

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 16 SEPTEMBER 2019**



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PLANNING

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- 8. Proposed Use and Development - Two Multiple Dwellings (one Existing and One New) - 21 Marys Hope Road Rosetta**
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2 Howard Road, Glenorchy





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-001	Council notice date	11/01/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00049-GCC	Date of response	24/01/2019
TasWater Contact	Stephen Purvis	Phone No.	(03) 5237 8838
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	2 HOWARD RD, GLENORCHY	Property ID (PID)	3367019
Description of development	General retail complex with two new accesses and associated car parking spaces		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
JMG Engineers and Planners	Stormwater and Sewer - C22	P1	21/12/2018
JMG Engineers and Planners	Water and Fire -- C23	P1	21/12/2018
Conditions			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connection and sewerage connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. Note: The sub-meter belonging to Spotlight will not be a TasWater asset. Advice: TasWater will not accept direct fire boosting from the network unless it can be demonstrated that the periodic testing of the system will not have a significant negative effect on our network and the minimum service requirements of other customers serviced by the network. To this end break tanks may be required with the rate of flow into the break tank controlled so that peak flows to fill the tank do not also cause negative effect on the network. 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 of the development, any water connection utilised for construction must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
ASSET & INFRASTRUCTURE WORKS			
4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must show but not be limited to the following: a. all existing, redundant and/or proposed property services and other works to TasWater assets (e.g. hydrants); b. minimum and maximum cover requirements over TasWater's assets to the satisfaction of TasWater;			



c. adequate cross-sections of Howard Road at each hydrant interval.

5. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.

6. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

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

Advice

General

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

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

Service Locations

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

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

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

Declaration

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

Authorised by

Jason Taylor
Development Assessment Manager

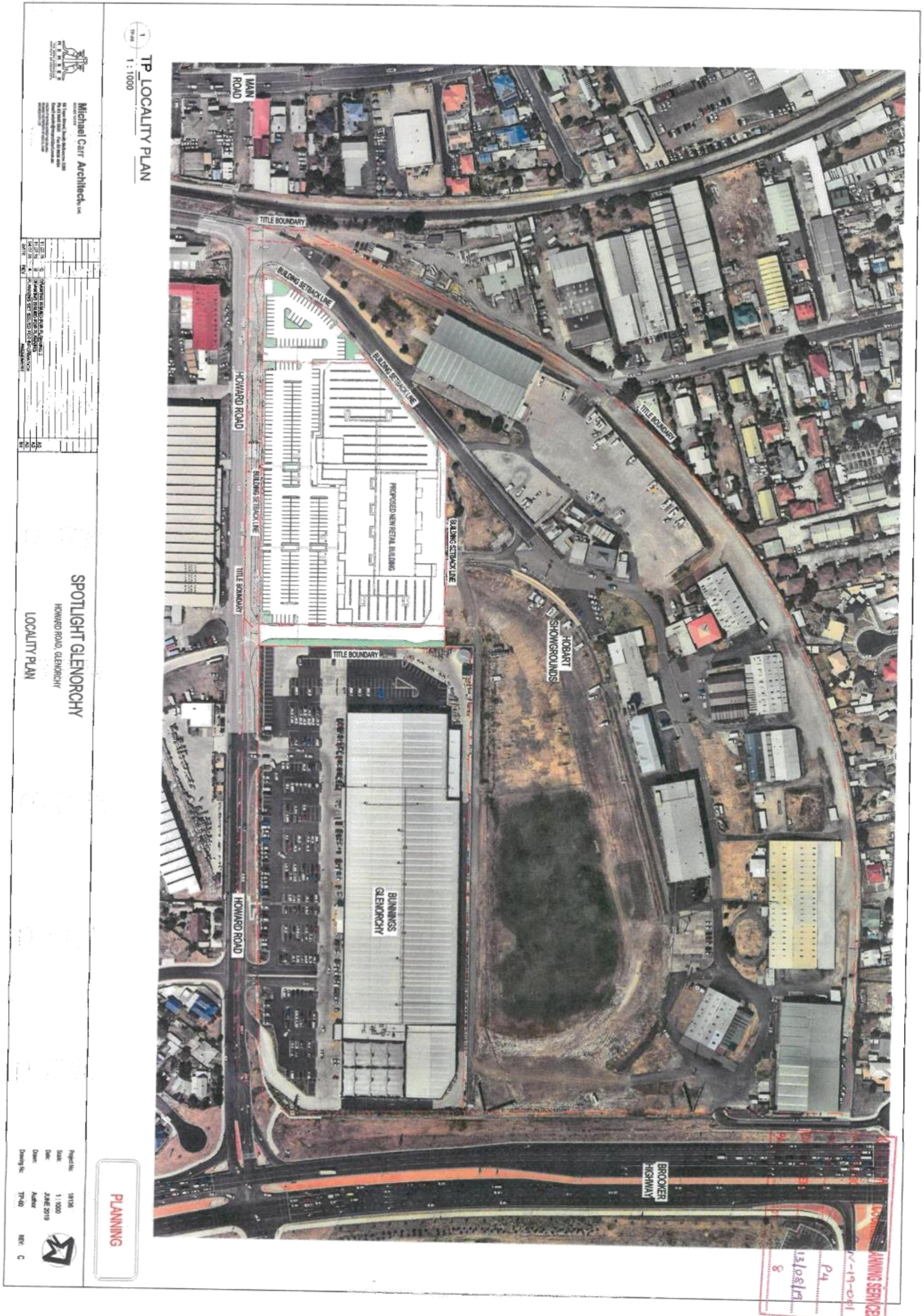


TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Issue Date: August 2015

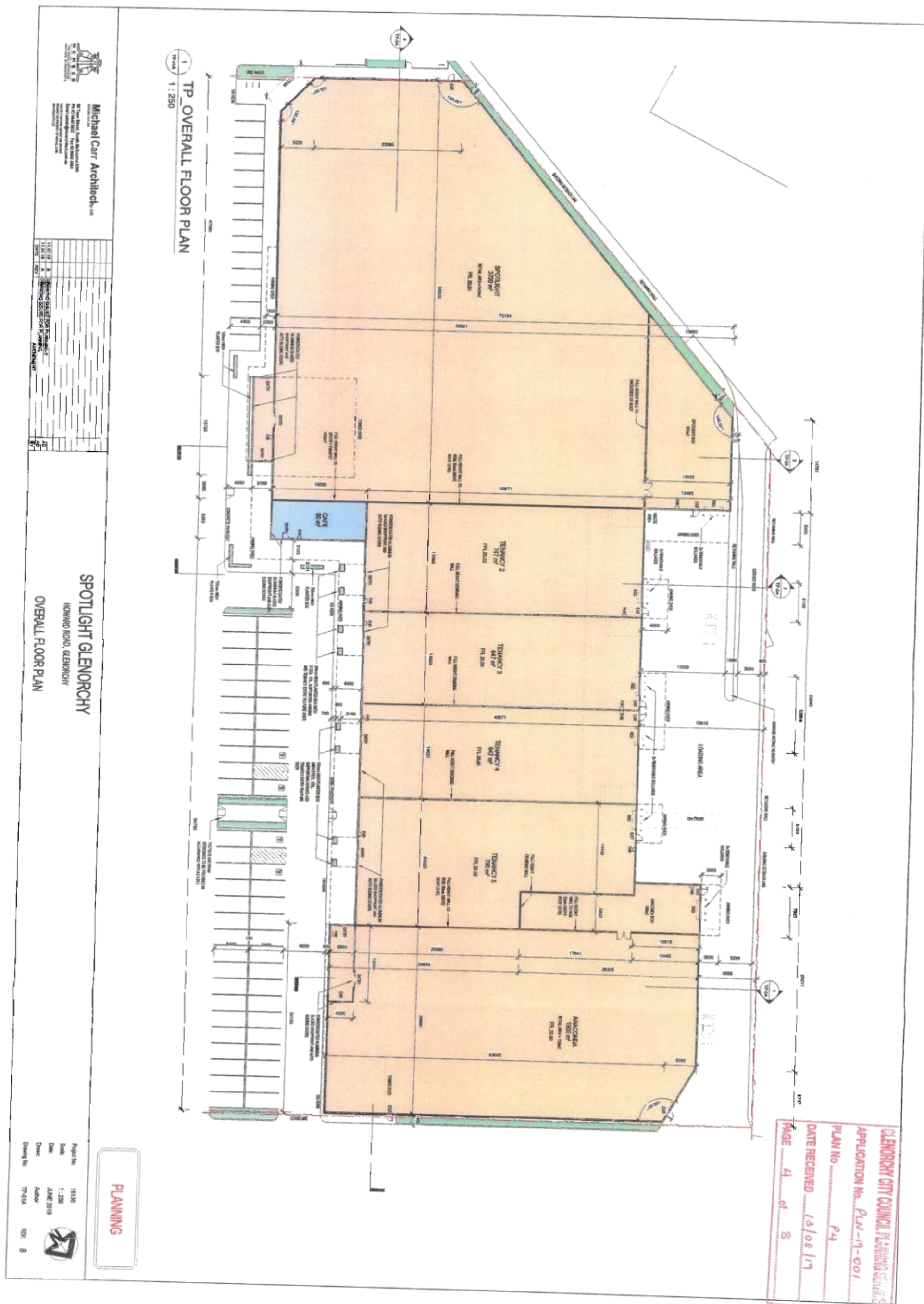
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Page 3 of 3
Version No: 0.1

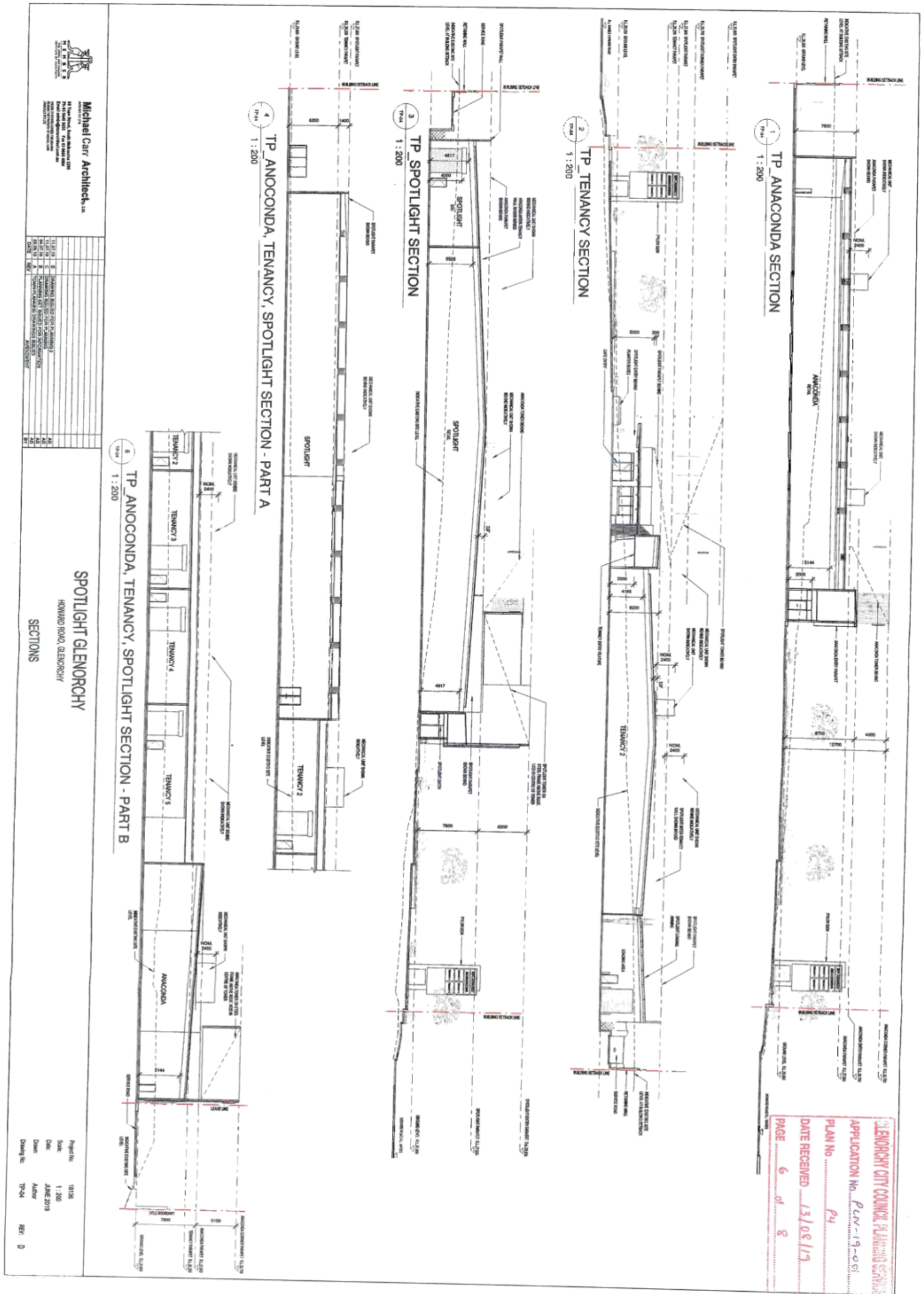








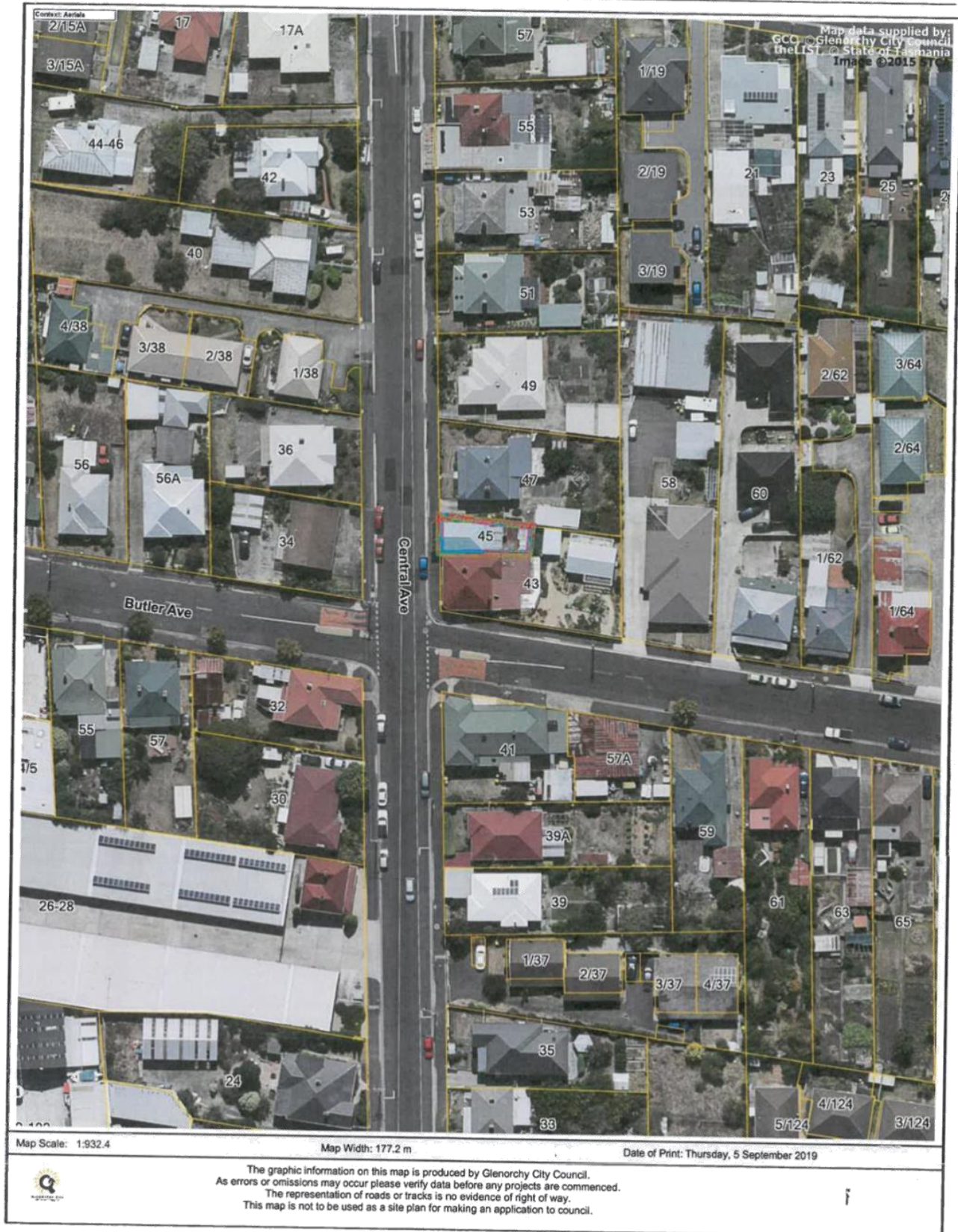




Attachments - Glenorchy Planning Authority - 16 September 2019



45 Central Avenue, Moonah



Renovating an existing empty building into a one bedroom apartment
THE BUTCHER SHOP
45 Central Avenue, MOONAH

DRAWING SCHEDULE
DA01 - COVER PAGE
DA02 - SITE & FLOOR PLANS
DA03 - ELEVATIONS & SECTION



Existing Photos

source: realestate.com.au



Continue ridge line of existing roof.

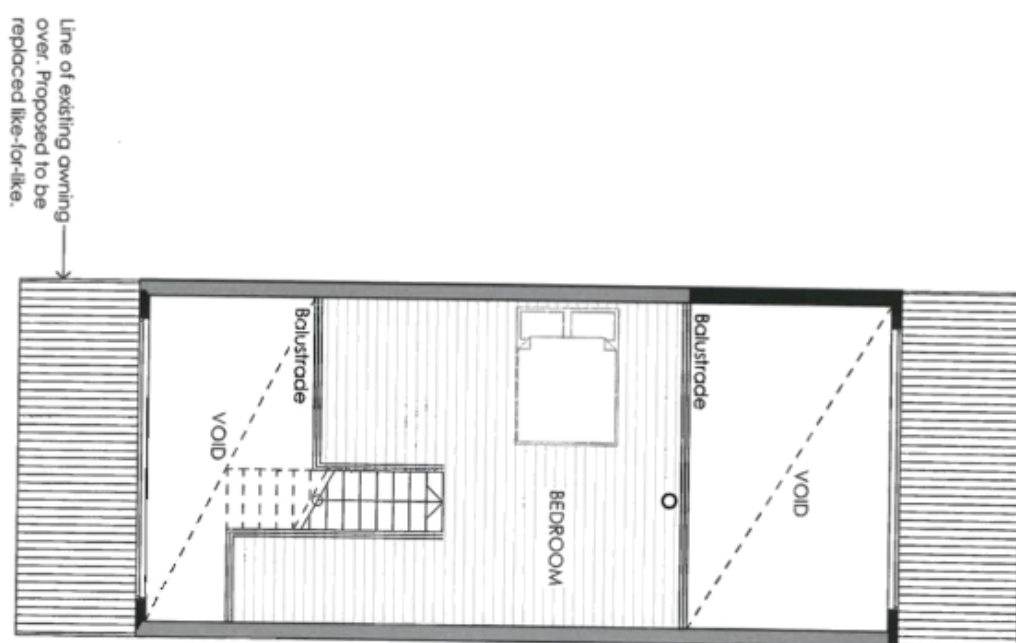
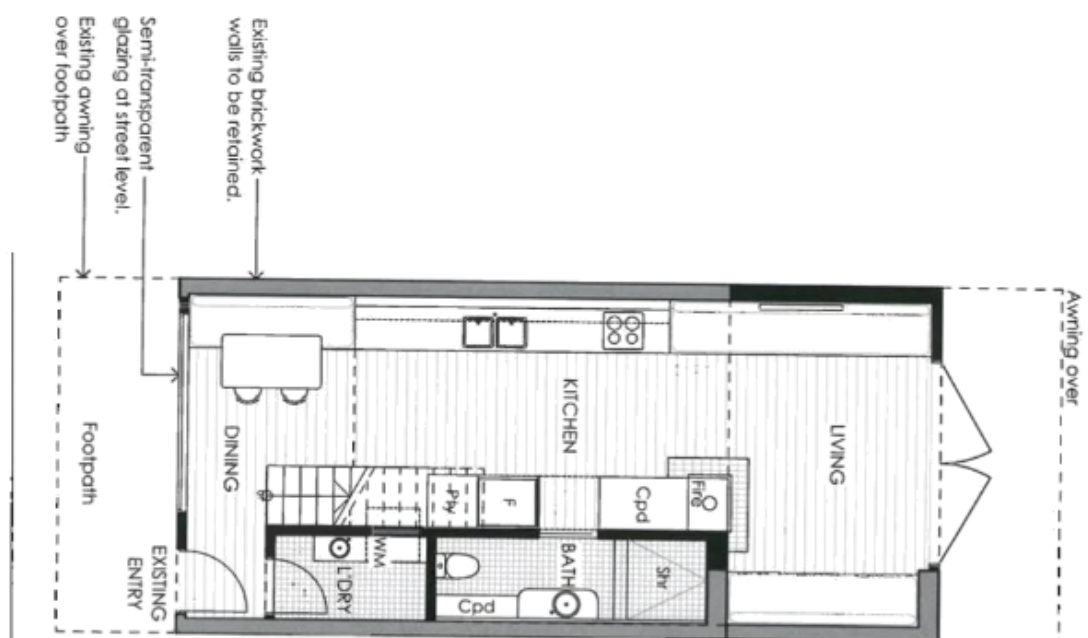
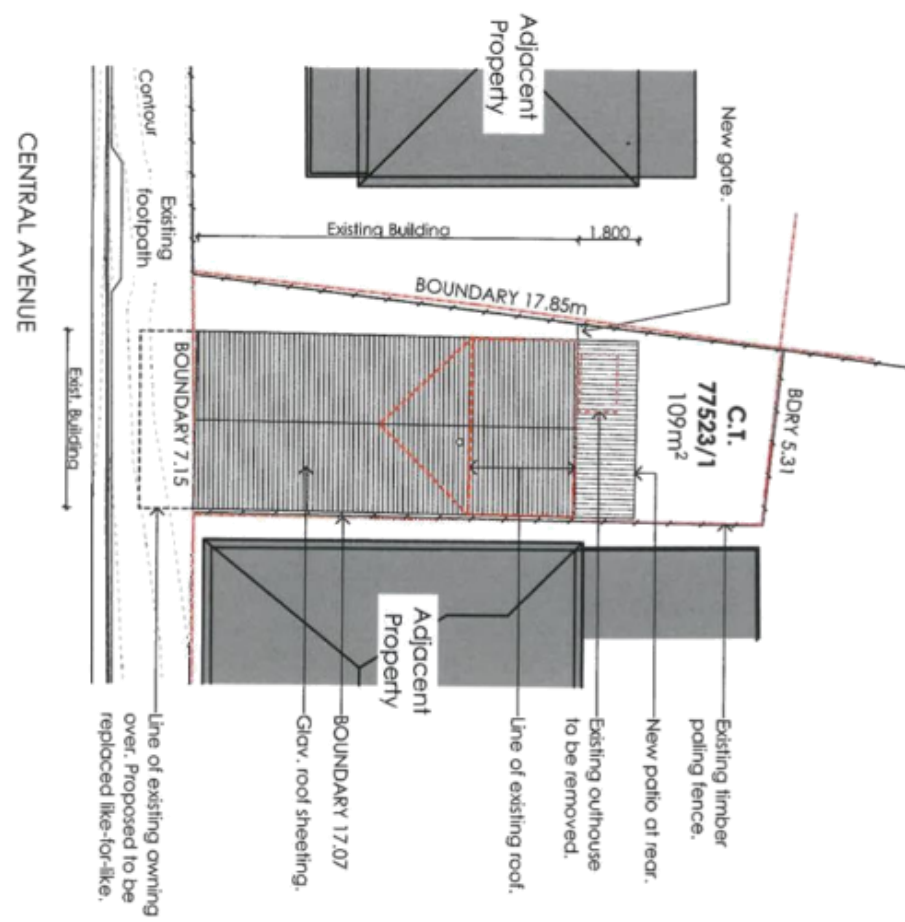
GLA, RICHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 19-179
PLAN No P1
DATE RECEIVED 11/7/19
PAGE 1 of 3

Project:
THE BUTCHER
45 Central Avenue
Moonah

Drawing name:
Cover Page
Issue date:
10/05/2019

Project stage:

Scale @ A3:



Glenorchy Planning Authority

APPLICATION NO. 19-179

PLAN NO. P1

DATE RECEIVED 11/7/19

Page 2 of 3

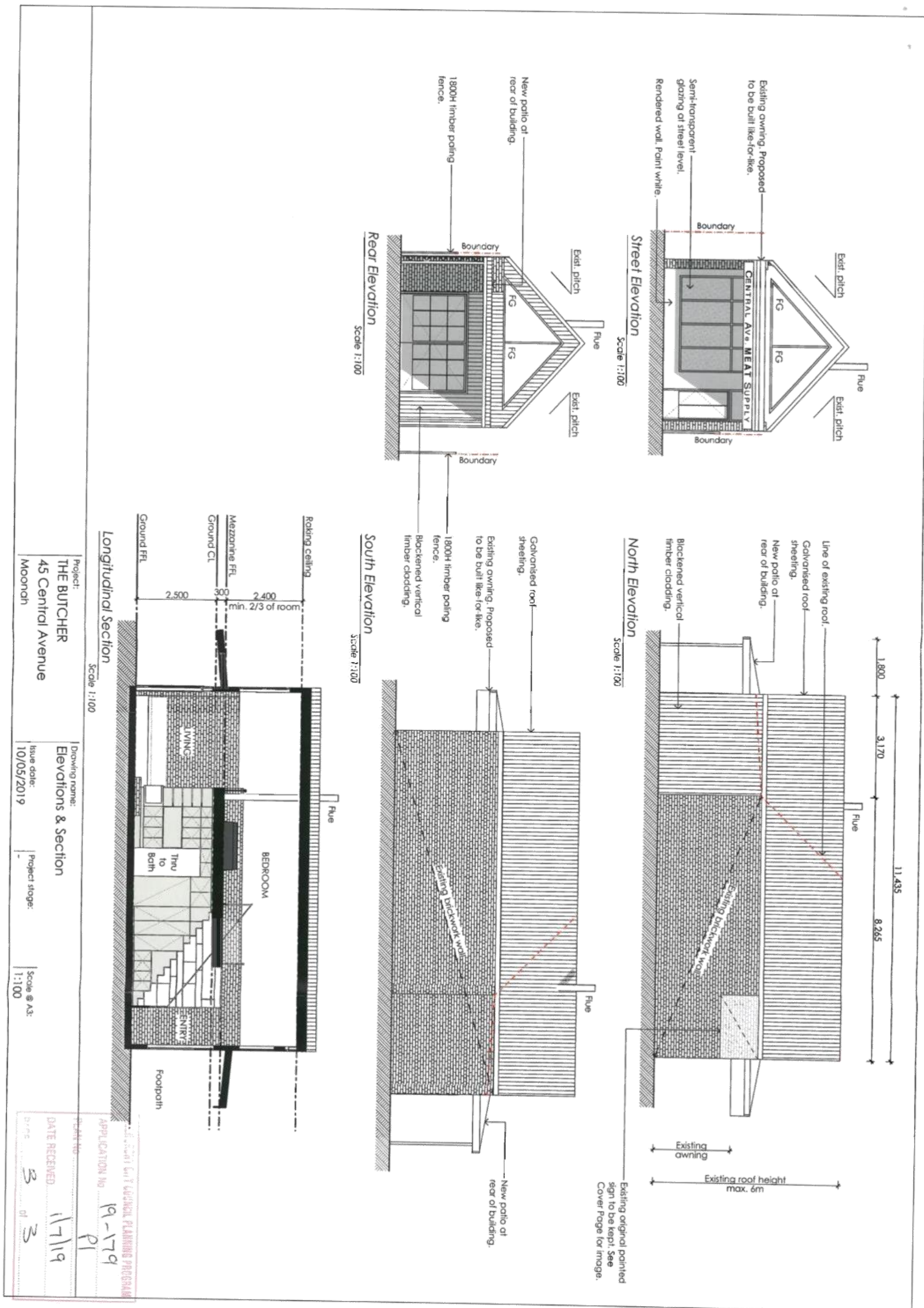
Project:
THE BUTCHER
45 Central Avenue
Moonah

Drawing name:
Site & Floor Plans

Issue date:
10/05/2019

Project stage:

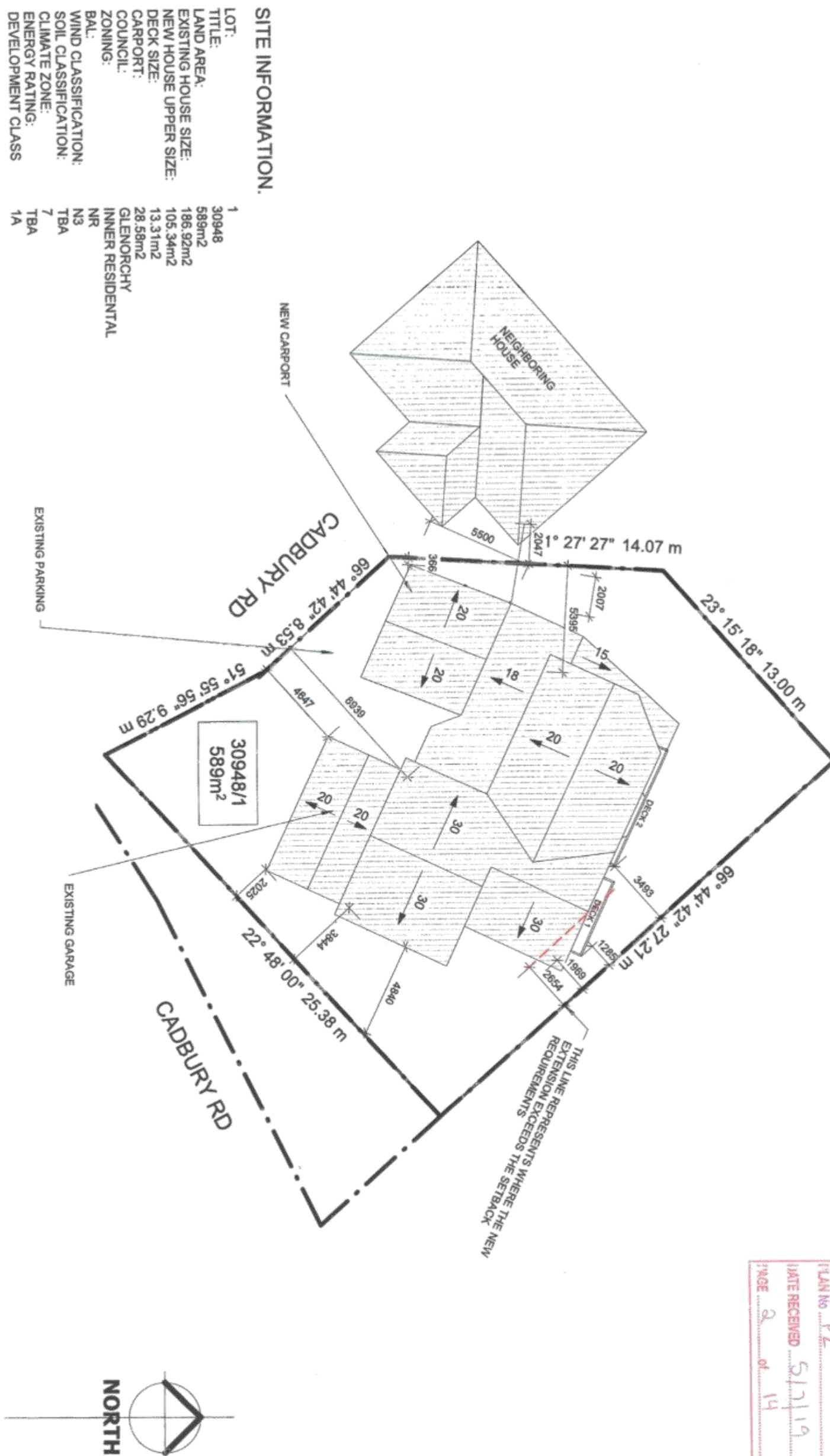
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51 Cadbury Road, Claremont



MEMPHIS CITY COUNCIL PLANNING SERVICES
APPLICATION NO. PN-19-056
PLAN NO. P2
DATE RECEIVED 5/7/19
PAGE 2 of 14



LOT:	1
TITLE:	30948
LAND AREA:	589m2
EXISTING HOUSE SIZE:	186.92m2
NEW HOUSE UPPER SIZE:	105.34m2
DECK SIZE:	13.31m2
CARPORT:	28.58m2
COUNCIL:	GLENORCHY
ZONING:	INNER RESIDENTIAL
BAL:	NR
WIND CLASSIFICATION:	N3
SOIL CLASSIFICATION:	TBA
CLIMATE ZONE:	7
ENERGY RATING:	TBA
DEVELOPMENT CLASS	1A

SITE INFORMATION.

1
30948
569m2
186.92m2
105.34m2
13.31m2
28.58m2
GLENORCHY
INNER RESIDENTIAL
NR
N3
TBA
7
TBA
1A

Accreditation No:



Client:
STAN AND LOIRAIN PEARCE
Address:
51 CADBURY RD CLAREMONT TAS 7011

Sheet Name:
SITE PLAN
Title
30948/1

Revision Number	Description	Date
SITE PLAN		

1 : 200

Issue: DA2-18254-20.6.2019

Drawn: ELI JORGENSEN

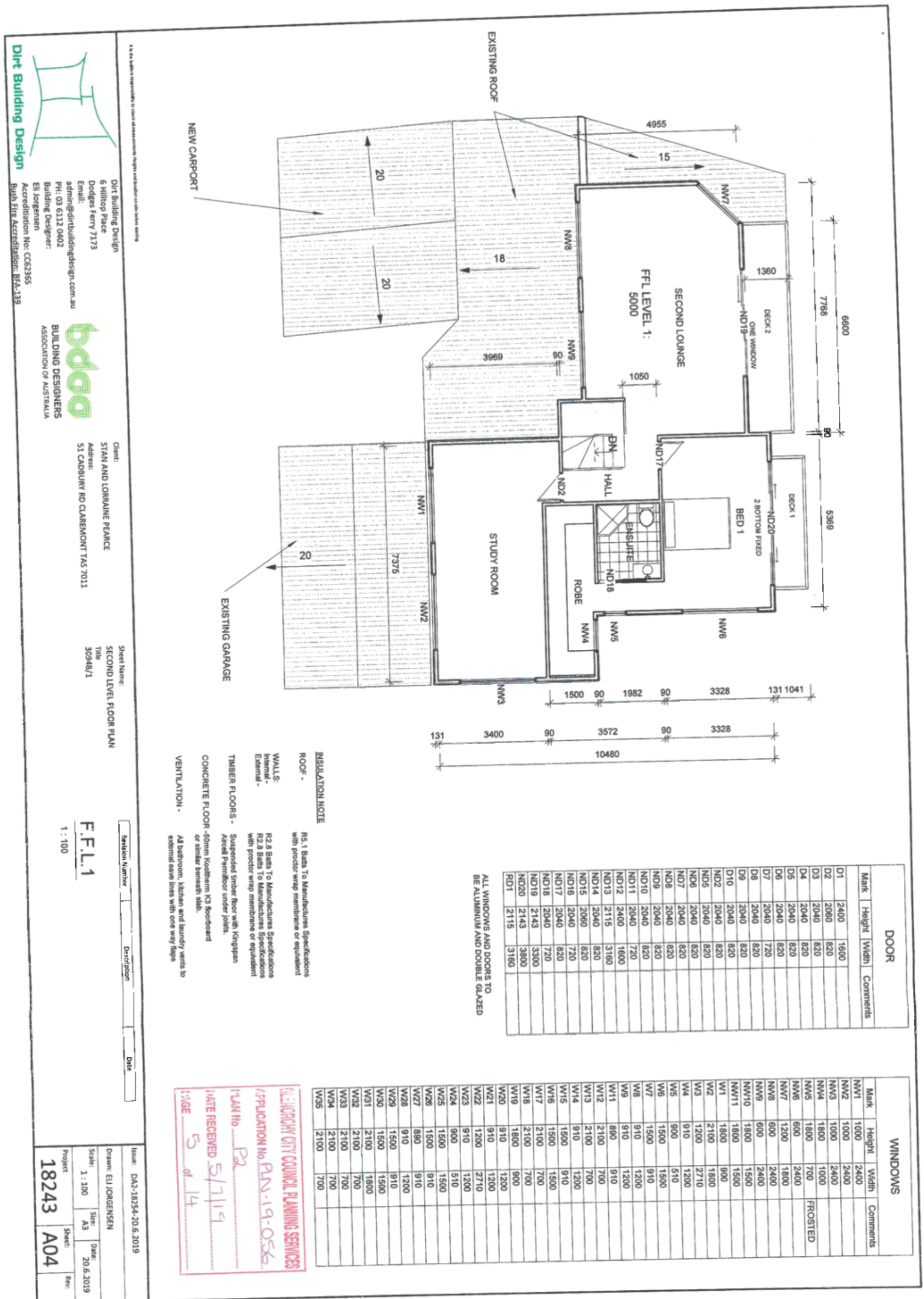
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Project	Sheet	Rev:
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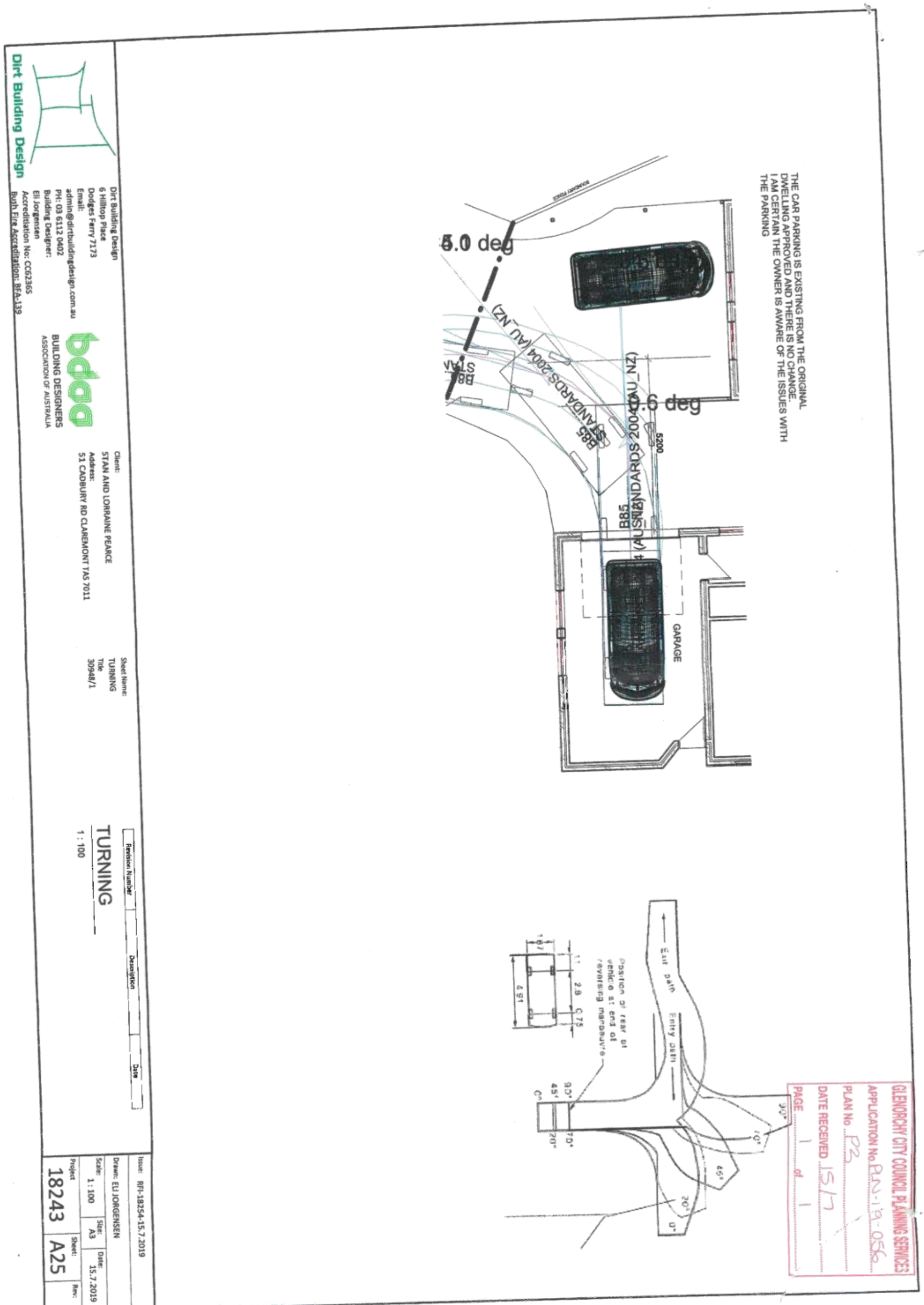
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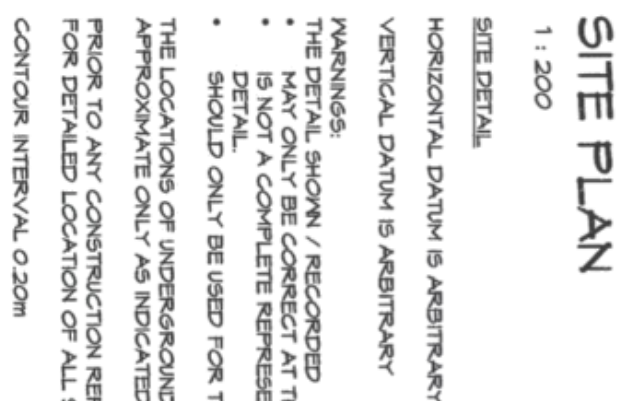






21 Marys Hope Road, Rosetta





DRIVEWAY GRADIENT
MAXIMUM GRADIENT 1:4 (25%)
TO AS 2890

CAR PARKING GRADIENT
PARALLEL TO PARKING ANGLE 1:20 (5%)
CROSSFALL 1:16 (6.25%)

GENERAL NOTES

- CHECK & VERIFY ALL DIMENSIONS & LEVELS ON SITE
- WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED
- ALL WORK TO BE STRICTLY IN ACCORDANCE WITH NCC ALL 84 CODES & STANDARDS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

GLENHOROY CITY COUNCIL PLANNING SERVICES
 APPLICATION NO. 20-19-183
 RELAN No. P3
 NTH
 DATE RECEIVED 11/8/19
 PAGE 1 of 11



Prime
Design

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

Project: PROPOSED UNIT DEVELOPMENT
21 MARYS HOPE ROAD,
ROSETTA

Drawing: SITE PLAN

Client name:
J. CARTHY

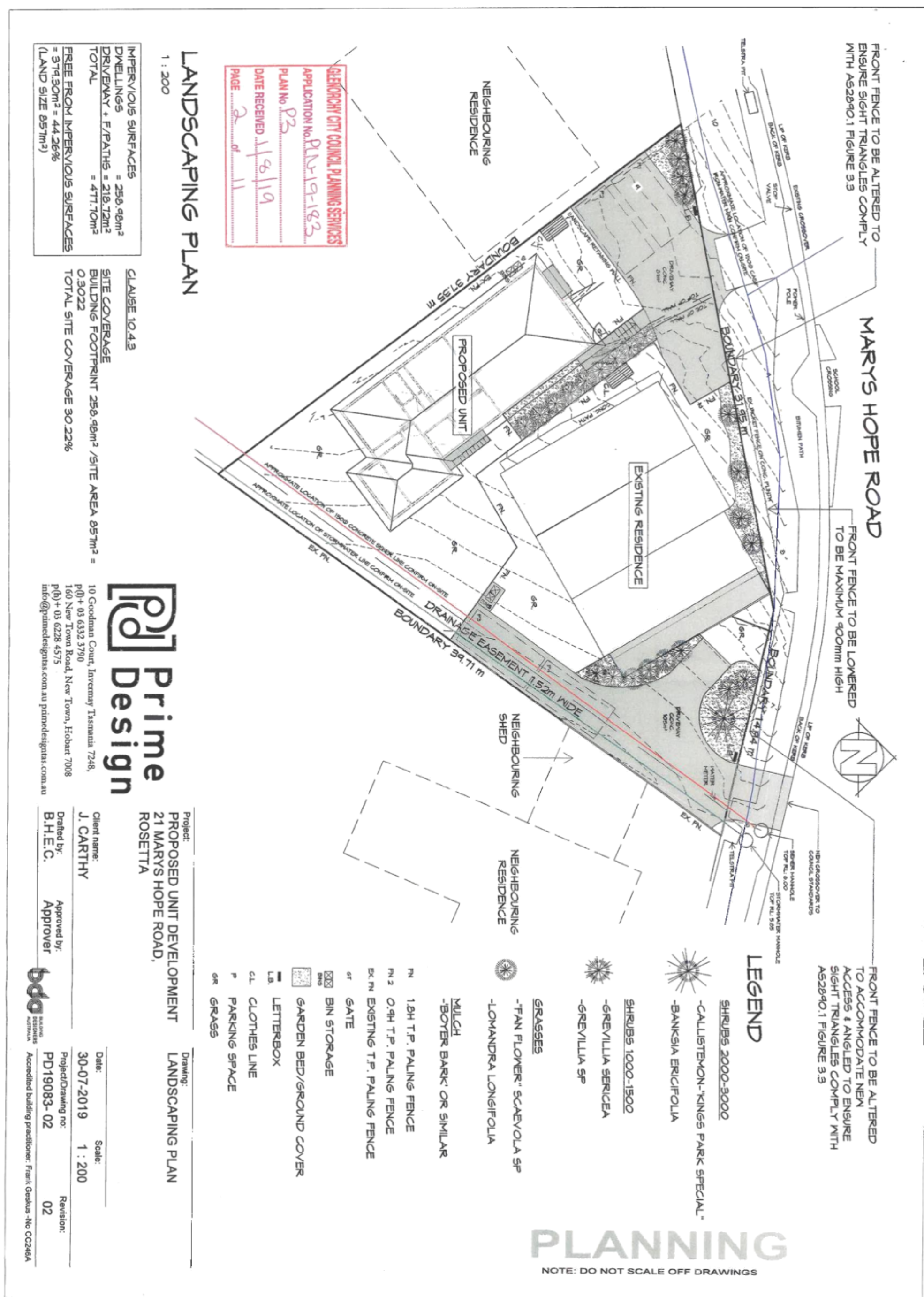
Drafted by:
B.H.E.C.

Approved by:
T.C.P.

bd BUILDING
DESIGNER
AUSTRALIA

Date:	Scale:
30-07-2019	1 : 200
Project/Drawing no:	Revision:
PD19083- 01	02

Accredited building practitioner: Frank Gaskus -No CC246A

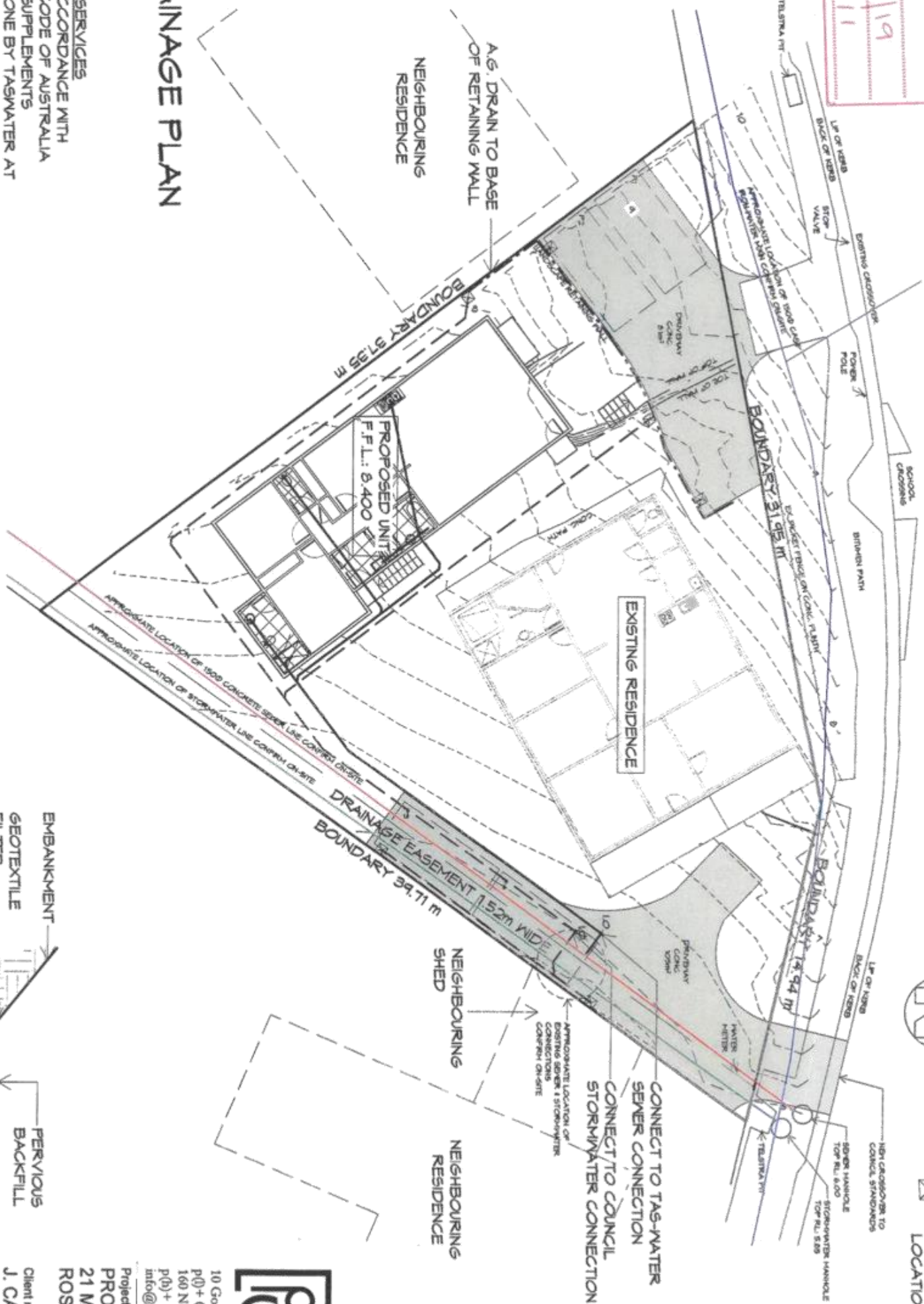


GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. **PN-19-193**
 PLAN No. **93**
 DATE RECEIVED **11/6/19**
 PAGE **3** of **11**

MARYS HOPE ROAD



LEGEND
 ☒ 450x450 SURFACE DRAINAGE PIT AT
 LOCATION OF DRIVEWAYS/BATTERS



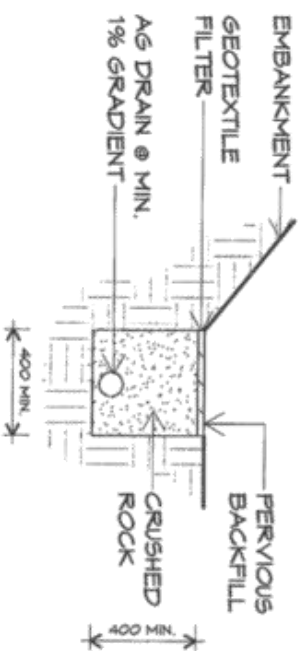
SITE DRAINAGE PLAN

1 : 200

- SEWER AND WATER SERVICES**
- ALL WORKS IN ACCORDANCE WITH WATER SUPPLY CODE OF AUSTRALIA AND TASWATER SUPPLEMENTS
 - WORKS TO BE DONE BY TASWATER AT DEVELOPER'S COST

PLUMBING NOTES:
 ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
 ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF AS 3500 & THE TASMANIAN PLUMBING CODE. AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

PITS: ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500 PART 3
ORGS: OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500 PART 2
S/W: STORMWATER PIPES TO BE SIZED PER AS/NZS 3500 PART 3
VENTS: DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500 PART 2



TYPICAL AG DRAIN DETAIL

1 : 25



Accredited building practitioner: Frank Gestus - No CC246A



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

Client name:
 J. CATHY

Drafting:
 SITE DRAINAGE PLAN

Proposed Unit Development
 21 MARYS HOPE ROAD,
 ROSETTA

Drafted by:
 B.H.E.C.

Approved by:
 Approver

Date:
 30-07-2019

Scale:
 As indicated

Project/Drawing no:
 PD19083-03

Revision:
 02

PLANNING
 NOTE: DO NOT SCALE OFF DRAWINGS



TURNING CIRCLES

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Accredited building practitioner: Frank Gaskus - No CC246A

PROPOSED UNIT FLOOR PLAN

1 : 100

FLOOR AREA

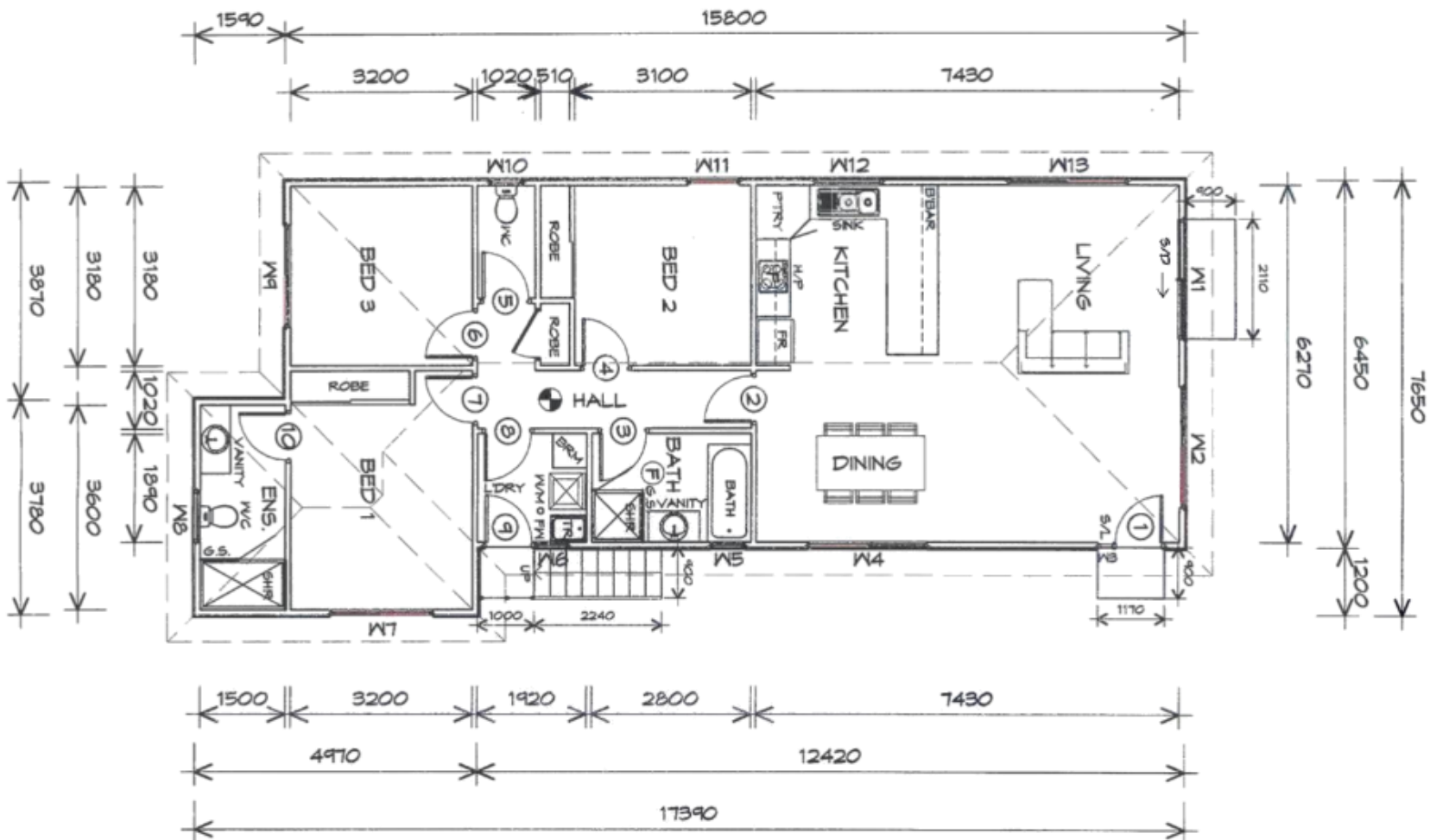
113.88

m²

(

12.24

SQUARES)



DOOR SCHEDULE

MARK	WIDTH	TYPE	REMARKS
1	820	GLAZED EXTERNAL DOOR	
2	820	INTERNAL TIMBER DOOR	
3	820	INTERNAL TIMBER DOOR	
4	820	INTERNAL TIMBER DOOR	
5	820	INTERNAL TIMBER DOOR	
6	820	INTERNAL TIMBER DOOR	
7	820	INTERNAL TIMBER DOOR	
8	820	INTERNAL TIMBER DOOR	
9	820	GLAZED EXTERNAL DOOR	
10	820	INTERNAL TIMBER DOOR	

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS
W1	2100	2110	SLIDING DOOR	
W2	2100	2110	AWNING WINDOW	
W3	2100	310	FIXED WINDOW	
W4	400	2110	AWNING WINDOW	
W5	400	610	AWNING WINDOW	OPAQUE
W6	400	610	AWNING WINDOW	
W7	2100	1810	AWNING WINDOW	
W8	400	410	AWNING WINDOW	OPAQUE
W9	2100	1810	AWNING WINDOW	
W10	400	610	AWNING WINDOW	OPAQUE
W11	2100	410	AWNING WINDOW	
W12	1000	1210	AWNING WINDOW	
W13	600	2110	AWNING WINDOW	

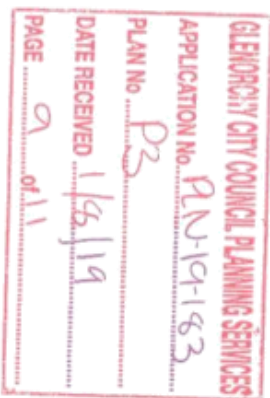
ALUMINIUM AWNING WINDOWS DOUBLE GLAZING COMPLETE WITH FLY SCREENS TO SUIT ??? BAL RATING. ALL WINDOW MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO ORDERING

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- Ⓢ SLIDING DOOR
- Ⓢ FLOOR WASTE
- Ⓢ SIDELIGHT
- Ⓢ GLASS SCREEN

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



Prime Design

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p(h) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED UNIT DEVELOPMENT
21 MARYS HOPE ROAD,
ROSETTA

Client name:
J. CARTHY

Drawing:
PROPOSED UNIT FLOOR PLAN

Drafted by:
B.H.E.C. Approved by:
T.C.P.

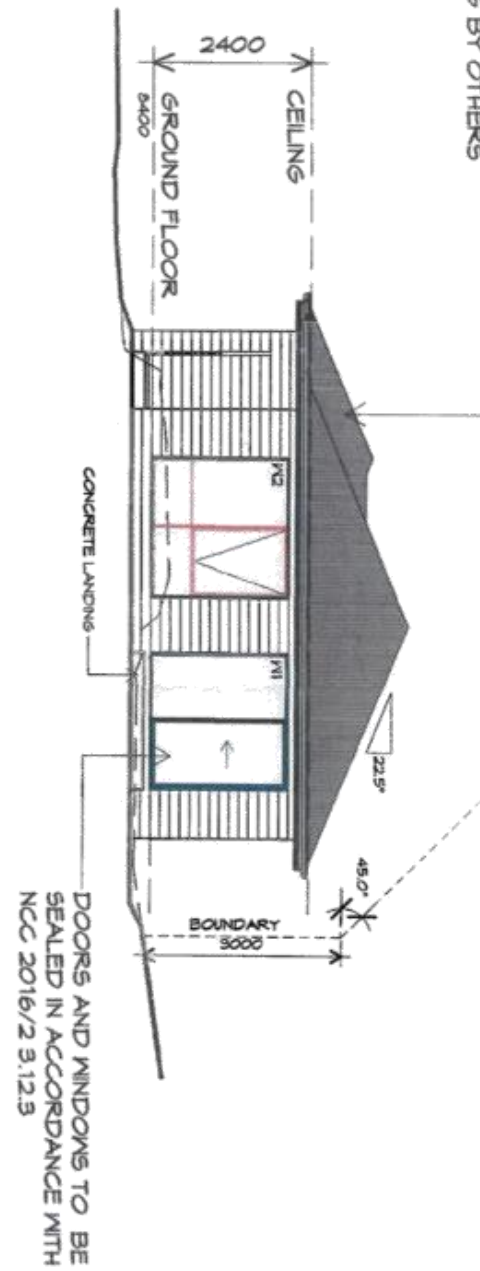
Date:
30-07-2019 Scale:
1 : 100

Project/Drawing no:
PD19083- 09 Revision:
02



Accredited building practitioner: Frank Gaskus -No CC246A

ROOF FRAMING
PREFABRICATED ROOF TRUSSES
@ 400 CRS MAX
BRACING BY OTHERS

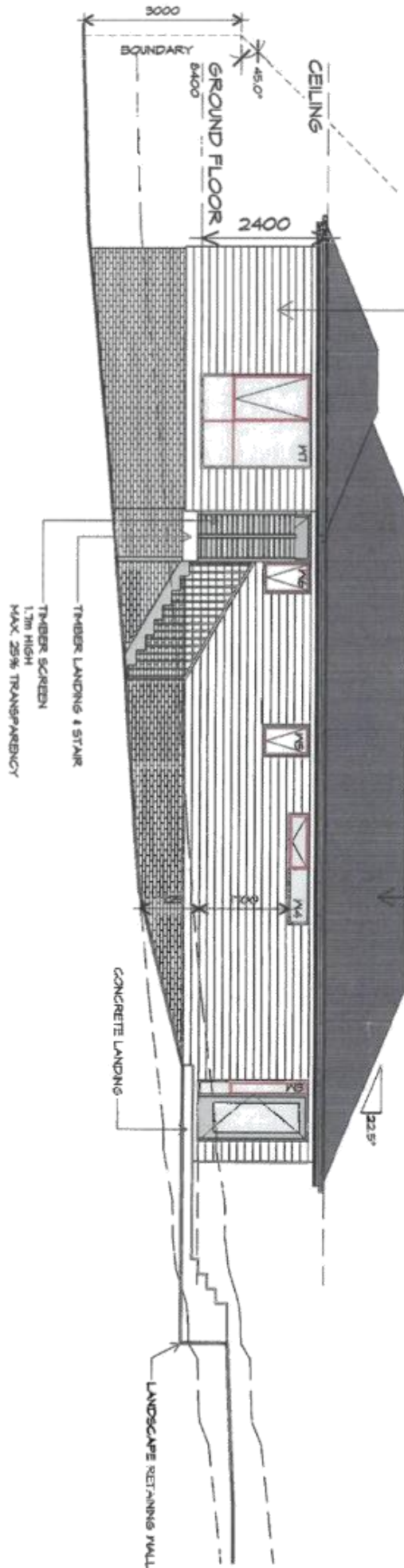


PROPOSED UNIT NORTH WESTERN ELEVATION

1 : 100

CLADDING TO BE
SELECTED BY CLIENT

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



PROPOSED UNIT NORTH EASTERN ELEVATION

1 : 100

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No.	PLN-19-183
PLAN No.	B3
DATE RECEIVED	14/9/19
PAGE	10 of 11

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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p(0) + 03 6332 3790
160 New Town Road, New Town, Hobart 7008
p(b) + 03 6228 4575
info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED UNIT DEVELOPMENT
21 MARYS HOPE ROAD,
ROSETTA

Client name:
J. CATHY

Drawing:
PROPOSED UNIT ELEVATIONS

Drafted by:
B.H.E.C.

Approved by:
T.C.P.

Date:
30-07-2019

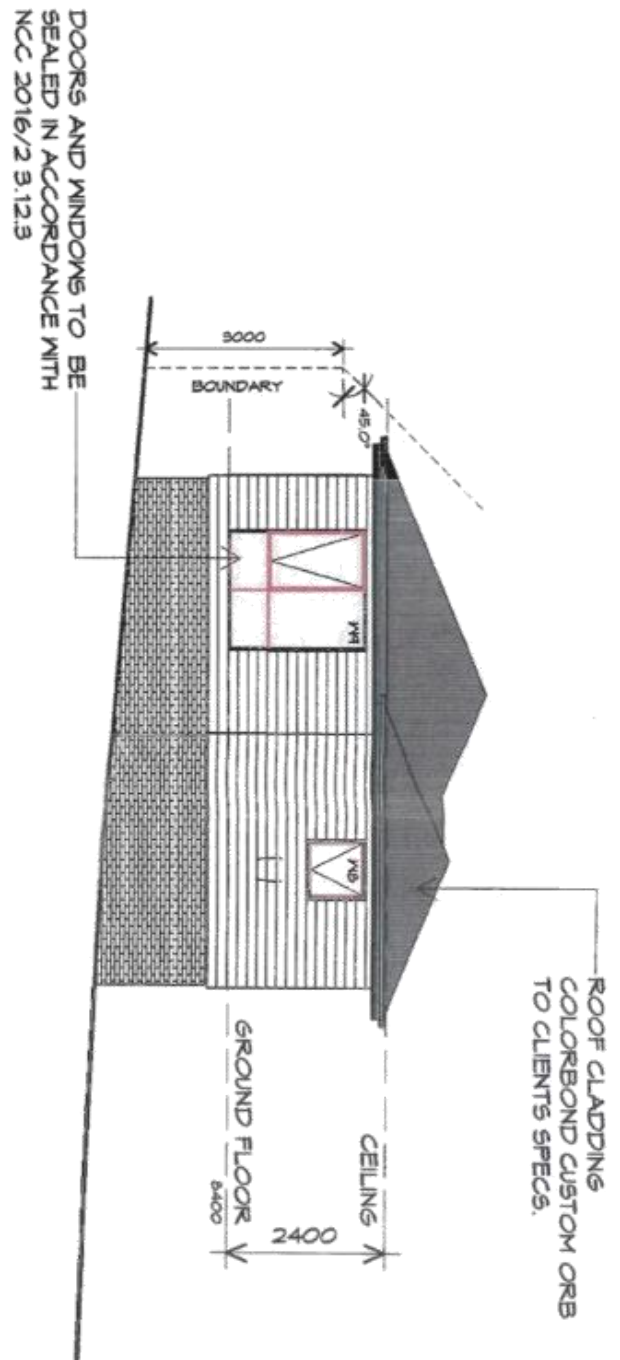
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Project/Drawing no:
PD19083-10

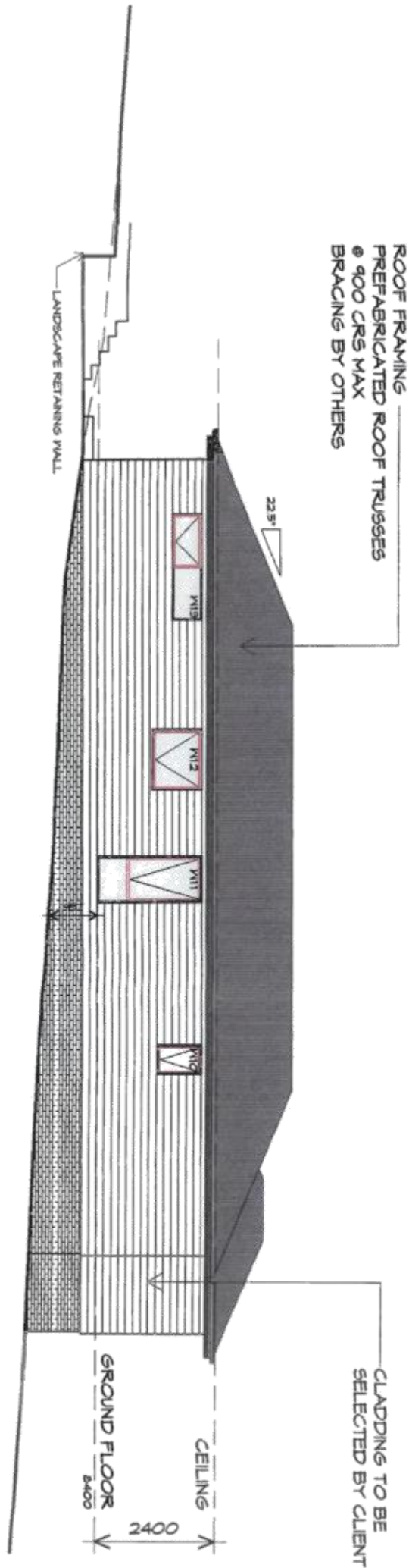
Revision:
02

bda
NATIONAL
DESIGNERS
AUSTRALIA

Accredited building practitioner: Frank Gasius - No CC246A



PROPOSED UNIT SOUTH EASTERN ELEVATION
1 : 100



PROPOSED UNIT SOUTH WESTERN ELEVATION
1 : 100

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION NO.	PN-19-183
PLAN NO.	P3
DATE RECEIVED	11/8/19
PAGE	11 of 11

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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

Project:
PROPOSED UNIT DEVELOPMENT
21 MARYS HOPE ROAD,
ROSETTA

Client name:
J. CATHY

Drawing:
PROPOSED UNIT ELEVATIONS

Drafted by:
B.H.E.C.

Approved by:
T.C.P.

Date:
30-07-2019

Scale:
1 : 100

Project/Drawing no:
PD19083- 11

Revision:
02

bda
BUILDING DESIGNERS AUSTRALIA

Accredited building practitioner: Frank Gasikua -No CC246A



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-183	Council notice date	8/07/2019
TasWater details			
TasWater Reference No.	TWDA 2019/00963-GCC	Date of response	16/07/2019
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	21 MARYS HOPE RD, ROSETTA	Property ID (PID)	5333103
Description of development	Multiple dwellings - 1 new and 1 existing		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Prime Design	Site Plan / PD19083-01	01	12/06/2019
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 56W CONSENT 3. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within two metres of TasWater infrastructure. 4. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans must also include a cross sectional view through the footings which clearly shows; a. Existing pipe size, location and depth relative to the proposed new dwelling; b. Footings must be no closer than 1.0m from the outside pipewall of the DN150 sewer main; c. The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and; d. A note on the plan indicating how the pipe location and depth were ascertained.			



DEVELOPMENT ASSESSMENT FEES

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

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

Advice

General

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- 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

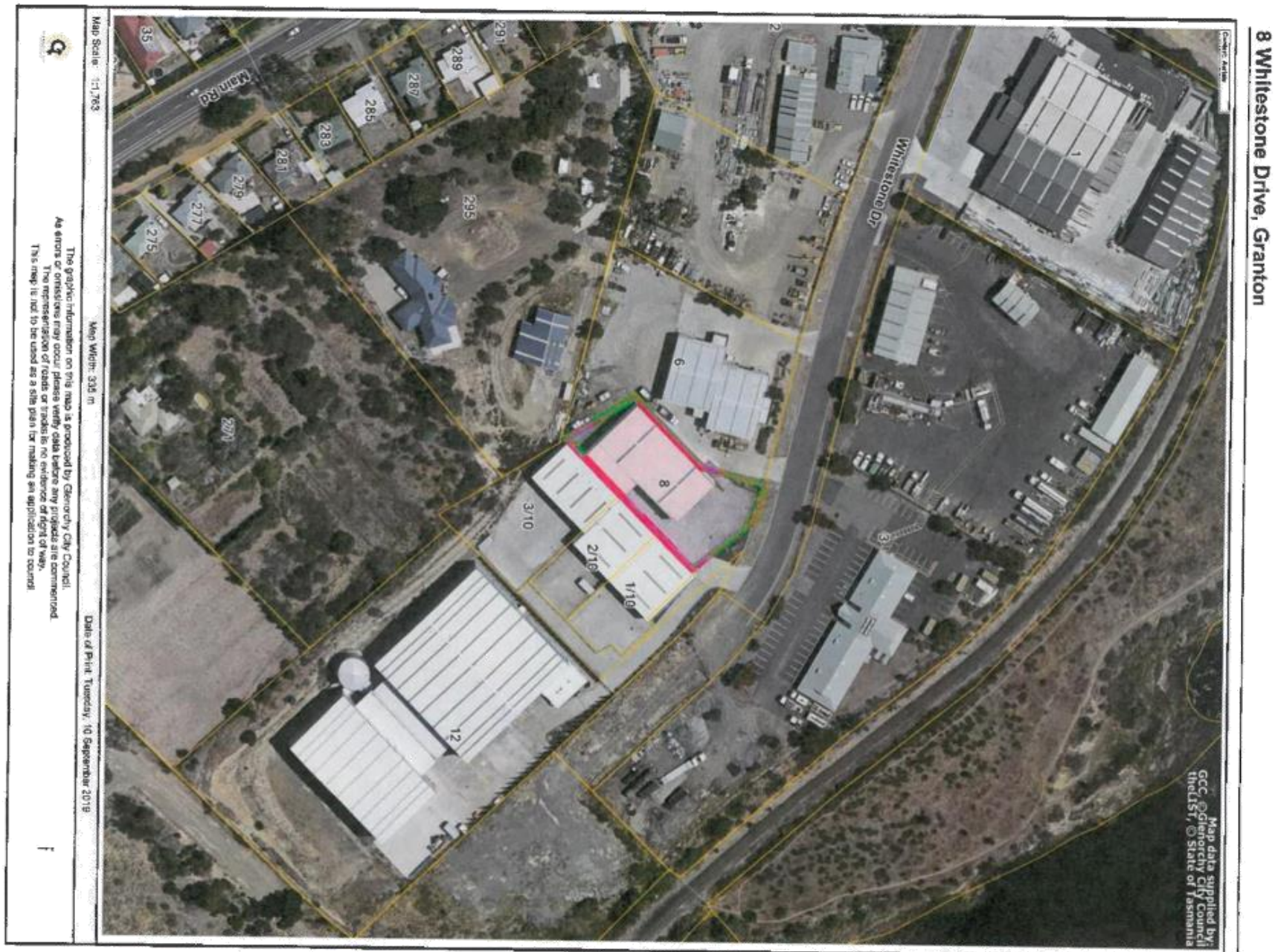
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Authorised by

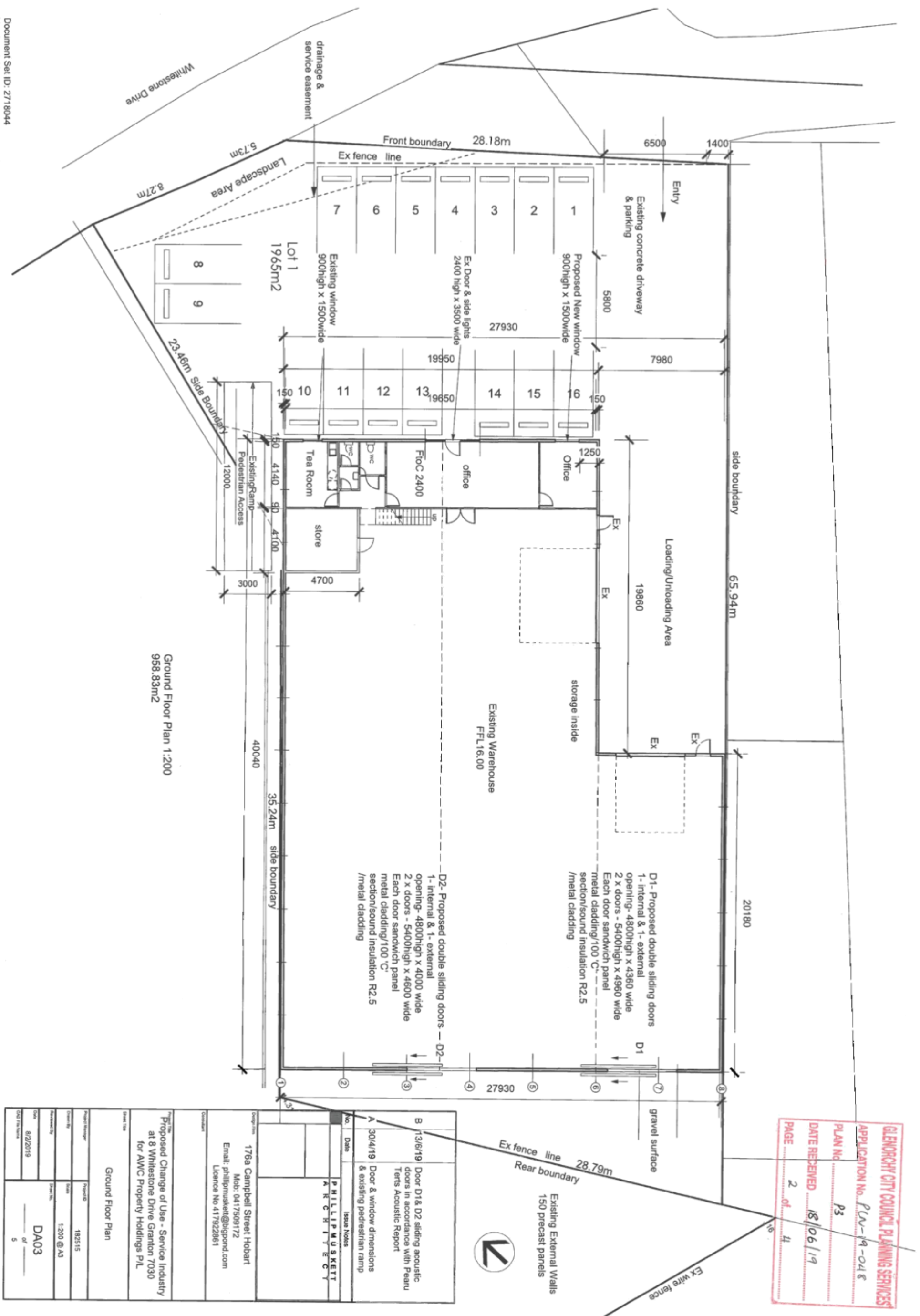
Jason Taylor
Development Assessment Manager

TasWater Contact Details

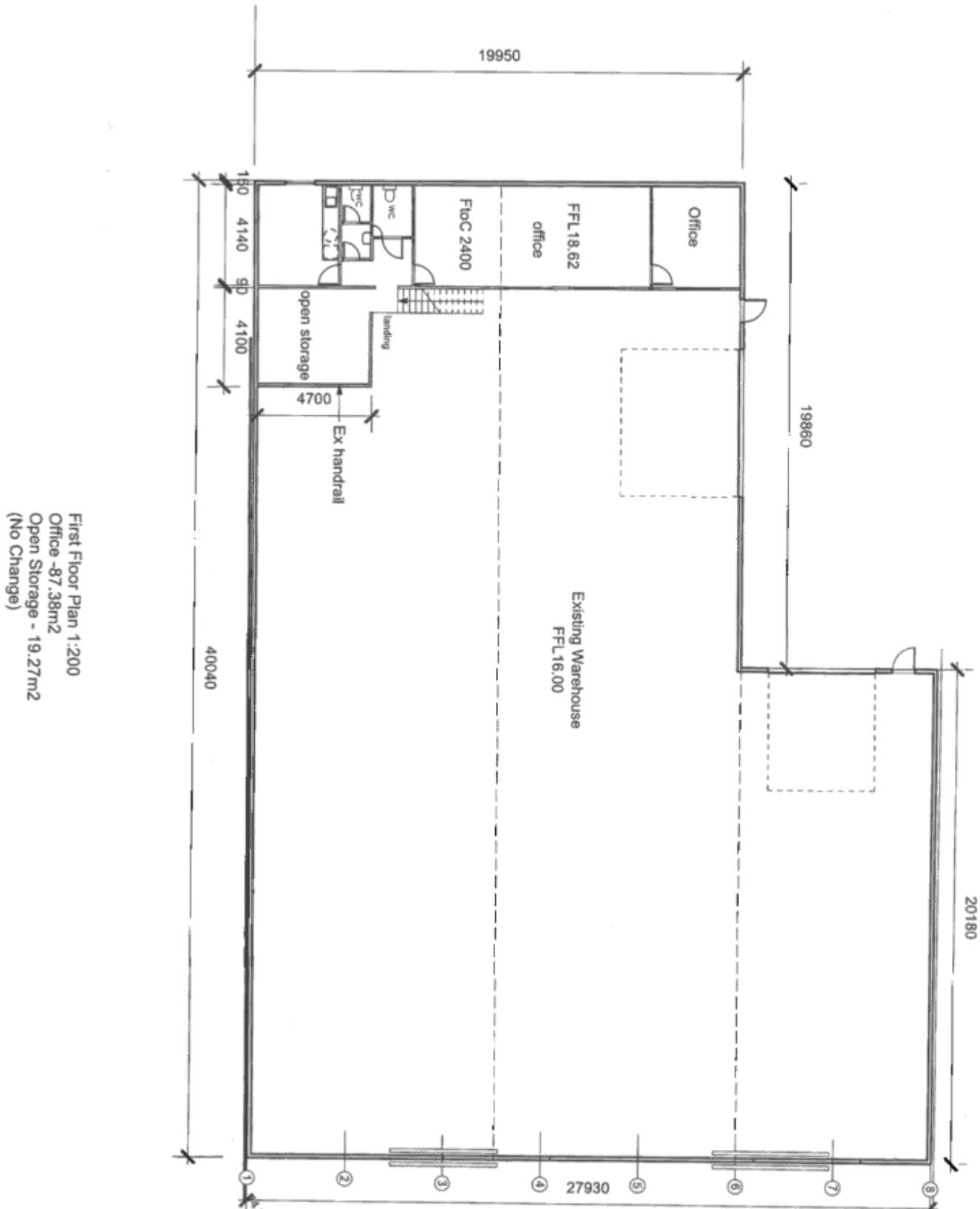
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



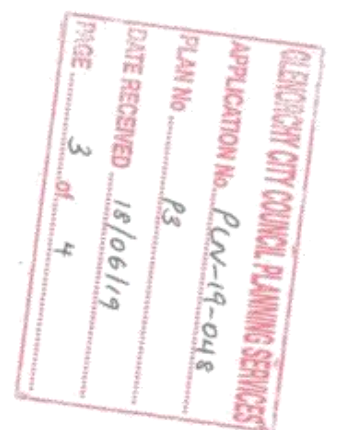




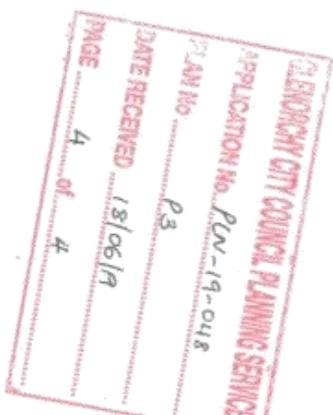
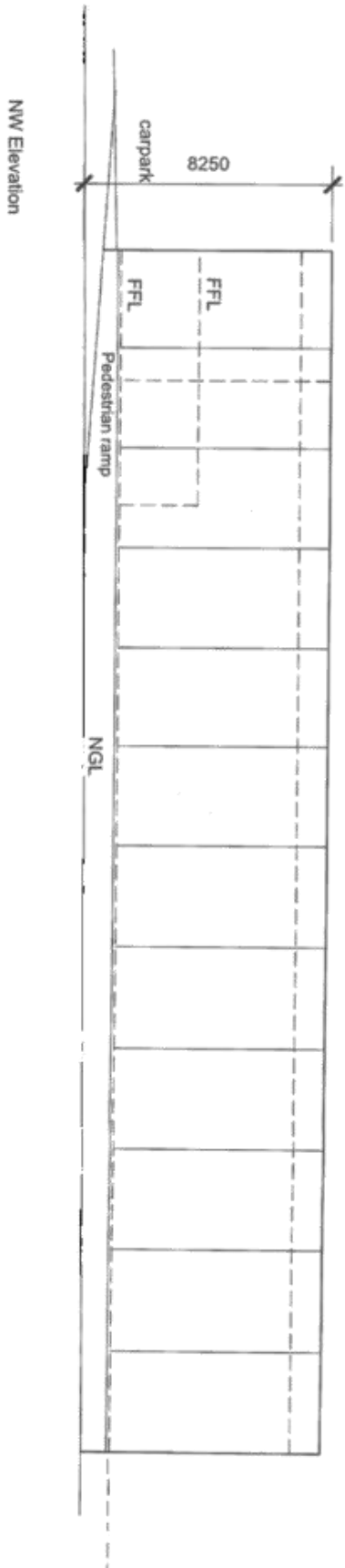
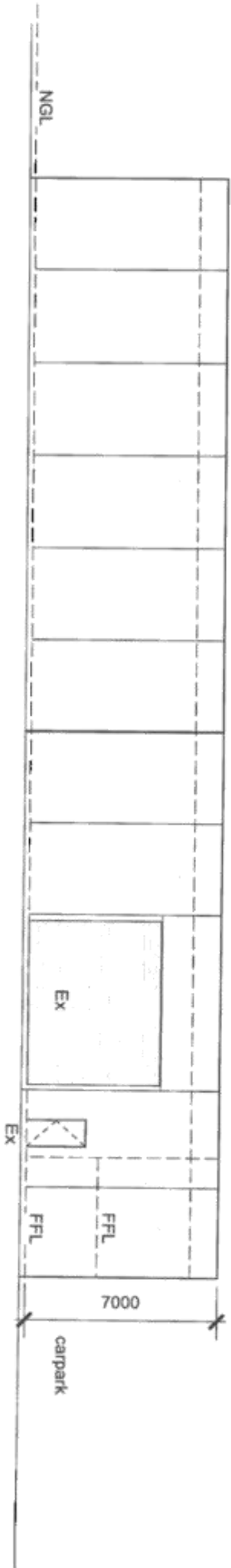
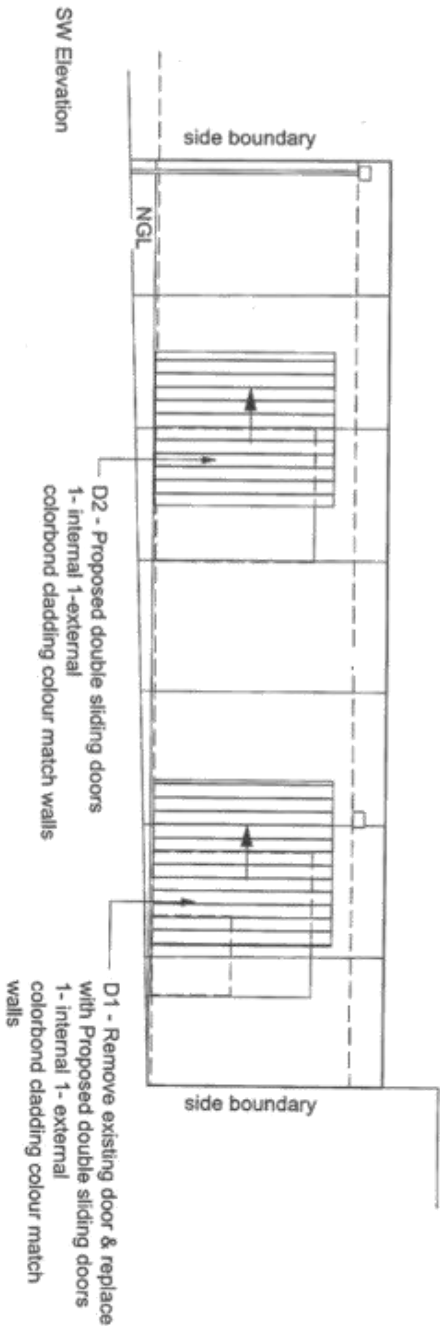
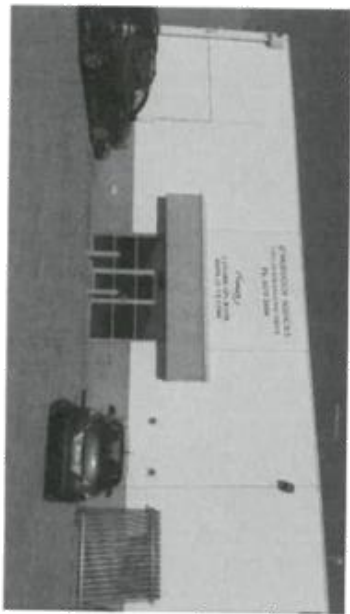
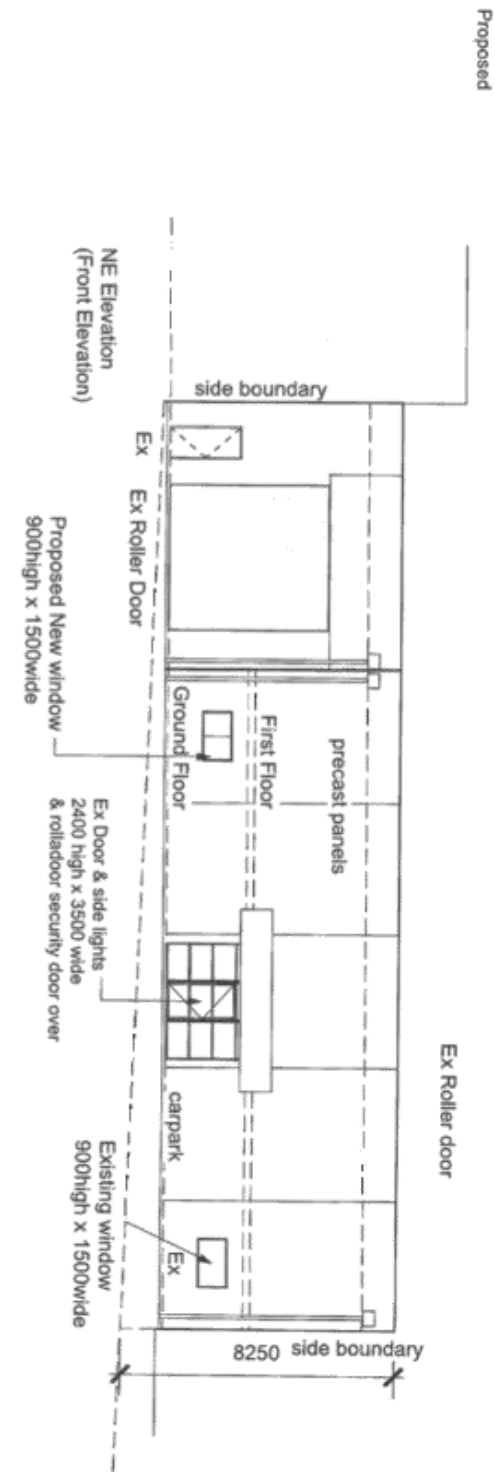
Document Set ID: Z718044
Version: 1, Version Date: 18/06/2019



First Floor Plan 1:200
Office - 87.38m²
Open Storage - 19.27m²
(No Change)



No. Date		Issue Notes	
1		PHILLIP MUSKETT ARCHITECT	
176a Campbell Street Hobart Mob: 0417509172 Email: philipmuskett@bigpond.com Licence No 417922861			
Proposed Change of Use - Service Industry at 8 Whitestone Drive Granton 7030 for AWC Property Holdings P/L			
First Floor Plan			
Project Storage		182515	
Created By		1:200 @ A3	
Drawn By		DA04	
Date		8/2/2019	
CDS 79 Review		5	



13/6/19 Door D1& D2 sliding acoustic doors in accordance with Pearu Terts Acoustic Report	
A 30/4/19	Door & window dimensions
No. 30/4/19	Date
Issue Notes	
PHILLIP MUSKETT	
ARCHITECT	
176a Campbell Street Hobart	
Mob: 0417509172	
Email: philipmuskett@bigpond.com	
Licence No 417922861	
Proposed Change of Use - Service Industry at 8 Whitestone Drive Granton 7030 for AWC Property Holdings P/L	
Elevations	
Project Manager	Project ID
182515	
Drawn By	Scale
1:200 @ A3	
Reviewed By	Drawn No.
DA05	
Date	of
8/2/2019	5
DA05	

125 Main Road, Austins Ferry





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-122	Council notice date	26/06/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01027-GCC	Date of response	2/08/2019
TasWater Contact	Rachael Spencer	Phone No.	03 6345 6346
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	125 MAIN RD, AUSTINS FERRY	Property ID (PID)	5328021
Description of development	Multiple Dwellings (1 new, 1 existing)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
Attic	#ATT 1327 Sheet 10	-	19/07/2019
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connection / sewerage system and connection to the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. DEVELOPMENT ASSESSMENT FEES 3. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required by the due date as noted on the statement when issued by TasWater.			
Advice			
General For information on TasWater development standards, please visit https://www.taswater.com.au/Development/Technical-Standards For application forms please visit http://www.taswater.com.au/Development/Forms Service Locations Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure. A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.			



- Further information can be obtained from TasWater
- 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 "Jason Taylor".

Jason Taylor
Development Assessment Manager

Taswater Contact Details

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



GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. *PW-18-122*
 PLAN No. *P3*
 DATE RECEIVED *8/8/19*
 PAGE *1* of *13*

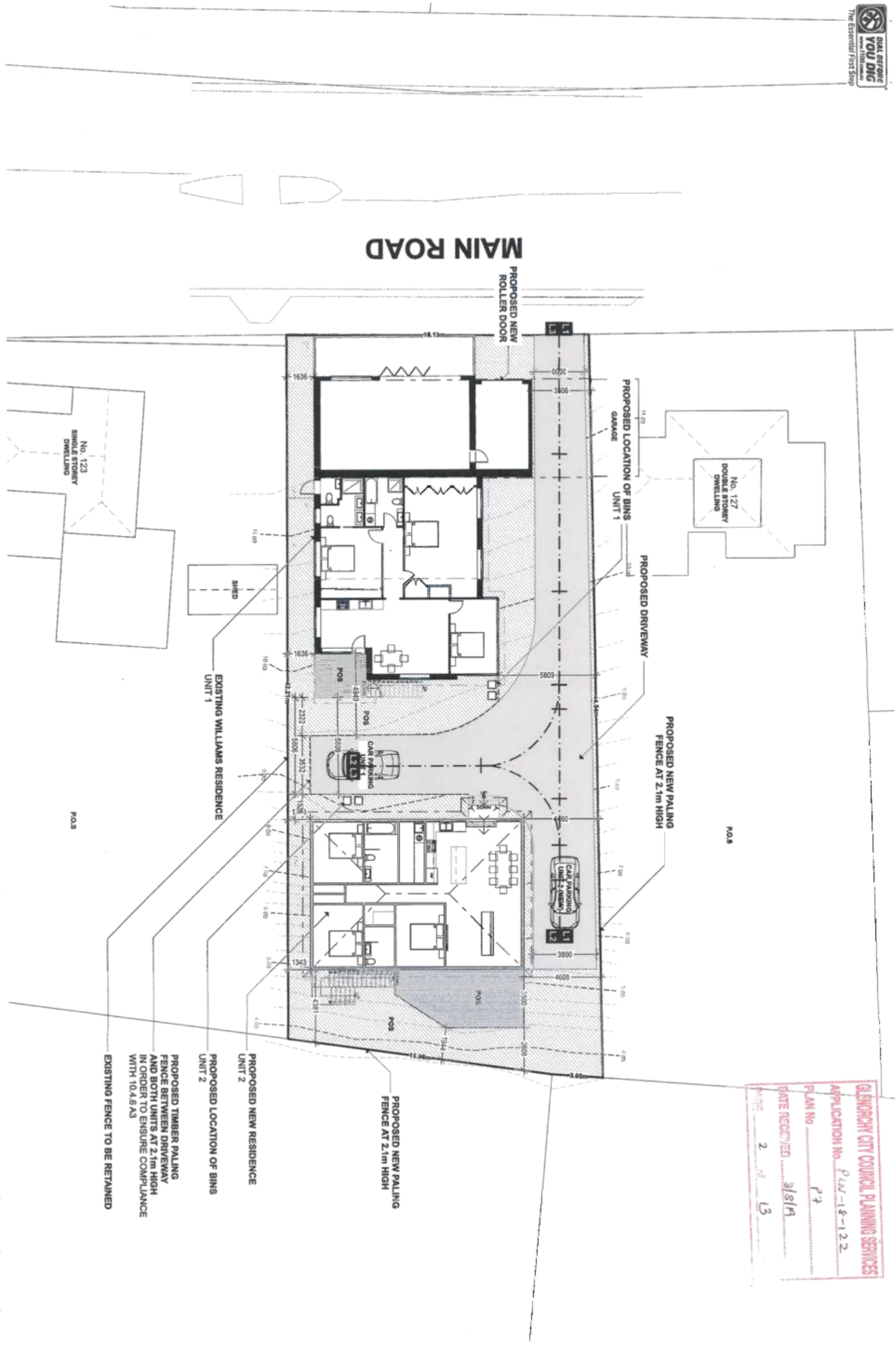


PROPOSED WILLIAMS TOWNHOUSE DEVELOPMENT
 125 MAIN ROAD,
 AUSTINS FERRY, TASMANIA 7011

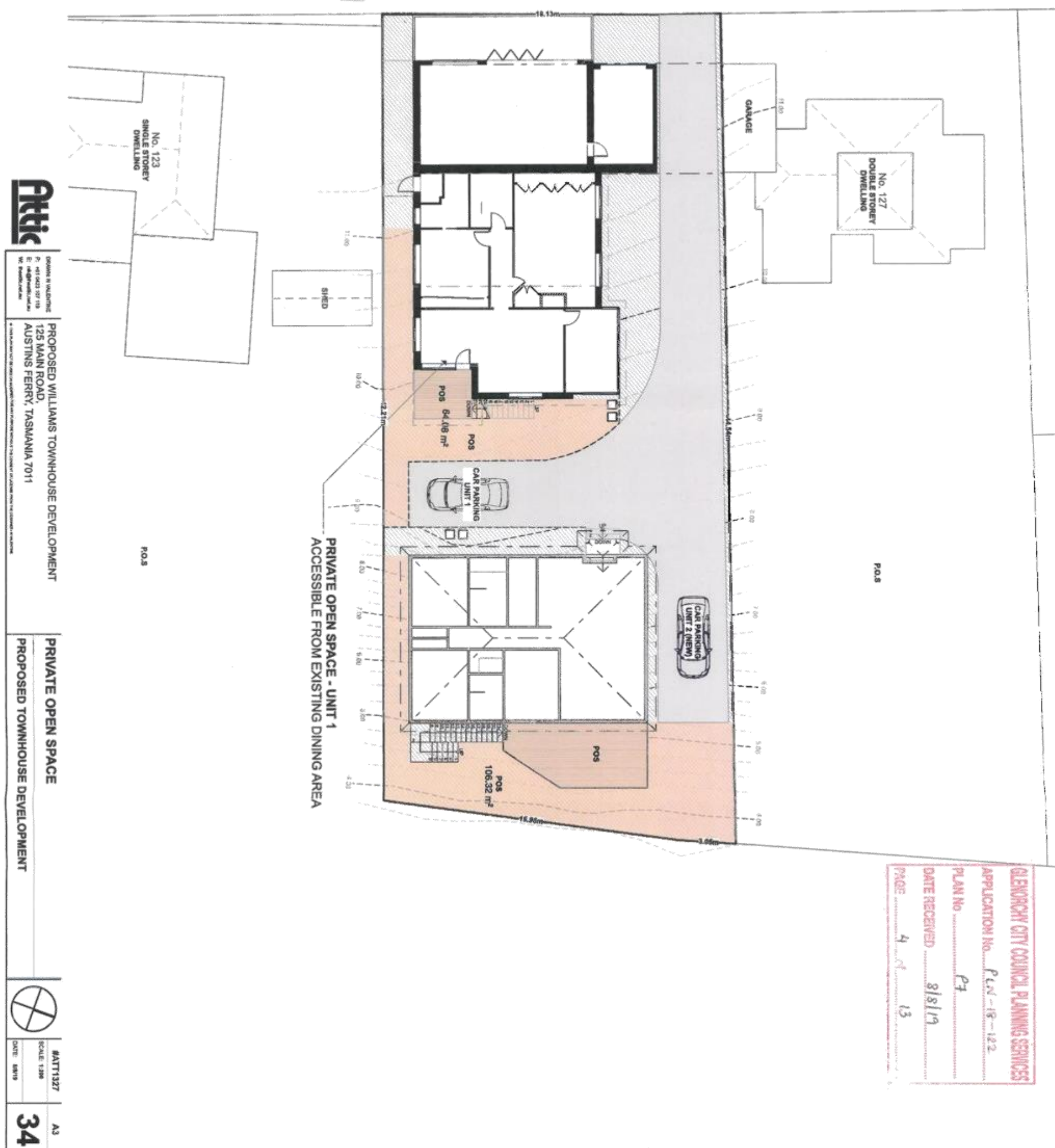
EXISTING SITE PLAN I.G.
 PROPOSED TOWNHOUSE DEVELOPMENT



8/8/19
 4

















NB:
ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH
ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM
OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N
IN ACCORDANCE WITH NCC PART 3.9.2.5



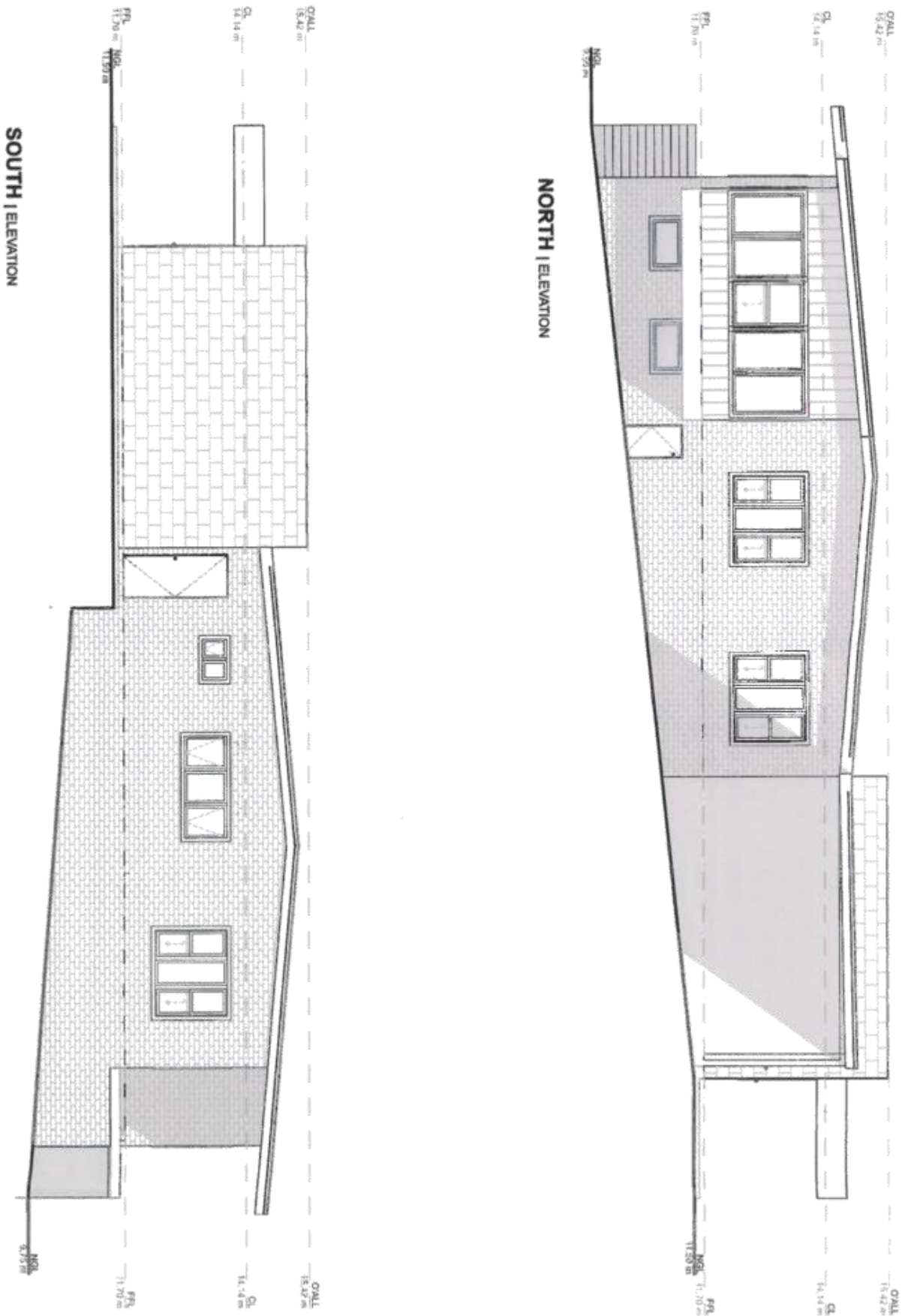
DESIGNED BY: WILLIAMSON
P. 041 434 131 131
E. 081 434 131 131
M. 081 434 131 131

PROPOSED WILLIAMS TOWNHOUSE DEVELOPMENT
125 MAIN ROAD,
AUSTINS FERRY, TASMANIA 7011

PROPOSED ELEVATIONS U1
PROPOSED TOWNHOUSE DEVELOPMENT

#ATT1327
SCALE: 1:100
DATE: 08/19

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GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. *PW-18-122*
PLAN No. *P3*
DATE RECEIVED *8/8/19*
PAGE *10* OF *13*

NB:
ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH
ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM
OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N
IN ACCORDANCE WITH NCC PART 3.9.2.5



DESIGN & DRAWING
P - 441 400 107 119
C - 0800-000-000-000
M - 0800-000-000-000

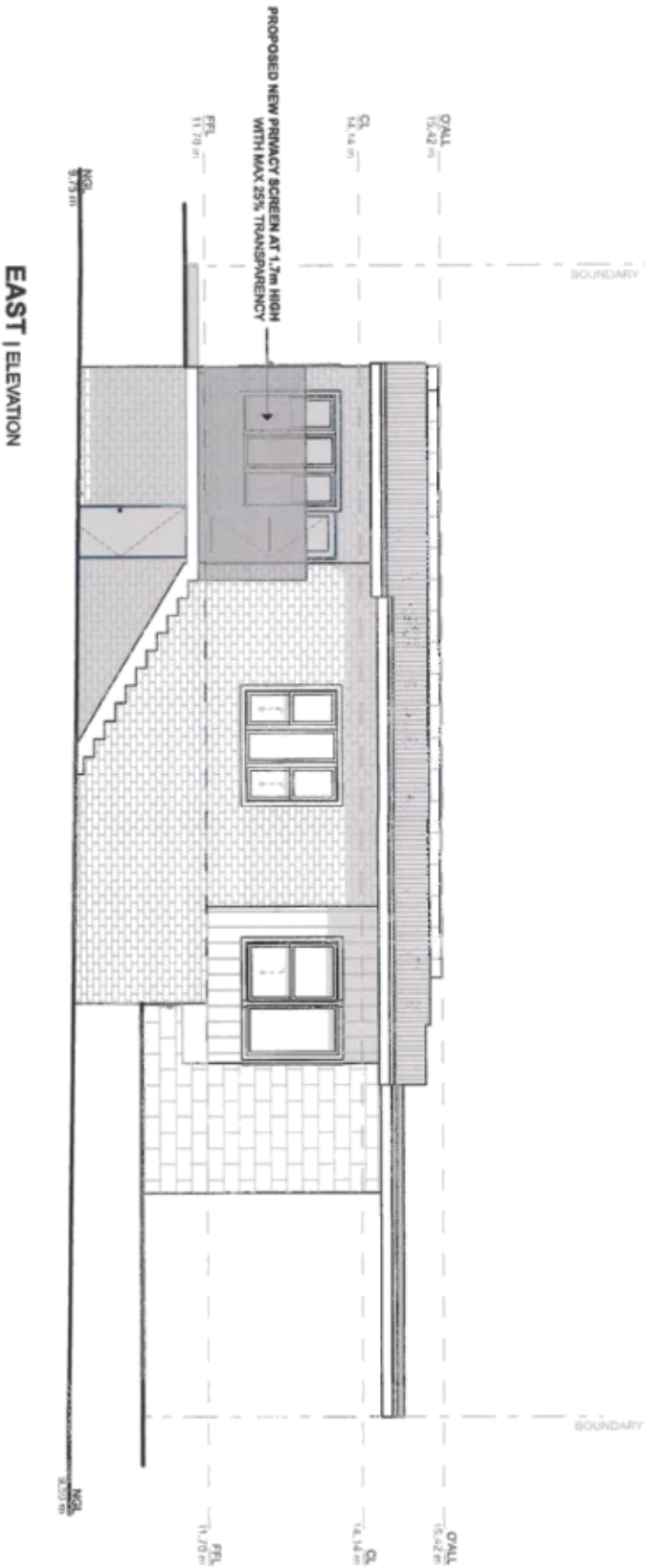
PROPOSED WILLIAMS TOWNHOUSE DEVELOPMENT
125 MAIN ROAD,
AUSTINS FERRY, TASMANIA 7011

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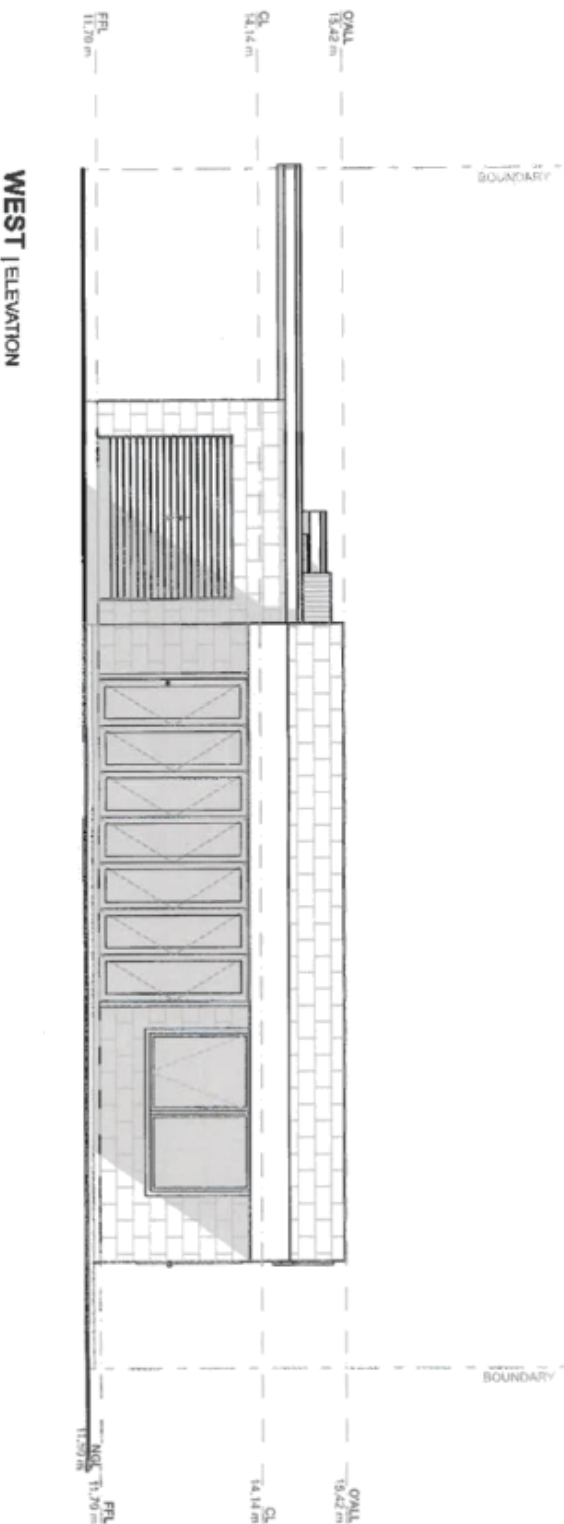
PROPOSED ELEVATIONS U1
PROPOSED TOWNHOUSE DEVELOPMENT

#ATT1327
SCALE: 1:50
DATE: 28/19

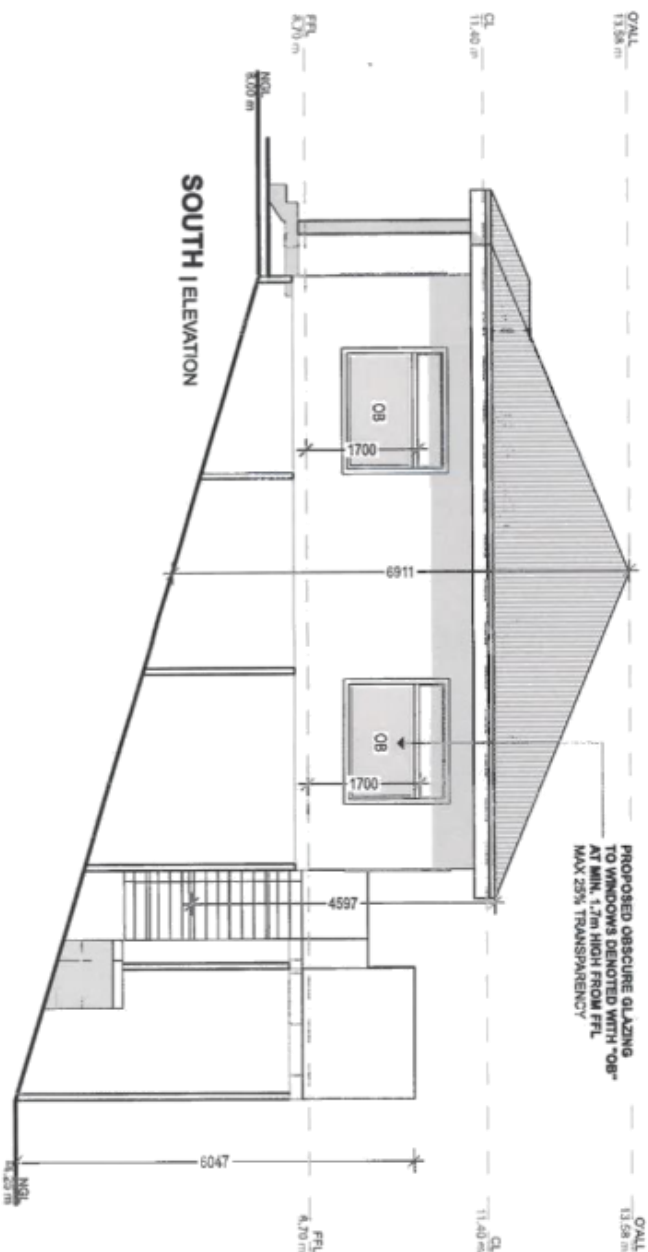
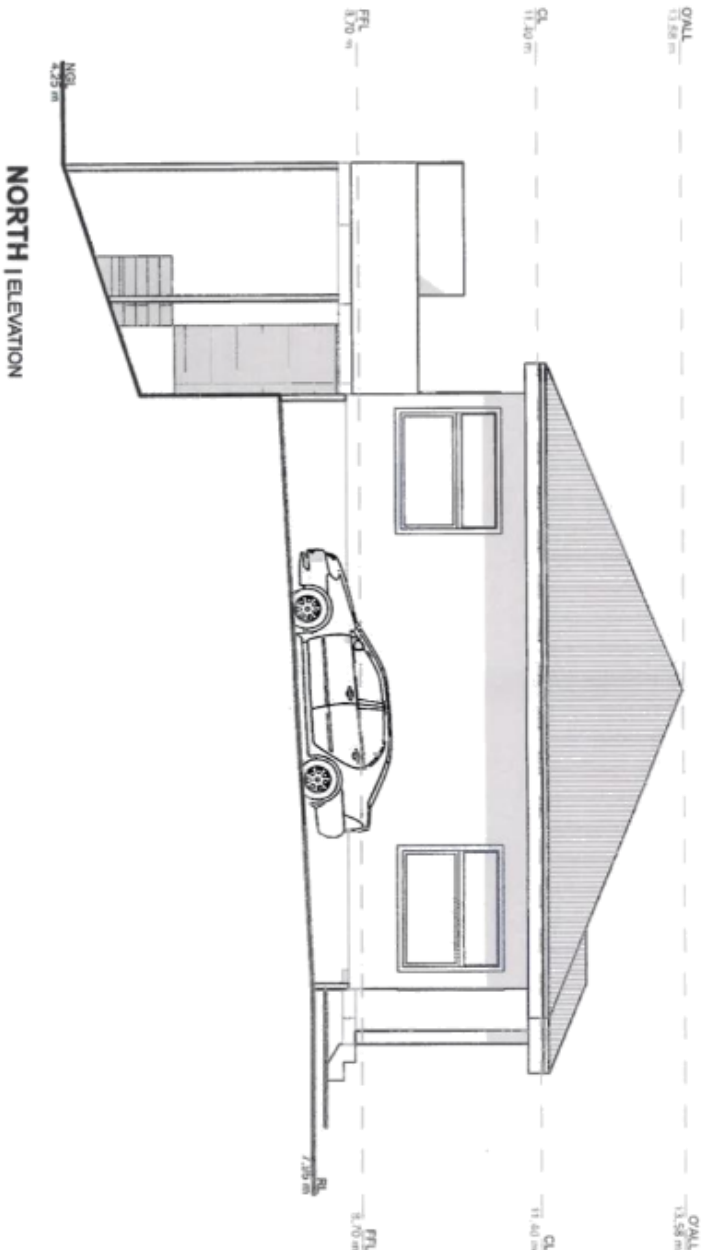
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GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. *PLN-18-122*
PLAN No. *P3*
DATE RECEIVED *8/8/19*
PAGE *11* OF *13*



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. *PLN-18-122*
PLAN No. *P7*
DATE RECEIVED *8/8/19*
PAGE *12* of *13*



NB:
ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH
ARE TO BE PROVIDED WITH WINDOW RESTRICTIONS TO REFLECT A MAXIMUM
OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N
IN ACCORDANCE WITH NCC PART 3.9.2.5

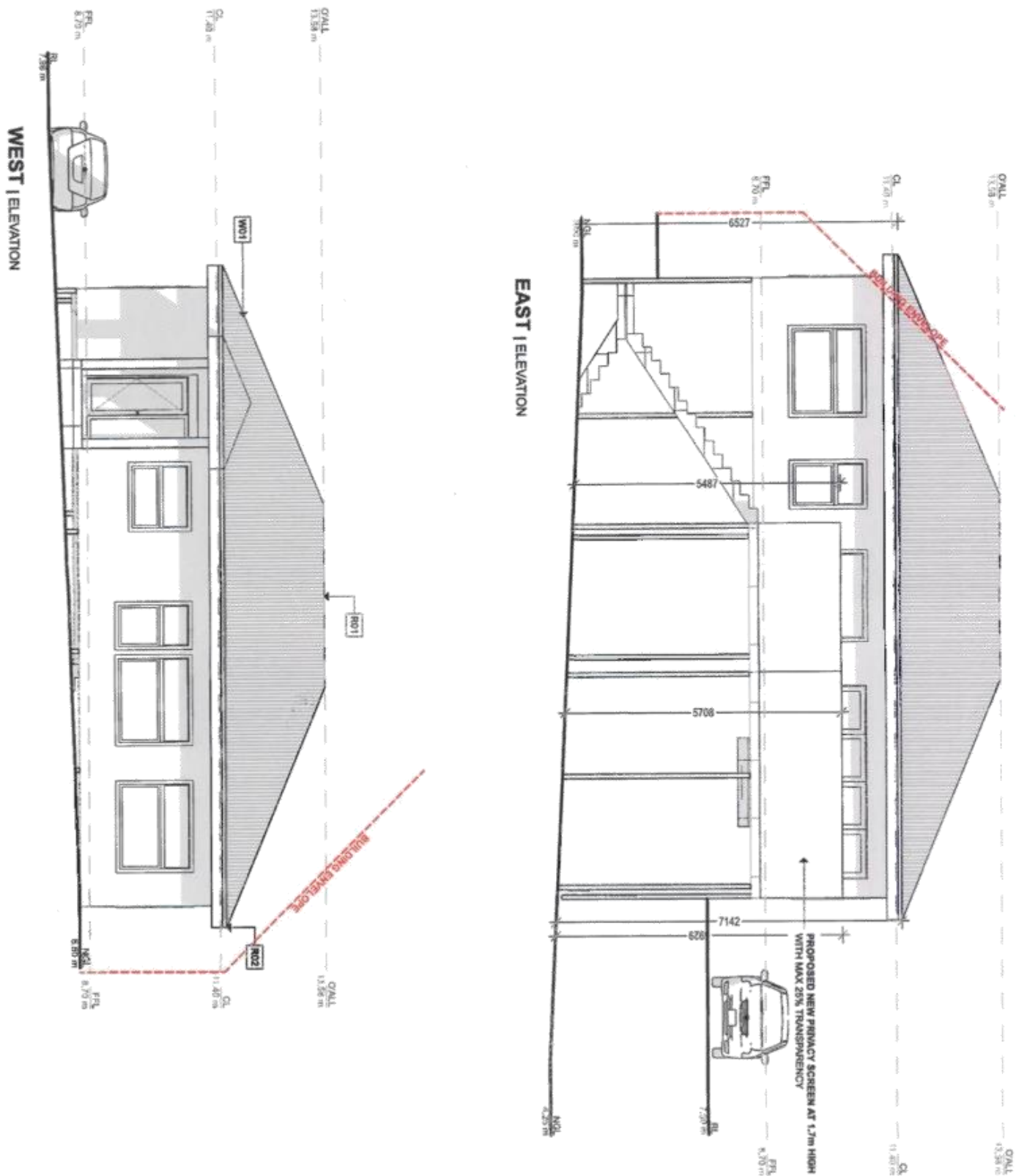


DRAWN BY: VALERIE
P: +61 (0)8 937 7119
E: info@attic.com.au
W: www.attic.com.au
PROPOSED WILLIAMS TOWNHOUSE DEVELOPMENT
125 MAIN ROAD,
AUSTINS FERRY, TASMANIA 7011

PROPOSED ELEVATIONS U2
PROPOSED TOWNHOUSE DEVELOPMENT

#ATT1327
SCALE: 1:100
DATE: 08/09
A3
46

NB:
ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH
ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM
OPENING OF 124mm. TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N
IN ACCORDANCE WITH NCC PART 3.9.2.5



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION NO. *PLN-18-122*
PLAN NO. *P7*
DATE RECEIVED *8/8/19*
PAGE *13* of *13*



DESIGNED BY VOLUNTEERING
P: +61 8 9432 1377
E: info@attic.tas.gov.au
125 MAIN ROAD,
AUSTINS FERRY, TASMANIA 7011

PROPOSED ELEVATIONS U2

PROPOSED TOWNHOUSE DEVELOPMENT

MATT1327

SCALE 1:100

DATE: 8/8/19

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A3