

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 16 OCTOBER 2017



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PLANNING

**5. Proposed Use and Development - Six Multiple Dwellings
(Residential) Relying on Performance Criteria - 34A, 34B and
34C Carnegie Street, Claremont**

1: 34A, 34B and 34C Carnegie Street, Claremont2

34A Carnegie Street, Claremont

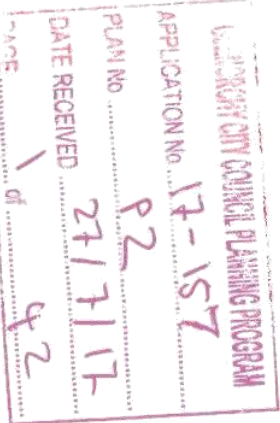


The graphic information on this map is produced by Glenorchy City Council.
As errors or omissions may occur please verify data before any projects are commenced.
The representation of roads or tracks is no evidence of right of way.
This map is not to be used as a site plan for making an application to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

DATE: 26/07/2017
PROPOSED DEVELOPMENT
34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS
DATE:- APRIL 2016
REFERENCE NUMBER:- 17029 BARR

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GENERAL INFORMATION	
C.T. 158746-2	10 - GENERAL RESIDENTIAL
ZONE	
NEW UNITS	99m² EACH
GROUND FLOOR AREA 1-4	104m² EACH.
GROUND FLOOR AREA 5 & 6	604m²
COMBINED FOOTPRINT	3332m²
LAND AREA	18.1%
PLOT RATIO	7
CLIMATE ZONE	LOW
BAL RATING	NO
ALPINE AREA	NO
CORROSIVE ENVIRONMENT	NO
SITE HAZARDS	NONE



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Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
ABN No. 53 009 560 865 CC REF 757 J

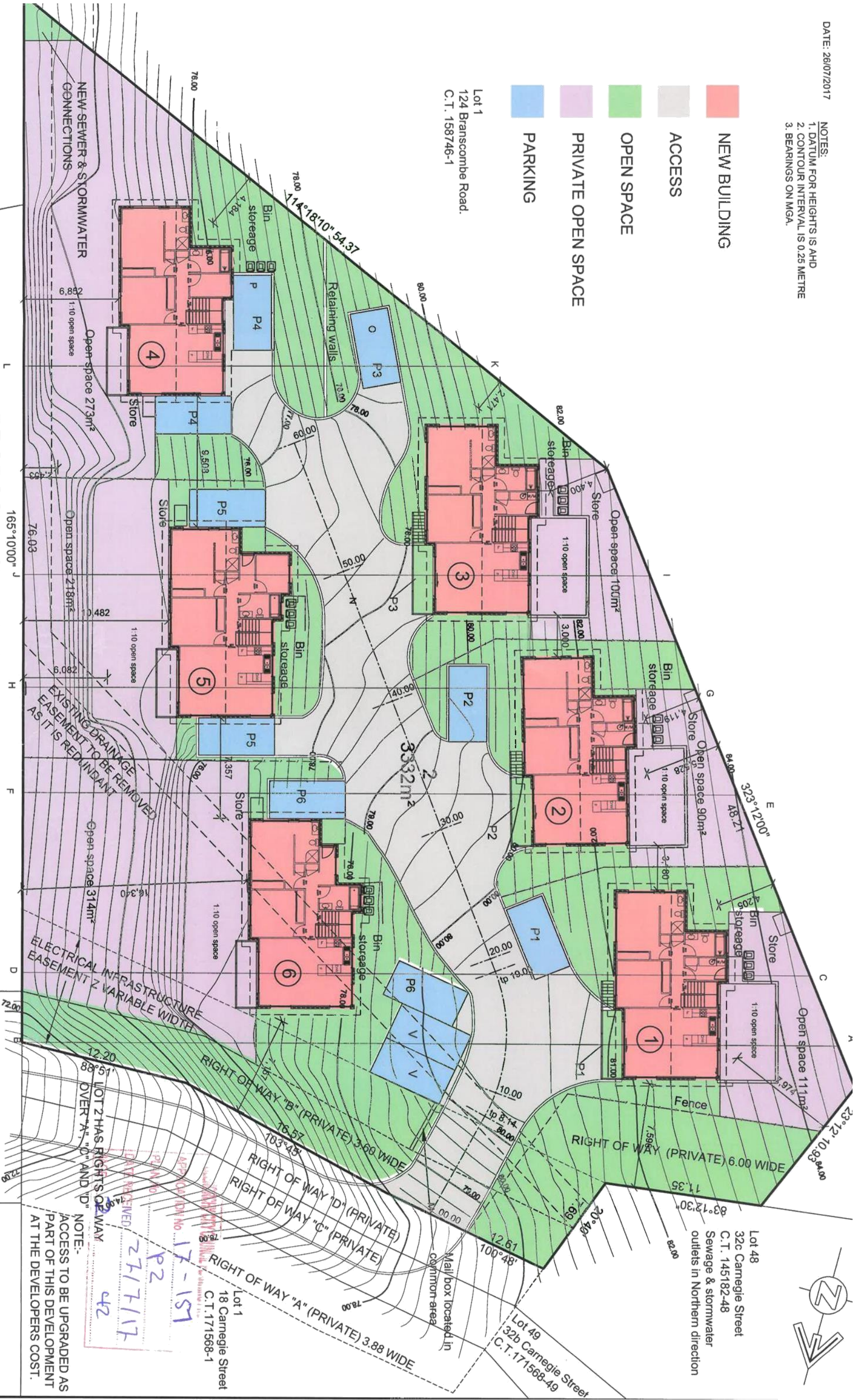
PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS
1 OF 40
DRAWN: I. STEVEN

DATE: 26/07/2017

- NOTES:
1. DATUM FOR HEIGHTS IS AHD
 2. CONTOUR INTERVAL IS 0.25 METRE
 3. BEARINGS ON MGA.

- NEW BUILDING
- ACCESS
- OPEN SPACE
- PRIVATE OPEN SPACE
- PARKING

Lot 1
124 Branscombe Road.
C.T. 158746-1



PROPOSED SITE PLAN 1:250

34A CARNEGIE ST CLAREMONT TAS 7011

3 OF 40

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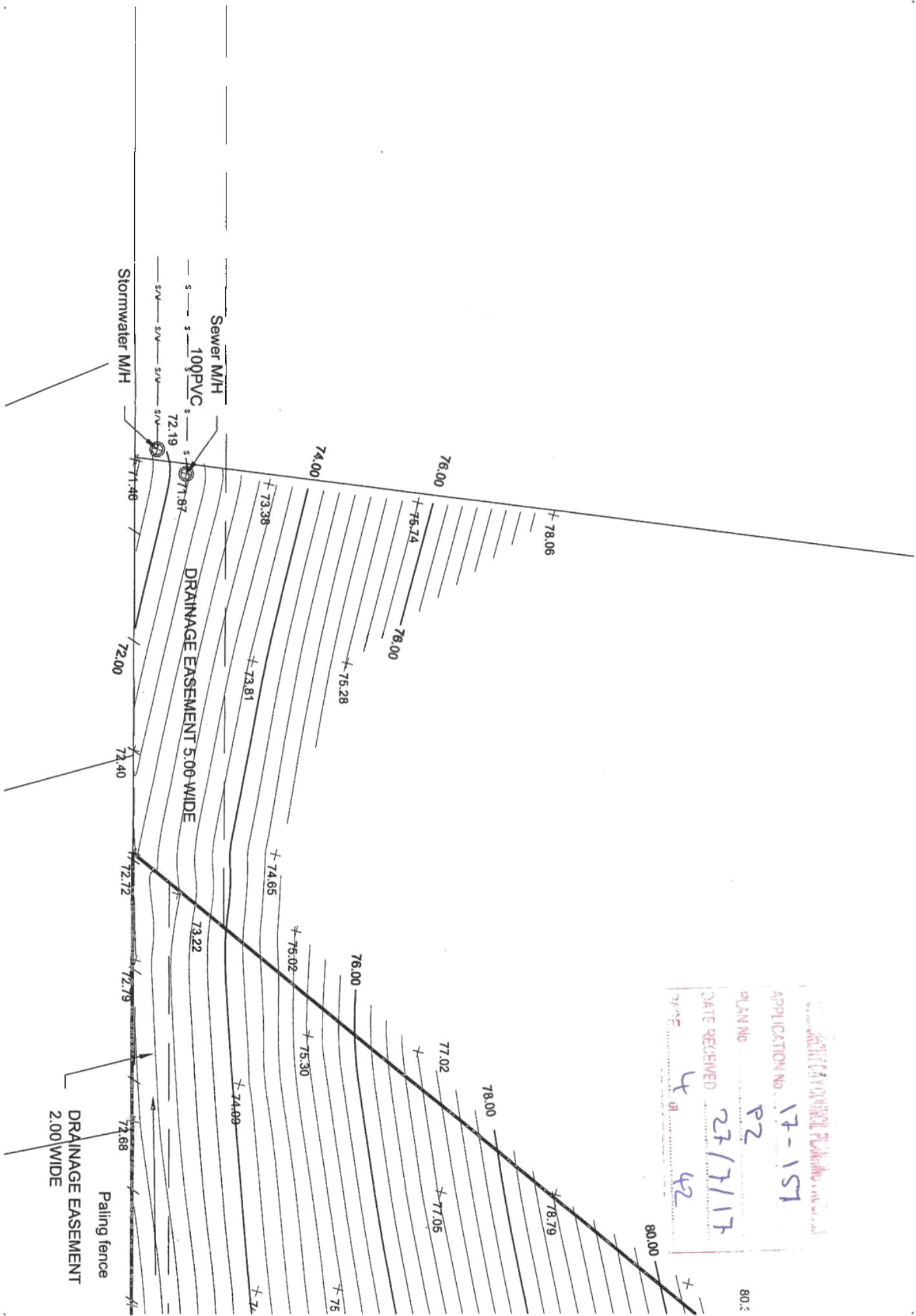
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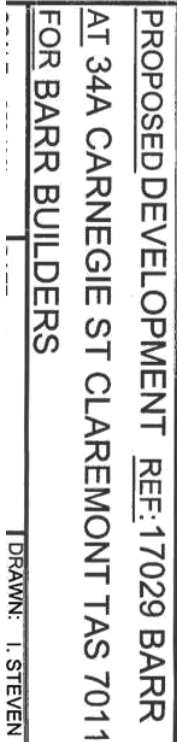
DRAWN: I. STEVEN





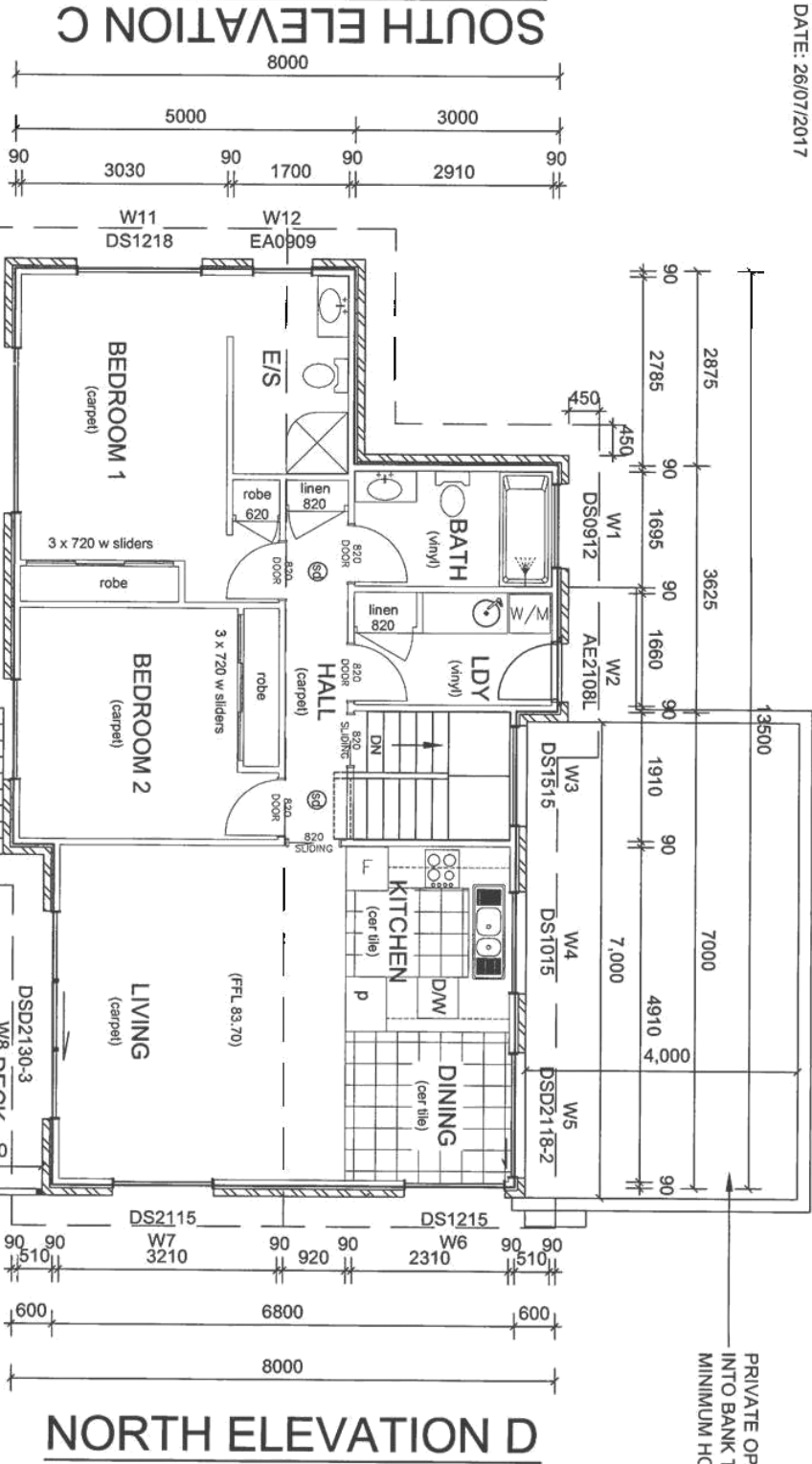
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2. CONTOUR INTERVAL IS 0.25 METRE
3. BEARINGS ON MGA.

Lot 48
32c Carnegie Street
C.T. 145182-48



DATE: 26/07/2017

WEST ELEVATION D



PROPOSED UNIT 1 GROUND FLOOR PLAN 1:100

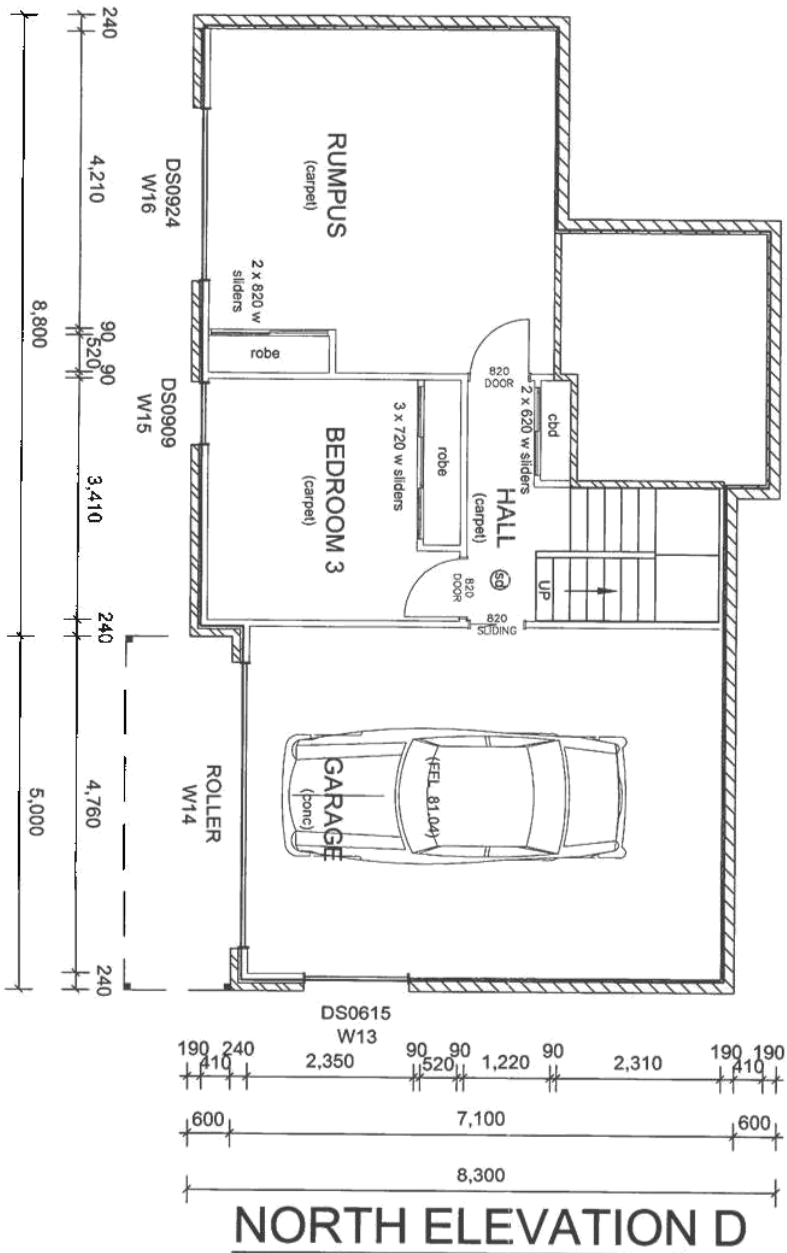
EAST ELEVATION A

186m² OVER 2 LEVELS



PROPOSED UNIT 1 LOWER GROUND FLOOR PLAN 1:100

EAST ELEVATION A



NORTH ELEVATION D

WEST ELEVATION B

APPROVAL No 17-157
PLAN No P2
DATE RECEIVED 27/7/17
PAGE 6

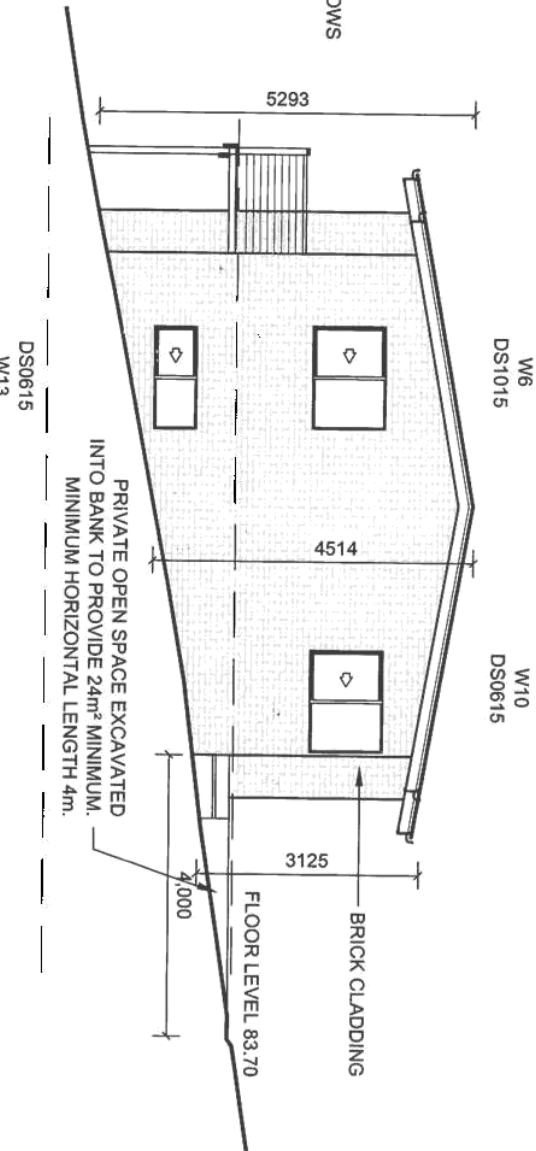
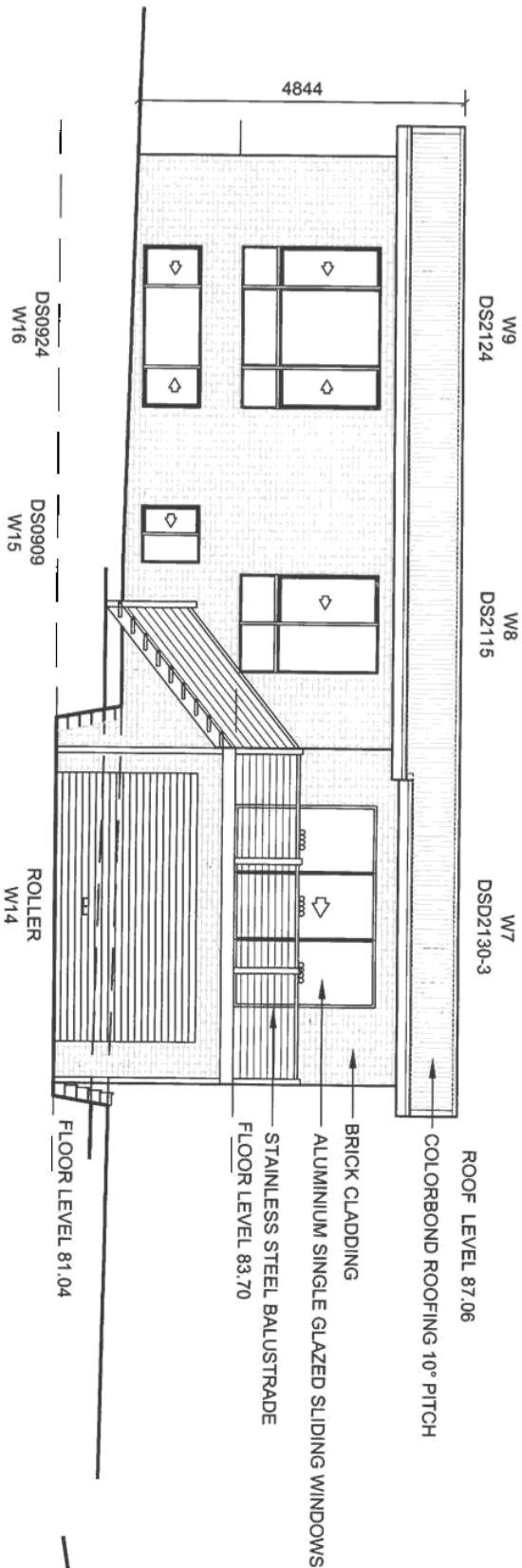
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ABN No. 53 009 560 865
CC REF 757 J

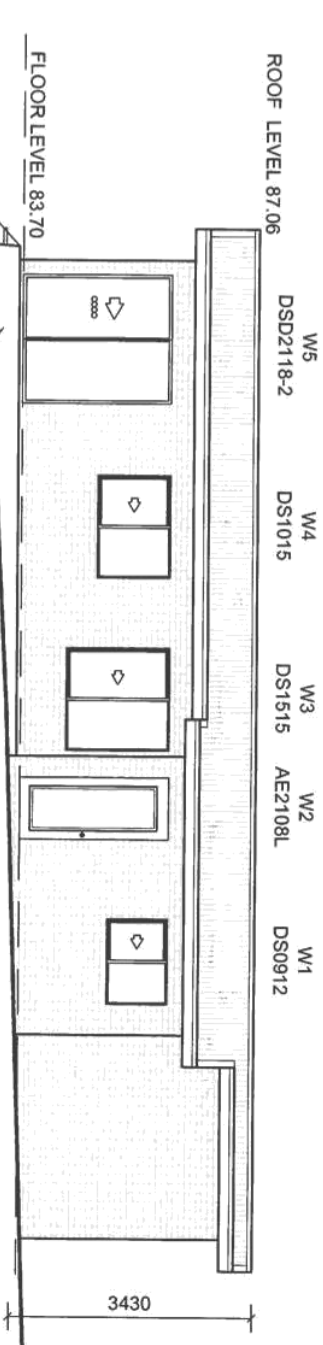
PROPOSED DEVELOPMENT REF: 17029 BARR
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FOR BARR BUILDERS
DRAWN: I. STEVEN

DATE: 26/07/2017

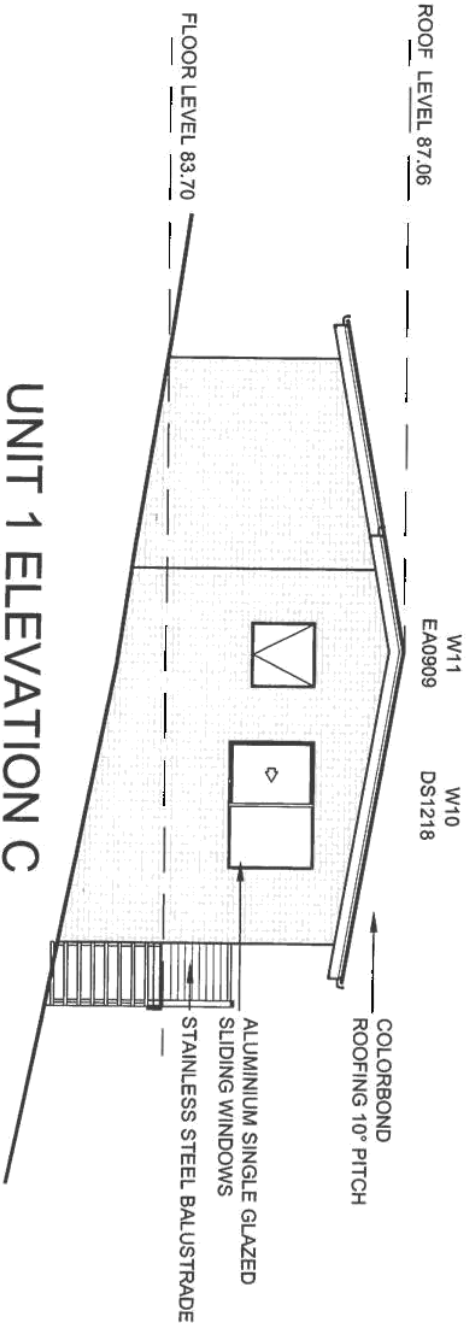


UNIT 1 ELEVATION A

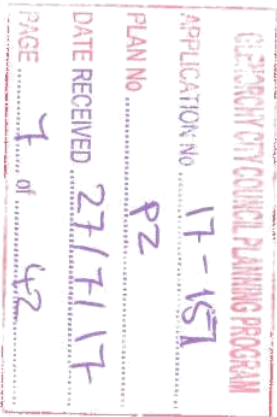
UNIT 1 ELEVATION D



UNIT 1 ELEVATION B



UNIT 1 ELEVATION C



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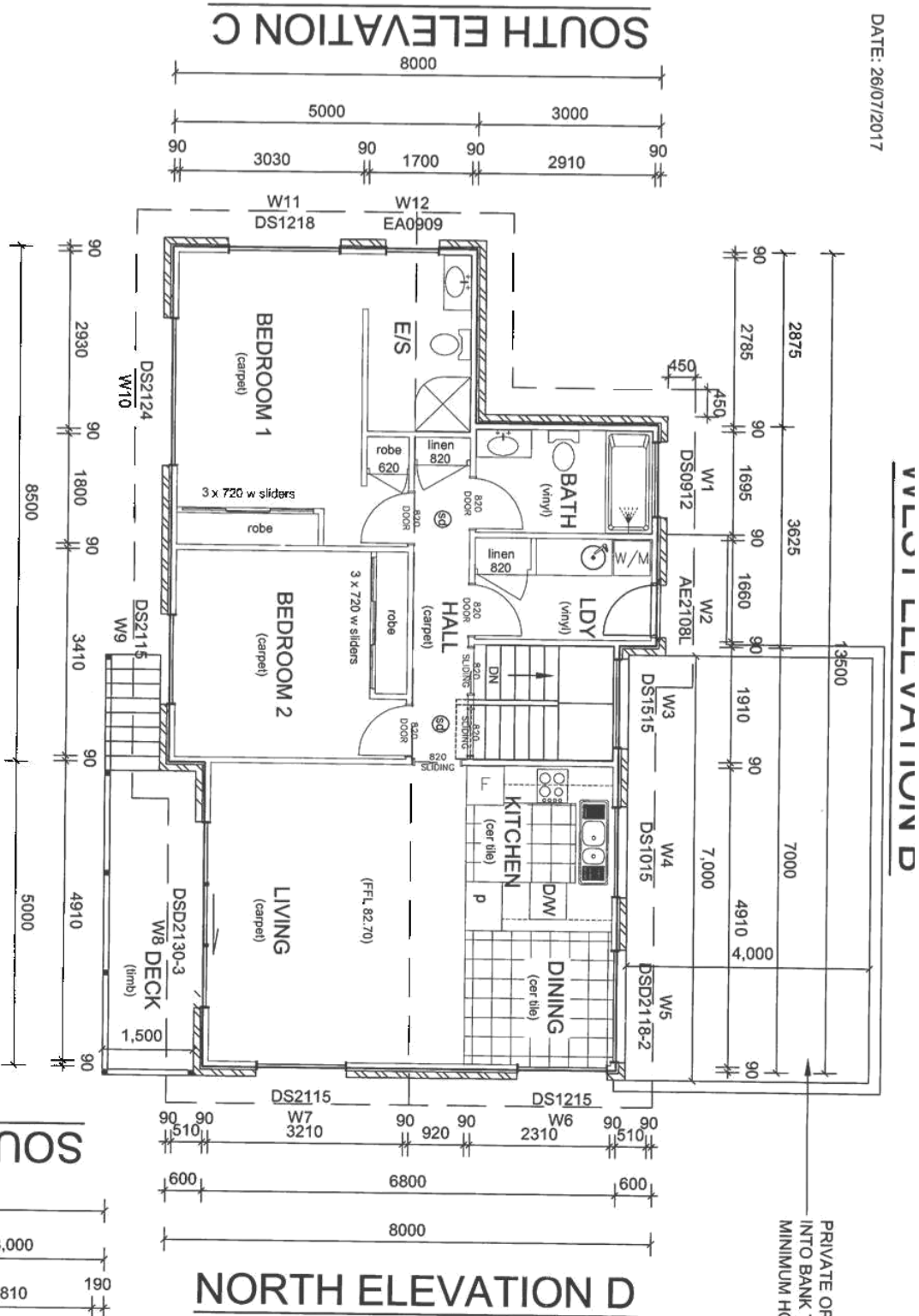
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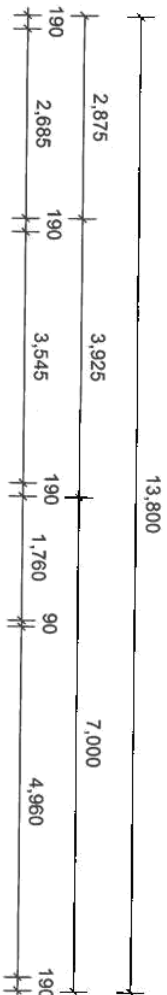
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AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DRAWN: STEVEN

DATE: 26/07/2017



PRIVATE OPEN SPACE EXCAVATED INTO BANK TO PROVIDE 24m² MINIMUM. MINIMUM HORIZONTAL LENGTH 4m.



WEST ELEVATION B

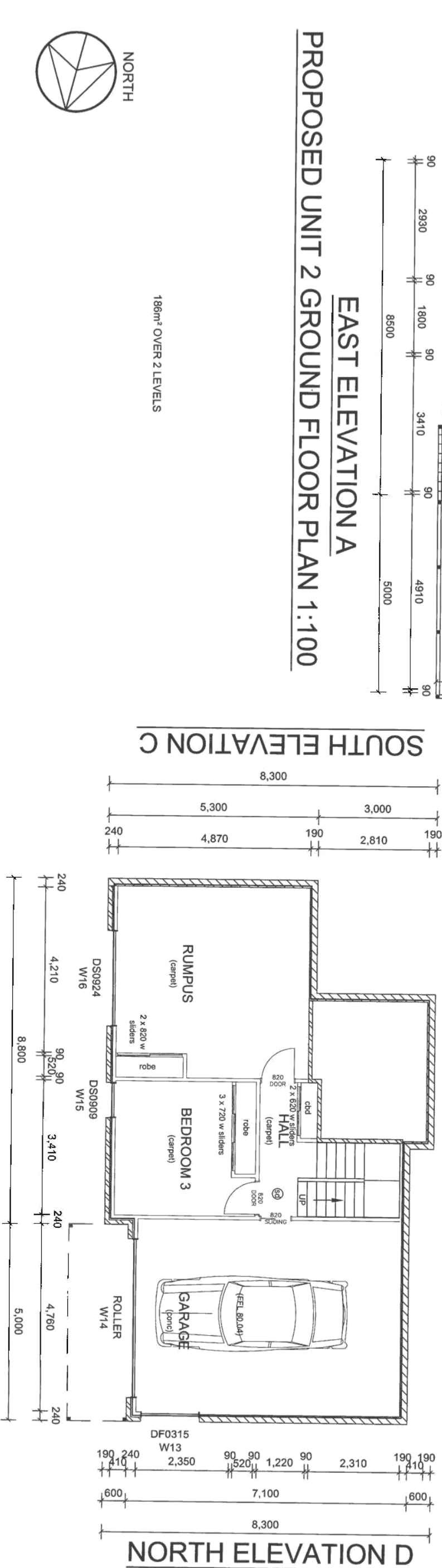
GLENORCHY CITY COUNCIL PLANNING AUTHORITY

APPLICATION No 17-151

PLAN No 82

DATE RECEIVED 27/7/17

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PROPOSED UNIT 2 LOWER GROUND FLOOR PLAN 1:100

EAST ELEVATION A

6 OF 40

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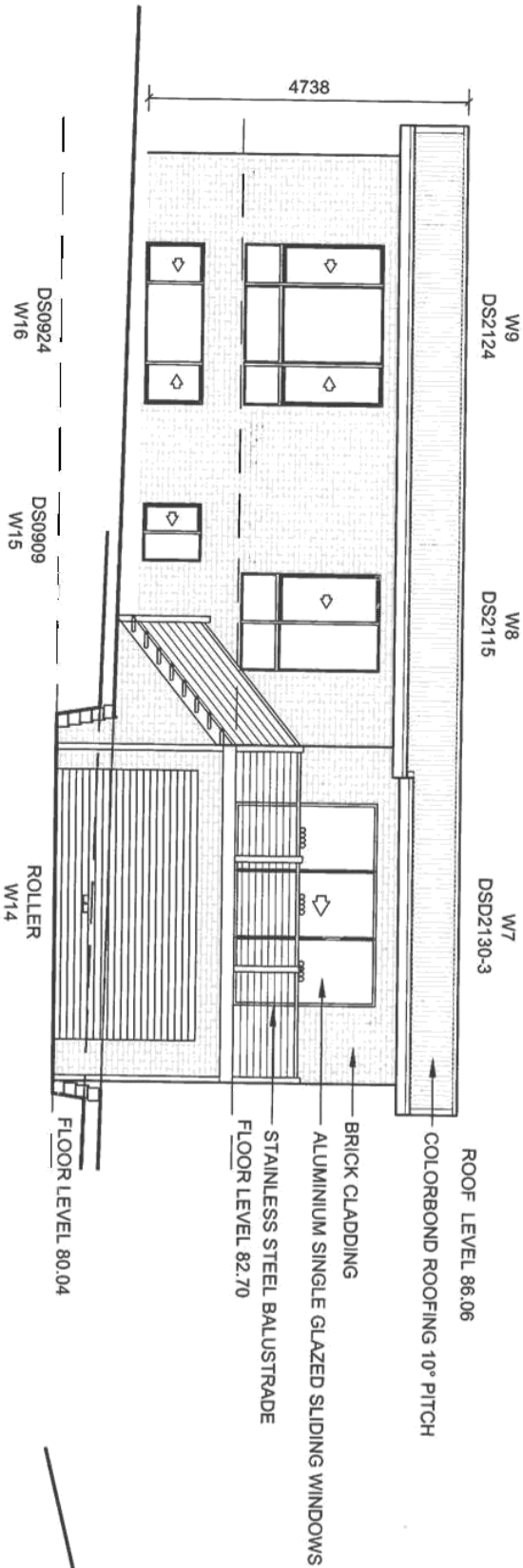
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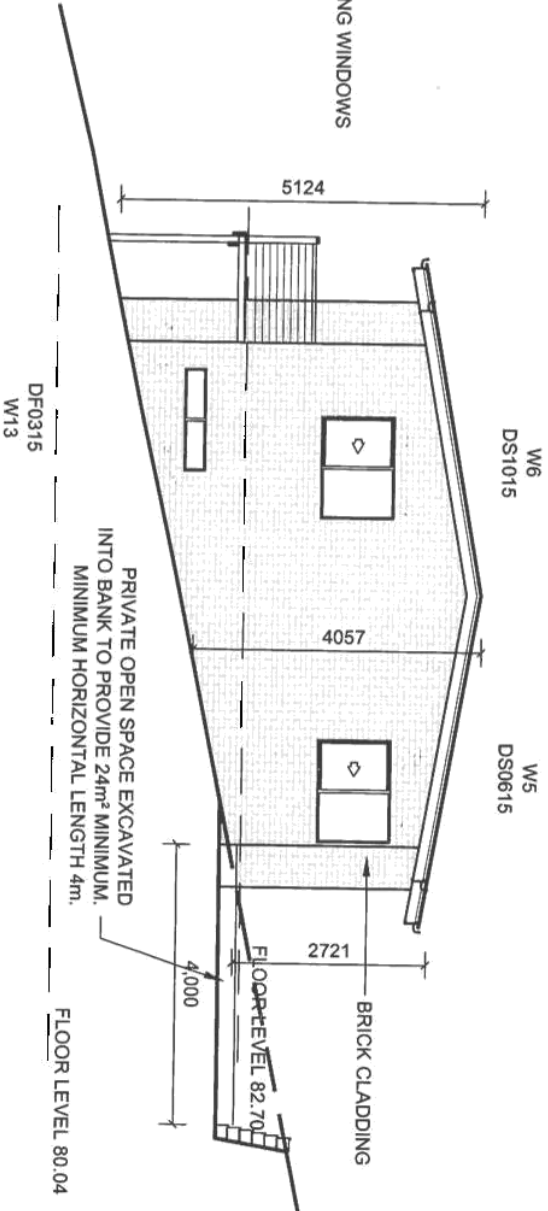
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PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

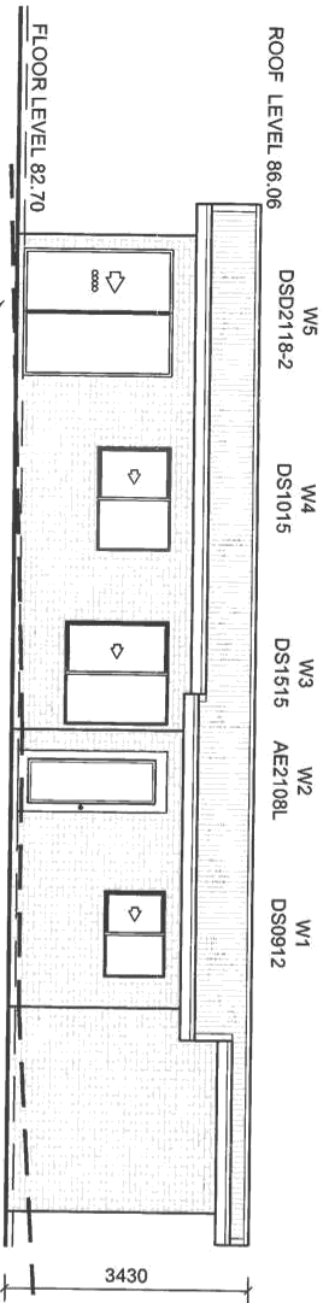
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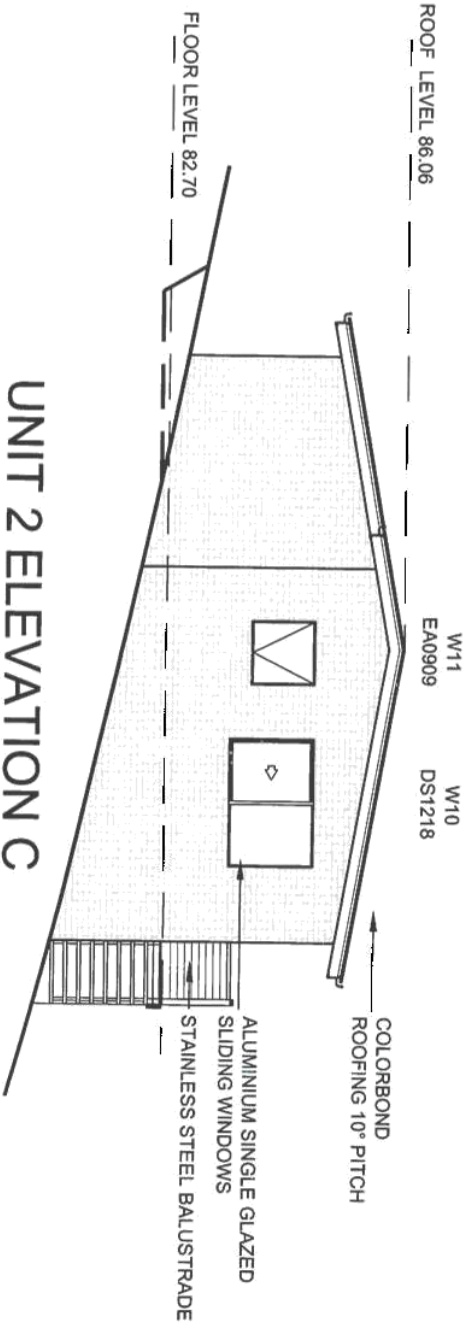
UNIT 2 ELEVATION A



UNIT 2 ELEVATION D



UNIT 2 ELEVATION B



UNIT 2 ELEVATION C

APPLY TO THE PLANNING PROGRAM
APPLICATION No. 17-151
PLAN NO. R2
DATE RECEIVED 27/7/17
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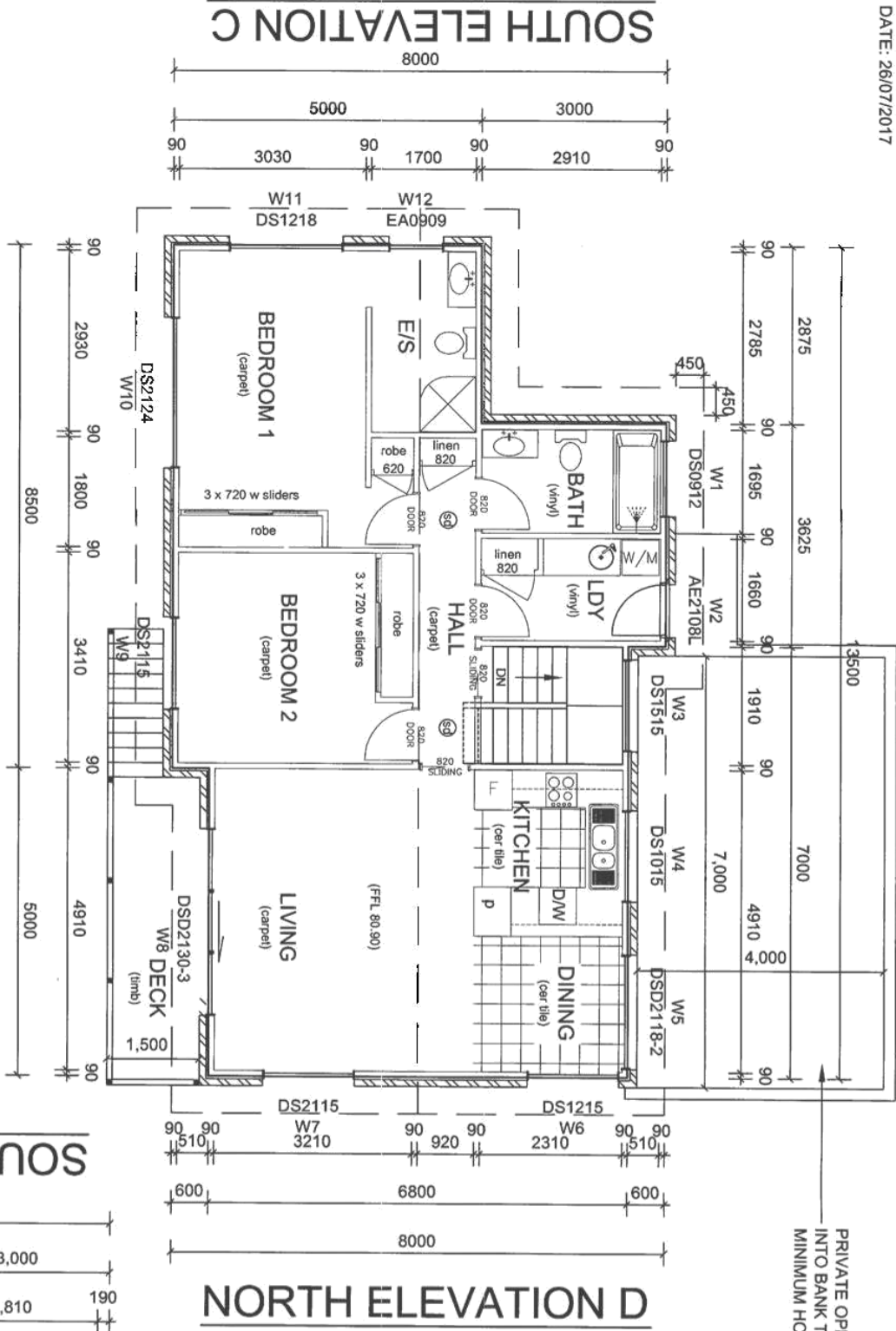
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PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DATE: 28/07/2017

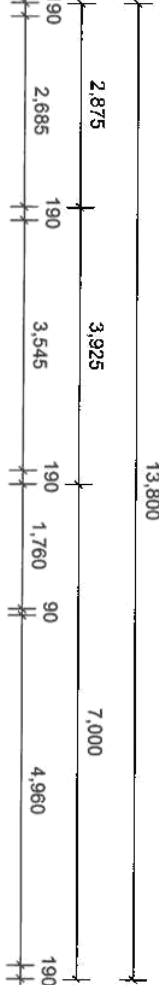
PROPOSED UNIT 3 LOWER GROUND FLOOR PLAN 1:100



PROPOSED UNIT 3 GROUND FLOOR PLAN 1:100



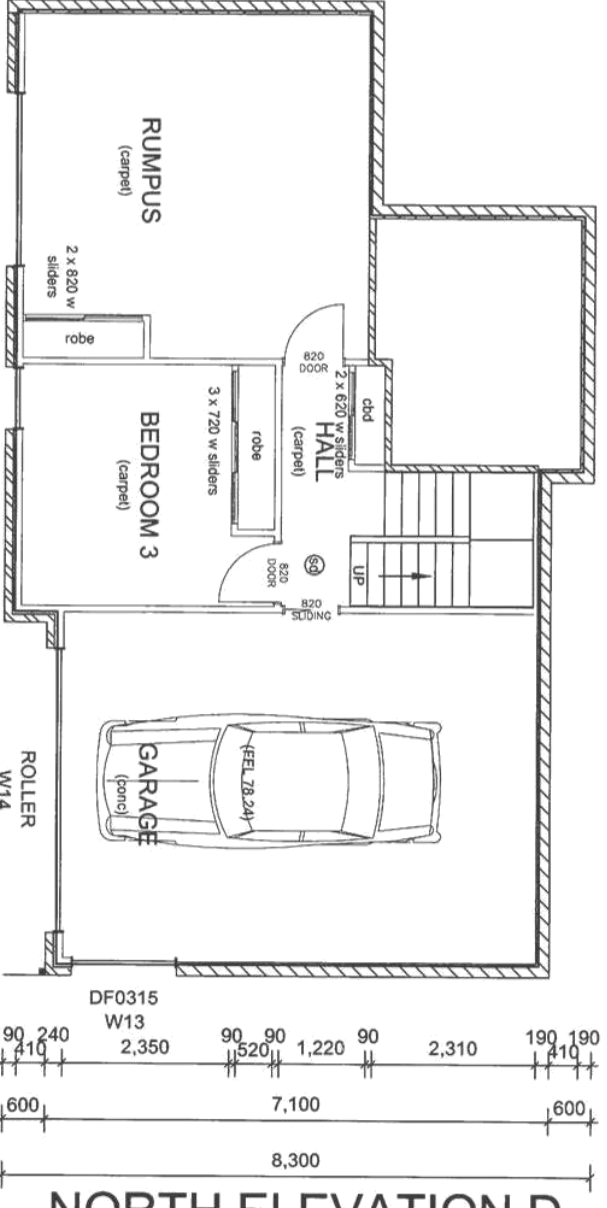
NORTH ELEVATION D



WEST ELEVATION B

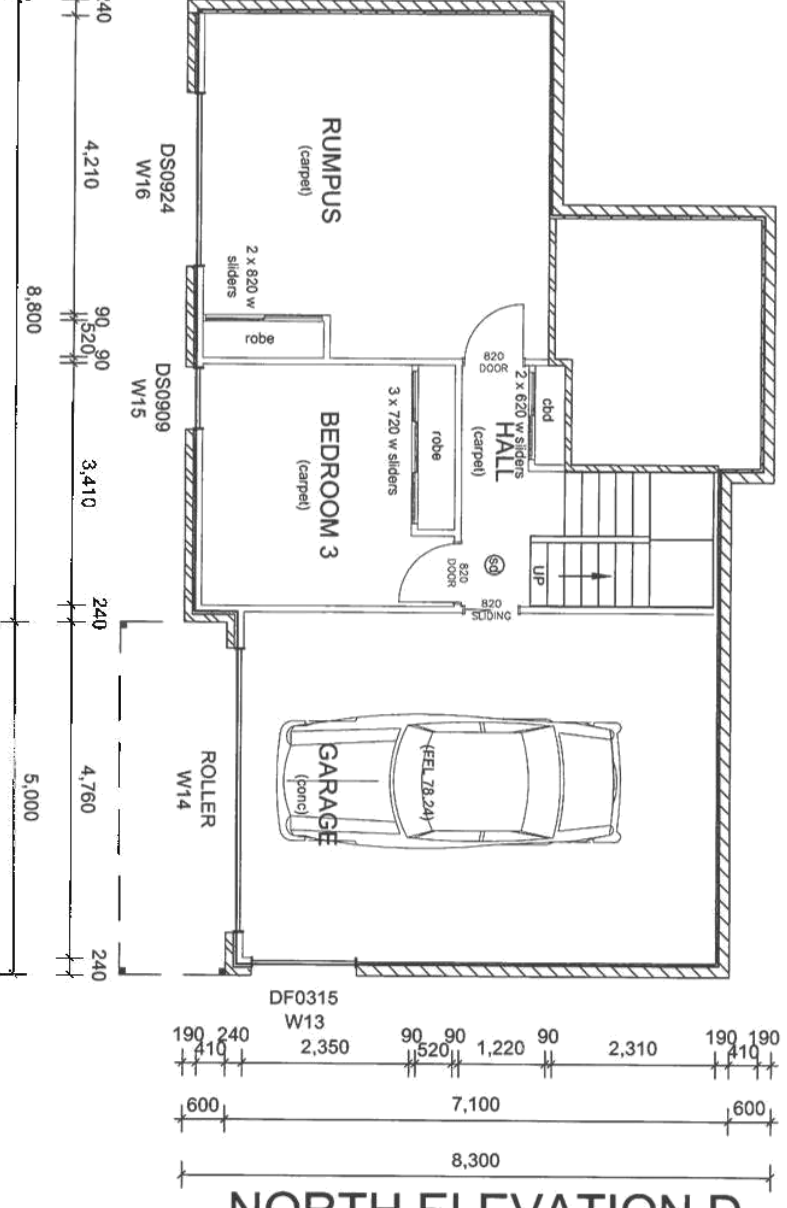


NORTH ELEVATION D



PROPOSED UNIT 3 LOWER GROUND FLOOR PLAN 1:100

PROPOSED UNIT 3 GROUND FLOOR PLAN 1:100



PROPOSED UNIT 3 GROUND FLOOR PLAN 1:100

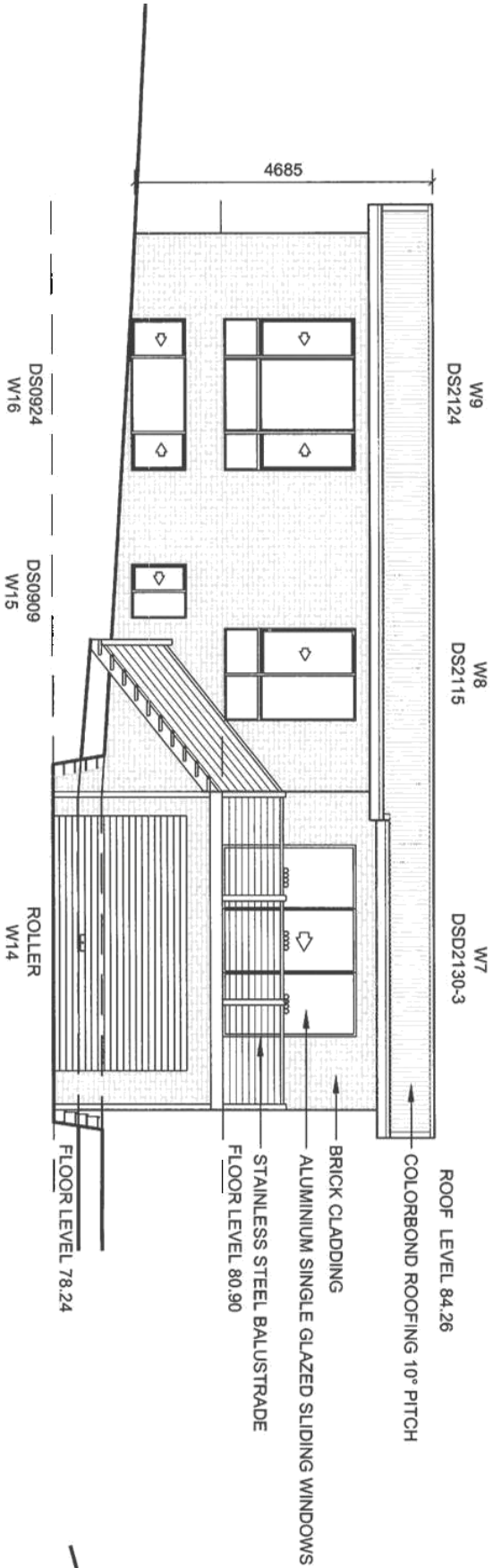
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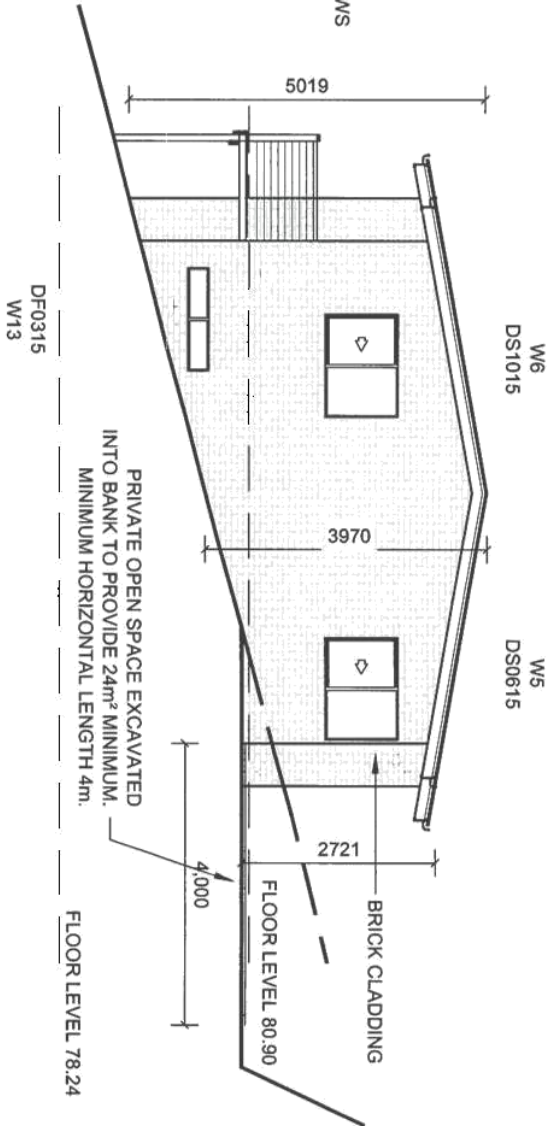
Building Designers
Land & Engineering Surveyors
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TELEPHONE 03 6210 6007 AND 6210 6006

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DATE: 26/07/2017

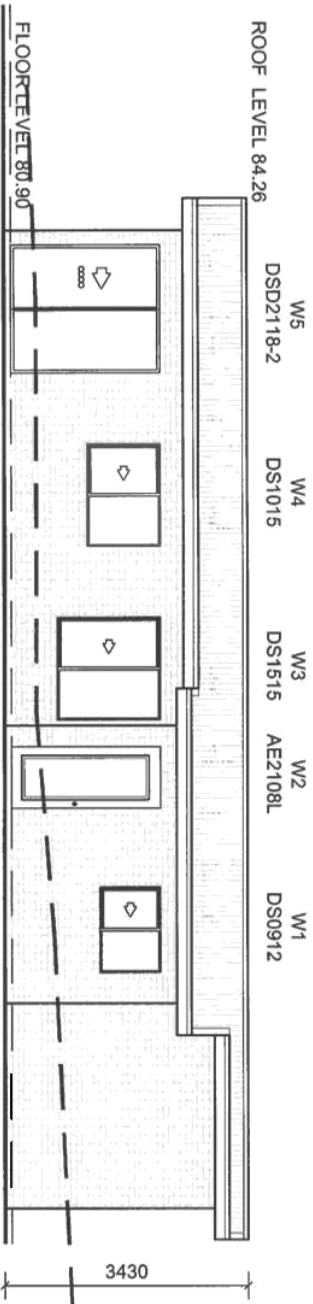


UNIT 3 ELEVATION A



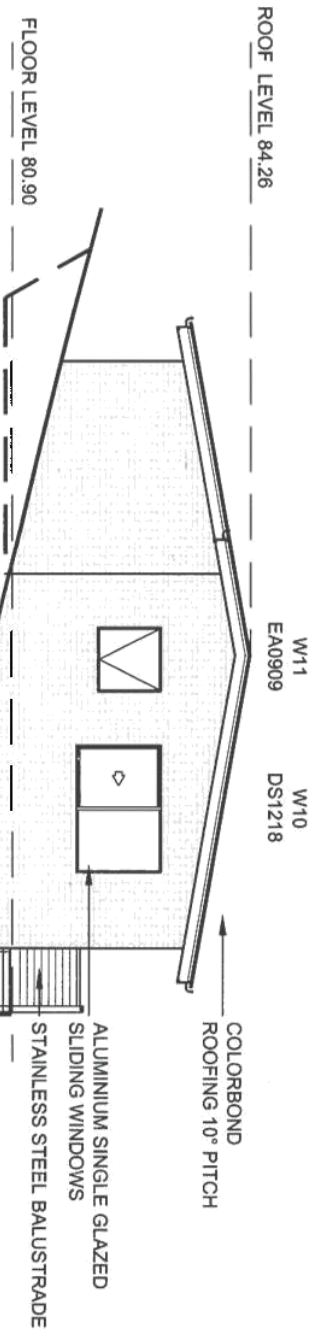
UNIT 3 ELEVATION D

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No: 17-151
PLAN No: P2
DATE RECEIVED: 27/7/17
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UNIT 3 ELEVATION B

PRIVATE OPEN SPACE EXCAVATED INTO BANK TO PROVIDE 24m² MINIMUM. MINIMUM HORIZONTAL LENGTH 4m.



UNIT 3 ELEVATION C

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TFI PHONE 03 6248 5007 OR 6248 5006

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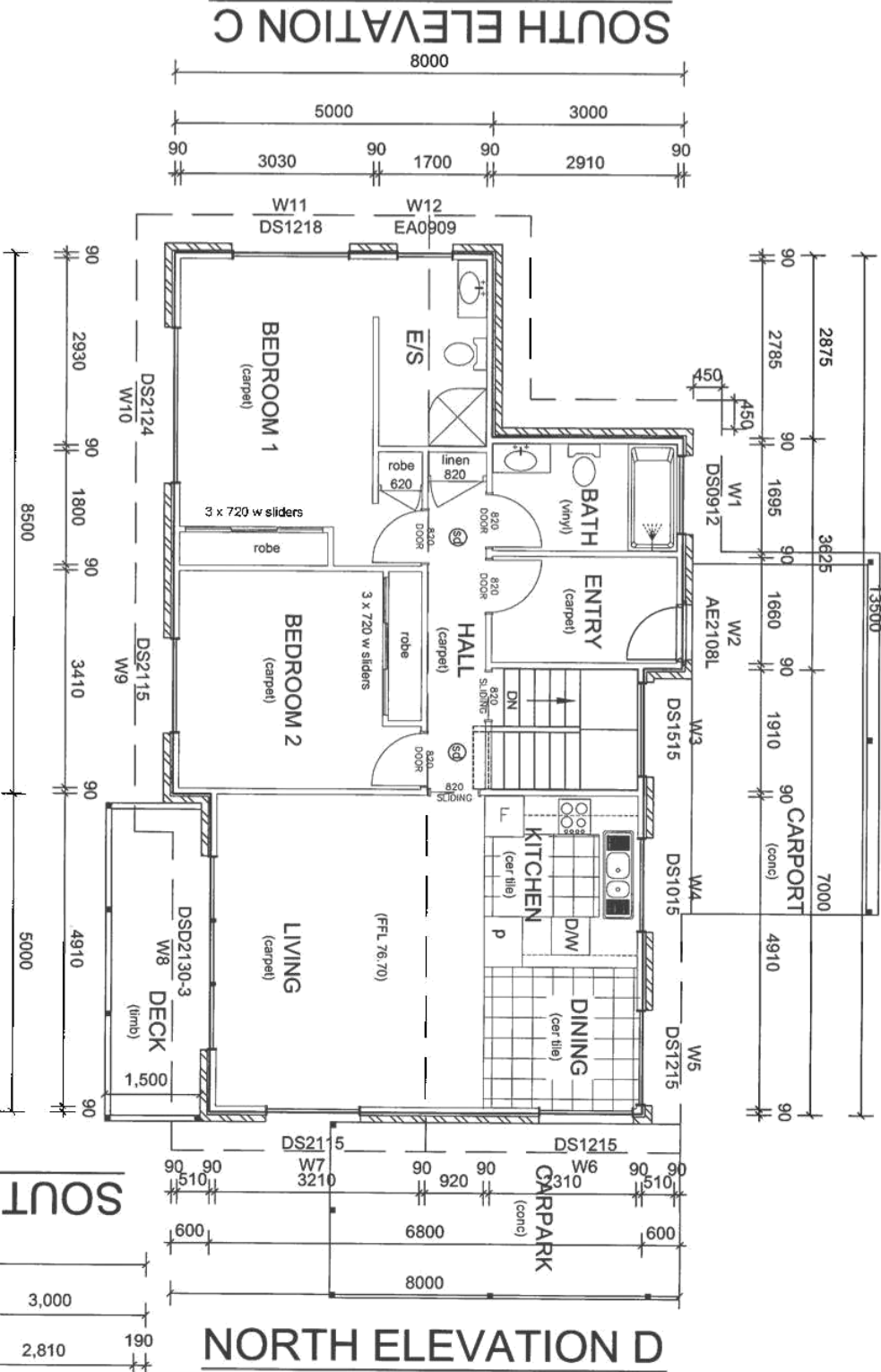
PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SCALE: 100 (A3) DATE: JULY 2017

DRAWN: L. STEVEN
CHECKED: J. HENKIN

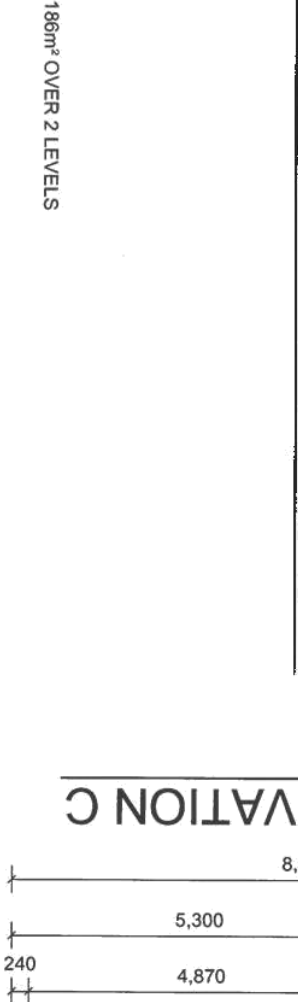
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PROPOSED UNIT 4 LOWER GROUND FLOOR PLAN 1:100

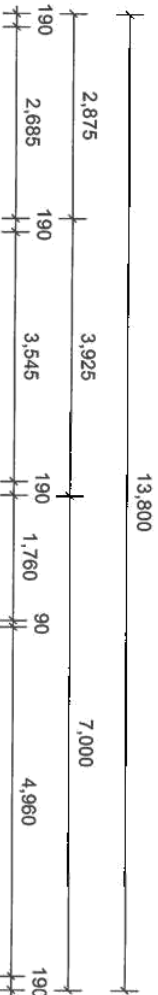


PROPOSED UNIT 4 GROUND FLOOR PLAN 1:100

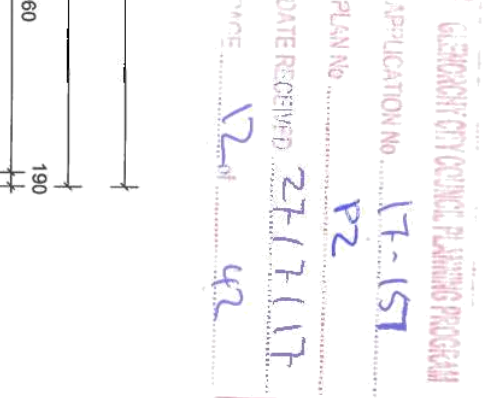
EAST ELEVATION A



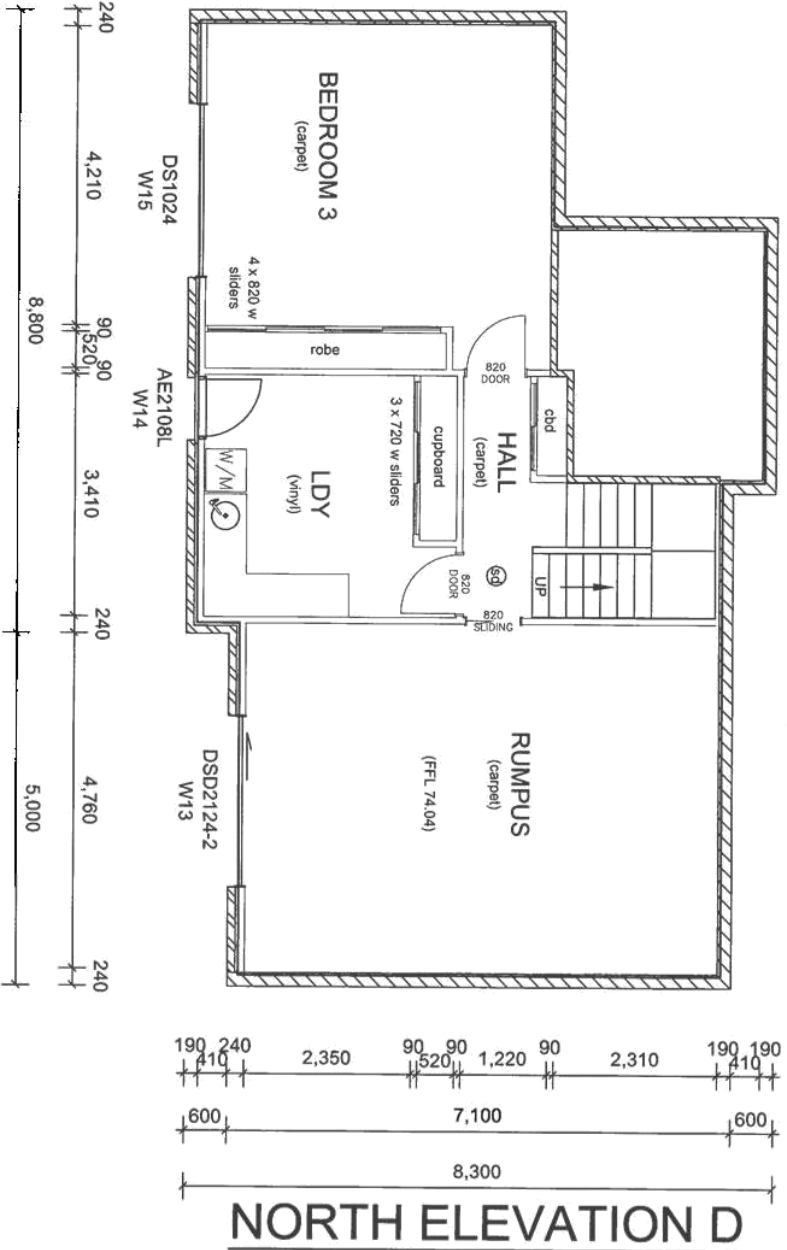
NORTH ELEVATION D



WEST ELEVATION B



NORTH ELEVATION D



PROPOSED UNIT 4 LOWER GROUND FLOOR PLAN 1:100

EAST ELEVATION A

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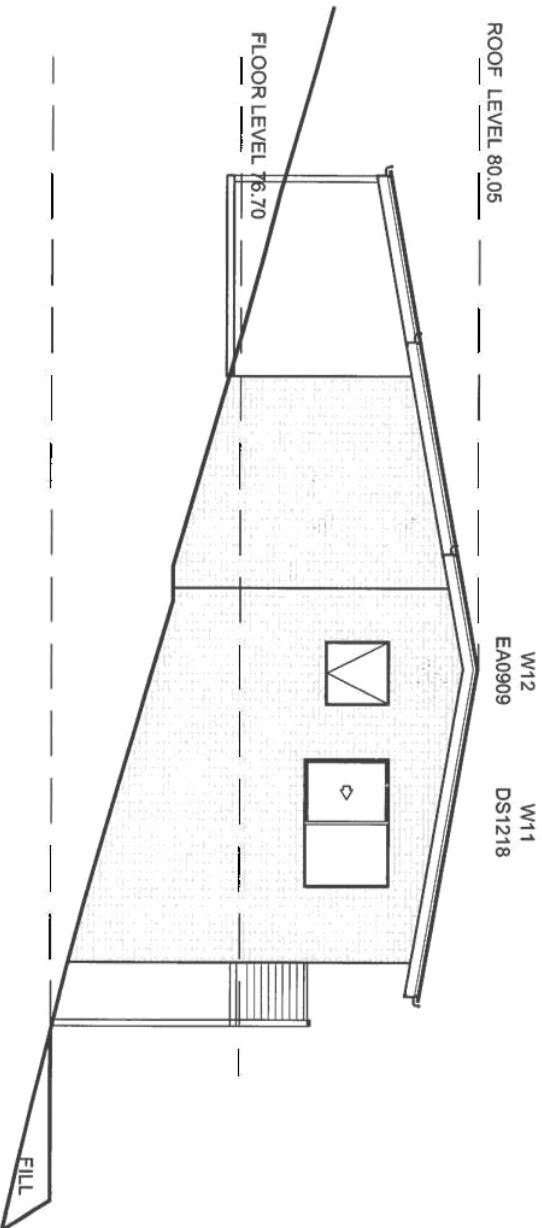
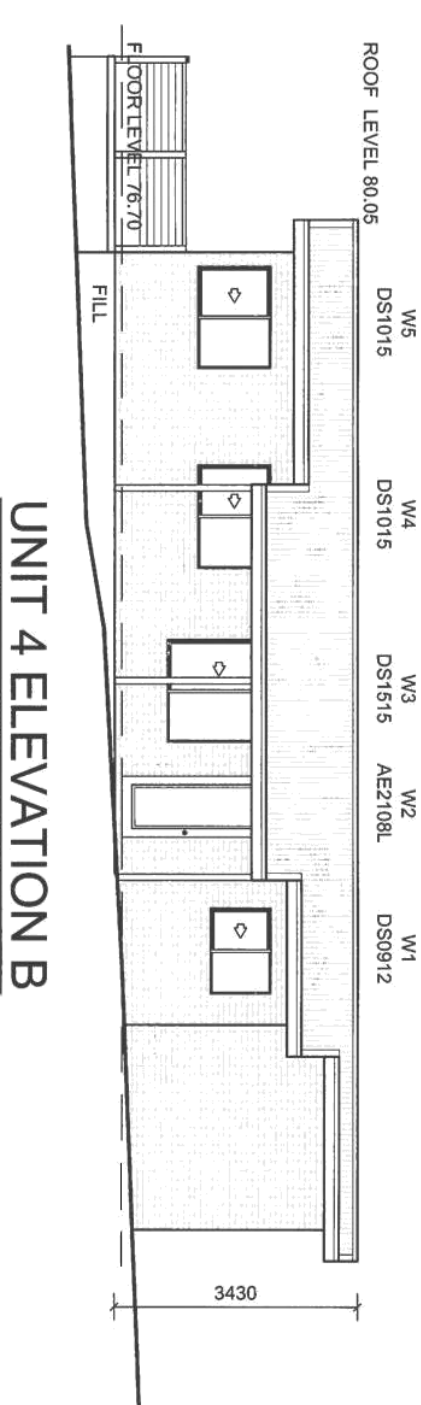
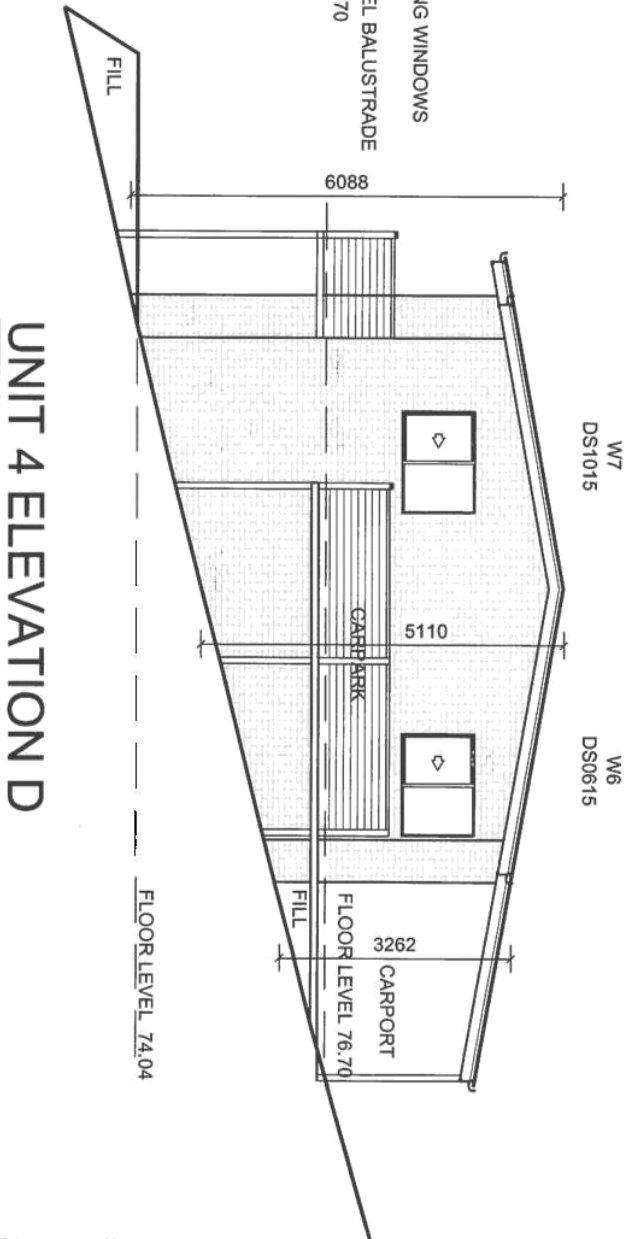
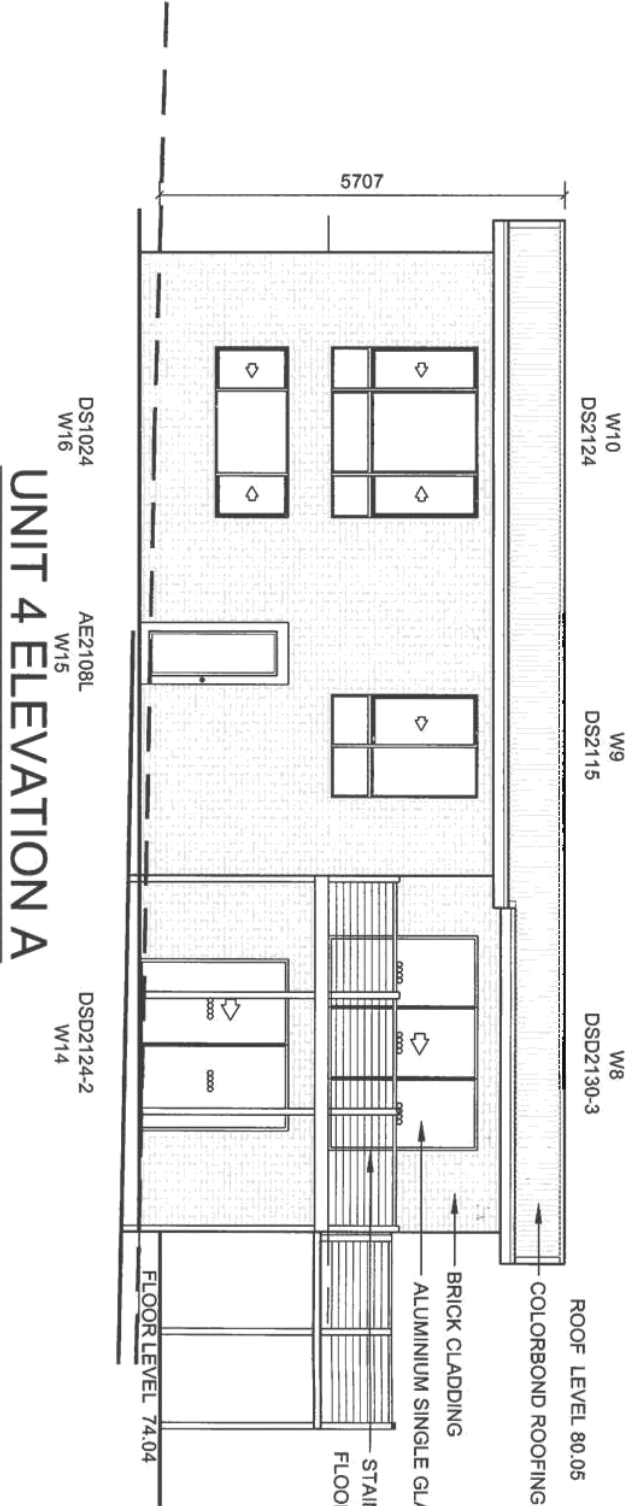
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PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DRAWN: I. STEVEN

DATE: 26/07/2017



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FOR BARR BUILDERS

SCALE: 100 (A3) DATE: JULY 2017

DRAWN: I. STEVEN



PROPOSED UNIT 5 GROUND FLOOR PLAN 1:100

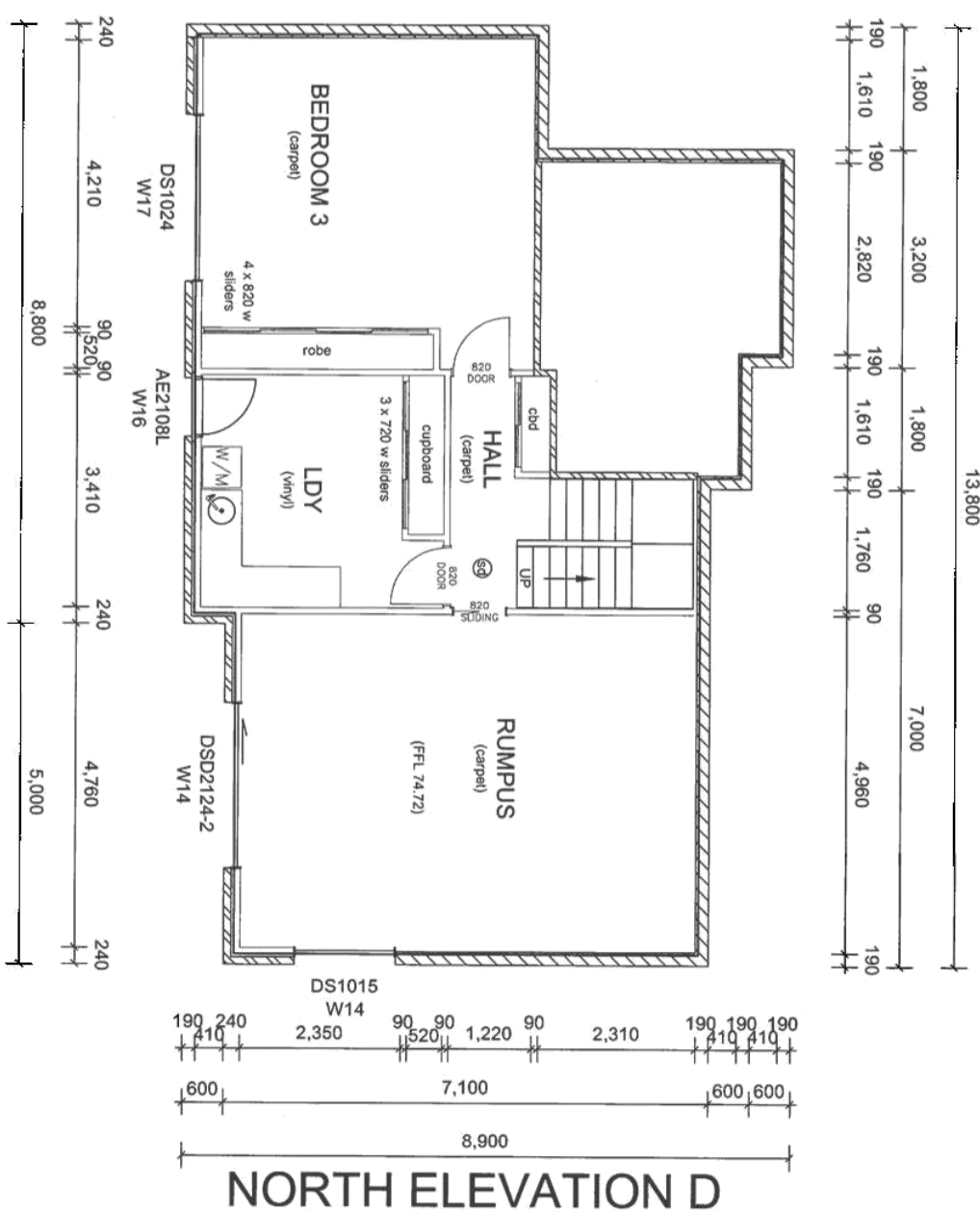
191m² OVER 2 LEVELS

EAST ELEVATION A

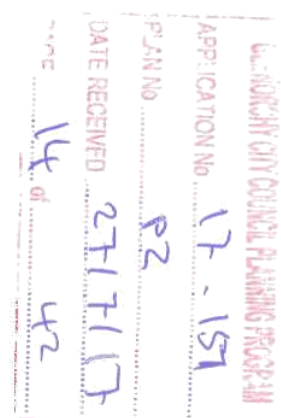
PROPOSED UNIT 5 LOWER GROUND FLOOR PLAN 1:100

EAST ELEVATION A

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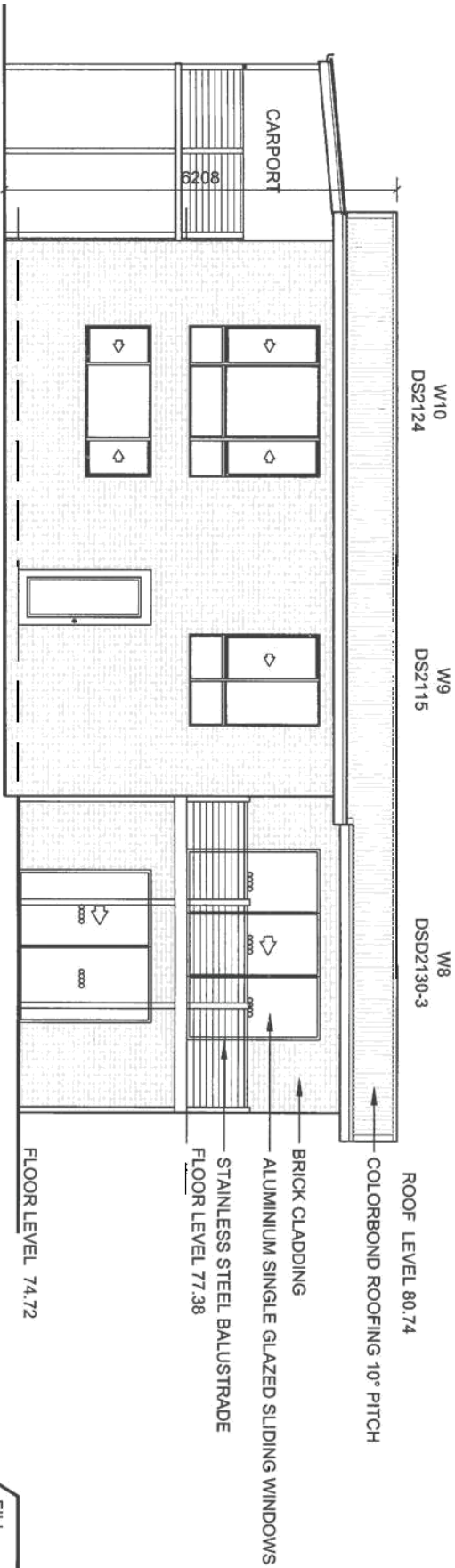
WEST ELEVATION B



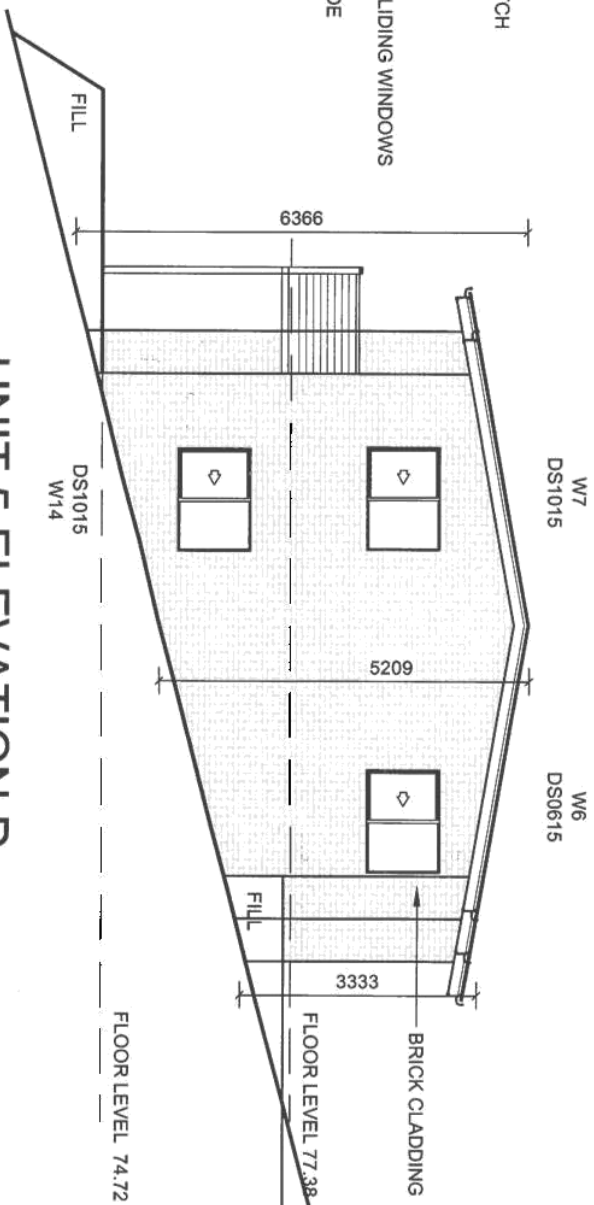
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AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SCALE: 1:100 (A3)	DATE: 11.11.2017	DRAWN: L. STEVEN
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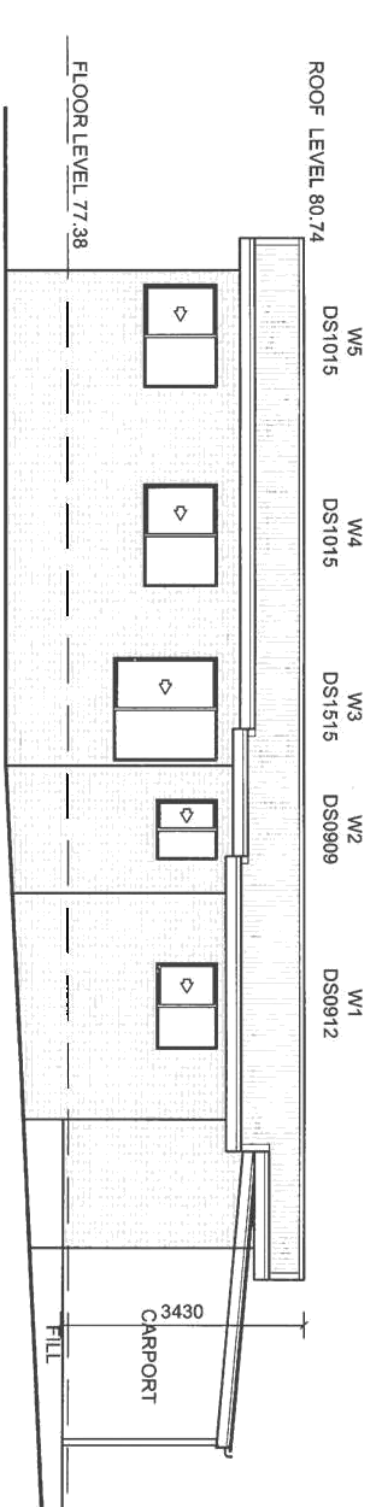
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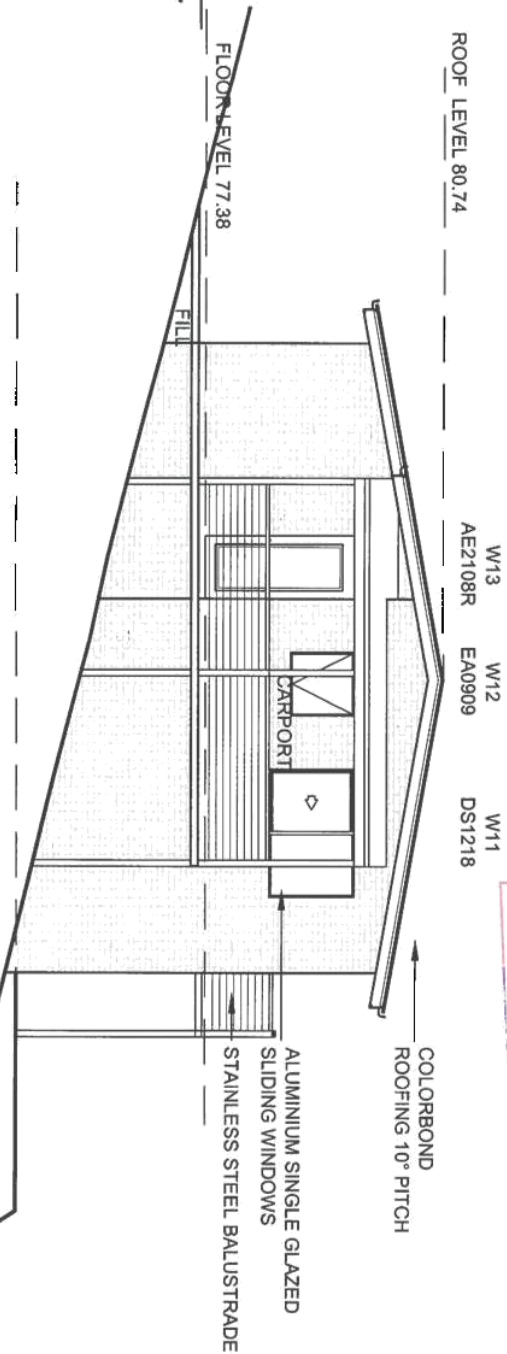
UNIT 5 ELEVATION A



UNIT 5 ELEVATION D



UNIT 5 ELEVATION B



UNIT 5 ELEVATION C

CLAREMONT CITY COUNCIL PLANNING PROGRAM
APPLICATION NO 17-151
PLAN NO P2
DATE RECEIVED 27/7/17
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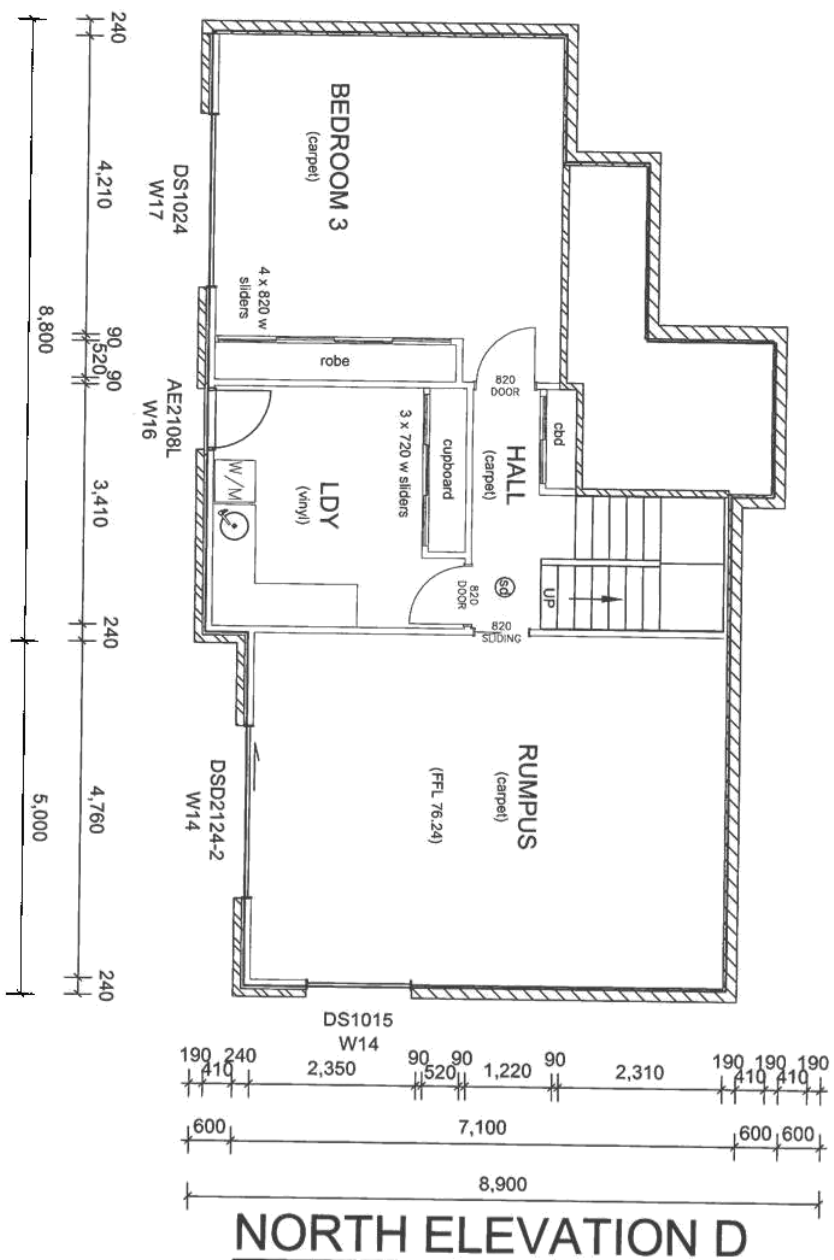
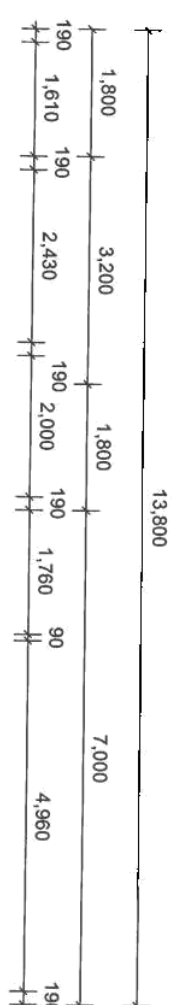
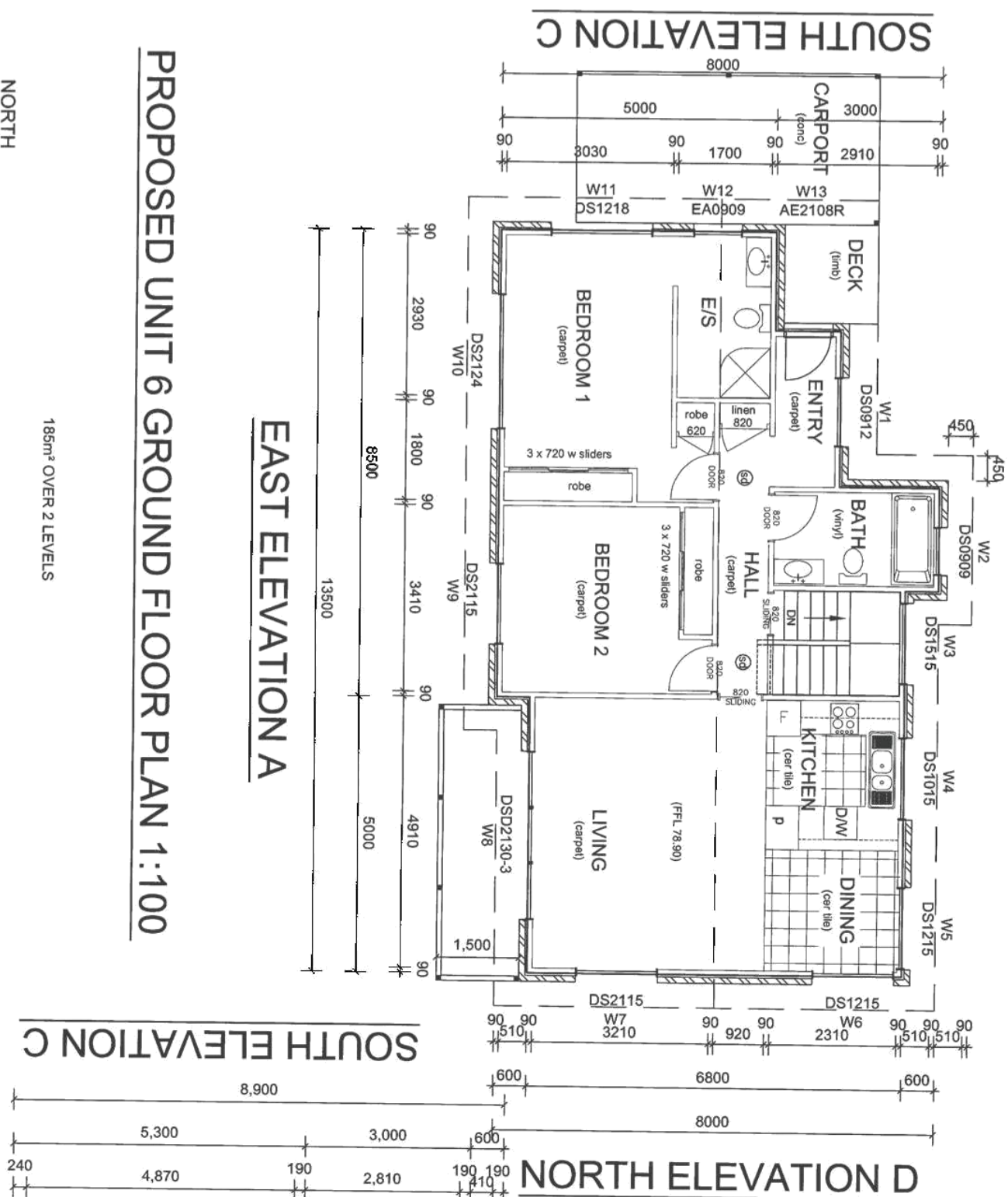
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DRAWN: L. STEVEN
CHECKED: J. STEVEN

דברינו - תלמידי תורה



GREENSBORO CITY COURTHOUSE - 1111 N. FARMER
APPLICATION NO. 17-151
PLAN NO. P2
DATE RECEIVED 2717117
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EAST ELEVATION A

14 OF 40

PROPOSED UNIT 6 GROUND FLOOR PLAN 1:100

EAST ELEVATION A

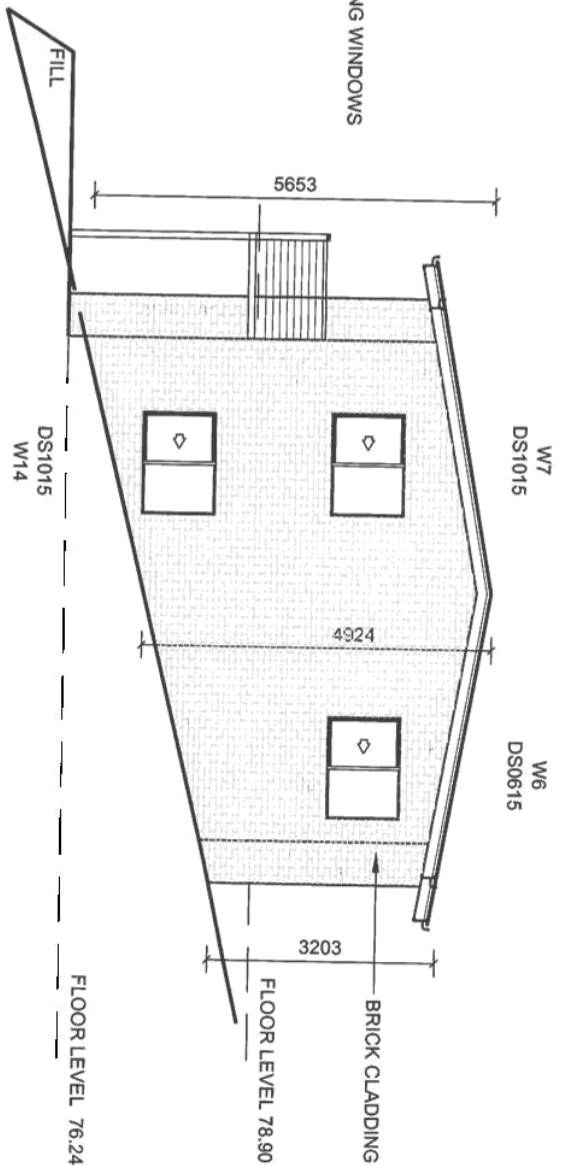
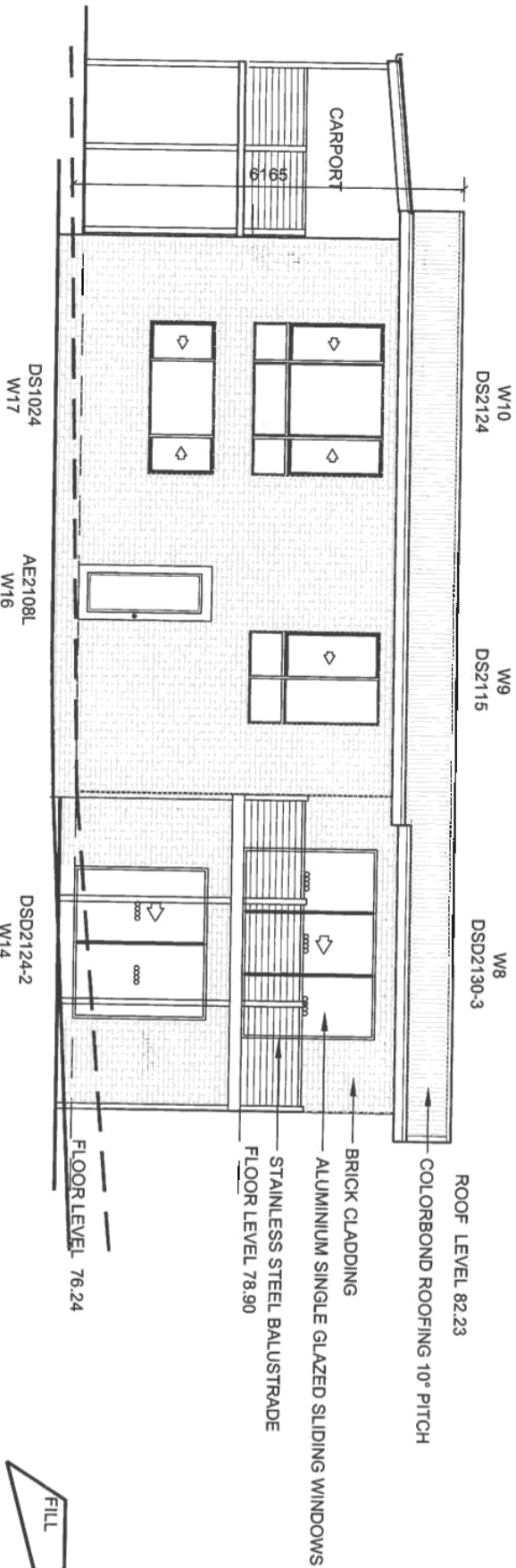
185m² OVER 2 LEVELS

C. L. ANDREWS & ASSOCIATES PTY. LTD
Building Designers
Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
TEL EDHONIE 02 6248 6007 02 6248 6000
ABN No. 53 009 560 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DRAWN: STEVEN

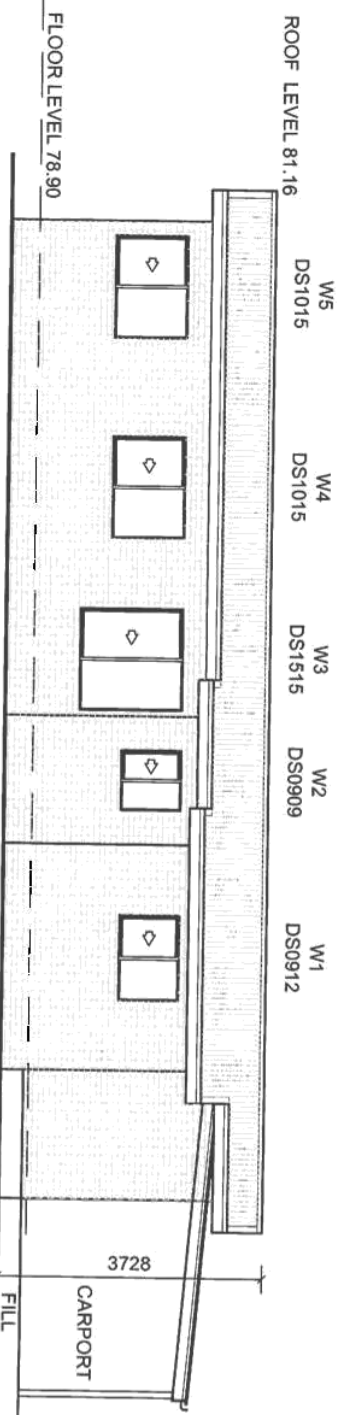
DATE: 26/07/2017



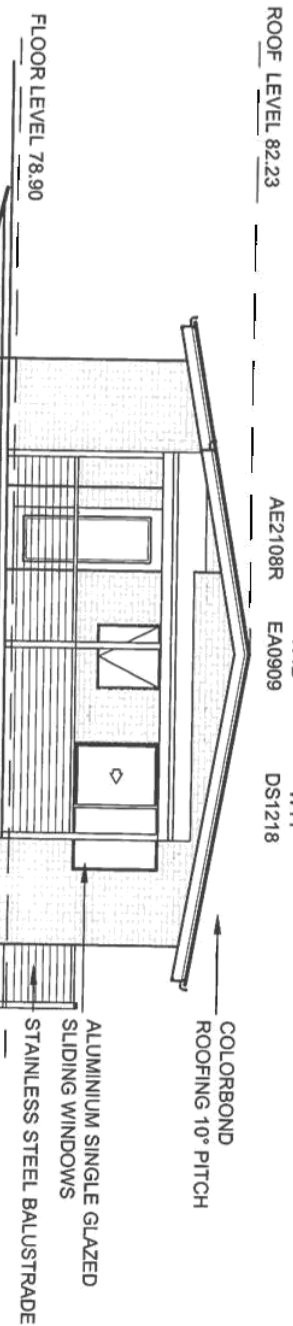
UNIT 6 ELEVATION A

UNIT 6 ELEVATION D

CLAREMONT CITY COUNCIL PLANNING AUTHORITY
APPLICATION No. 17-151
PLAN No. 82
DATE RECEIVED 27/7/17
PAGE 17 of 42



UNIT 6 ELEVATION B



UNIT 6 ELEVATION C

THIS PLAN IS TO BE BUILT IN ACCORDANCE WITH THE GENERAL SPECIFICATION AS PREPARED BY THE HOUSING INDUSTRY ASSOCIATION LTD, VICTAS DIVISION

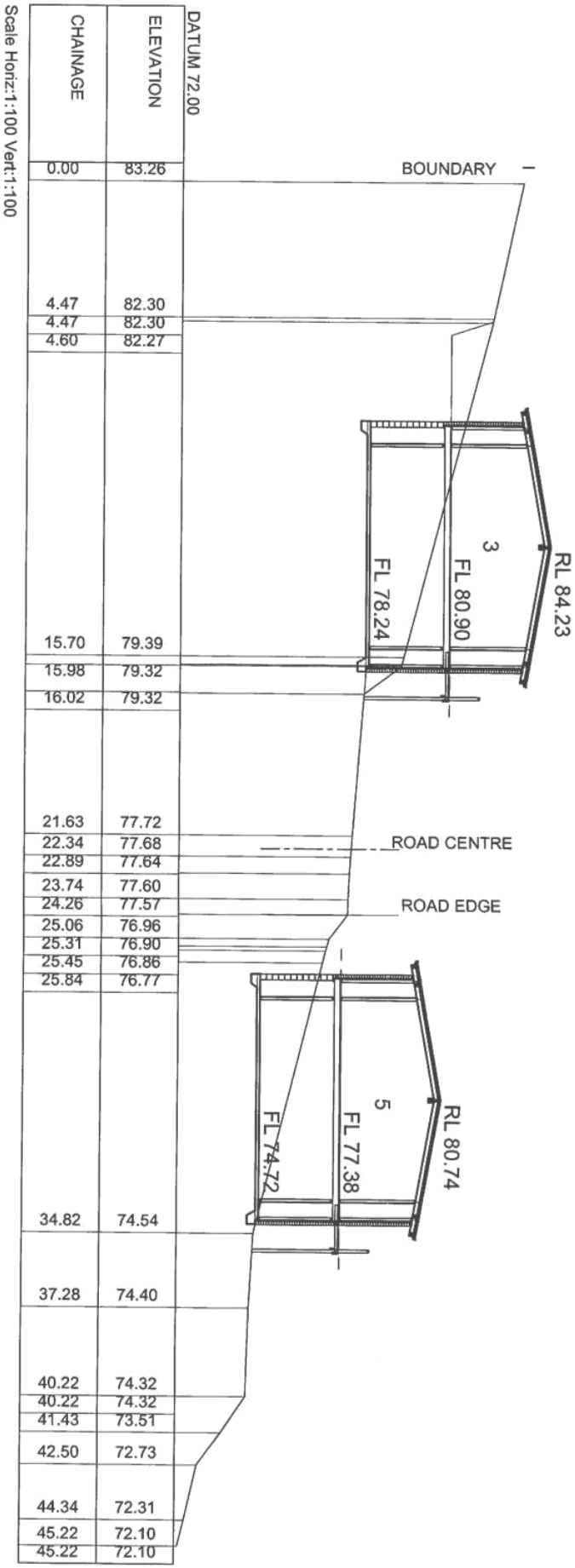
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TELEPHONE 08 8366 8000

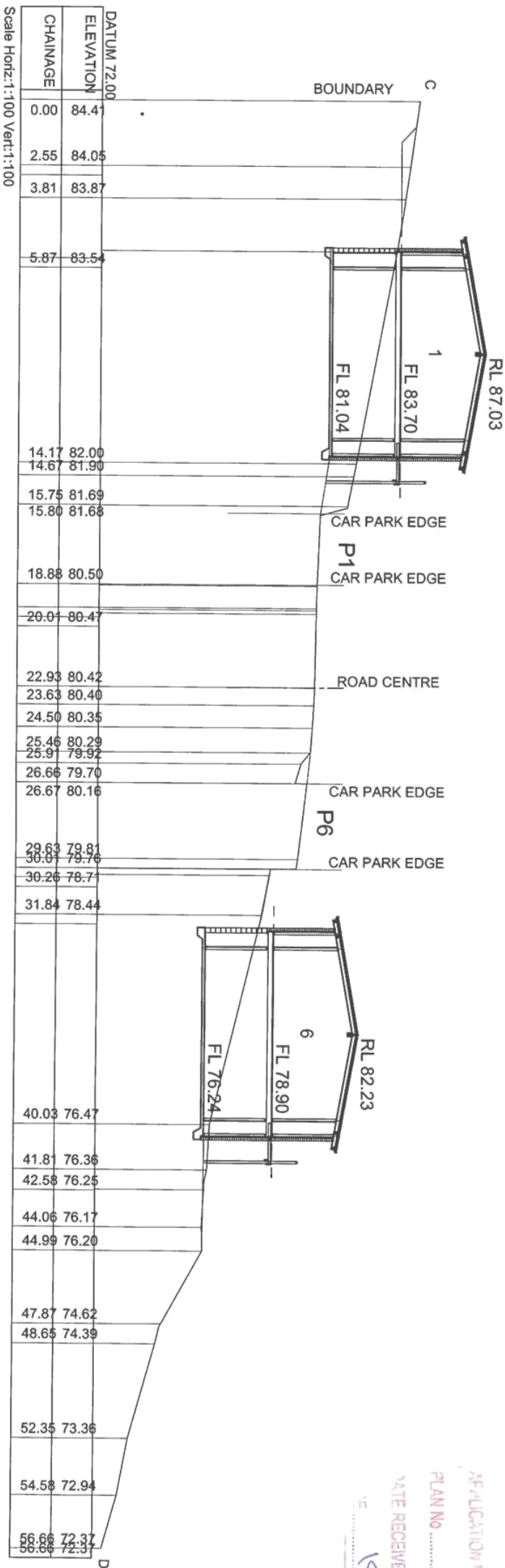
ABN No. 53 009 560 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DATE: 26/07/2017



SECTION I-J



SECTION C-D

CROSS SECTIONS 1:200

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TEL: 08 8218 5007
ABN No. 53 009 560 865
CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS
DRAWN: I. STEVEN

APPLICANT: BARR BUILDERS
APPLICATION NO: 17-151
PLAN NO: P2
DATE RECEIVED: 27/7/17
18 of 42



17 OF 40

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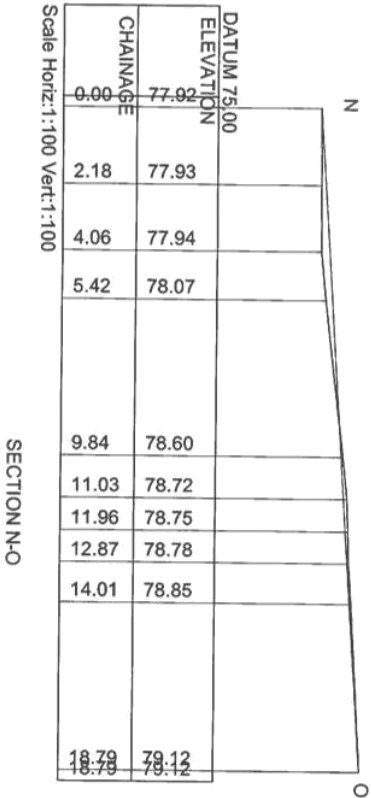
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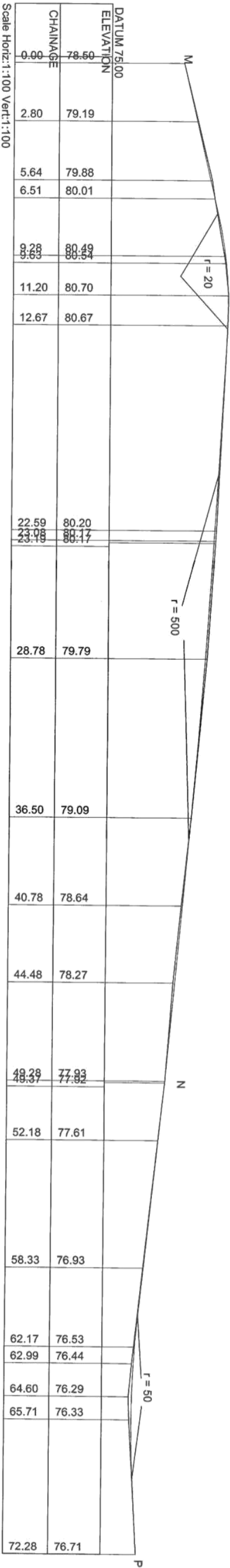
PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SCALE: 200 (A3)	DATE: JUL Y 2017	DRAWN: I. STEVEN
-----------------	------------------	------------------

DATE: 26/07/2017



SECTION N-O



SECTION M-P

GLENORCHY CITY COUNCIL PLANNING
APPLICATION No 17-151
DATE RECEIVED 27/7/17
PAGE 20 of 42

LONG SECTIONS 1:200

18 OF 40

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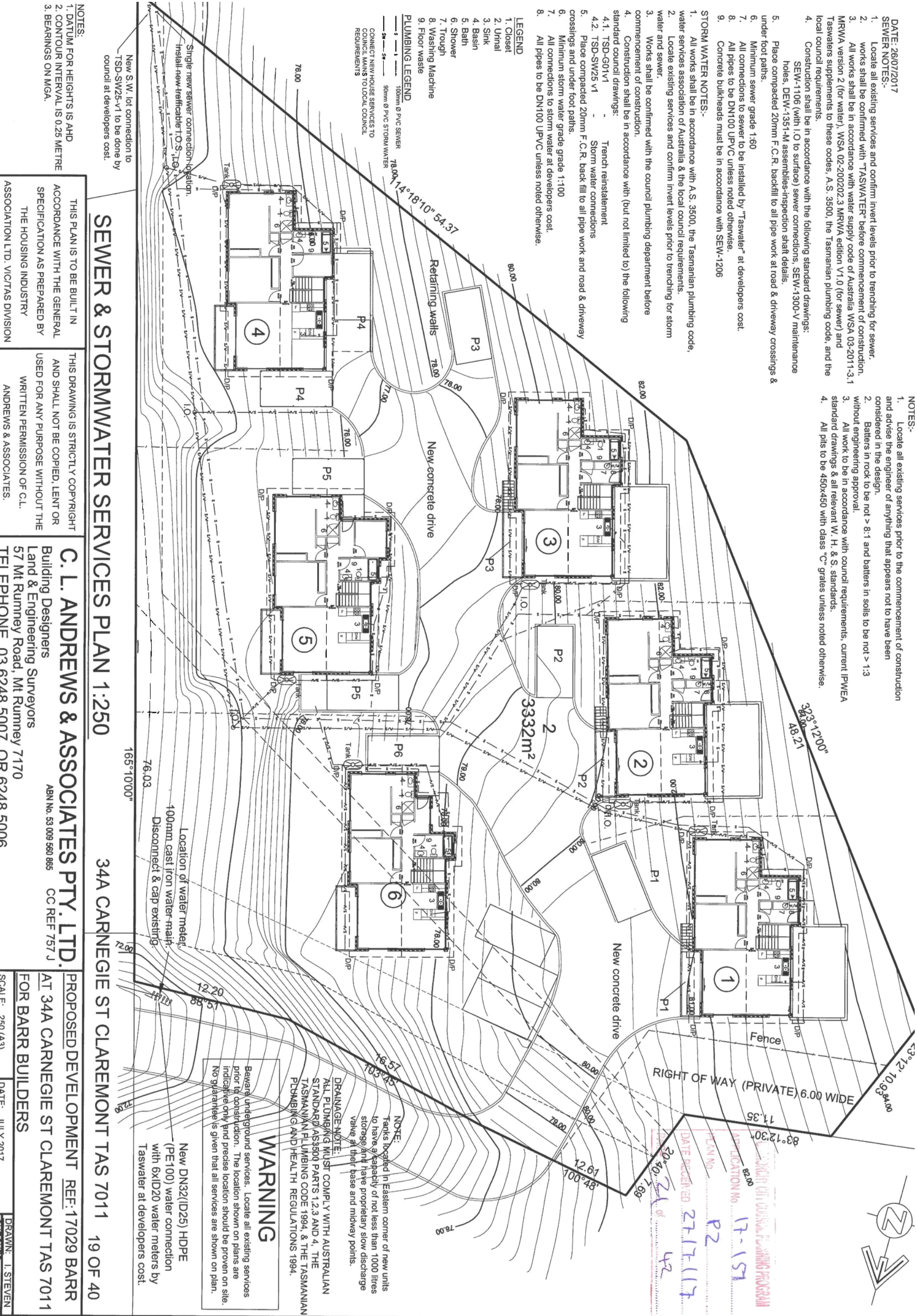
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TELEPHONE 08 8348 8807 OR 08 8348 8808

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PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DRAWN: STEVEN

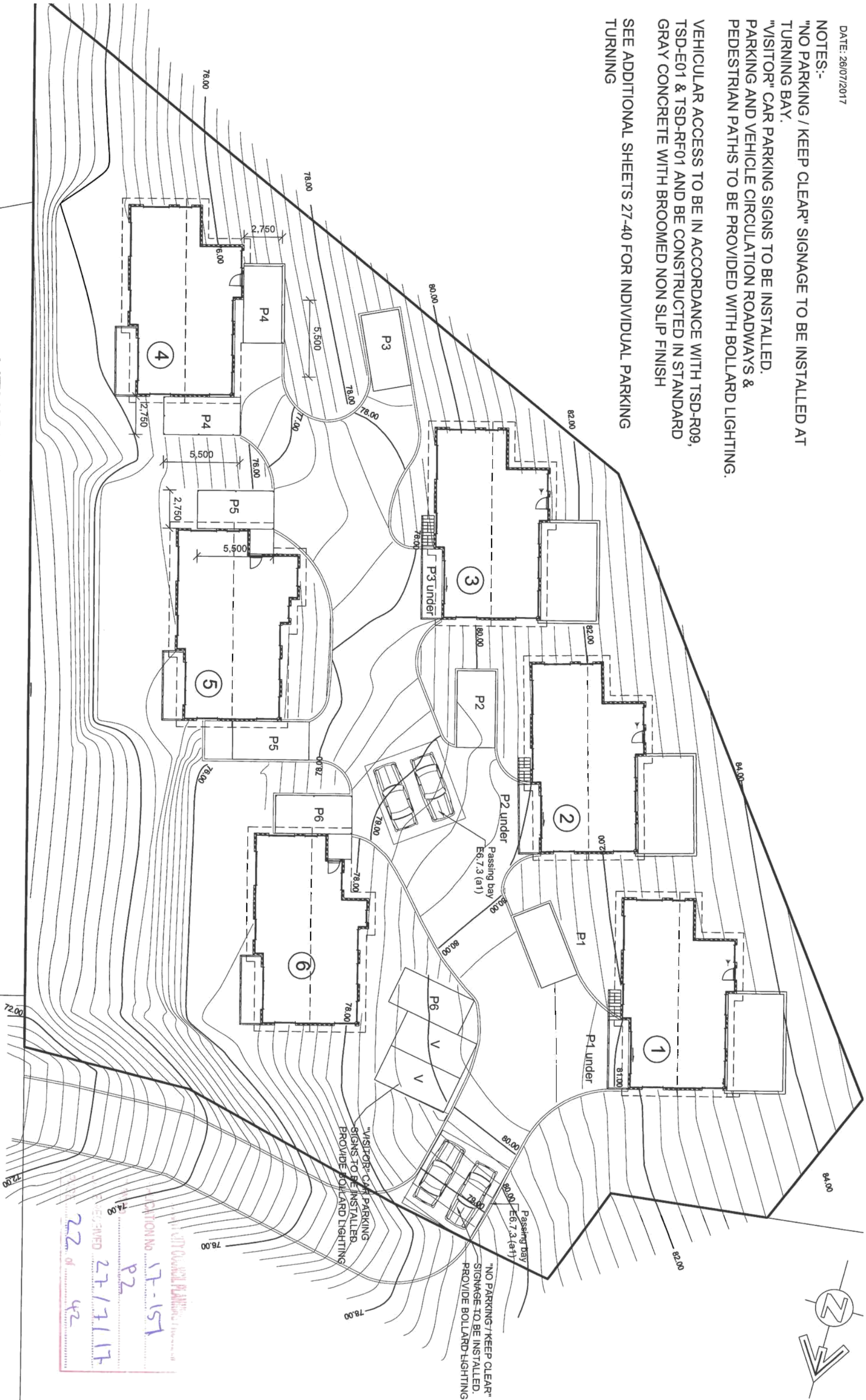


DATE: 26/07/2017

NOTES:-

"NO PARKING / KEEP CLEAR" SIGNAGE TO BE INSTALLED AT TURNING BAY.
"VISITOR" CAR PARKING SIGNS TO BE INSTALLED.
PARKING AND VEHICLE CIRCULATION ROADWAYS & PEDESTRIAN PATHS TO BE PROVIDED WITH BOLLARD LIGHTING.

VEHICULAR ACCESS TO BE IN ACCORDANCE WITH TSD-R09, TSD-E01 & TSD-RF01 AND BE CONSTRUCTED IN STANDARD GRAY CONCRETE WITH BROOMED NON SLIP FINISH
SEE ADDITIONAL SHEETS 27-40 FOR INDIVIDUAL PARKING TURNING



VEHICULAR ACCESS & PARKING PLAN 1:250

34A CARNEGIE ST CLAREMONT TAS 7011

20 OF 40

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Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
TELEPHONE 08 8348 8007 OR 0800 600 600

ABN No. 53 009 560 865

CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR

AT 34A CARNEGIE ST CLAREMONT TAS 7011

FOR BARR BUILDERS

DRAWN: J STEVENSON

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NOTES:

1. DATUM FOR HEIGHTS IS AHD
2. CONTOUR INTERVAL IS 0.25 METRE
3. BEARINGS ON MGA.

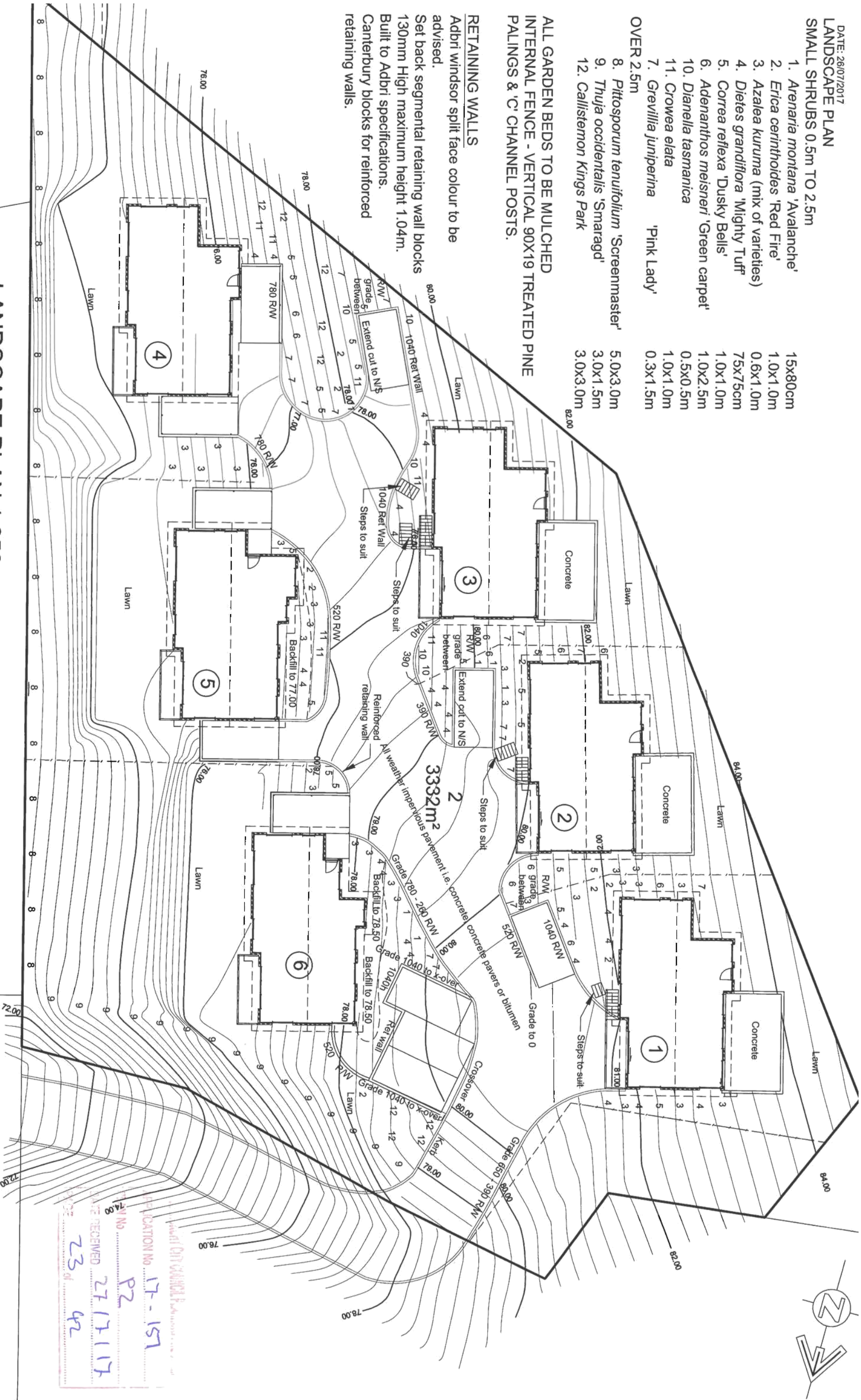
DATE: 26/07/2017
LANDSCAPE PLAN
SMALL SHRUBS 0.5m TO 2.5m

- | | |
|--|----------|
| 1. <i>Arenaria montana</i> 'Avalanche' | 15x80cm |
| 2. <i>Erica cerinthoides</i> 'Red Fire' | 1.0x1.0m |
| 3. <i>Azalea kuruma</i> (mix of varieties) | 0.6x1.0m |
| 4. <i>Dietes grandiflora</i> 'Mighty Tuff' | 75x75cm |
| 5. <i>Correa reflexa</i> 'Dusky Bells' | 1.0x1.0m |
| 6. <i>Adenanthos meisneri</i> 'Green carpet' | 1.0x2.5m |
| 10. <i>Dianella tasmanica</i> | 0.5x0.5m |
| 11. <i>Crowea elata</i> | 1.0x1.0m |
| 7. <i>Grevillia juniperina</i> 'Pink Lady' | 0.3x1.5m |
| OVER 2.5m | |
| 8. <i>Pittosporum tenuifolium</i> 'Screenmaster' | 5.0x3.0m |
| 9. <i>Thuja occidentalis</i> 'Smaragd' | 3.0x1.5m |
| 12. <i>Callistemon Kings Park</i> | 3.0x3.0m |

ALL GARDEN BEDS TO BE MULCHED
INTERNAL FENCE - VERTICAL 90X19 TREATED PINE
PALINGS & 'C' CHANNEL POSTS.

RETAINING WALLS

Adbri windsor split face colour to be
advised.
Set back segmental retaining wall blocks
130mm High maximum height 1.04m.
Built to Adbri specifications.
Canterbury blocks for reinforced
retaining walls.



LANDSCAPE PLAN 1:250

NOTES:
1. DATUM FOR HEIGHTS IS AHD
2. CONTOUR INTERVAL IS 0.25 METRE
3. BEARINGS ON MGA.

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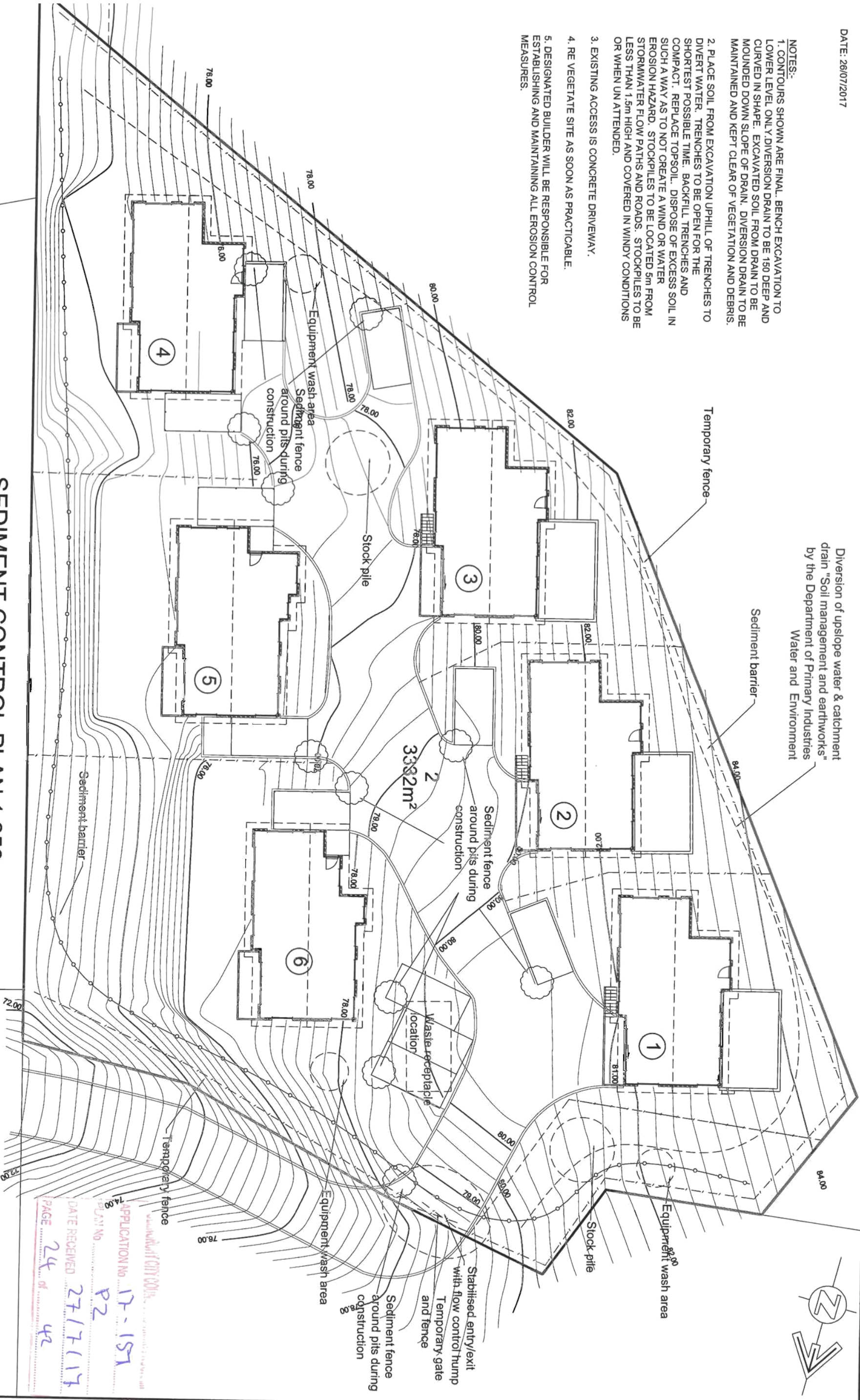
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Building Designers
Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
TELEPHONE 03 6218 6007 AND 6218 6006
ABN No. 53 009 560 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DATE: 26/07/2017

Diversion of upslope water & catchment drain "Soil management and earthworks" by the Department of Primary Industries Water and Environment

- NOTES:-
1. CONTOURS SHOWN ARE FINAL. BENCH EXCAVATION TO LOWER LEVEL ONLY. DIVERSION DRAIN TO BE 150 DEEP AND CURVED IN SHAPE. EXCAVATED SOIL FROM DRAIN TO BE MOUNDING DOWN SLOPE OF DRAIN. DIVERSION DRAIN TO BE MAINTAINED AND KEPT CLEAR OF VEGETATION AND DEBRIS.
 2. PLACE SOIL FROM EXCAVATION UP HILL OF TRENCHES TO DIVERT WATER. TRENCHES TO BE OPEN FOR THE SHORTEST POSSIBLE TIME. BACKFILL TRENCHES AND COMPACT. REPLACE TOPSOIL. DISPOSE OF EXCESS SOIL IN SUCH A WAY AS TO NOT CREATE A WIND OR WATER EROSION HAZARD. STOCKPILES TO BE LOCATED 5m FROM STORMWATER FLOW PATHS AND ROADS. STOCKPILES TO BE LESS THAN 1.5m HIGH AND COVERED IN WINDY CONDITIONS OR WHEN UNATTENDED.
 3. EXISTING ACCESS IS CONCRETE DRIVEWAY.
 4. RE VEGETATE SITE AS SOON AS PRACTICABLE.
 5. DESIGNATED BUILDER WILL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL EROSION CONTROL MEASURES.



SEDIMENT CONTROL PLAN 1:250

NOTES:-
DATUM FOR HEIGHTS IS AHD
CONTOUR INTERVAL IS 0.25 METRE
BEARINGS ON MGA.

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TEL: 08 8362 2222 FAX: 08 8362 2223
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PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

22 OF 40

APPLICATION No 17-157
DATE RECEIVED 27/7/17
PAGE 24 of 42

DATE: 26/07/2017

SHADE PLAN 1:250

- 9 am shade June 21
- 3 pm shade June 21



NOTES:

- 1. DATUM FOR HEIGHTS IS AHD
- 2. CONTOUR INTERVAL IS 0.25 METRE
- 3. BEARINGS ON MGA.

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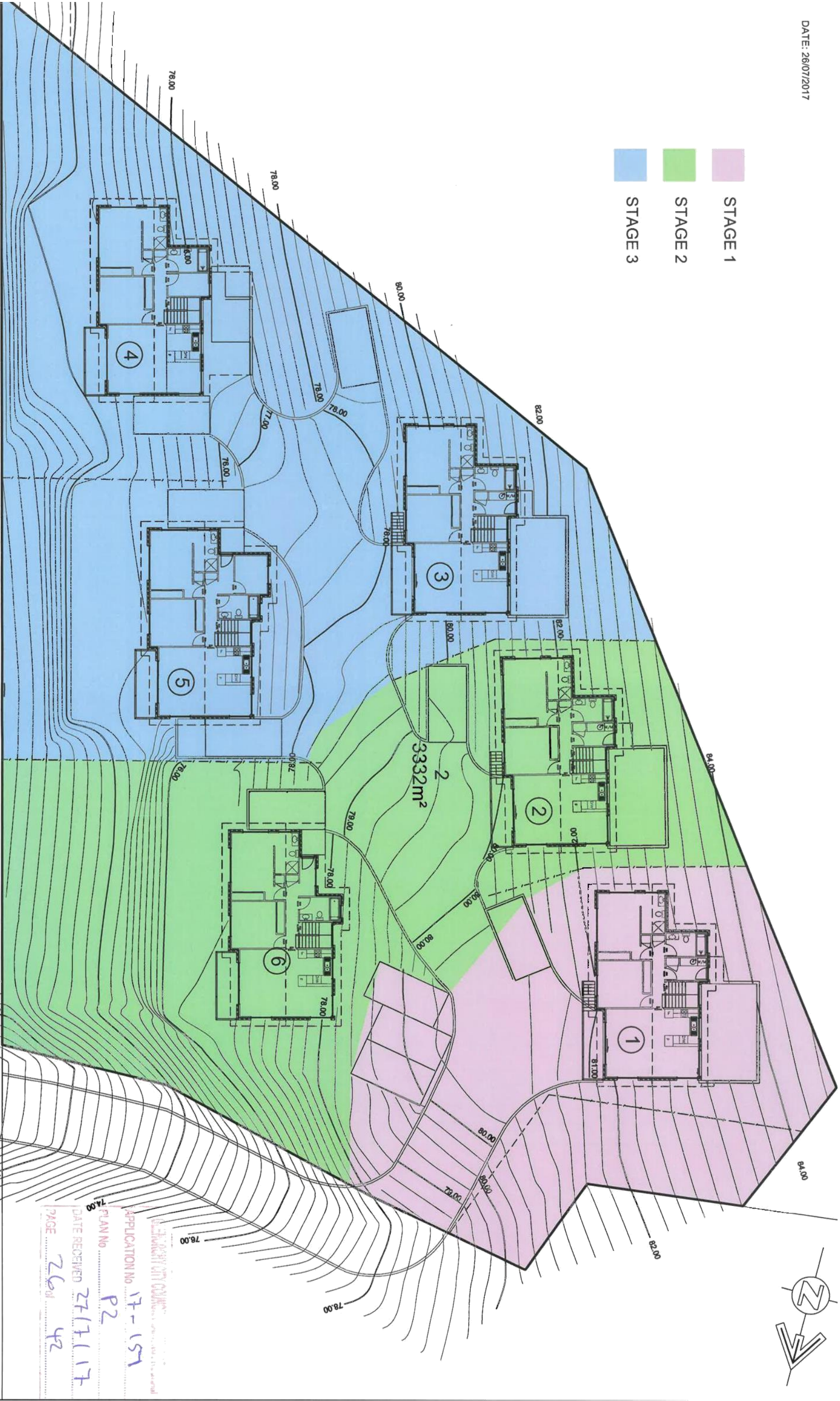
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TEL 0813 821 0007 FAX 0813 821 0008
ABN No. 53 009 580 885 CC REF 757 J

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AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS
DRAWN: STEVEN

APPLICATION No 17-157
DATE RECEIVED 27/7/17
PAGE 25 of 42

DATE: 26/07/2017



- STAGE 1
- STAGE 2
- STAGE 3

DEVELOPMENT STAGING PLAN 1:250

34A CARNEGIE ST CLAREMONT TAS 7011 24 OF 40

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ABN No. 53 009 590 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

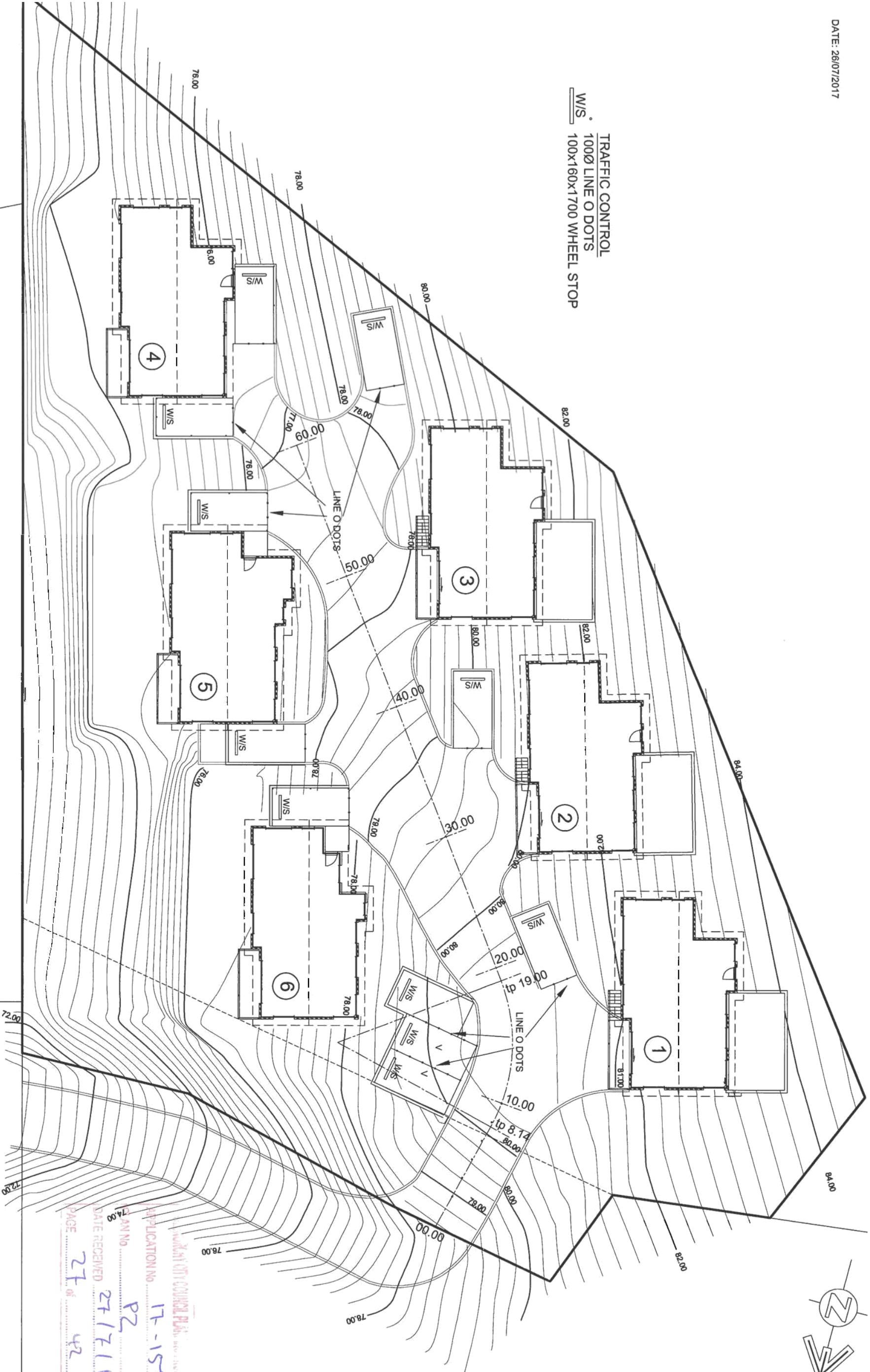
DRAWN: I. STEVEN

CLAREMONT CITY COUNCIL
APPLICATION No 17-151
PLAN No P2
DATE RECEIVED 27/7/17
PAGE 26 of 42

DATE: 26/07/2017



TRAFFIC CONTROL
100Ø LINE O DOTS
W/S 100x160x1700 WHEEL STOP



TRAFFIC CONTROL PLAN 1:250

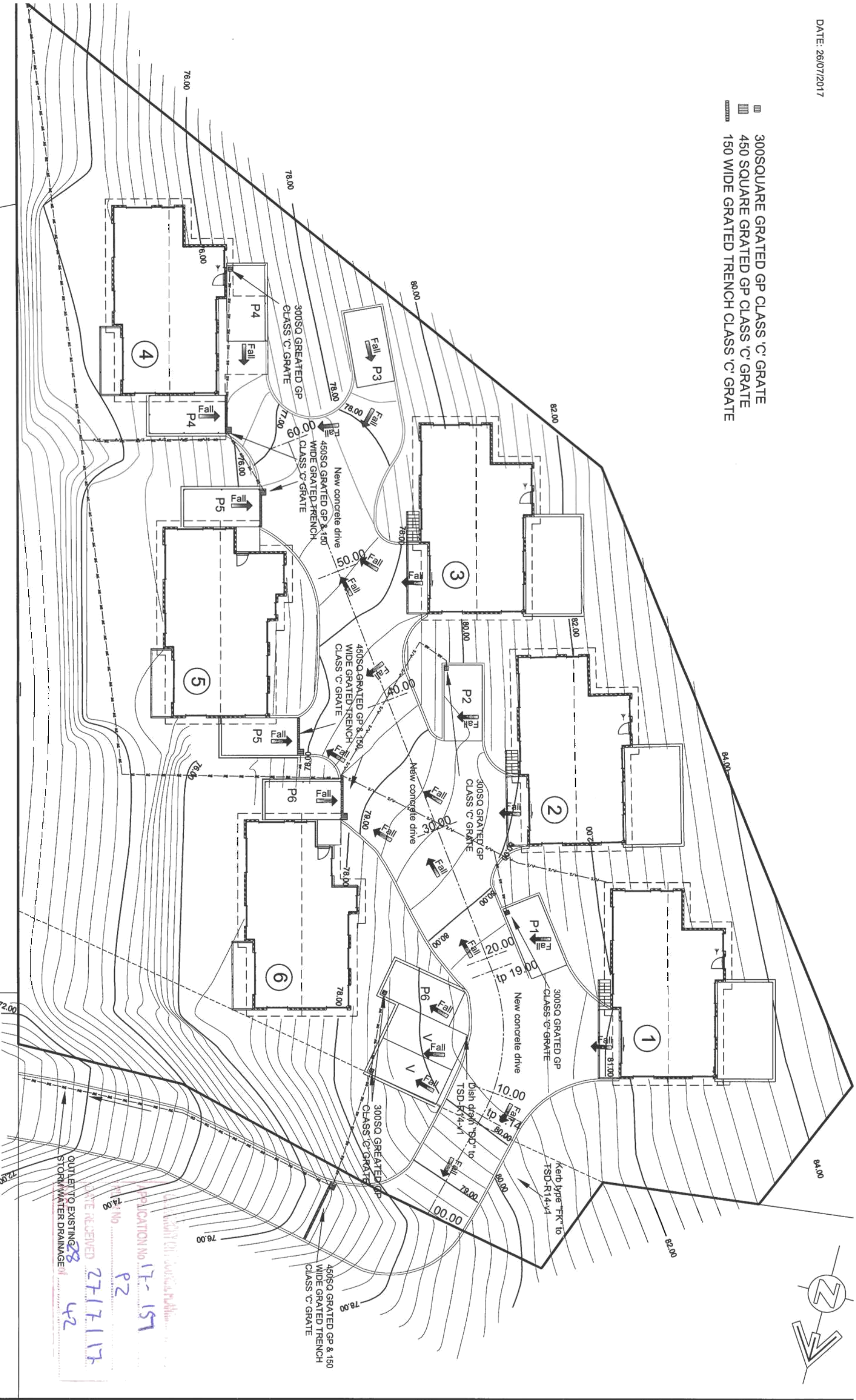
25 OF 40

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CLAREMONT CITY COUNCIL PLANNING
APPLICATION No 17-151
PLAN No P2
DATE RECEIVED 27/7/17
PAGE 27 of 42

DATE: 26/07/2017

- 300SQ GRATED GP CLASS 'C' GRATE
- 450 SQUARE GRATED GP CLASS 'C' GRATE
- 150 WIDE GRATED TRENCH CLASS 'C' GRATE



DRAINAGE PLAN 1:250

34A CARNEGIE ST CLAREMONT TAS 7011 26 OF 40

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AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

DRAWN: I. STEVEN

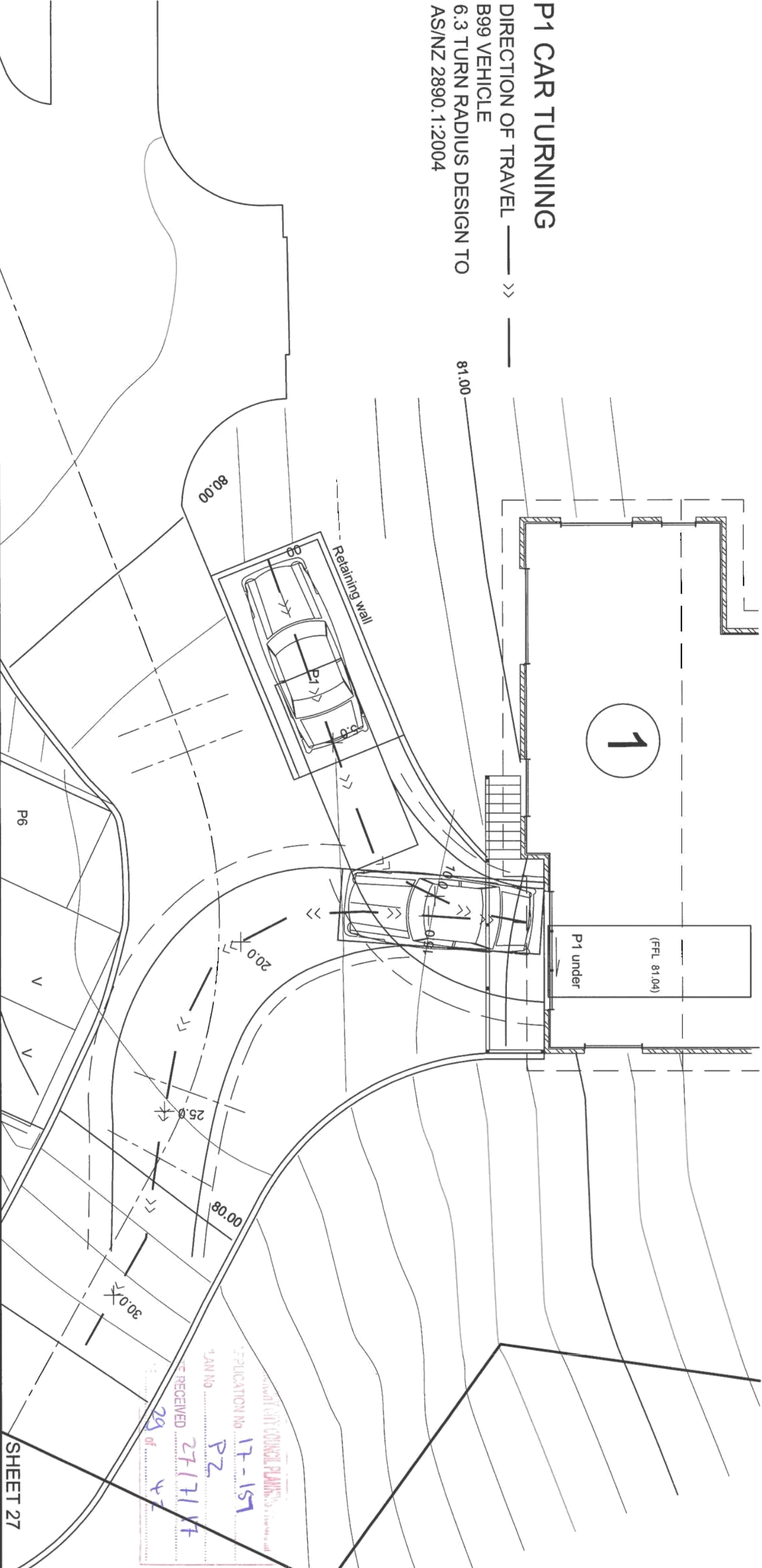
APPLICATION No 17-151
P2
DATE RECEIVED 27/7/17
OUTLET TO EXISTING STORMWATER DRAINAGE

DATE: 26/07/2017

DATUM 79.00						
ELEVATION	80.68	80.51	80.75	80.74	80.46	80.23
CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00
						30.00
						31.47

Scale Horiz:1:100 Vert:1:100

P1 CAR TURNING
DIRECTION OF TRAVEL —> —>
B99 VEHICLE
6.3 TURN RADIUS DESIGN TO
AS/NZ 2890.1:2004



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PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SHEET 27
DRAWN: I. STEVEN

DATUM 79.00	
ELEVATION	CHAINAGE
81.04	0.00
81.03	5.00
80.50	10.00
80.43	15.00
80.39	20.00
80.46	25.00
80.36	30.00
79.93	33.73

U1 CAR TURNING

DIRECTION OF TRAVEL ———>> ———

B99 VEHICLE

8.0 TURN RADIUS DESIGN

TO AS/NZ 2890.1:2004

80.00

Retaining wall

P1

1

00

(FFL B1.04)

P1 under

5.0

81.00

15.0

20.0

29.0

30.0

80.00

APPLICATION NO: 17-151

PLAN NO: P2

DATE RECEIVED: 27/3/17

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SHEET 28

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

~~SHEET 28~~

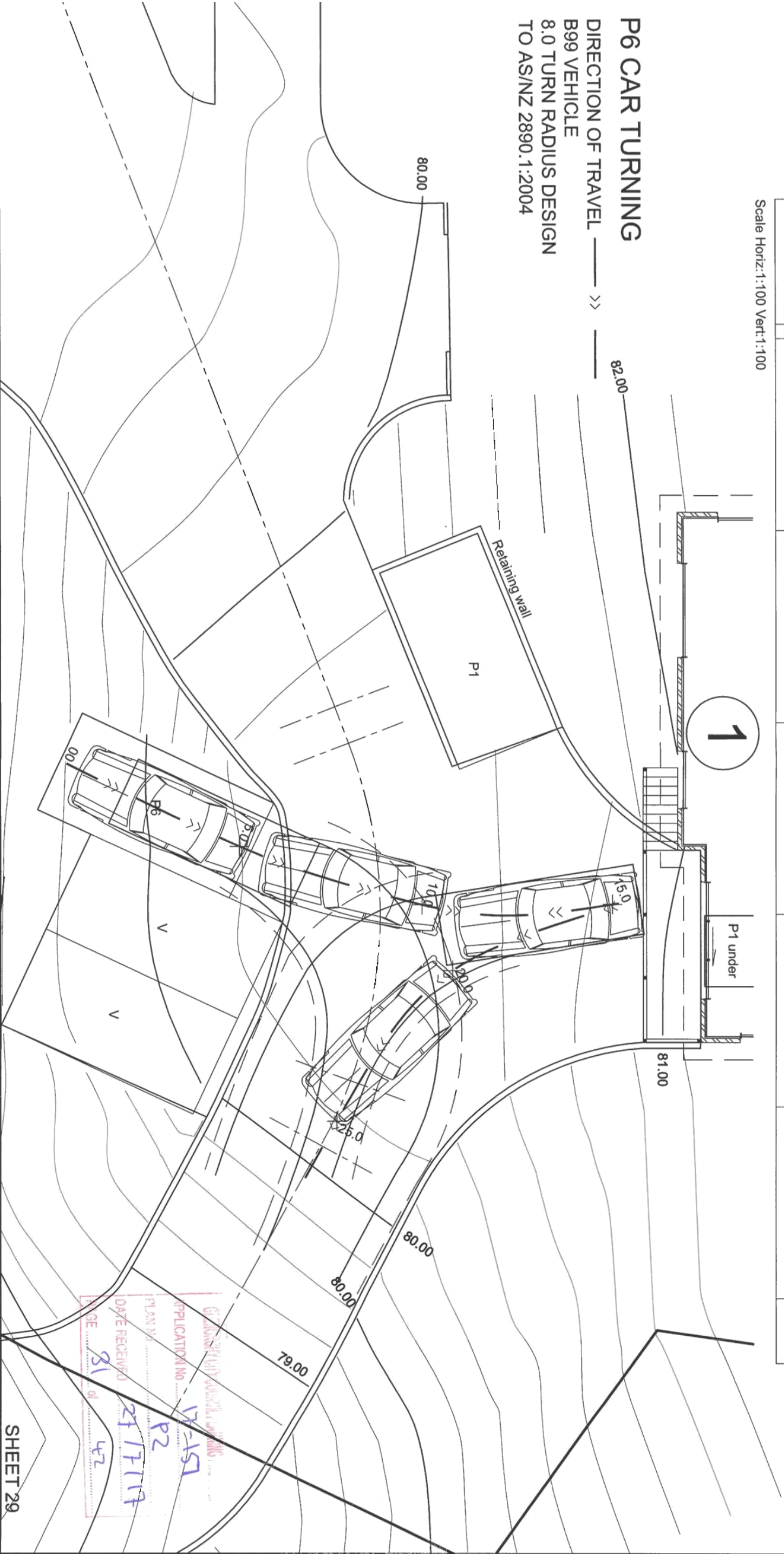
APPLICATION NO. 17-151
PLANNING PZ
DATE RECEIVED 27/7/17
PAGE 30 of 42

DATE: 26/07/2017

DATUM 79.00					
ELEVATION	79.75	80.23	80.47	80.82	80.47
CHAINAGE	0.00	5.00	10.00	15.00	20.00
					25.00
					26.70

Scale Horiz:1:100 Vert:1:100

P6 CAR TURNING
DIRECTION OF TRAVEL — >> —
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



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PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS
DRAWN: I. STEVEN

SHEET 29

DATUM 79.00	
ELEVATION	CHAINAGE
79.80	0.00
80.29	5.00
80.47	10.00
80.61	15.00
80.36	20.00
79.70	24.96

[illegible]

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

RECEIVED
 APPLICATION NO. 17-157
 P2
 27/11/17
 32
 42

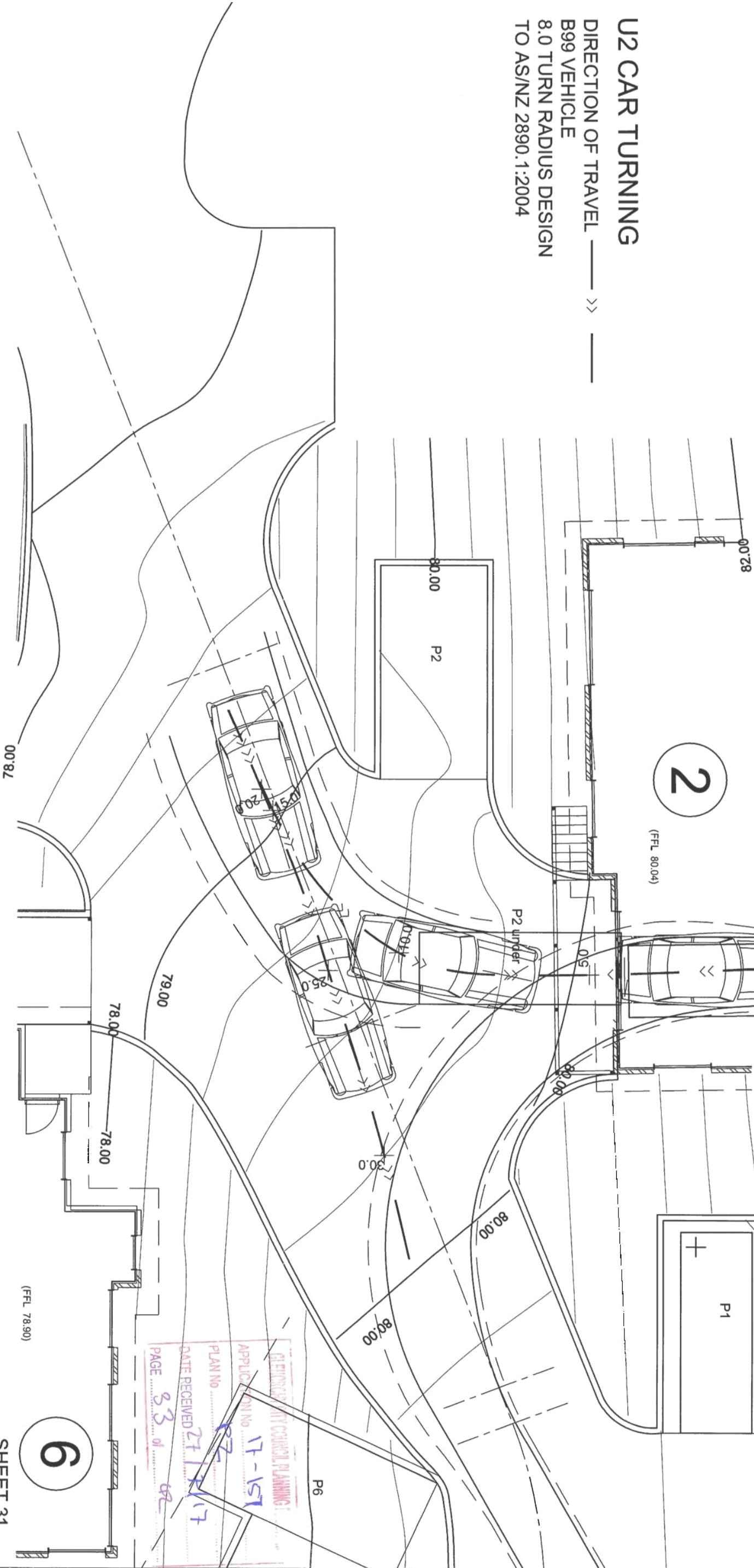
DATE: 25/07/2017

DATUM 78.00									
ELEVATION	80.04	80.03	79.50	78.95		78.89	79.35	79.75	79.97
CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00	30.00	32.75	

Scale Horiz:1:100 Vert:1:100

U2 CAR TURNING

DIRECTION OF TRAVEL —>> —
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



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ABN No. 53 009 560 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SHEET 31

DRAWN: L. STEVEN

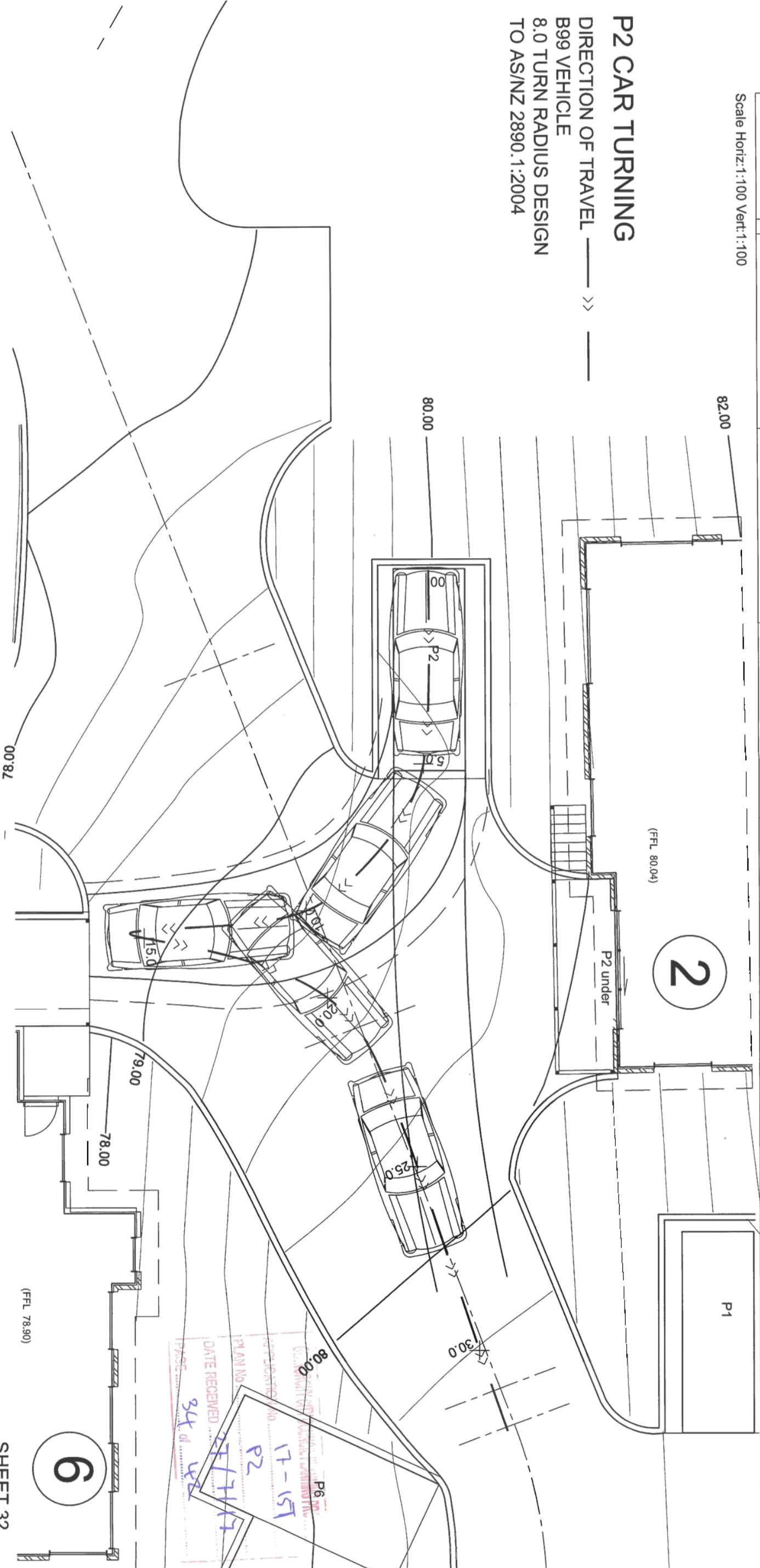
GLENORCHY CITY COUNCIL PLANNING
APPLICATION NO. 17-157
PLAN NO. 82
DATE RECEIVED 27/8/17
PAGE 83 of 82

DATE: 25/07/2017

DATUM 78.00							
ELEVATION	79.61	79.45	79.20	78.95	79.40	79.82	80.26
CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00	30.00
							32.21

Scale Horiz:1:100 Vert:1:100

P2 CAR TURNING
DIRECTION OF TRAVEL —>> —
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



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Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
ABN No. 53 009 560 865
CC REF 757 J

AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

REF: 17029 BARR
SHEET 32

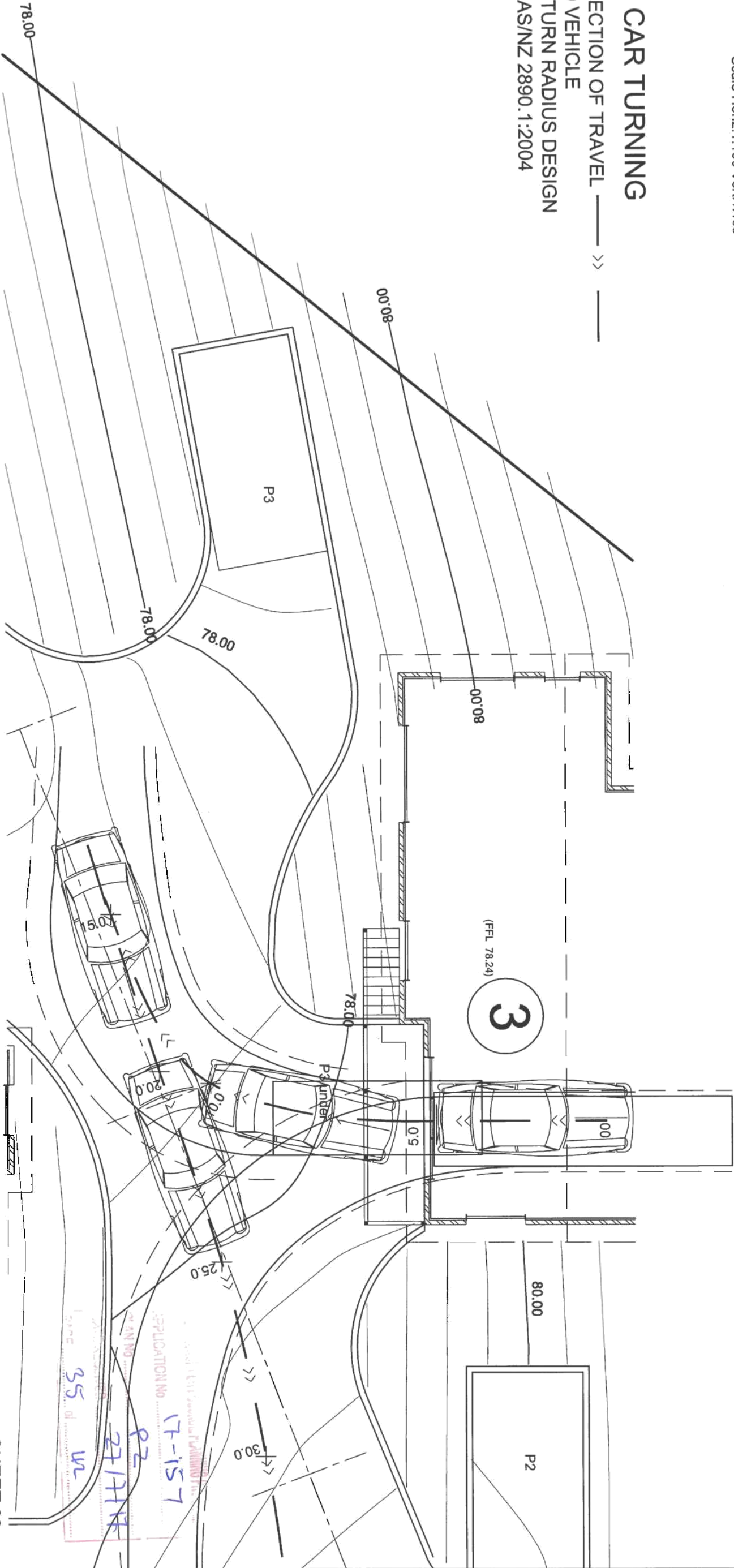
SCALE: 4.40m (1:20)
DATE: 11/07/2017
DRAWN: J. STEVEN

DATE: 25/07/2017

DATUM 77.00							
ELEVATION	78.24	78.19	77.75	77.42	77.64	78.06	78.41
CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00	30.00
							32.55

Scale Horiz:1:100 Vert:1:100

U3 CAR TURNING
DIRECTION OF TRAVEL —>> —
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



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C. L. ANDREWS & ASSOCIATES PTY. LTD.
Building Designers
Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
ABN No. 53 009 580 865
CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SCALE: 1:100 (A3) DATE: 11/07/2017

DRAWN: J. STEVEN

SHEET 33

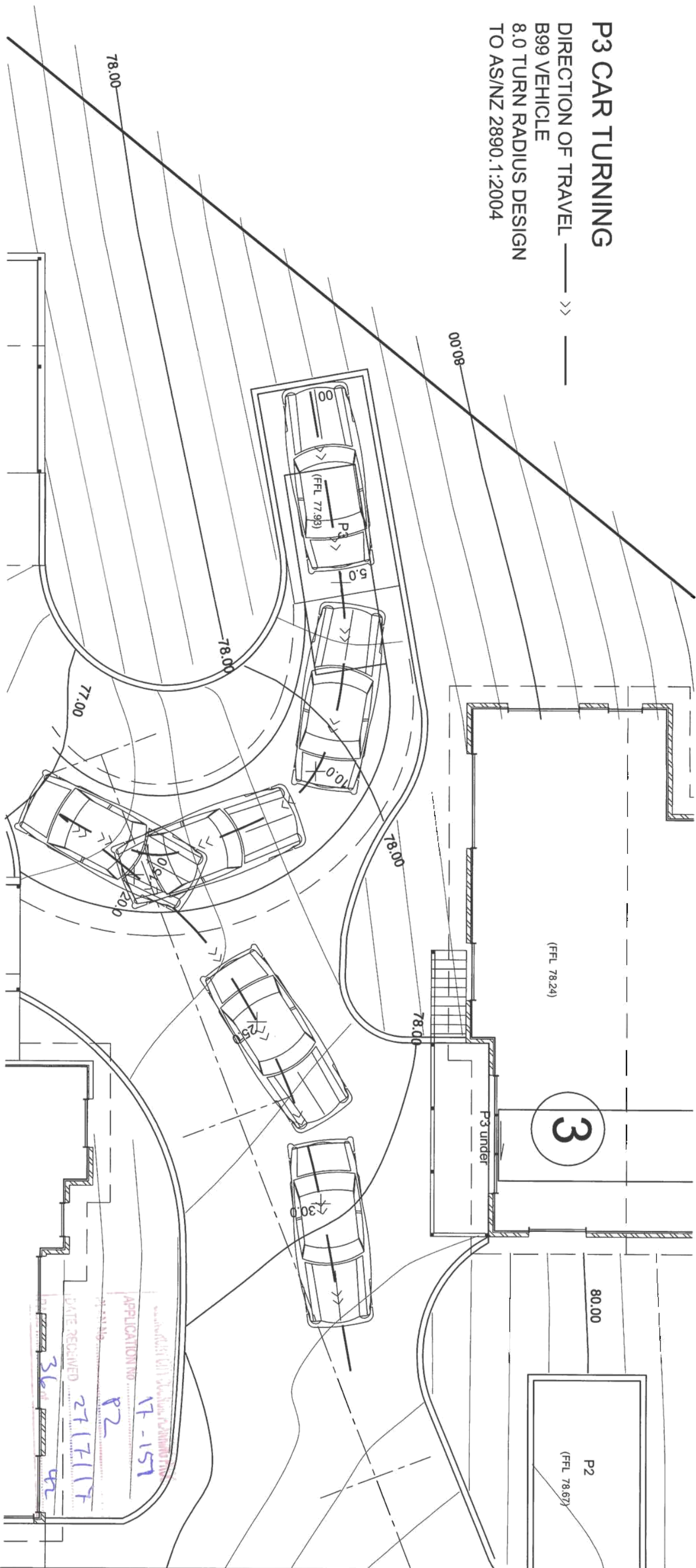
DATUM 77.00		ELEVATION	CHAINAGE
		78.38	0.00
		78.33	5.00
		77.89	10.00
		77.31	15.00
		77.28	20.00
		77.60	25.00
		77.94	30.00
		78.34	34.39

P3 CAR TURNING

DIRECTION OF TRAVEL — B99 VEHICLE

8.0 TURN RADIUS DESIGN

TO AS/NZ 2890.1:2004



PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

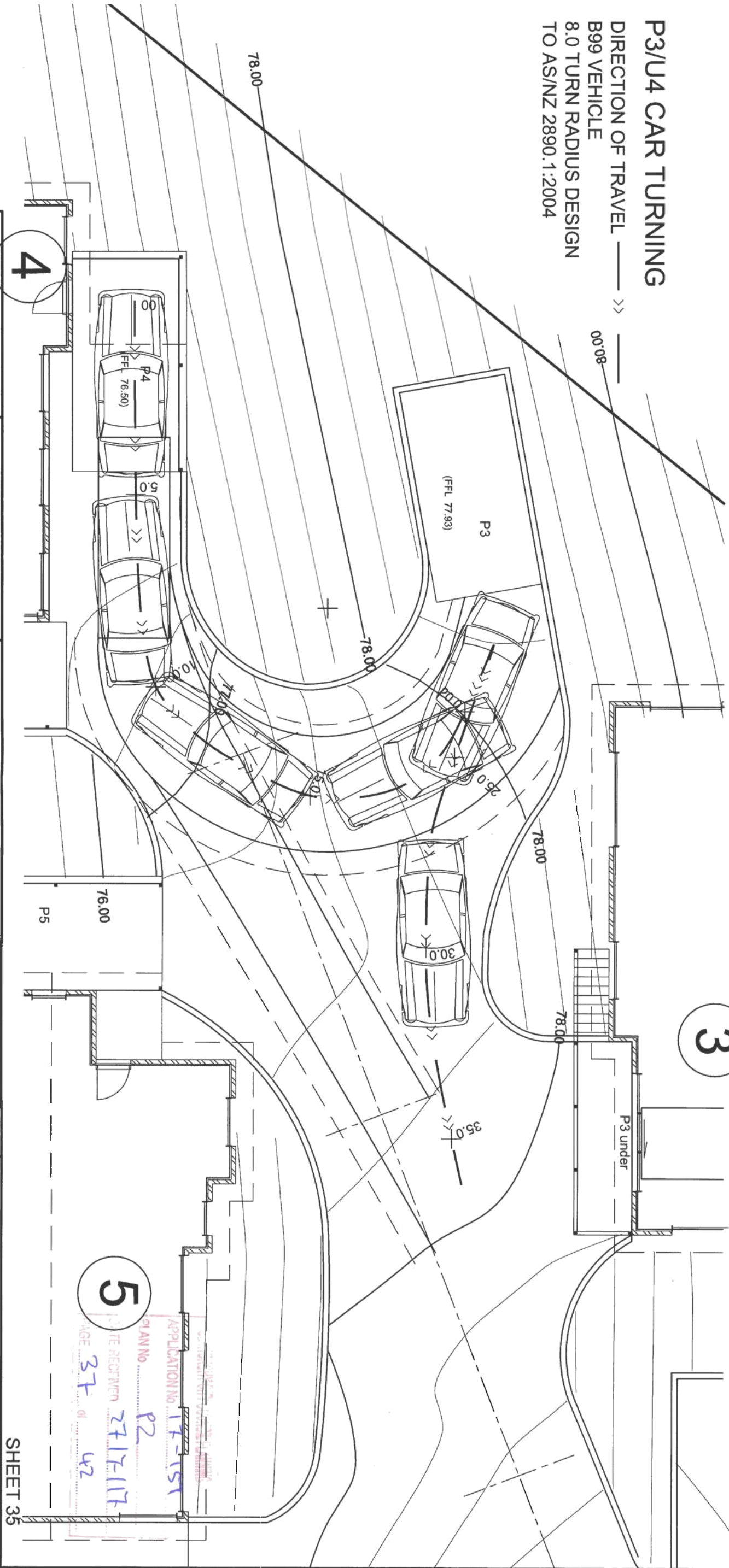
DATE: 26/07/2017

DATUM 76.00									
ELEVATION	76.50	76.50	76.76	77.46	77.96	77.90	77.64	77.83	77.91
CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00	30.00	35.00	36.22

Scale Horiz:1:100 Vert:1:100

P3/U4 CAR TURNING

DIRECTION OF TRAVEL —>> —>>
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



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Building Designers
Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
T 08 8362 8007 F 08 8362 8000
ABN No. 53 009 560 885 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS
DRAWN: I. STEVEN

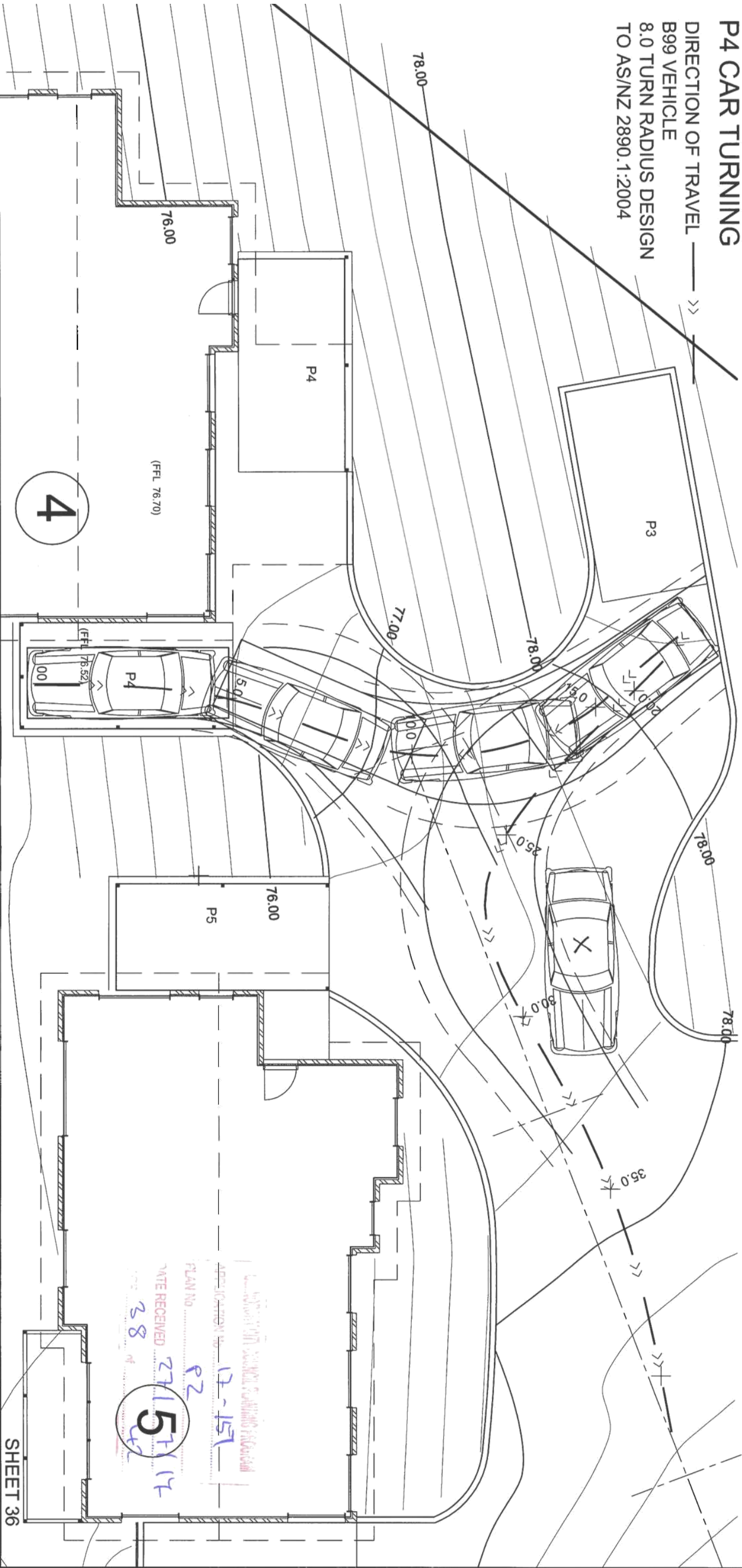
DATE: 25/07/2017		
STATION	ELEVATION	RAINAGE
0.00	76.52	
5.00	76.52	
10.00	77.03	
15.00	77.88	
20.00	77.88	
25.00	77.60	
30.00	77.84	
35.00	78.29	
37.32	78.46	

DATE: 25/07/2017

File Horiz:1:100 Vert:1:100

P4 CAR TURNING

DIRECTION OF TRAVEL —
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



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Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
ABN No. 53 009 560 865 CC REF 757 J

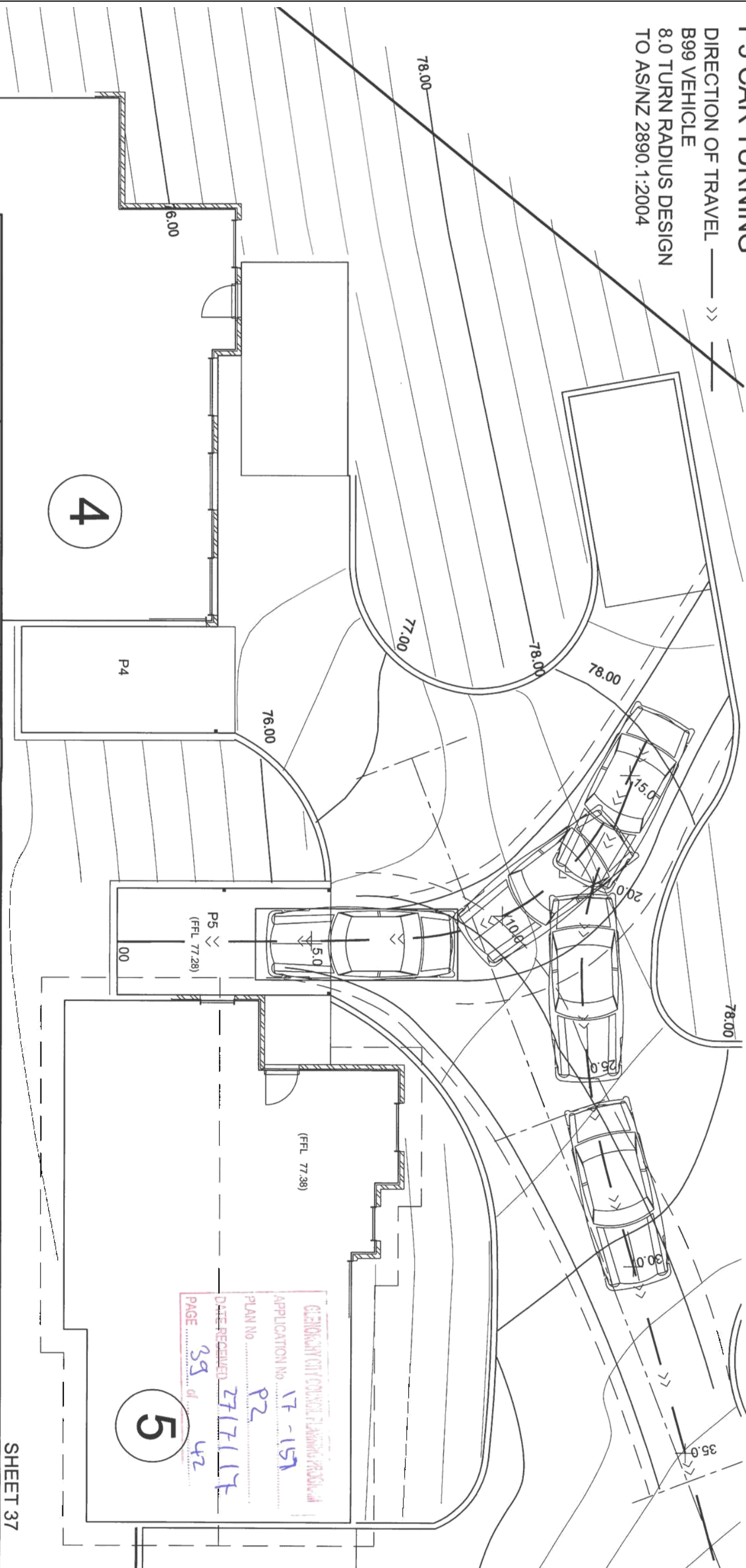
PROPOSED DEVELOPMENT | REF: 1/029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS
DRAWN: I. STEVEN
DATE: 11/11/2017
SCALE: 1:100 (A3)

SCALE: 4.100 (A2) DATE: 1111 V 2017

DRAWN: I. STEVEN

DATUM 77.00	
ELEVATION	CHAINAGE
77.28	0.00
77.28	5.00
77.43	10.00
77.90	15.00
77.72	20.00
77.68	25.00
78.09	30.00
78.52	35.00

P5 CAR TURNING
DIRECTION OF TRAVEL —
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

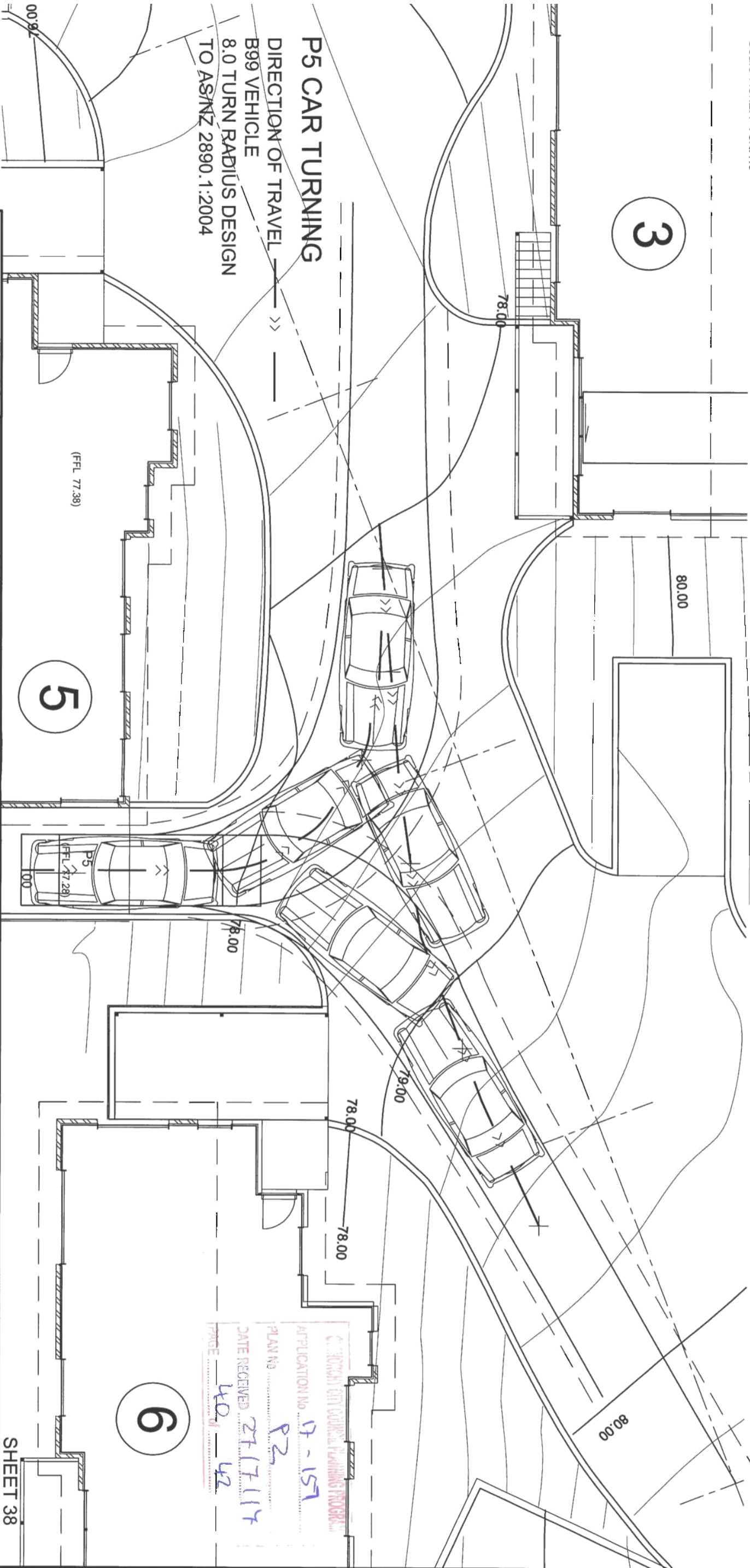
SCAL F: 1:100 (A3)	DATE: 11/11/2017	DRAWN: I. STEVEN
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CLERK OF DISTRICT COURT
APPLICATION NO. 17-157
PLAN NO. P2
DATE RECEIVED 277/17
PAGE 39 of 42

DATE: 26/07/2017

DATUM 77.00						
ELEVATION	77.28	77.71	78.23	78.10	78.24	78.65
CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00
						30.00
						35.00

Scale Horiz:1 Vert:1.0



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Land & Engineering Surveyors
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TELEPHONE 03 6248 5007 OR 6248 5006

ABN No. 53 009 560 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SCALE: 1:100 (A3) DATE: JULY 2017

DRAWN: J. STEVEN

CLAREMONT CITY COUNCIL PLANNING PROGRAM
APPLICATION No. 17-157
PLAN No. P2
DATE RECEIVED 27/7/17
PAGE 40 of 42

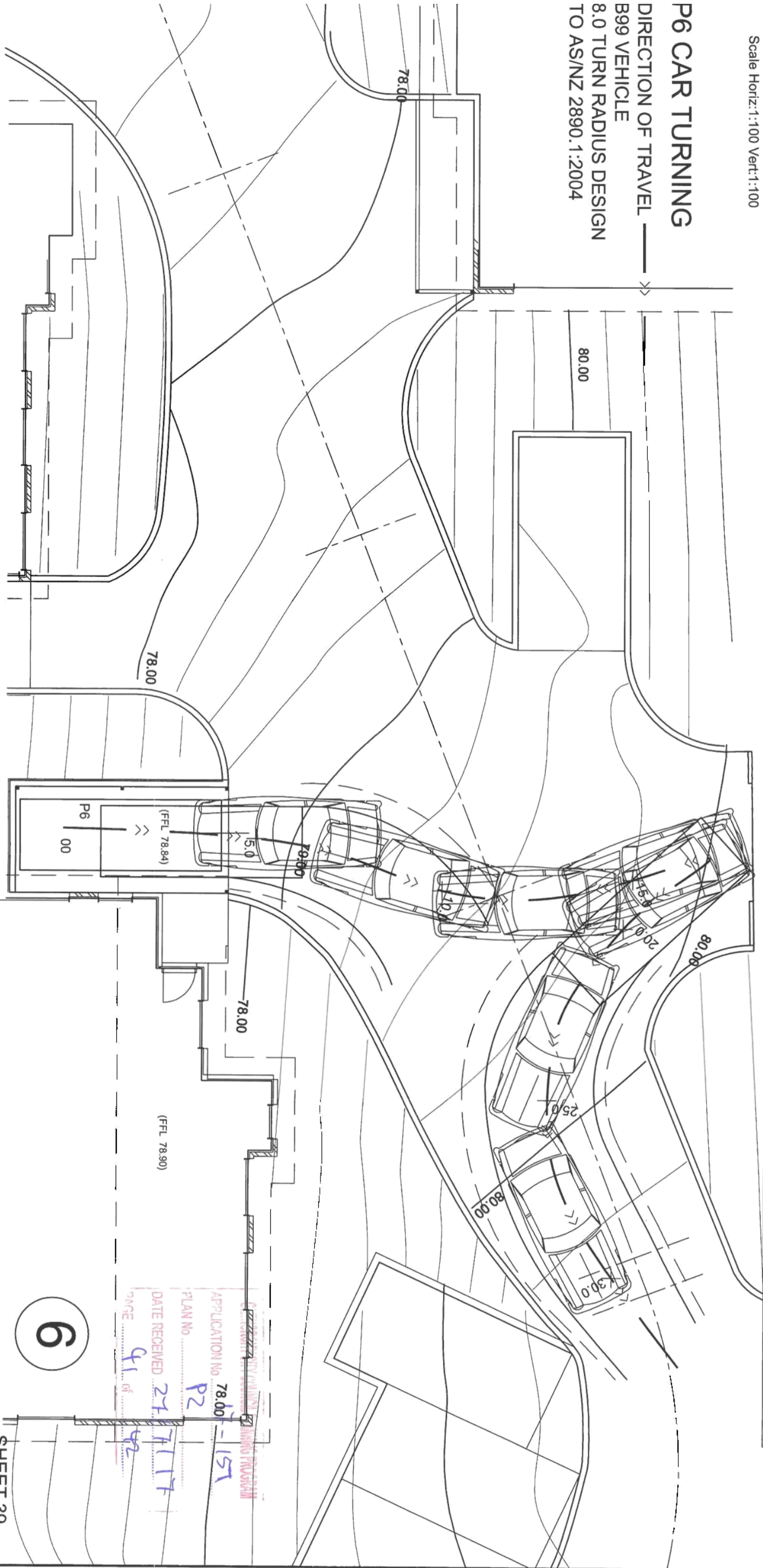
DATE: 25/07/2017

DATUM 78.00						
ELEVATION	78.84	78.90	79.41	79.75	79.80	80.36
CHAINAGE	0.00	5.00	10.00	15.00	20.00	30.00
						32.88

Scale Horiz:1:100 Vert:1:100

P6 CAR TURNING

DIRECTION OF TRAVEL —>
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



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ABN No. 53 009 560 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SCALE: 1:100 (A3) DATE: JULY 2017

DRAWN: I. STEVEN

6

SHEET 39

APPLICATION No. 78.00-151
PLAN No. P2
DATE RECEIVED 24/7/17
PAGE 41 of 42

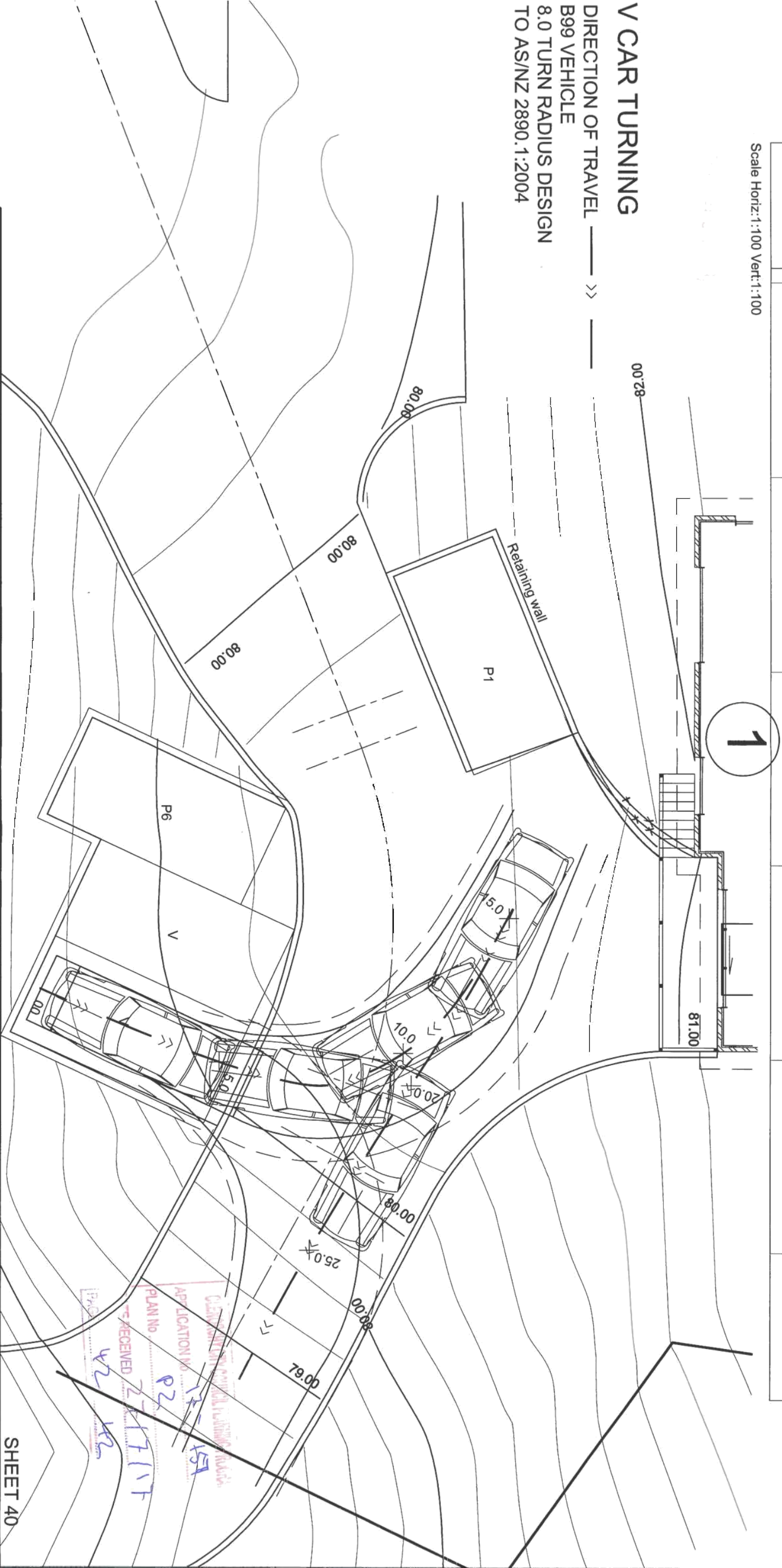
DATE: 25/07/2017

DATUM 78.00						
ELEVATION	79.68	80.05	80.39	80.49	80.37	79.61
CHAINAGE	0.00	5.00	10.00	15.00	20.00	25.00
						28.78
						78.85

Scale Horiz:1:100 Vert:1:100

V CAR TURNING

DIRECTION OF TRAVEL —> —>
B99 VEHICLE
8.0 TURN RADIUS DESIGN
TO AS/NZ 2890.1:2004



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Building Designers
Land & Engineering Surveyors
57 Mt Rumney Road, Mt Rumney 7170
TFI FPHONE 03 6248 5007 OR 6248 5006

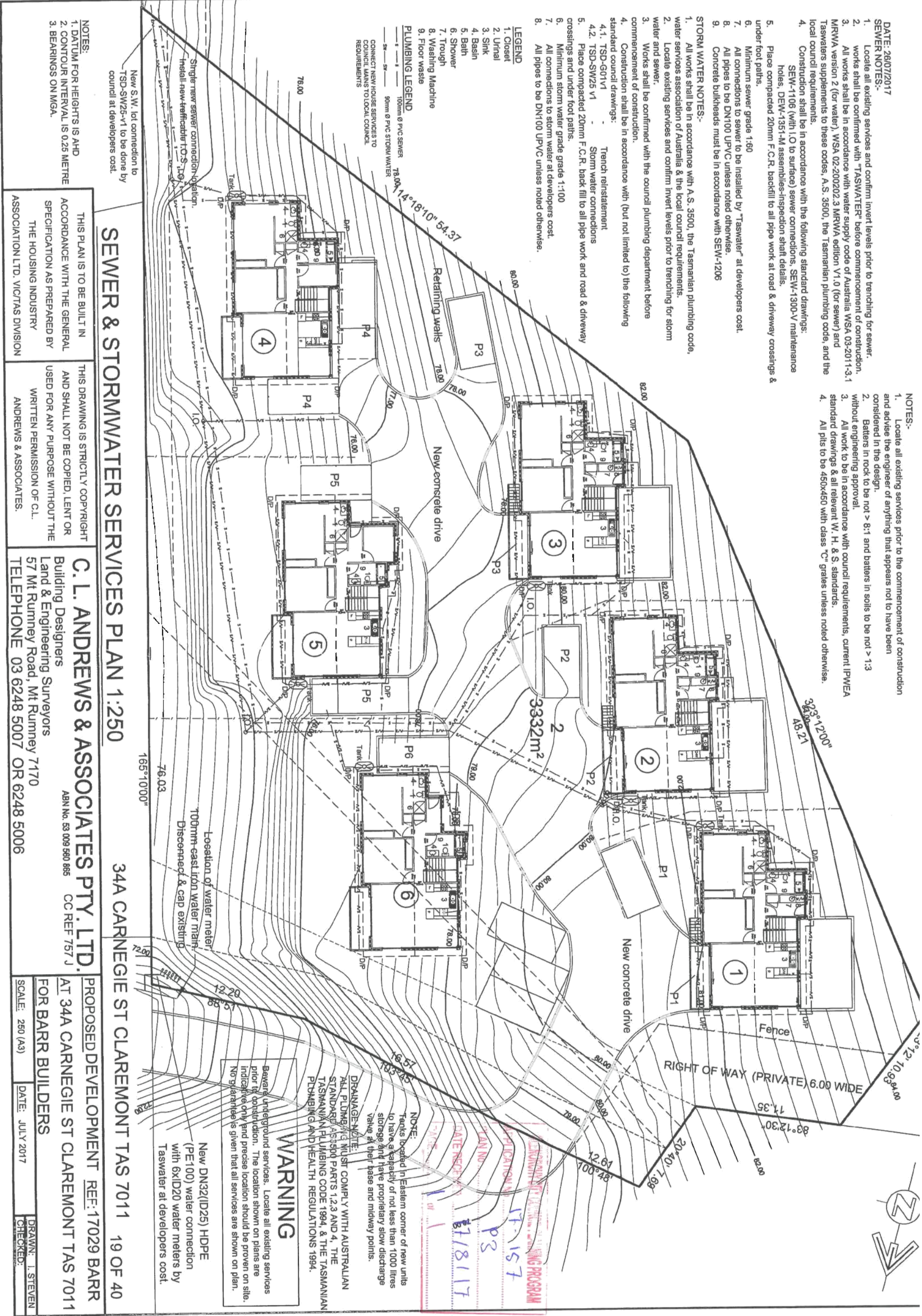
ABN No. 53 009 560 865 CC REF 757 J

PROPOSED DEVELOPMENT REF: 17029 BARR
AT 34A CARNEGIE ST CLAREMONT TAS 7011
FOR BARR BUILDERS

SHEET 40

SCALE: 1:100 (A3) DATE: JULY 2017

DRAWN: J. STEVEN





Submission to Planning Authority Notice

Council Planning Permit No.	PPLN-17-157	Council notice date	6/06/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00852-GCC	Date of response	21/08/2017
TasWater Contact	Jacob Ziesel	Phone No.	6237 8440
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	34A CARNEGIE ST, CLAREMONT	Property ID (PID)	3024868
Description of development	Multiple Dwellings (6 Units)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
C. L. Andrews & Associates Pty Ltd	Sewer and Stormwater Services Plan	--	July 2017
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 & BACKFLOW 1. A suitably sized water supply with metered connections for each lot of the development and must be designed and constructed to TasWater's standards <i>Advice: the minimum water connection allowed is ID32 for 5-8 units/dwellings, see TasWater's metering guidelines.</i> 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. 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 \$ 343.55 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.			

**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>

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

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

Jason Taylor

Development Assessment Manager

TasWater Contact Details

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