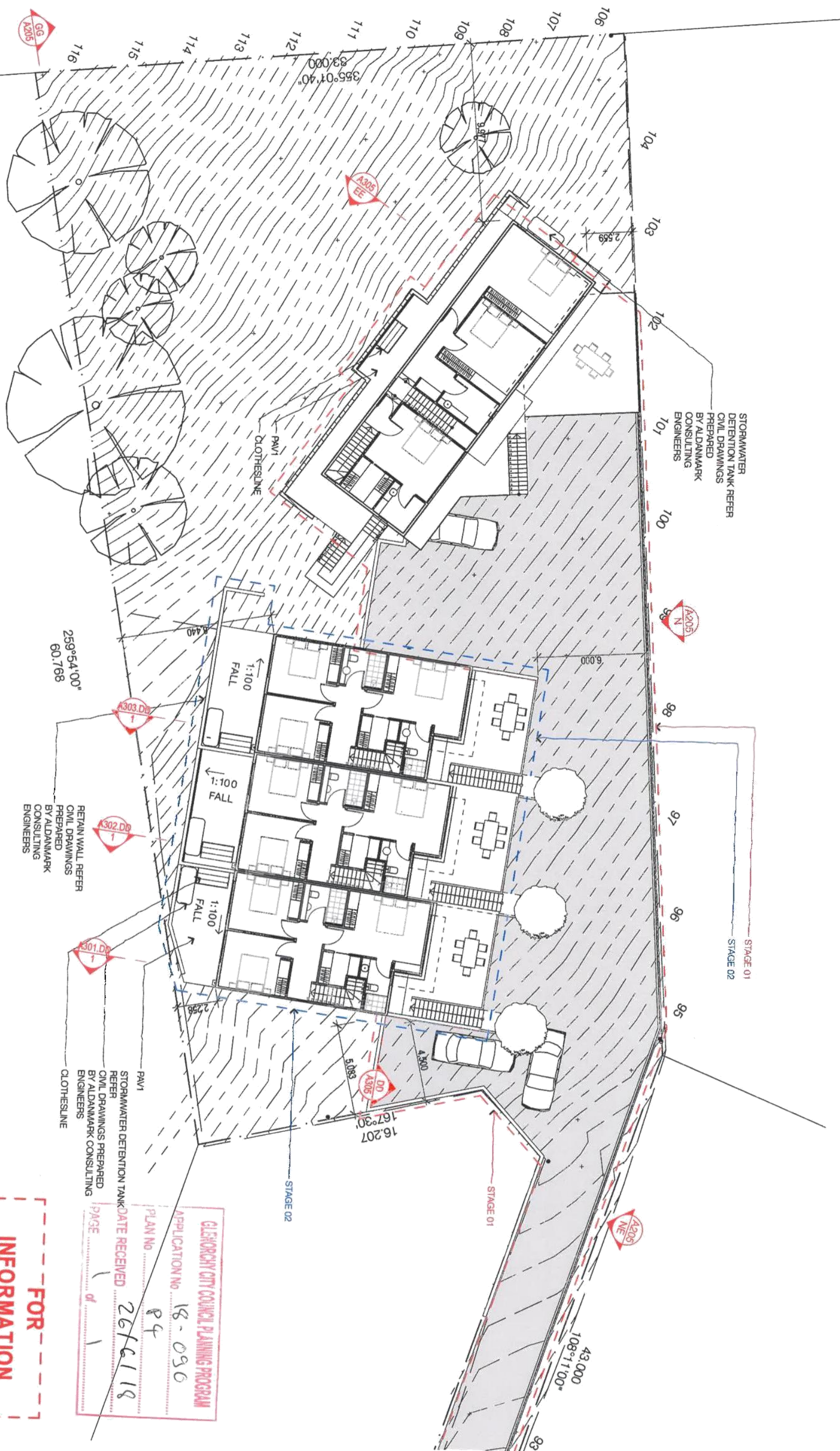
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26/06/2018

1722 A104 - 02

SECONDA E TERZA PIANTA

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GLEBORCH CITY COUNCIL PLANNING PROGRAM

APPLICATION No 18-096

PLAN No 84

DATE RECEIVED 26/6/18

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03	REF TO COUNCIL	18/05/2018



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UNIT DEVELOPMENT**

8 Jasanda Drive, Montrose, Tas 7010
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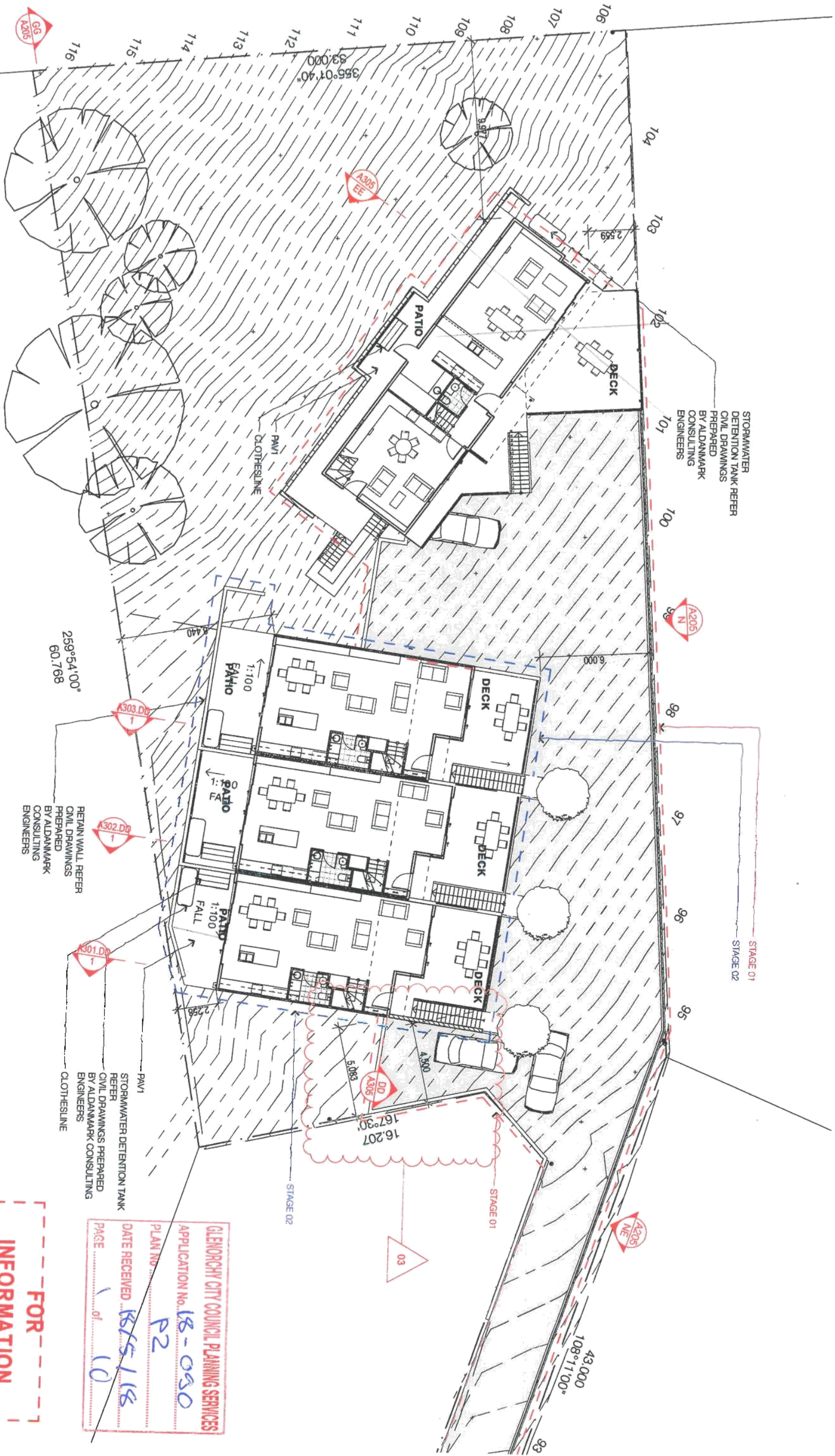
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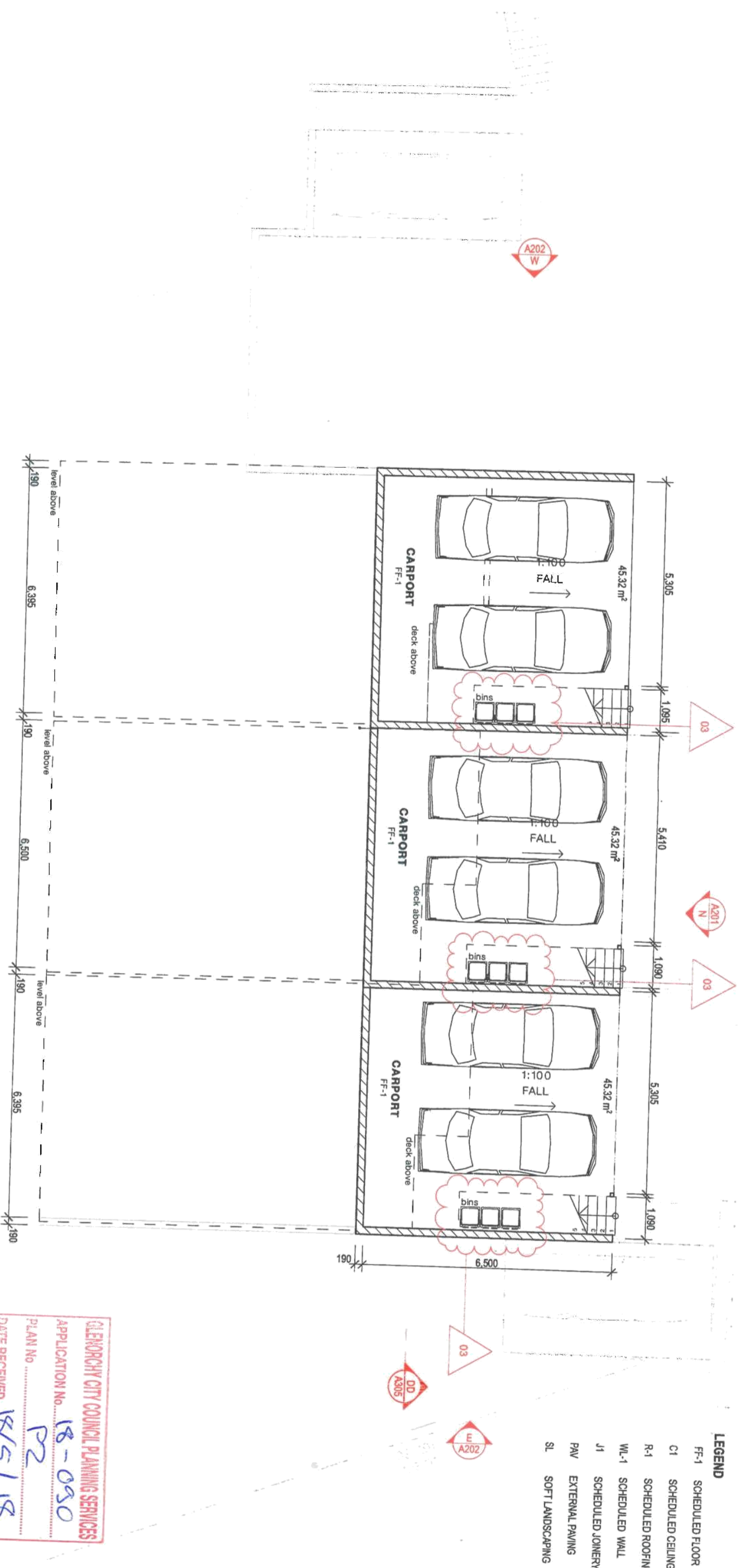
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1722 A103 - 03
FIRST FLOOR SITE PLAN

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GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 18-090
PLAN No. P2
DATE RECEIVED 18/5/18
PAGE 1 of 10





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02	DA TO COUNCIL	3/05/2018
03	REF TO COUNCIL	18/05/2018



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**JASANDA DRIVE
UNIT DEVELOPMENT**

8 Jasanda Drive, Montrose, Tas 7010
John Nelson

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GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No **18-090**
PLAN No **P2**
DATE RECEIVED **18/5/18**
PAGE **2** of **10**

18/05/2018
1722 A105 - 03
UNIT 01, 02 & 03 GROUND FLOOR PLAN
DA

REV	DESCRIPTION
01	DATE TO CLIENT
02	DATE TO COUNCIL
03	REF TO COUNCIL

DATE
3/05/2018
3/05/2018
18/05/2018

1722 A108 - 03 8 Jasanda Drive, Montrose, Tas 7010 1722 A108 - 03 8 Jasanda Drive, Montrose, Tas 7010 1722 A108 - 03 8 Jasanda Drive, Montrose, Tas 7010



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UNIT DEVELOPMENT**

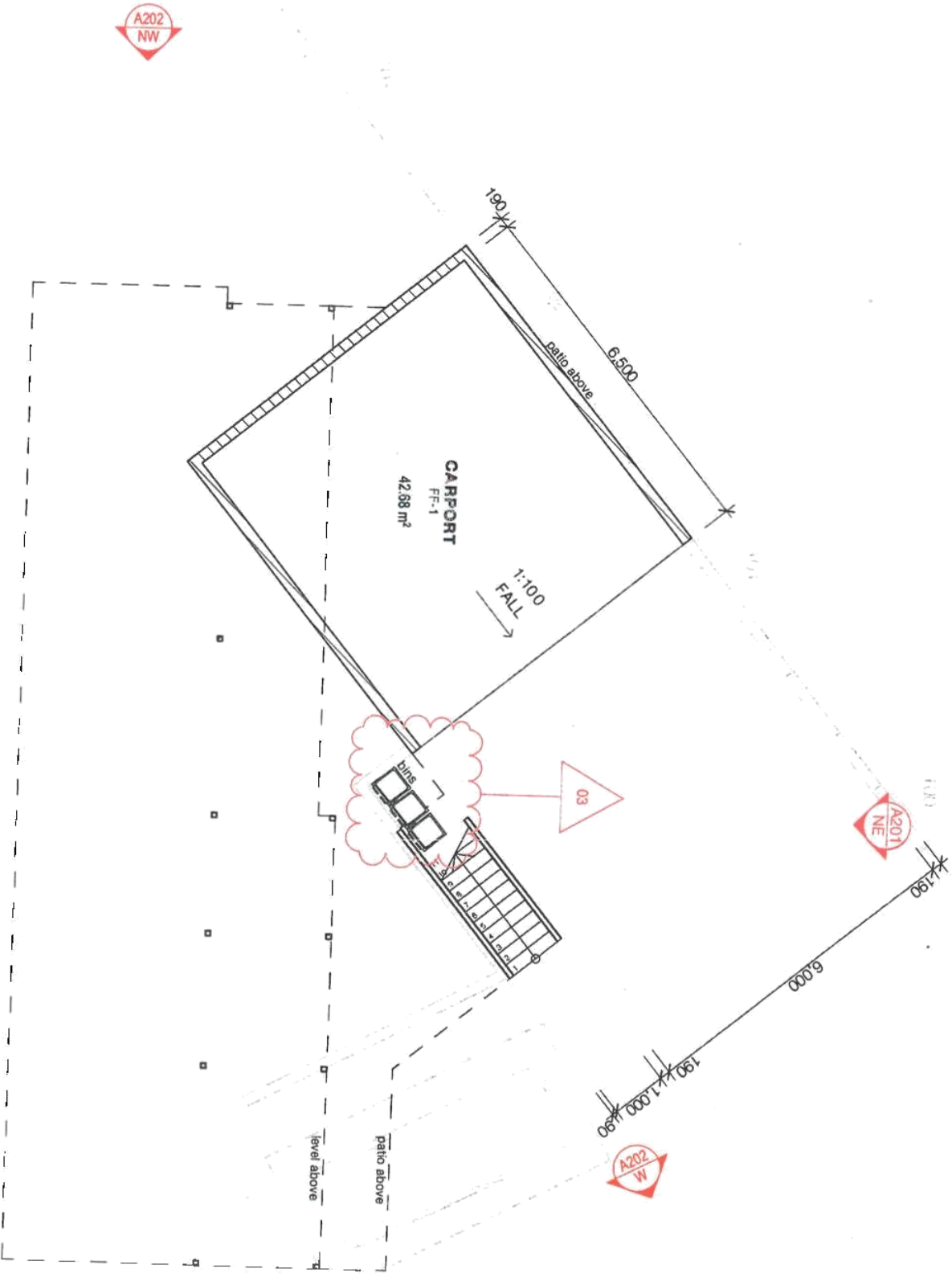
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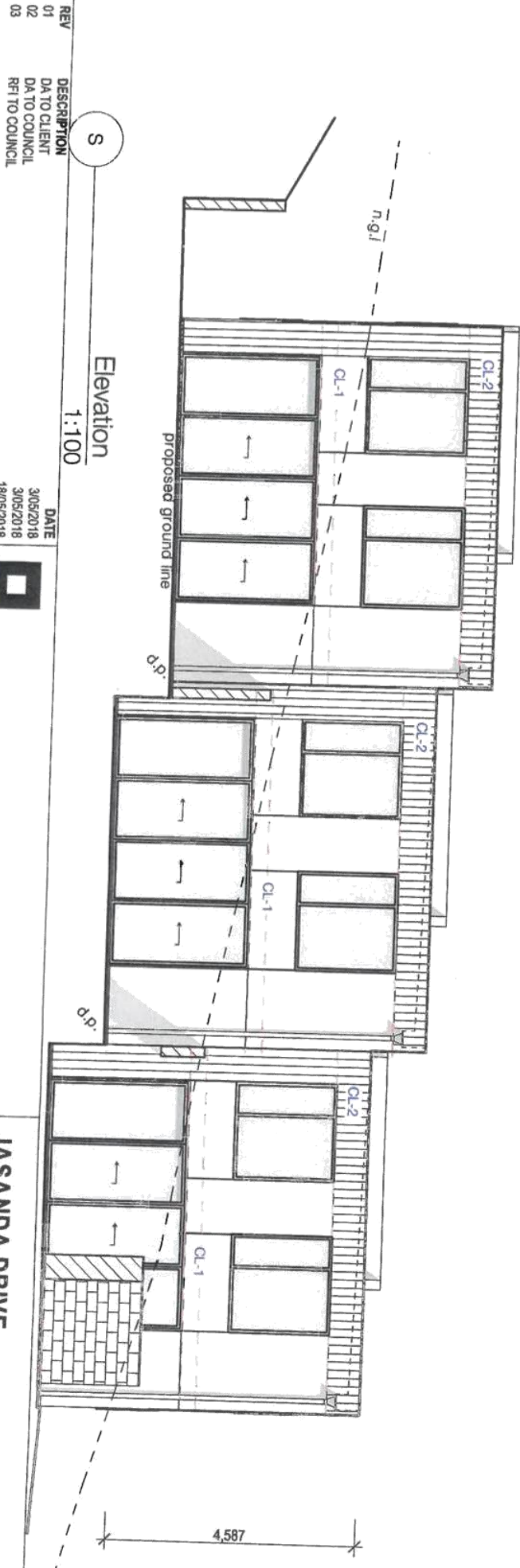
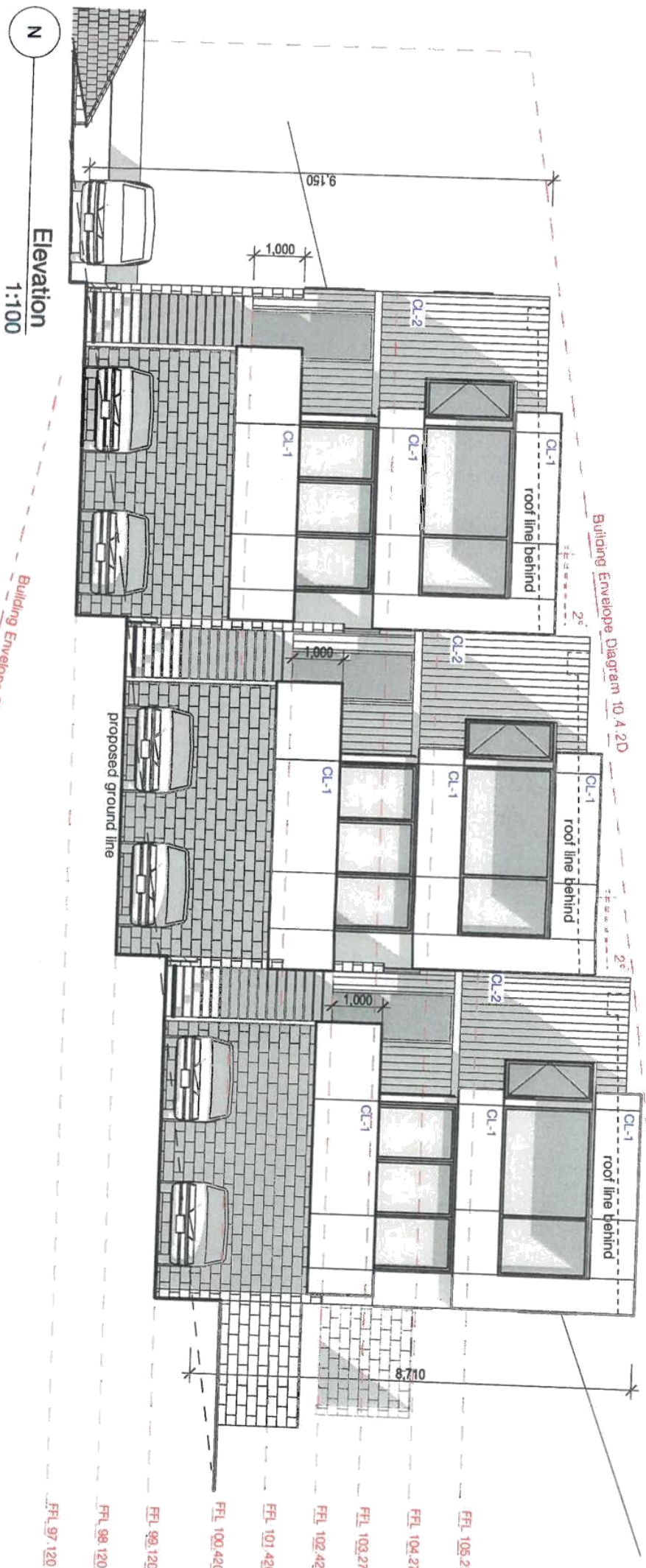
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GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. 18-050
PLAN No. P2
DATE RECEIVED 18/5/18
PAGE 3 OF 10

- LEGEND**
- FF-1 SCHEDULED FLOOR
 - C1 SCHEDULED CEILING
 - R-1 SCHEDULED ROOFING
 - WL-1 SCHEDULED WALL
 - J1 SCHEDULED JOINERY
 - PAV EXTERNAL PAVING
 - SL SOFT LANDSCAPING



18/05/2018
1722 A108 - 03
HOUSE GROUND FLOOR PLAN
DA



REV	DESCRIPTION	DATE
01	DA TO CLIENT	3/05/2018
02	DA TO COUNCIL	3/05/2018
03	REF TO COUNCIL	18/05/2018



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**JASANDA DRIVE
UNIT DEVELOPMENT**

8 Jasanda Drive, Montrose, Tas 7010
John Nelson

18/05/2018

1722 A201 - 03
UNIT ELEVATIONS 01 & 02

DA

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CLADDINGS

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

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DA

REV	DESCRIPTION	DATE
01	DA TO CLIENT	3/05/2018
02	DA TO COUNCIL	3/05/2018
03	RF TO COUNCIL	18/05/2018



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**JASANDA DRIVE
UNIT DEVELOPMENT**

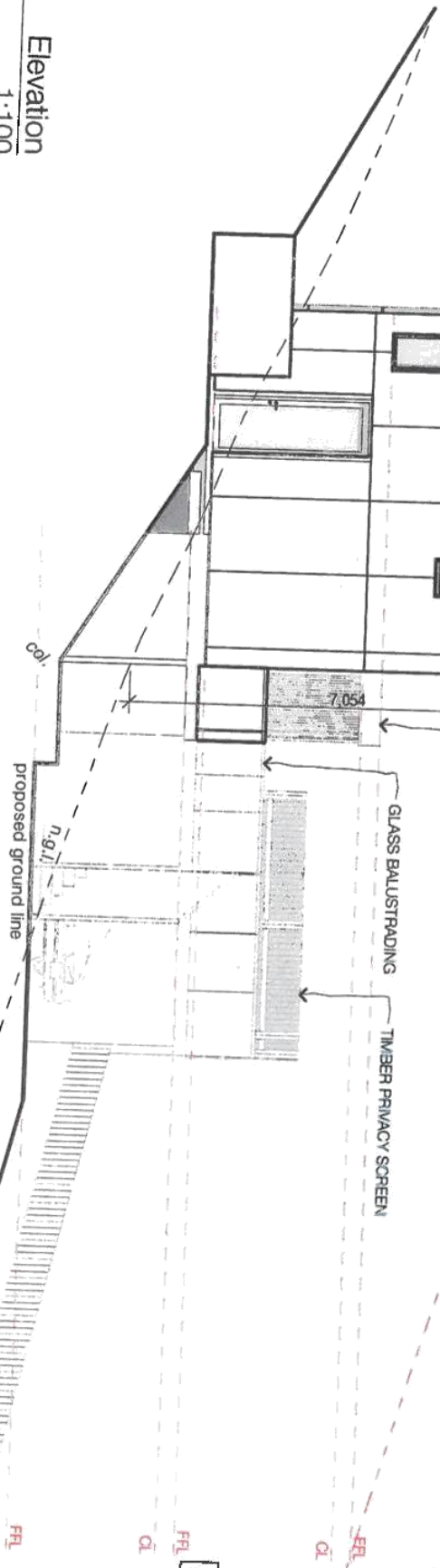
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John Nelson

18/05/2018

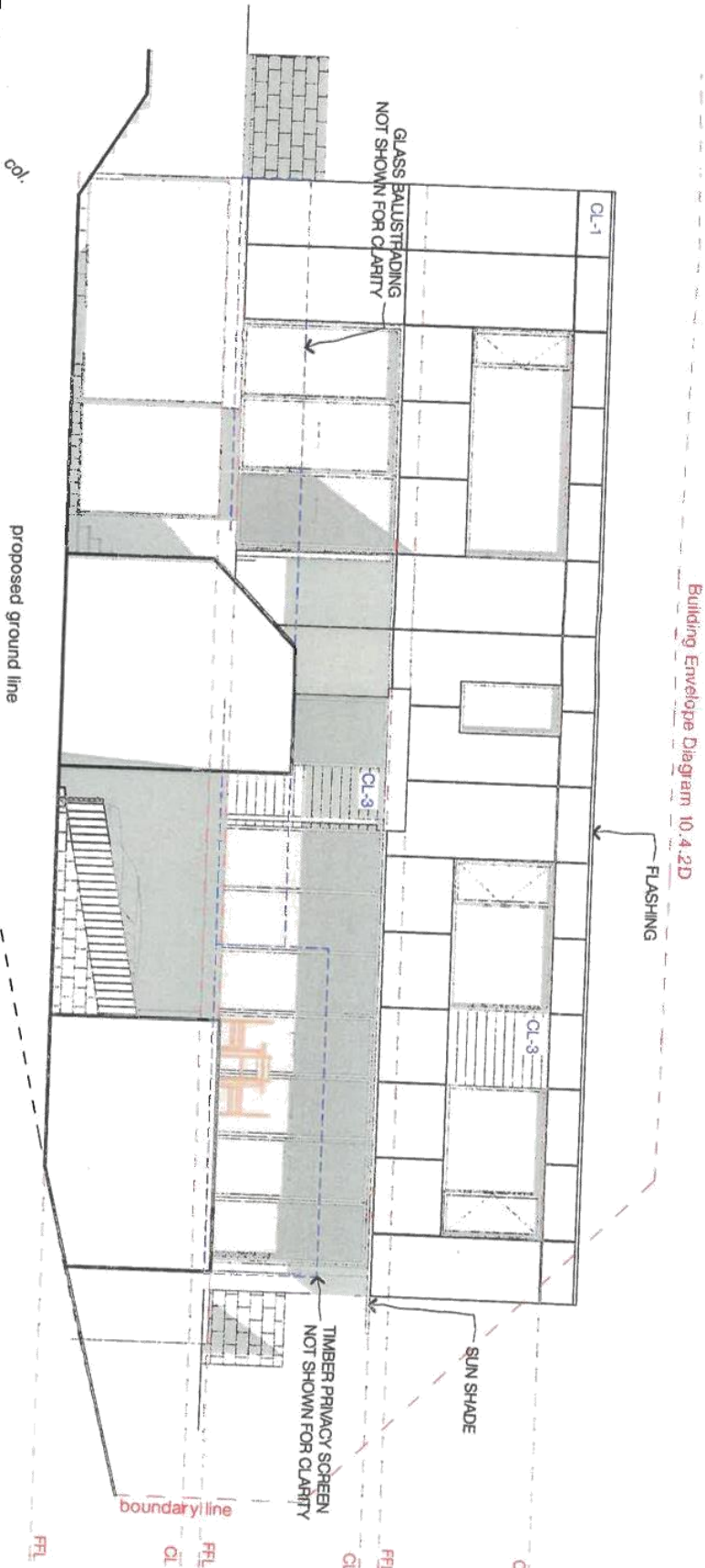
1722 A203 - 03
HOUSE ELEVATIONS n1 & n2

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GENERAL NOTES

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WORKPLACE HEALTH AND SAFETY
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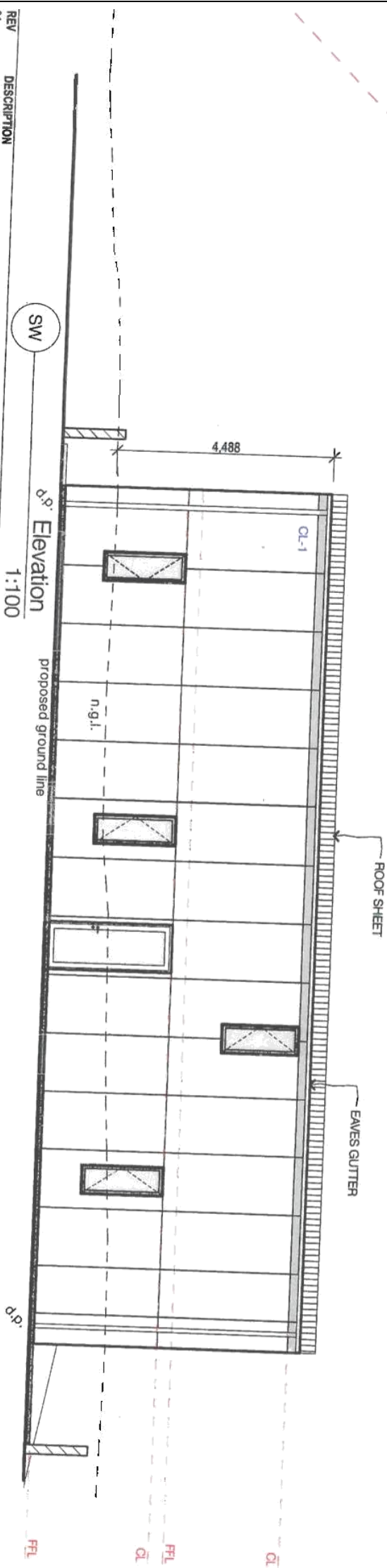
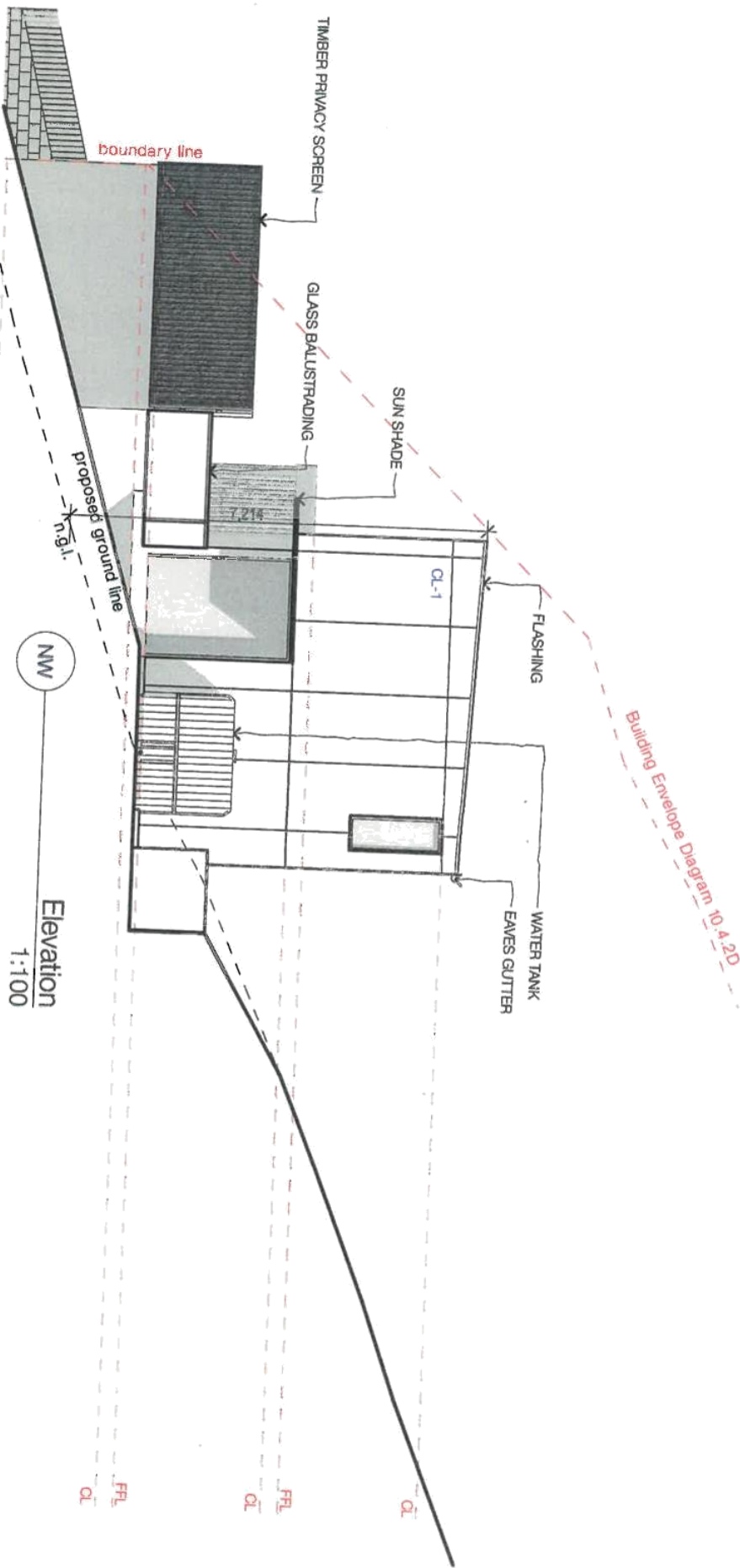
ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

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REV	DESCRIPTION	DATE
01	DA TO CLIENT	3/05/2018
02	DA TO COUNCIL	3/05/2018
03	RFI TO COUNCIL	18/05/2018



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T 03 6231 9083 | F 03 6231 9094 | E info@mrbarchitects.com.au
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**JASANDA DRIVE
UNIT DEVELOPMENT**

8 Jasanda Drive, Montrose, Tas 7010
John Nelson

18/05/2018

1722 A204 - 03

HOUSE ELEVATION 03 of 04

DA

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CLADDING SERVICES
PLAN No. P2
APPLICATION No. 18-090
DATE RECEIVED 18/5/18
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CLADDINGS

CL-1
SCYON[®] MATRIX[™] CLADDING | JAMES HARDIE
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SCYON[®] STRIA[™] CLADDING | JAMES HARDIE

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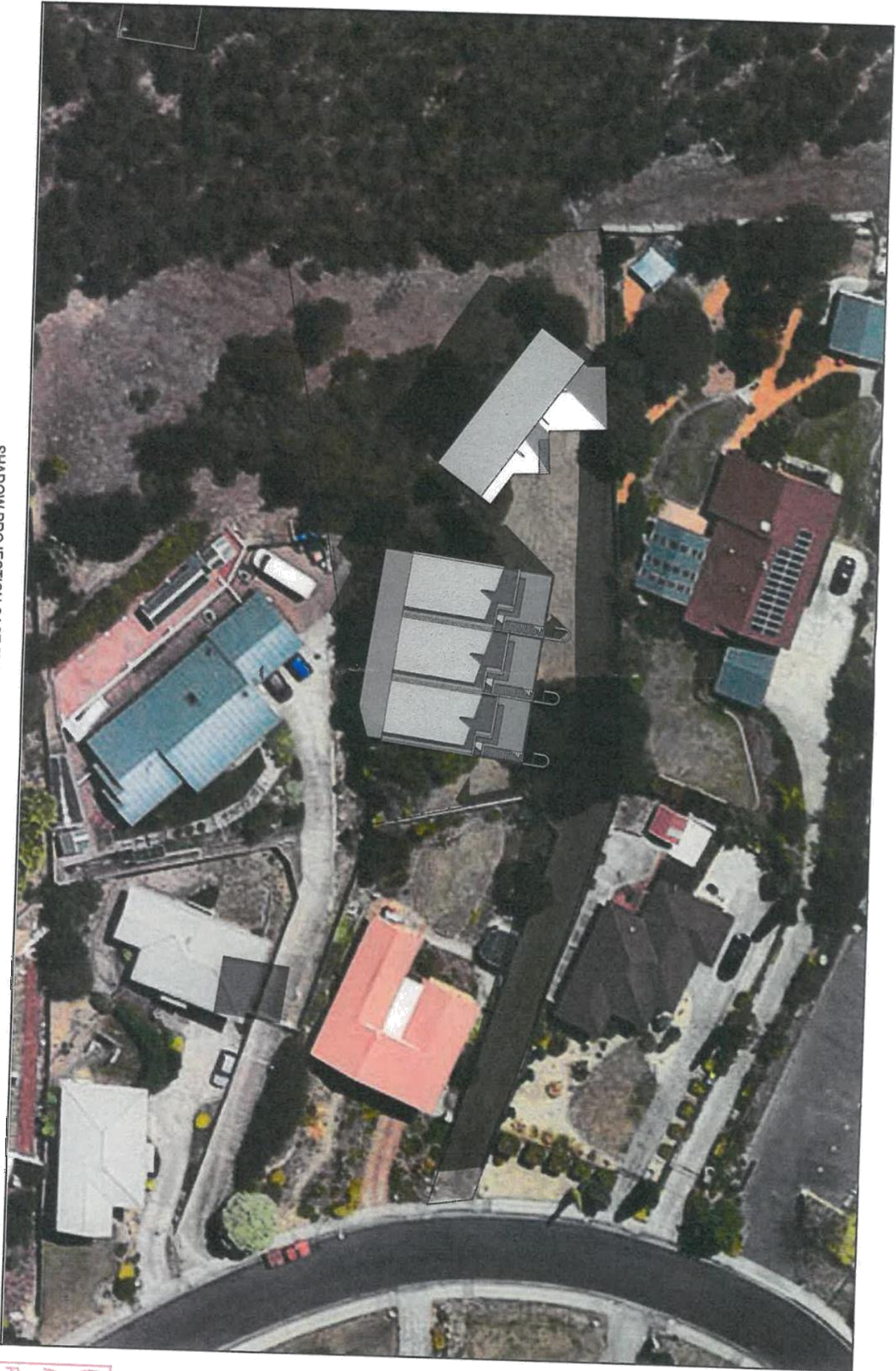
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SHADOW PROJECTION CAST BY PROPOSED UNITS AND HOUSE ON
THE WINTER SOLSTICE AT 9AM (1:500)

GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION NO. 18-090
PLAN No P2
DATE RECEIVED 18/5/18
PAGE 8 OF 10

REV	DESCRIPTION	DATE
01	RPT TO COUNCIL	18/05/2018



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**JASANDA DRIVE
UNIT DEVELOPMENT**

8 Jasanda Drive, Montrose, Tas 7010
John Nelson



18/05/2018

1722 A401 - 01
SHADOW DIAGRAM 9AM

0 5m 20m
PAGE SCALE 1:500 @ FULL SIZE A3

REV	DESCRIPTION	DATE
01	REF TO COUNCIL	18/05/2018

1722 A402 - 01 8 JASANDA DRIVE, MONTROSE, TAS 7010



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**JASANDA DRIVE
UNIT DEVELOPMENT**

8 Jasanda Drive, Montrose, Tas 7010
John Nelson



SHADOW PROJECTION CAST BY PROPOSED UNITS AND HOUSE ON
THE WINTER SOLSTICE AT 12PM (1:500)

0 50m 100m
PAGE SCALE: 1:5000 @ FULL SIZE A3

18/05/2018

1722 A402 - 01
SUN SHADOW DIAGRAMS 12PM

GLENORCHY CITY PLANNING SERVICES	
APPLICATION NO.	18-090
PLAN No	P2
DATE RECEIVED	18/5/18
PAGE	9 of 16



REV	DESCRIPTION	DATE
01	DATE CLIENT	3/05/2018
02	DATE TO COUNCIL	3/05/2018



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T 03 6231 9093 | F 03 6231 9094 | E jmyb@mjbarchitects.com.au

**JASANDA DRIVE
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8 Jasanda Drive, Montrose, Tas 7010

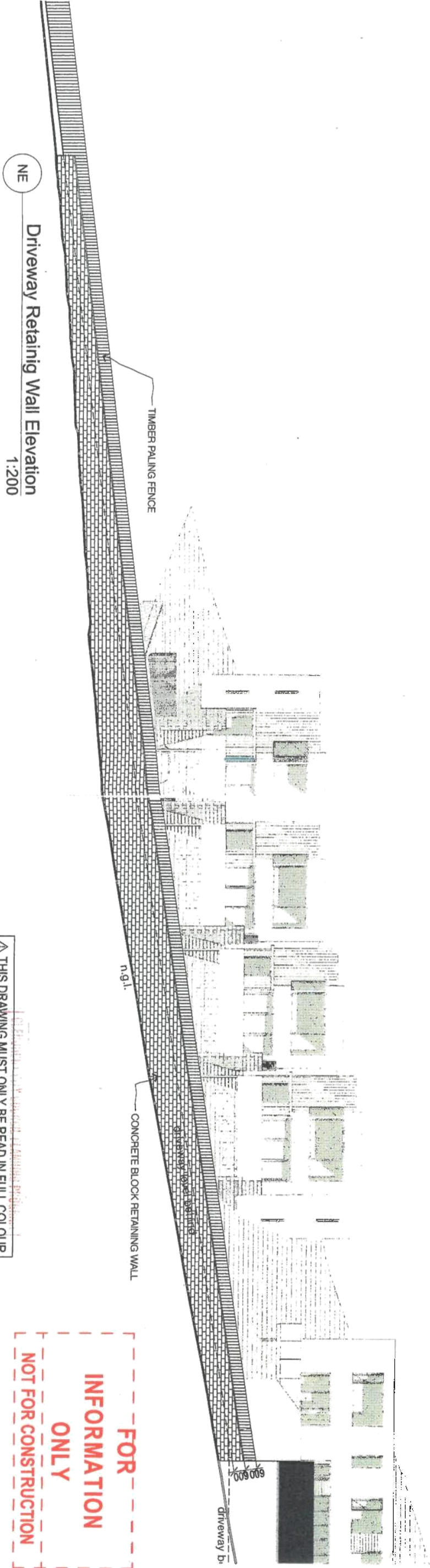
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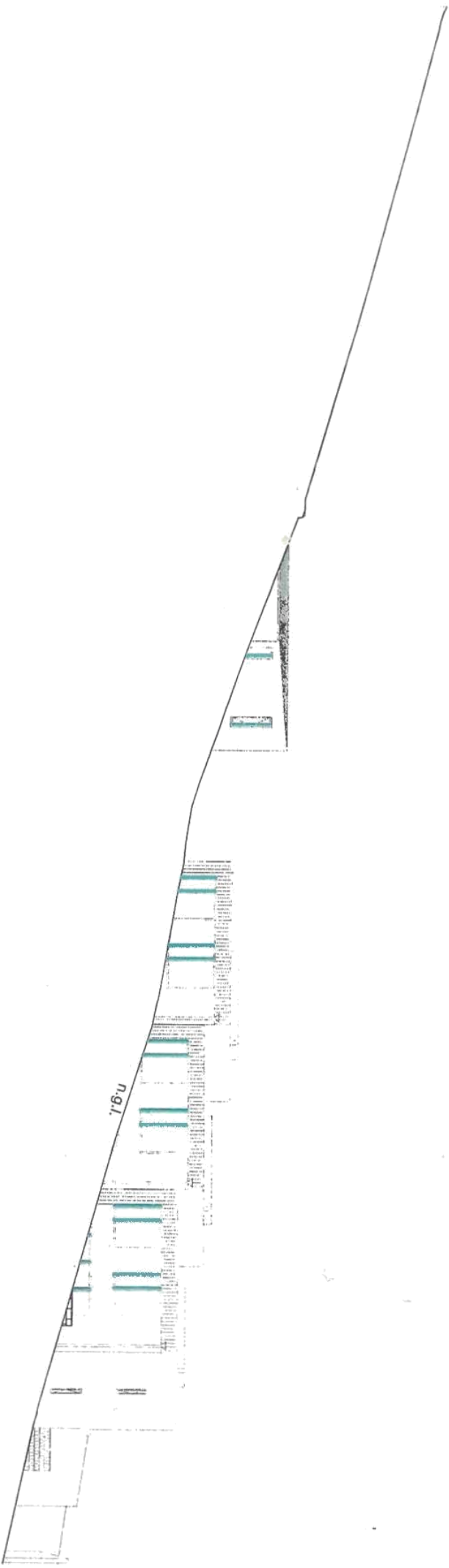
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GG
Site Section
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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-090	Council notice date	10/05/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00735-GCC	Date of response Amended	16/05/2018 06/06/2018
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	8 JASANDA DR, MONTROSE	Property ID (PID)	7820802
Description of development	Multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
morrison & breytenbach architects	1722 Sheets A101, A103, A105, A108, A201, A202, A203, A204,	3	31/05/2018
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 must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. DEVELOPMENT ASSESSMENT FEES 4. The applicant or landowner as the case may be, must pay a development assessment fee 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. \$343.55 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