

GLENORCHY PLANNING AUTHORITY ATTACHMENTS

MONDAY, 16 DECEMBER 2019



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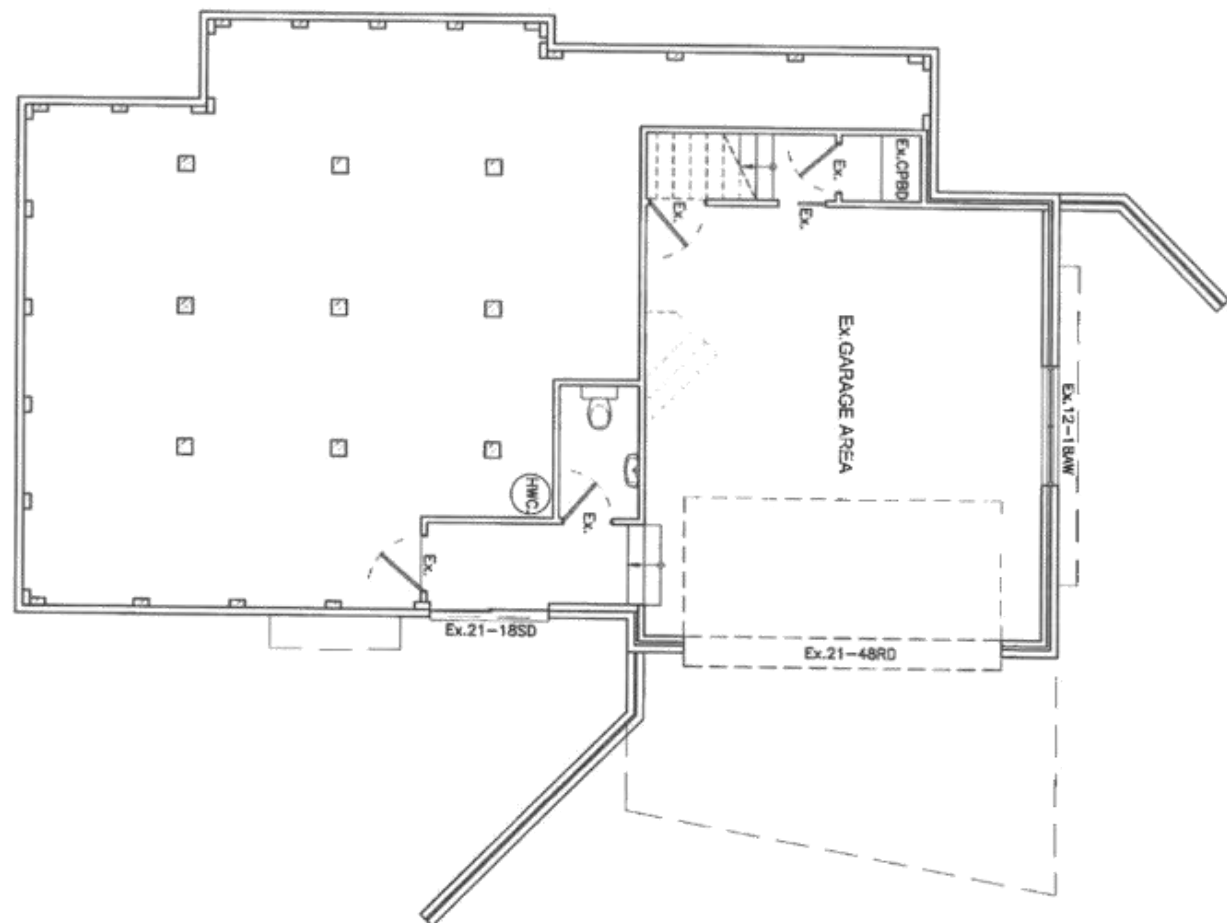
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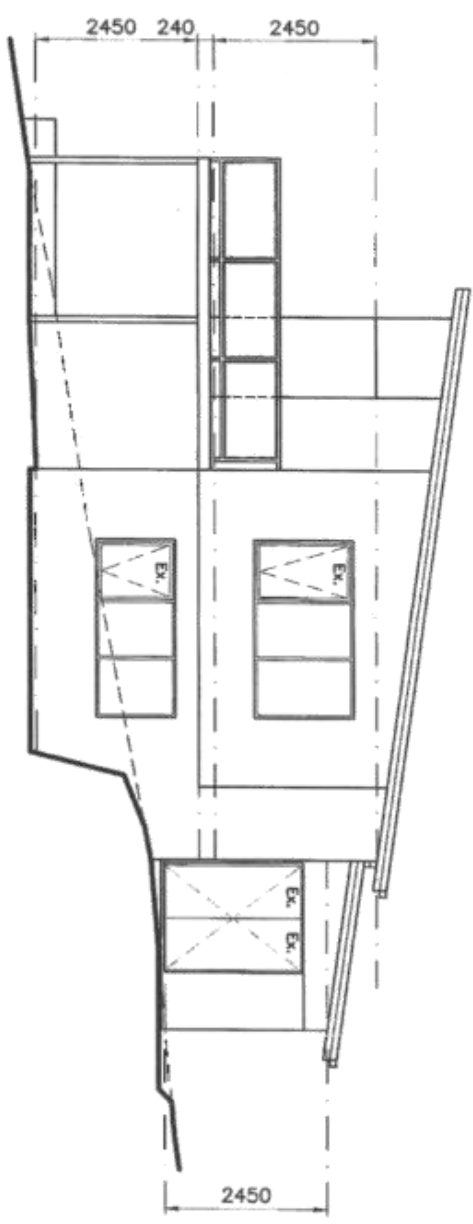
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GLEBORGH CITY COUNCIL PLANNING SERVICE

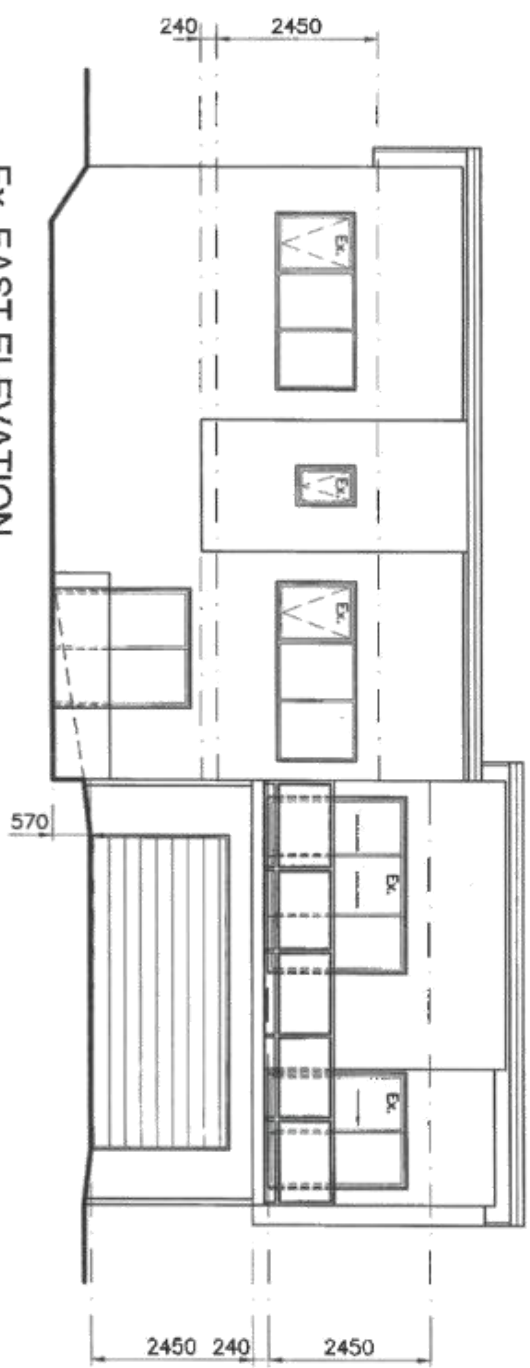
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EXISTING ELEVATIONS 1 of 2
1:100

EX. NORTH ELEVATION
1:100



EX. EAST ELEVATION
1:100



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. *PLN-19-243*
PLAN No. *P2*
DATE RECEIVED *11/11/19*
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DWD DALLAS WILSON DESIGN DRAFTING	SCALE:	PAGE 5 OF 14 PAGES	PROPOSED ADDITION 1/128 AMY STREET MOONAH For R. & M. BOLONJA
	DESIGNED: DALLAS WILSON	DRAWN: DALLAS WILSON	
DATE: 11/11/19		DWG No: BOLON-R-01	
ARN 73 062 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netpage.net.au PO Box 808 Moonah TAS 7008			

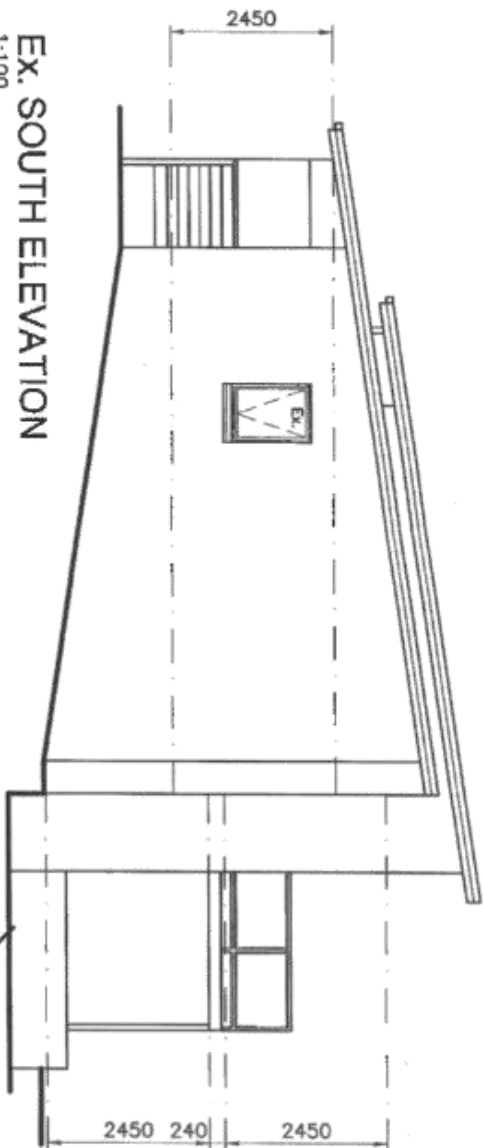
EXISTING ELEVATIONS 2 of 2

1:100

EX. WEST ELEVATION
1:100



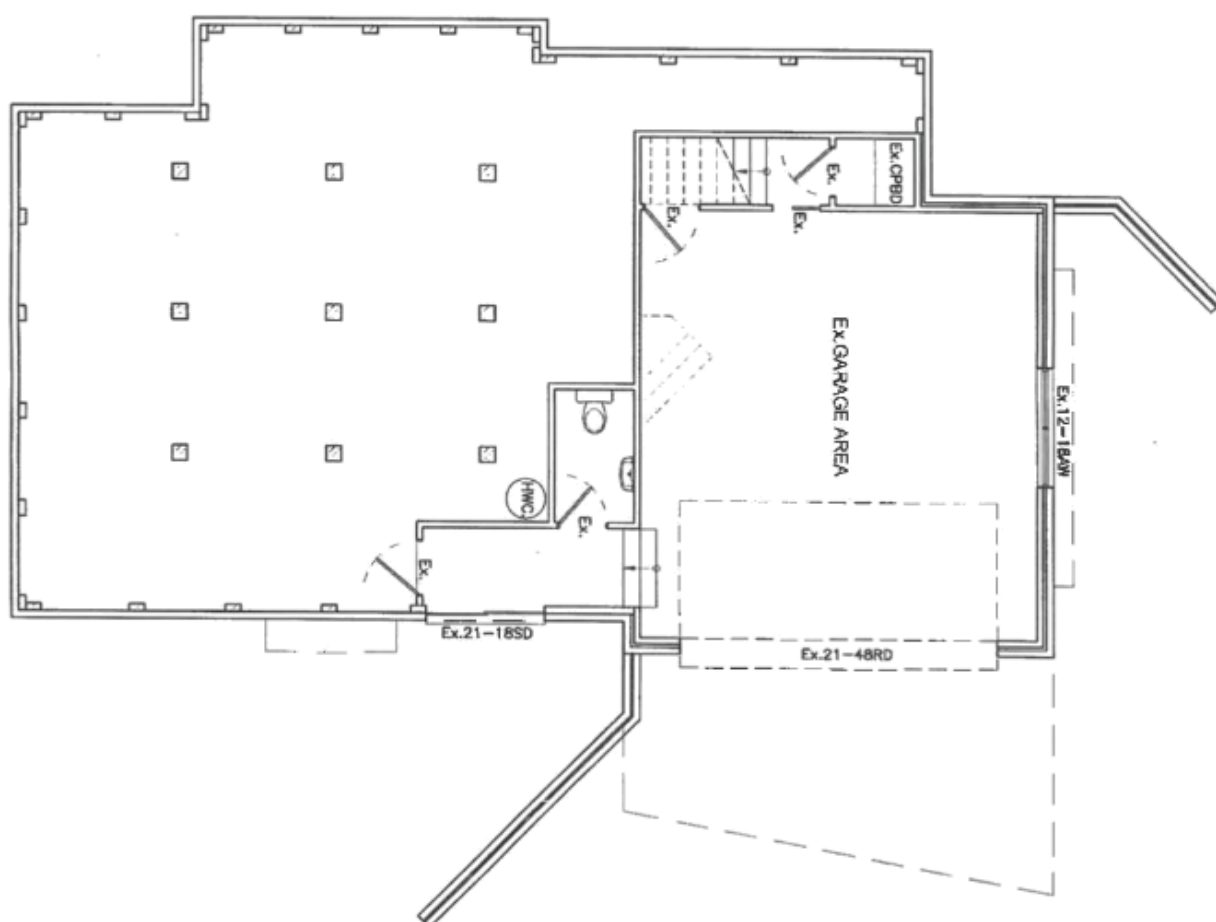
EX. SOUTH ELEVATION
1:100



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DWD DALLAS WILSON DESIGN DRAFTING ABN 73 062 274 674 P 03 62283111 F 03 62283133 M 0405310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009	SCALE:	PAGE 6 OF 14 PAGES	PROPOSED ADDITION 1/128 AMY STREET MOONAH For R. & M. BOLONJA
	DESIGNED: DALLAS WILSON DATE: 11/11/19	DRAWN: DALLAS WILSON DWG No: BOLON-R-01	

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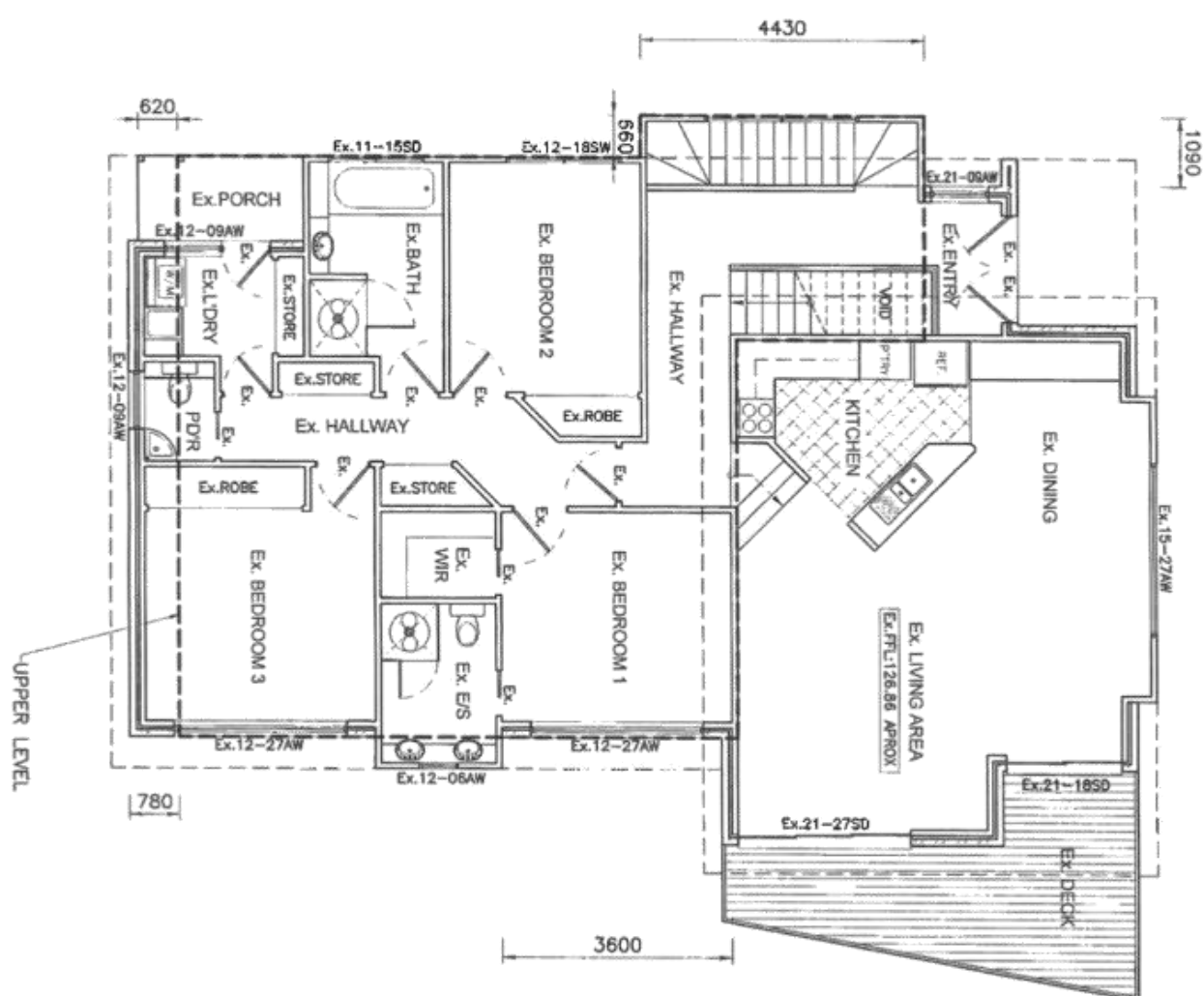


GLENHORY CITY COUNCIL PLANNING SERVICES
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		DESIGNED: DALLAS WILSON		DRAWN: DALLAS WILSON		
		DATE: 11/11/18		DWG. No: BOLON-R-01		
DALLAS WILSON DESIGN DRAFTING						
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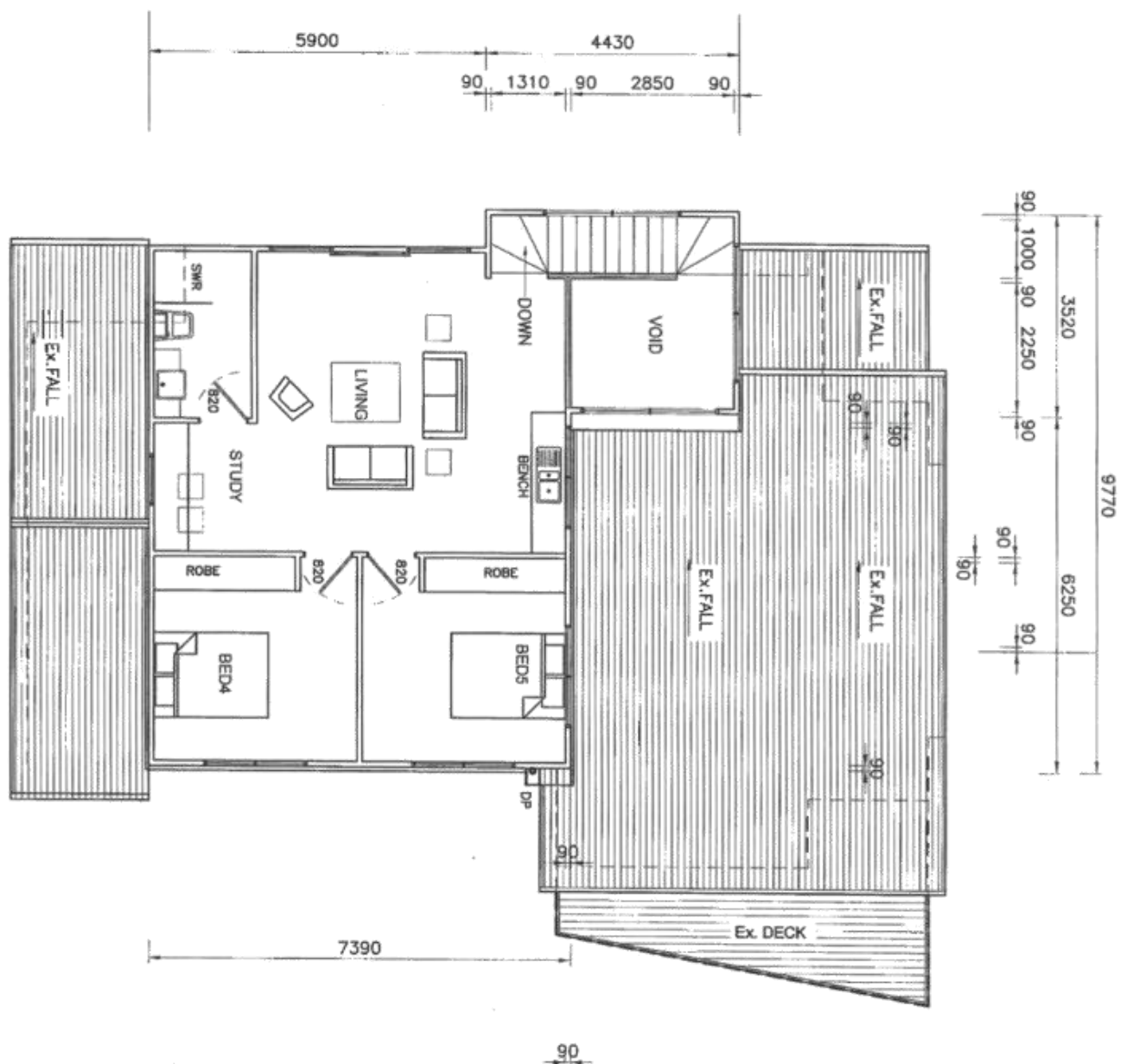
PROPOSED MID LEVEL FLOOR PLAN 148m²

1:100



DWD DALLAS WILSON DESIGN DRAFTING ABN 73 052 274 674 P 03 62283111 F 03 62283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7009	SCALE:	PAGE 8 OF 14 PAGES	PROPOSED ADDITION 1/128 AMY STREET MOONAH For R. & M. BOLONJA
	DESIGNED: DALLAS WILSON DATE: 11/11/19	DRAWN: DALLAS WILSON DWG No: BOLON-R-01	

GLENORCHY CITY COUNCIL APPLICATION No. PW-19-243	
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PROPOSED UPPER FLOOR PLAN 78m²
 PROPOSED UPPER FLOOR AREA=91m²
 1:100



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DESIGNED: DALLAS WILSON	DRAWN: DALLAS WILSON
DATE: 11/11/19	DWG No: BOLON-R-01

PROPOSED ADDITION
 1/128 AMY STREET
 MOONAH
 For R. & M. BOLONJA

DALLAS WILSON DESIGN DRAFTING
 A/BN 73 052 274 674 P 03 82283111 F 03 82283133 M 0409310003 E dallaswilson@netspace.net.au PO Box 808 Moonah TAS 7008

GLENORCHY CITY COUNCIL
 APPLICATION No. **P2-19-248**
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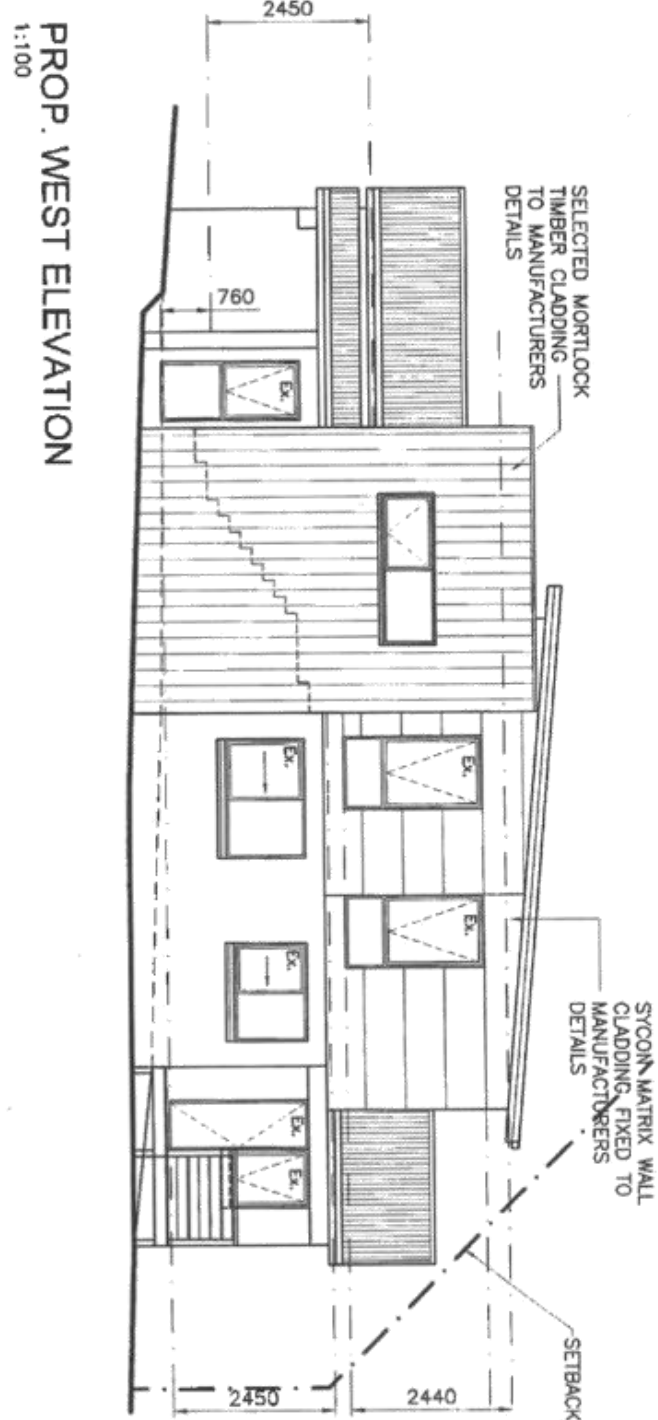
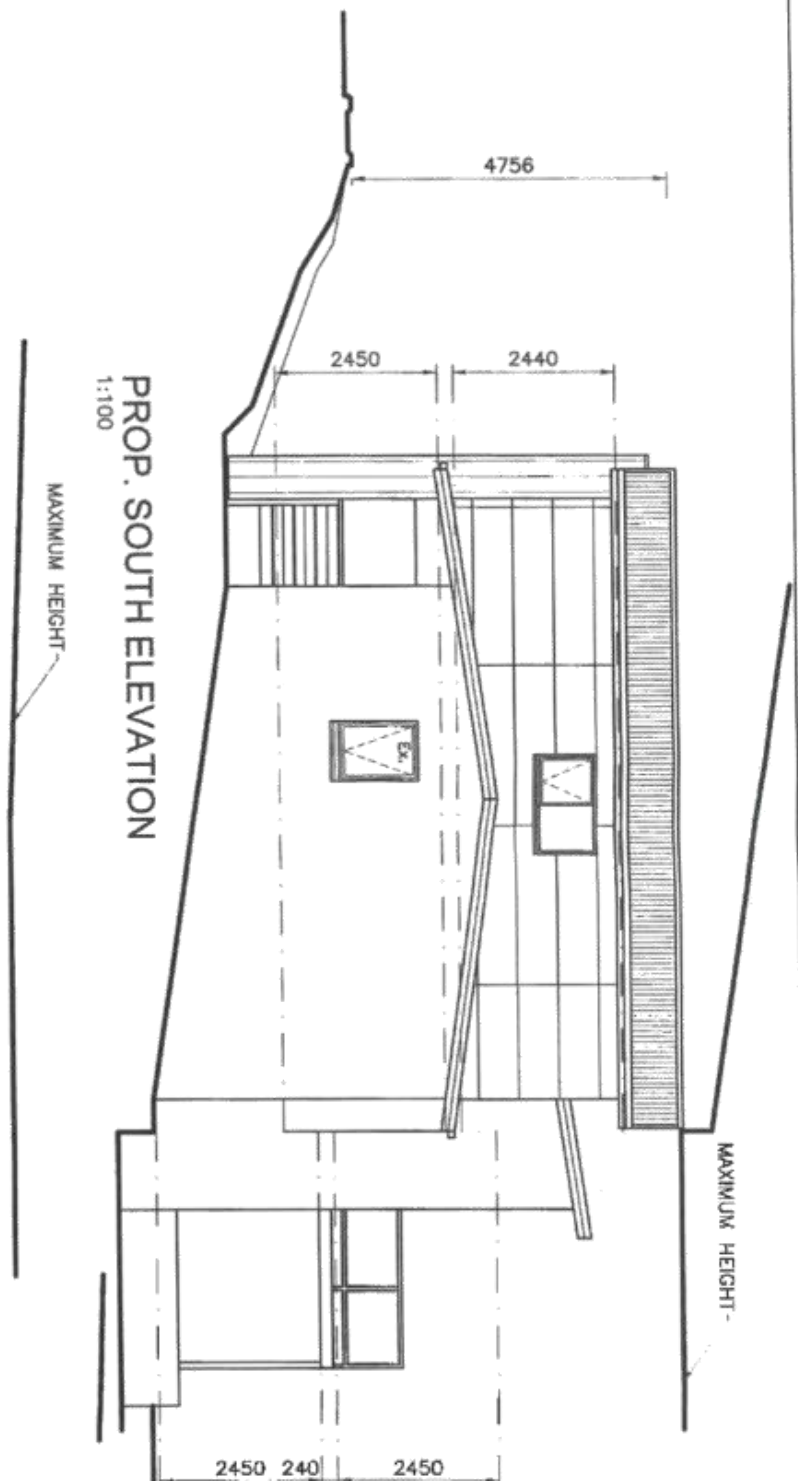
PROPOSED ELEVATIONS 1 OF 2

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GLENORCHY CITY COUNCIL	
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 DALLAS WILSON DESIGN DRAFTING	SCALE:	PAGE 10 OF 14 PAGES	PROPOSED ADDITION 1/128 AMY STREET MOONAH For R. & M. BOLONJA
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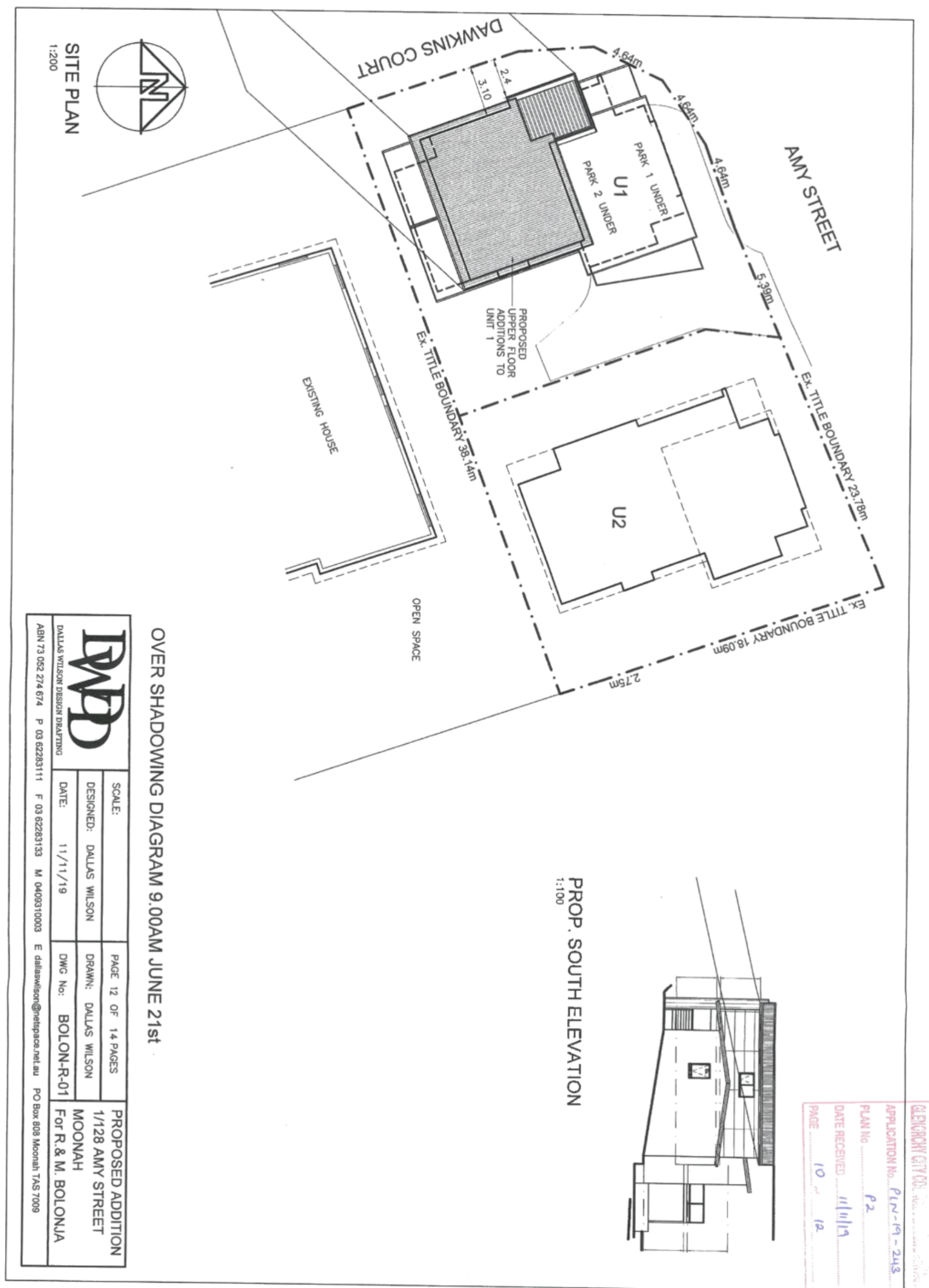


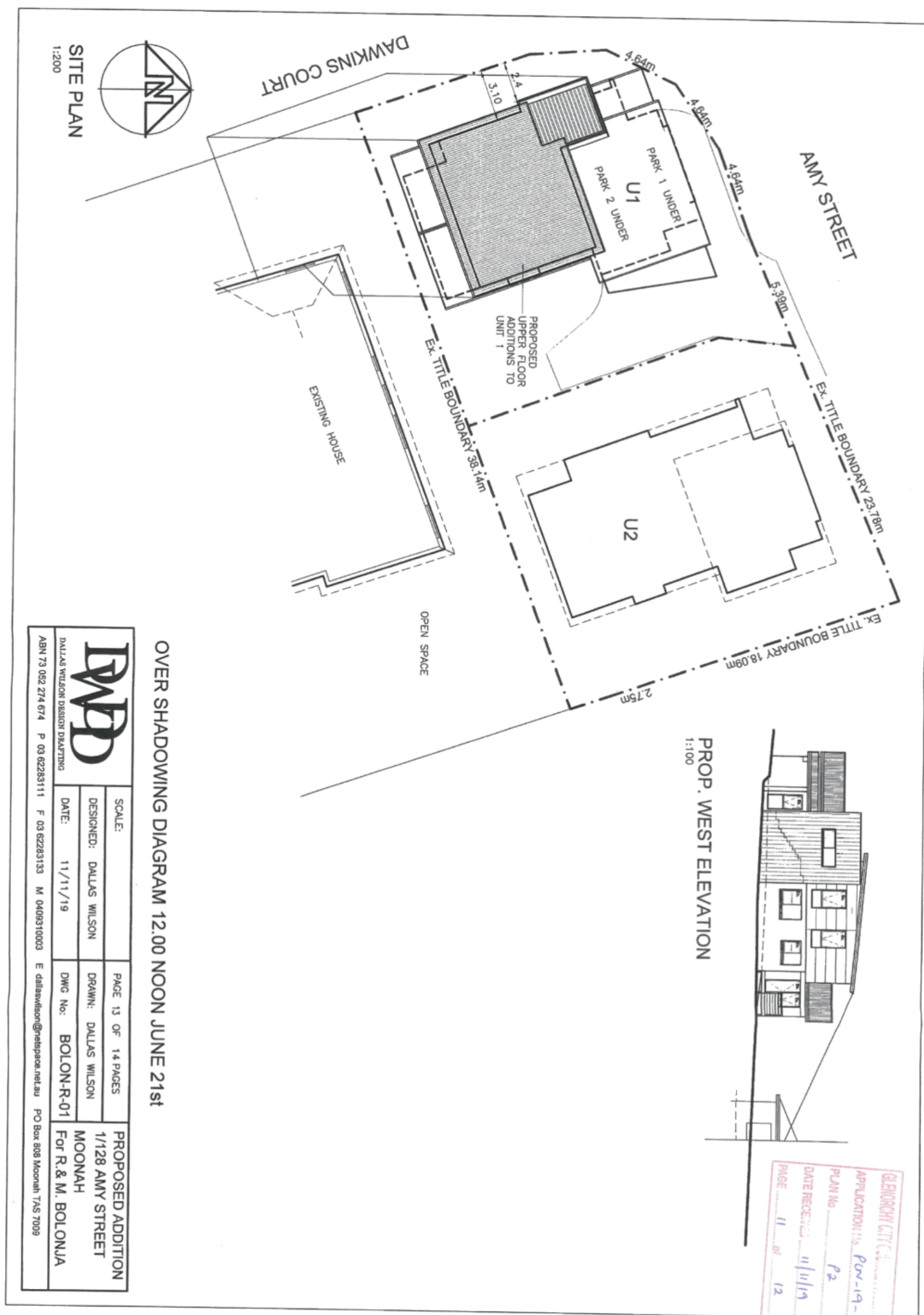
PROPOSED ELEVATIONS 2 OF 2

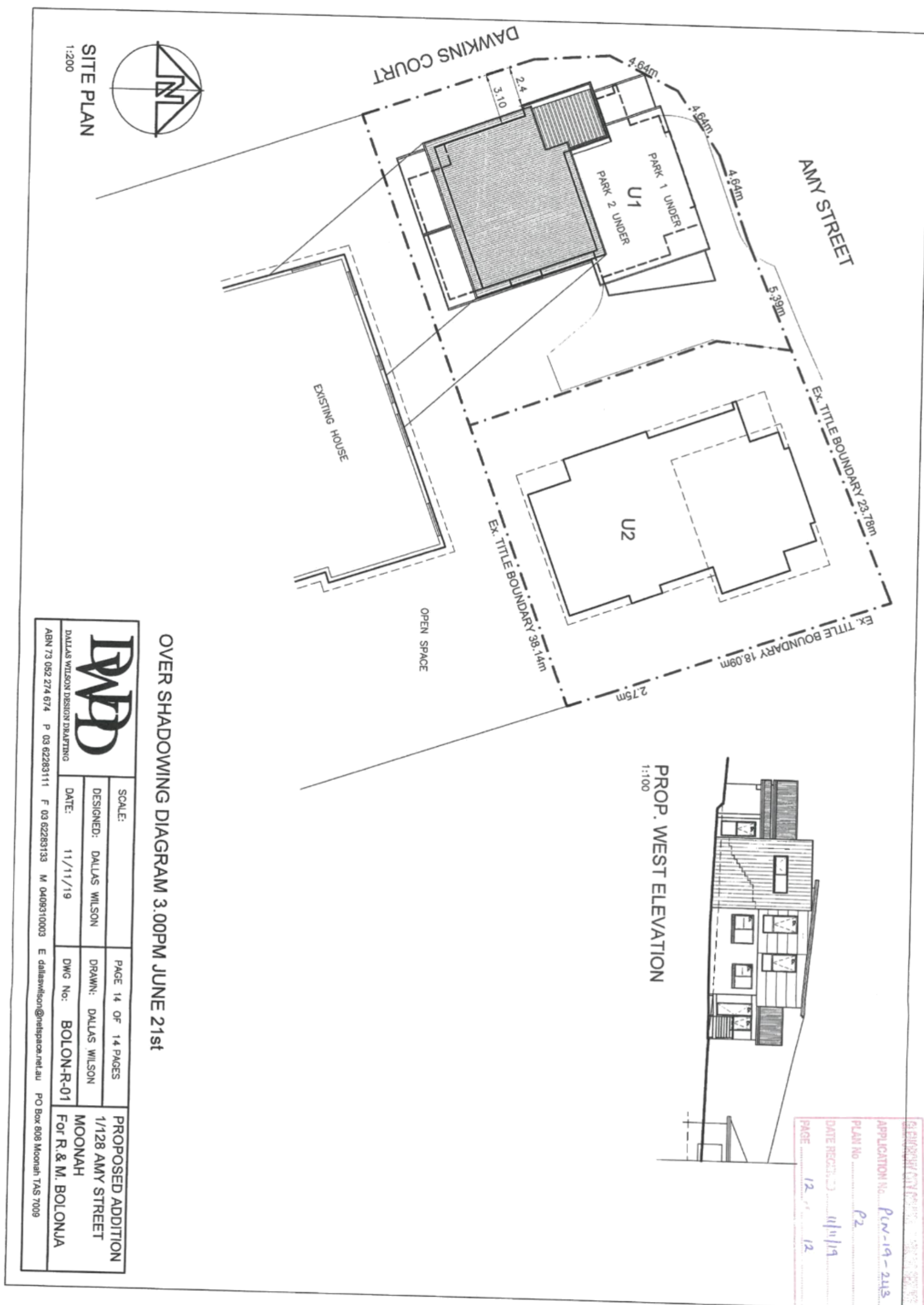
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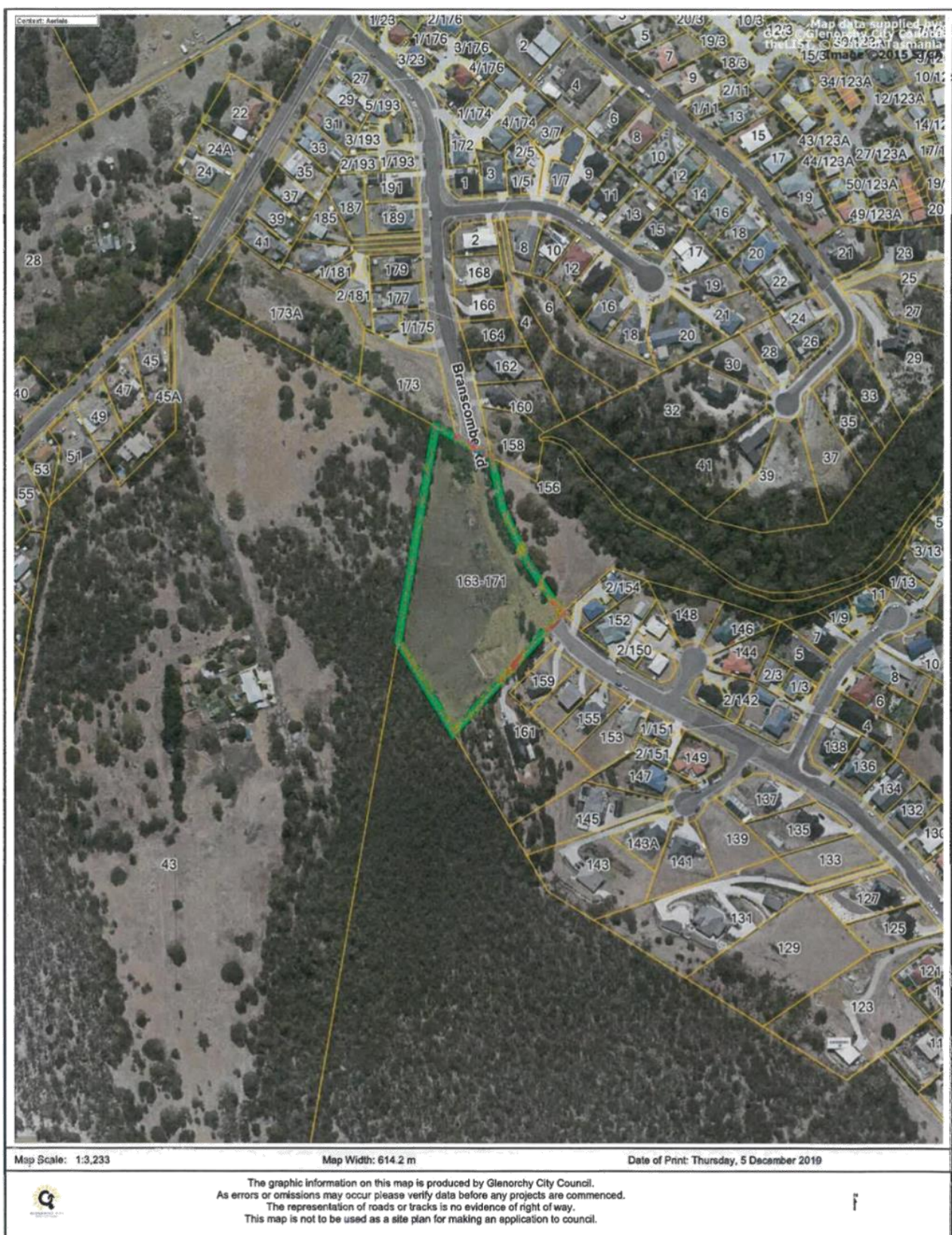
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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-193	Council notice date	31/08/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01448-GCC	Date of response	12/11/2018
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	163-171 BRANSCOMBE RD, CLAREMONT	Property ID (PID)	2742358
Description of development	Multiple Dwellings (16 Units)		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
JSA	17E99-93 Sheets H03	B	13/09/2018
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 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			

**Declaration**

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

Authorised by

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

Jason Taylor
Development Assessment Manager

TasWater Contact Details

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

P r o j e c t

PROPOSED 16 DWELLINGS AT BRANSCOMBE RD., CLAREMONT.

C l i e n t

BARR BUILDERS PTY. LTD.

P r o j e c t n o.

19.14

D a t e:

SEPTEMBER 2019

GLENORCHY CITY COUNCIL PLANNING SERVICES	
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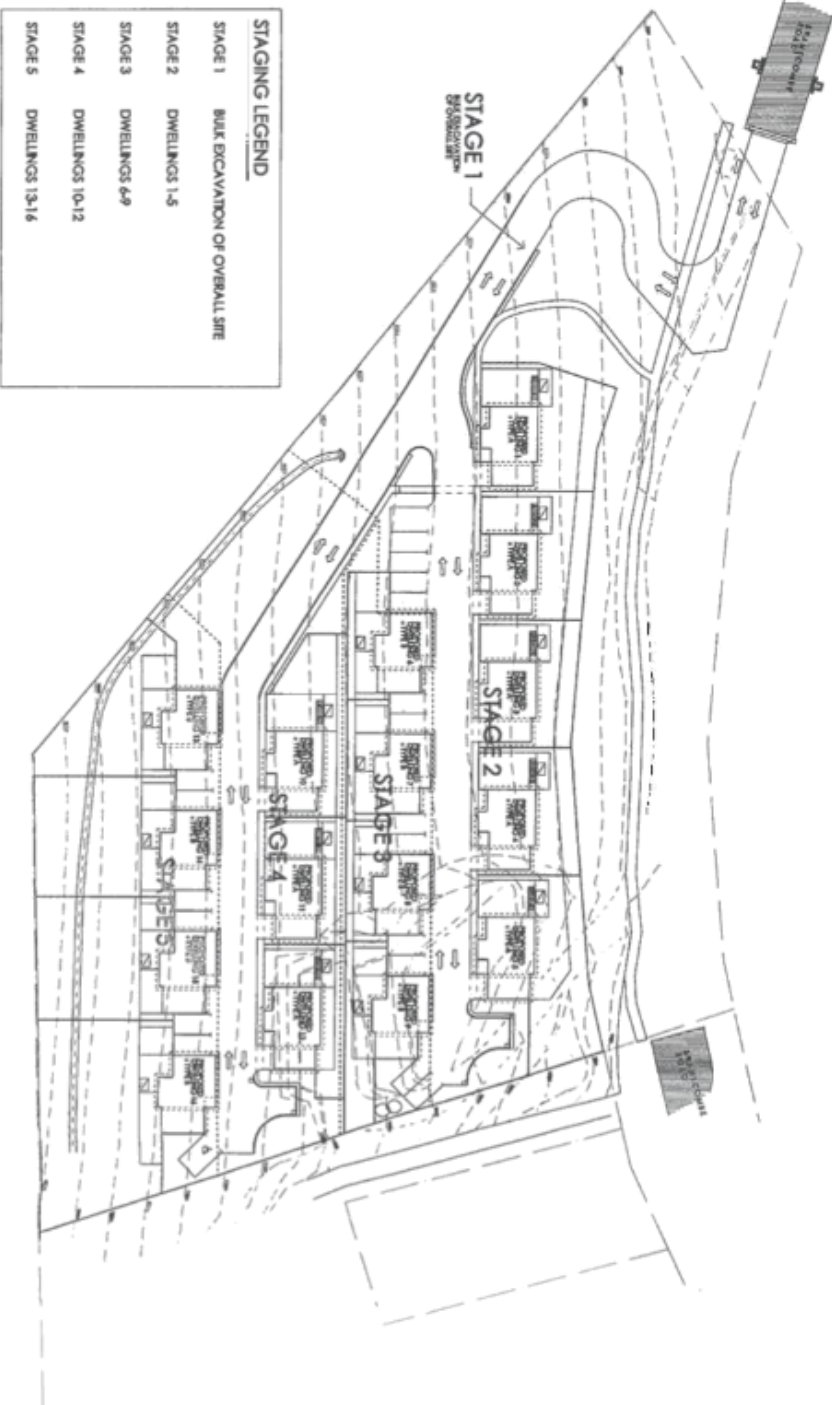
DRAWING SCHEDULE

COVER PAGE	STAGING PLAN
S001	SITE PLAN
S002	LANDSCAPE PLAN
S003	SOIL & WATER MANAGEMENT PLAN
S005	TYPICAL SITE SECTION
S006	FLOOR PLANS
S007	ELEVATIONS SHEET 1
S008	ELEVATIONS SHEET 2
S009	ELEVATIONS SHEET 3
S009	ELEVATIONS SHEET 4

ATTACHED DRAWINGS:

J&A CONSULTING ENGINEERS DRAWINGS

DESIGN AND DRAWINGS ARE SUBJECT TO COPYRIGHT AND CANNOT BE USED OR REPRODUCED WITHOUT PERMISSION.



STAGING PLAN
SCALE 1:500 (N.A.)

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

residential
commercial

0408 862203
PO Box 2018
Beverly
7018

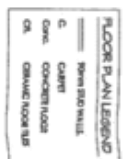
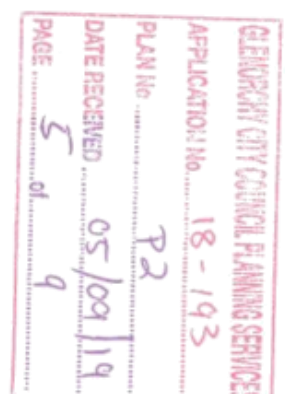
CC 652

Kevin J. Roberts















Attachments - Glenorchy Planning Authority - 16 December 2019

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N02	SYMBOLS & LINE LEGENDS
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C02	PROPOSED SITE PLAN
C03	DRIVEWAY LONG SECTION - ROAD 1
C03A	DRIVEWAY LONG SECTION - ROAD 1
C03C	DRIVEWAY LONG SECTION - ROAD 2
C04	DRIVEWAY CROSS SECTION - ROAD 1
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C05	VEHICLE MOVEMENT TEMPLATE - MNY
H01	STORMWATER DRAINAGE PLAN
N02	SEWER & WATER HYDRAULIC PLAN



**NOT FOR
CONSTRUCTION**

CIVIL AND HYDRAULIC NOTES

GENERAL NOTES

- 1. THE MAIN CONTRACTOR AND ALL SUB CONTRACTORS SHALL COMPLY WITH THE STATE WORK HEALTH AND SAFETY ACT AND ALL RELEVANT CODES OF PRACTICE.
- 2. ALL HYDRAULICS WORKS TO BE CARRIED OUT IN ACCORDANCE WITH IPWEA STANDARD DRAWINGS AND SPECIFICATIONS, (WSAA SEWERAGE CODE OF AUSTRALIA & WATER SUPPLY CODE OF AUSTRALIA) AND TO THE SATISFACTION OF COUNCIL'S DEVELOPMENT ENGINEER.
- 3. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING TASNETWORKS TO APPLY FOR NEW CONNECTIONS AND/OR ADDITIONAL SUPPLY SUFFICIENT TIME FOR TASNETWORKS DESIGN AND REVIEW PROCESSES SHOULD BE ALLOWED FOR.
- 4. NO TOP SOIL SHALL BE REMOVED FROM THE SITE WITHOUT THE CONSENT OF COUNCIL. TOP SOIL DISTURBED OR REMOVED AS A RESULT OF WORKS SHALL BE STOCKPILED ON SITE AND LATER USED FOR REDRESSING ANY DISTURBED SURFACES.
- 5. ALL DISTURBED SURFACES ON SITE, EXCEPT THOSE SET ASIDE FOR ROADWAYS AND FOOTPATHS SHALL BE DRESSED WITH IMPORTED FILL AND REVEGETATED TO THE SATISFACTION OF THE COUNCIL'S DEVELOPMENT ENGINEER.
- 6. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- 7. ALL LEVELS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
- 8. ALL CONNECTIONS TO EXISTING STORMWATER MAINS TO BE CARRIED OUT BY COUNCIL. AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.
- 9. GENERAL MATERIALS, INSTALLATION AND TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4.
- 10. EXCAVATED AND IMPORTED MATERIAL USED AS FILL TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
- 11. ANY DEPARTURES FROM THE DESIGN DRAWINGS ARE TO BE AT THE WRITTEN APPROVAL OF THE ENGINEER AND APPROVAL FROM THE AUTHORITY. CHANGES INCLUDES CONFLICTS WITH EXISTING SERVICES.
- 12. UNLESS NOTED OTHERWISE, THESE NOTES SHALL APPLY TO ALL DRAWINGS IN THE SET
- 13. BATTERS:
 - MAX EMBANKMENT SLOPE 1:3.0
 - MAX CUTTING SLOPE 1:2.0 (LOOSE ROCK)
 - 1:3.0 (SOIL)

APPROVALS:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT A VALID BUILDING AND PLUMBING PERMIT IS IN PLACE FOR THE WORK AND THAT THE BUILDING SURVEYOR IS NOTIFIED OF ALL SITE INSPECTION REQUESTS.
- 2. THE APPLICANT SHALL NOT COMMENCE CIVIL CONSTRUCTION WORKS WITHIN A ROAD RESERVE UNTIL THE FOLLOWING REQUIREMENTS ARE MET:
- 3. A PERMIT TO CARRY OUT WORKS WITHIN A COUNCIL ROAD RESERVATION HAS BEEN ISSUED BY THE COUNCIL AND THE ASSOCIATED FEE PAYMENT MADE
- 4. TRAFFIC MANAGEMENT AND PEDESTRIAN PLAN HAS BEEN PRODUCED AND FOLLOWED IN ACCORDANCE WITH DEPARTMENT OF INFRASTRUCTURE, ENERGY AND RESOURCES TRAFFIC CONTROL AT WORK SITES CODE OF PRACTICE.

GENERAL HYDRAULICS NOTES:

- 1. DURING CONSTRUCTION ANY OPEN PIPES TO BE SEALED TEMPORARILY DURING WORKS TO PREVENT ENTRY OF FOREIGN MATTER
- 2. CONCEAL ALL PIPEWORK IN DUCTS, CEILING SPACES, WALL CAVITIES UNLESS OTHERWISE NOTED
- 3. CONFORM ALL INVERT LEVELS PRIOR TO EXCAVATION.
- 4. THE LOCATION OF EXISTING SERVICES SHOULD BE CONFIRMED ON SITE INCLUDING: MAINS WATER, GAS, TELECOMMUNICATIONS, POWER, SEWER STORMWATER.
- 5. ALL PIPEWORK UNDER TRAFFICABLE AREAS TO BE BACKFILLED TO FULL DEPTH WITH DIER CLASS A 19MM FOR COMPACTED TO AS3798.
- 6. FOR CLASS H AND E SITES, JOINTS IN PLUMBING SHALL BE ARTICULATED WITHIN 3M OF THE BUILDING UNDER CONSTRUCTION TO ACCOMMODATE GROUND MOVEMENT WITHOUT LEAKAGE.
- 7. ALL PIPEWORK SHALL BE ADEQUATELY SUPPORTED. SUPPORT SHALL ALLOW FOR EXPANSION AND BE FITTED AT THE TIME OF PIPE INSTALLATION
- 8. WHERE PIPEWORK PENETRATES FIRE RATED WALL OR FLOORS A FIRE STOP COLLAR SHALL BE INSTALLED

SEWER NOTES:

- 1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH WSAA SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION V2.0. TSWATERS SUPPLEMENT TO THIS CODE, ASS500 2:2003 AND TO THE SATISFACTION OF TSWATERS DEVELOPMENT ENGINEER.
- 2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.
- 3. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TSWATERS APPROVED CONTRACTOR AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.
- 4. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH WSAA SEWERAGE CODE OF AUSTRALIA WSA 02-2014-3.1 MRWA EDITION V2.0. TSWATERS SUPPLEMENT TO THIS CODE, ASS500 2:2003 AND TO THE SATISFACTION OF TSWATERS DEVELOPMENT ENGINEER.
- 5. ALL DROPS MUST BE INTERNAL AND IN ACCORDANCE WITH MRWA S-311.
- 6. ALL PIPE WORK UNDER TRAFFICABLE AREAS, INCLUDING DRIVEWAYS, IS TO BE BACKFILLED WITH FCR.
- 7. LOT CONNECTIONS SHALL BE DN100 UPVC U.N.O. AS PER MRWA S-302 AND BRING INSPECTION OPENING TO SURFACE INSIDE LOT BOUNDARY.
- 8. ALL SEWER MAINS TO BE PIPE CLASS SM.
- 9. PIPEWORK SHALL BE PRESSURE TESTED PROGRESSIVELY DURING INSTALLATION TO ENSURE ABSENCE OF LEAKS.
- 10. ALL PIPEWORK SHALL BE INSTALLED AS CLOSE AS PRACTICABLE TO THE UNDERSIDE OF FLOORS.

STORMWATER NOTES:

- 1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL MUNICIPAL STANDARDS, ASS500 AND IPWEA (TAS) MUNICIPAL STANDARD DRAWINGS AND SPECIFICATIONS WHERE APPLICABLE AND TO THE SATISFACTION OF COUNCIL'S MUNICIPAL ENGINEER
- 2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORKS. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY COUNCIL AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.
- 3. GENERAL MATERIALS, INSTALLATION & TESTING SHALL COMPLY WITH TASMANIAN MUNICIPAL STANDARDS PART 4. PROVIDE 600mm MIN COVER TO ALL SERVICES
- 4. ALL PIPE WORK UNDER TRAFFICABLE AREAS INCLUDING DRIVEWAYS IS TO BE FILLED WITH FCR
- 5. LOT CONNECTIONS SHALL BE DN150 UPVC UNO MINIMUM PIPE CLASS TO BE CLASS SM, PIPE UNDER ROADS TO BE CLASS SM.
- 6. ALL MAINTENANCE HOLES DEEPER THAN 1m FROM FINISHED SURFACE LEVEL, TO MAINTENANCE HOLE BASE TO BE FITTED WITH APPROVED STEP IRONS.
- 7. IPWEA STANDARD DRAWINGS REFERENCED ARE THE MOST RECENT DRAWING SET UNO.

DISCLAIMER
ENGINEERING NOTES ARE INTENDED FOR USE AS A GUIDE TO RELEVANT CODES, REGULATIONS AND STANDARDS FOR THE BUILDER OR CONTRACTOR DURING THE CONSTRUCTION PROCESS. THEY SHALL NOT REPLACE THEM IN ANY WAY. THESE NOTES ARE NOT SITE SPECIFIC AND SHALL NOT BE USED TO CONTRAVENE APPROVED PLANS OR TO SPECIFY ANY UNAPPROVED WORKS.

WATER NOTES:

- 1. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH WSAA WATER SUPPLY CODE OF AUSTRALIA WSA 02-2011-3.1 MRWA EDITION V2.0. TSWATERS SUPPLEMENT TO THIS CODE AND TO THE SATISFACTION OF TSWATERS DEVELOPMENT ENGINEER.
- 2. ALL EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
- 3. ALL CONNECTIONS TO EXISTING MAINS TO BE CARRIED OUT BY TSWATER AT DEVELOPERS COST UNLESS APPROVED OTHERWISE.
- 4. GENERAL MATERIALS, INSTALLATION AND TESTING SHALL COMPLY WITH WSA 02-2011-3.1 AND TSWATER APPROVED PRODUCTS CATALOGUE.
- 5. WATER MAIN TO BE 60VC SERIES 2 CLASS 16 OR APPROVED EQUIVALENT, WITH RODS AND CONNECTIONS BEING POLY PN16 PE100
- 6. THURST BLOCKS SHALL BE INSTALLED AT ALL TEES, BLANK ENDS, VALVES, FIRE HYDRANTS, REDUCERS AND BENDS GREATER THAN 5°.
- 7. INDIVIDUAL LOT CONNECTIONS TO BE MIN DN25 ID20 PN16 POLY UNO
- 8. DEVELOPER TO MAKE APPLICATION TO TSWATER FOR THE SUPPLY OF 20mm WATER METER AND BOX. PRIOR TO COMMENCEMENT OF WORKS
- 9. ON SITE METER TO BE INSTALLED BY PLUMBING CONTRACTOR
- 10. ALL ISOLATION VALVES SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS. VALVES LOCATED IN WALLS OR DUCTS SHALL BE FITTED WITH APPROVED ACCESS COVERS.
- 11. INTERNAL PLUMBING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASS500 PARTS 1, 2 & 3 AND THE TASMANIAN PLUMBING CODE
- 12. THE PLUMBER SHALL ARRANGE FOR ALL INSPECTIONS AND PRESSURE TESTING REQUIRED BY TSWATER OR THE LOCAL AUTHORITY PRIOR TO CONCEALMENT.
- 13. ALL STOP VALVES TO BE CLOCKWISE CLOSING.
- 14. PROVIDE C.I. VALVE BOX COVERS TO ALL VALVES AND FIRE PLUG.
- 15. FIRE VALVES AND FIRE PLUGS SHALL BE MARKED IN ACCORDANCE WITH THE IPWEA FIRE HYDRANT GUIDELINES: TASMANIA DIVISION.
- 16. FIRE PLUGS AND VALVE POSITIONS TO BE MARKED ON KERB BACKS WITH HIMARK CONCRETE PAINT.
- 17. PROVIDE ELECTROMAGNETIC, METAL IMPREGNATED TAPE IN ALL NON METALLIC PIPE TRENCHES. ENSURE TAPE TERMINATIONS ARE ACCESSIBLE.
- 18. ALL PROPERTY CONNECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MRWA-W-110 AND MRWA-W-111 AND TSWATER STANDARD DRAWING TW-SD-W-20 SERIES. THEY SHALL BE DN25 (ID20) HDPE PE100 SDR11 PN16 PIPE
- 19. ALL FITTINGS TO BE F.A.E.
- 20. FIRE PLUGS TO HAVE 100mm RISERS WITH SPRING TYPE PLUGS
- 21. TSWATER TO WITNESS PRESSURE TEST TO 1200kPa PRIOR TO BACKFILL AT JOINTS.
- 22. MAIN TO BE DISINFECTED PRIOR TO CONNECTION TO THE RETICULATION NETWORK. REFER TO WSA CODE FOR DETAILS.
- 23. MATERIAL, VERIFYING THAT IT CONTAINS NO ORGANIC OR OTHER MATERIALS THAT DECOMPOSE OR OTHERWISE LEAD TO LONG TERM SETTLEMENT.

ROAD NOTES:

- 1. MINIMUM SUB BASE THICKNESS TO BE 200mm.
- 2. PRIOR TO PLACEMENT OF SUB BASE COURSE, PAVEMENT CUT IS TO BE ROLLED AND TESTED FOR CBR VALUES BY METHOD APPROVED BY THE SUPERINTENDENT. WHERE THE CBR VALUES ARE LESS THAN 5 WITHIN THE FIRST 200mm THEN ADDITIONAL TESTS WILL BE REQUIRED TO ALLOW SUFFICIENT DESIGN ALTERATIONS TO THE SUB BASE.
- 3. PAVEMENT DESIGN BASED ON A CBR VALUE OF 3-4%.
- 4. ROAD MARKINGS AND SIGNS AS PER AS1742
- 5. IF THE CBR VALUE IS LESS THAN 2 AT ANY DEPTH GREATER THAN 200mm THEN THE SUB BASE IS TO BE INCREASED GENERALLY ACCORDING TO THE FOLLOWING TABLE & CONSULT ENGINEER:

CBR VALUES: DESIGN:

- 3-4 AS PER PAVEMENT DETAIL.
- ~2 ADVISE A CONSULT ENGINEER, TYPICALLY INCREASE SUB BASE TO 400mm THICK (SUBGRADE REPLACEMENT)
- <1 ADVISE A CONSULT ENGINEER, SPECIAL PAVEMENT DESIGN TO BE SPECIFIED.

DRIVEWAY NOTES:

- 1. EXCAVATED AND IMPORTED MATERIAL USED AS FILL IS TO BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.
- 2. FILL MATERIAL SHALL BE WELL GRADED AND FREE OF SOULDERS OR COBBLES EXCEEDING 150mm IN DIAMETER UNLESS APPROVED OTHERWISE.
- 3. FILL REQUIRED TO SUPPORT DRIVEWAYS INCLUDING FILL IN EMBANKMENTS THAT SUPPORT DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:
- 4. TOP SOIL AND ORGANIC MATTER SHALL BE STRIPPED TO A MINIMUM OF 100mm.
- 5. THE SUB GRADE SHALL BE CHECKED FOR A MINIMUM BEARING CAPACITY OF 50 kPa.
- 6. FILL IN EMBANKMENTS SHALL BE KEYED 150mm INTO NATURAL GROUND
- 7. THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 200mm.
- 8. EACH LAYER SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95%.
- 9. WHERE THE ABOVE REQUIREMENTS CANNOT BE ACHIEVED THE ENGINEER SHALL BE CONSULTED AND THE FORMATION SHALL BE PROOF ROLLED (UNDER SUPERVISION OF THE ENGINEER) TO DEMONSTRATE COMPACTION PRIOR TO THE PLACEMENT OF BASE OR SUB-BASE COURSES.
- 10. UNREINFORCED CONCRETE KERBS AND CHANNELS SHALL HAVE TROWELLED JOINTS AT NOT MORE THAN 3.0m CRS

CONTROLLED FILL:

- 1. CONTROLLED FILL SHALL BE LAID IN STRICT ACCORDANCE WITH AS2870 AND AS3798 REQUIREMENTS. THE FOLLOWING METHOD IS APPROVED:
- 2. FILL MATERIAL SHALL BE WELL GRADED FOR OR SITE ROCK REVIEWED DURING EXCAVATION.
- 3. THE SUB GRADE SHALL BE CHECKED FOR BEARING CAPACITY WHICH IS A MINIMUM OF 50kPa FOR SLABS AND A MINIMUM OF 100kPa FOR FOOTINGS
- 4. THE FILL SHALL BE COMPACTED IN HORIZONTAL LAYERS OF NOT MORE THAN 150mm
- 5. THE FILL SHALL BE COMPACTED TO A MINIMUM DENSITY RATIO OF 95% FOR RESIDENTIAL APPLICATIONS. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THIS LEVEL OF COMPACTION IS ACHIEVED. IMPORTED MATERIAL, CONTRARY TO THE ABOVE SPECIFICATION, INTENDED FOR USE AS STRUCTURAL FILL SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO USE.

CONCRETE:

- 1. CONCRETE SHALL BE NOT LESS THAN M25 GRADE, WITH 20mm NOMINAL, MAXIMUM AGGREGATE SIZE. SLUMP SHALL BE SELECTED TO SUIT THE CONSTRUCTION CONDITIONS, UNLESS NOTED OTHERWISE THE MINIMUM APPROPRIATE SPECIFICATIONS FROM ASS500 AND AS2870 SHALL BE ADOPTED.
- 2. SAWN CONTROL JOINTS SHALL BE CONSTRUCTED AS SOON AS POSSIBLE WITHOUT RAVELING THE JOINT. GENERALLY THIS SHALL BE WITHIN 24 HOURS
- 3. CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS USING CURRENT BEST PRACTICE METHODS. SPRAY APPLIED CURING COMPOUNDS ARE GENERALLY NOT DEEMED SATISFACTORY AS SOLE CURING METHOD.
- 4. CONCRETE SHALL BE MECHANICALLY VIBRATED UNO.
- 5. ADDITIONAL WATER SHALL NOT BE ADDED TO THE CONCRETE ON SITE UNLESS SIGNED BY THE DRIVER AND APPROVED BY THE SUPPLIER.

NOT FOR CONSTRUCTION

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Attachments - Glenorchy Planning Authority - 16 December 2019

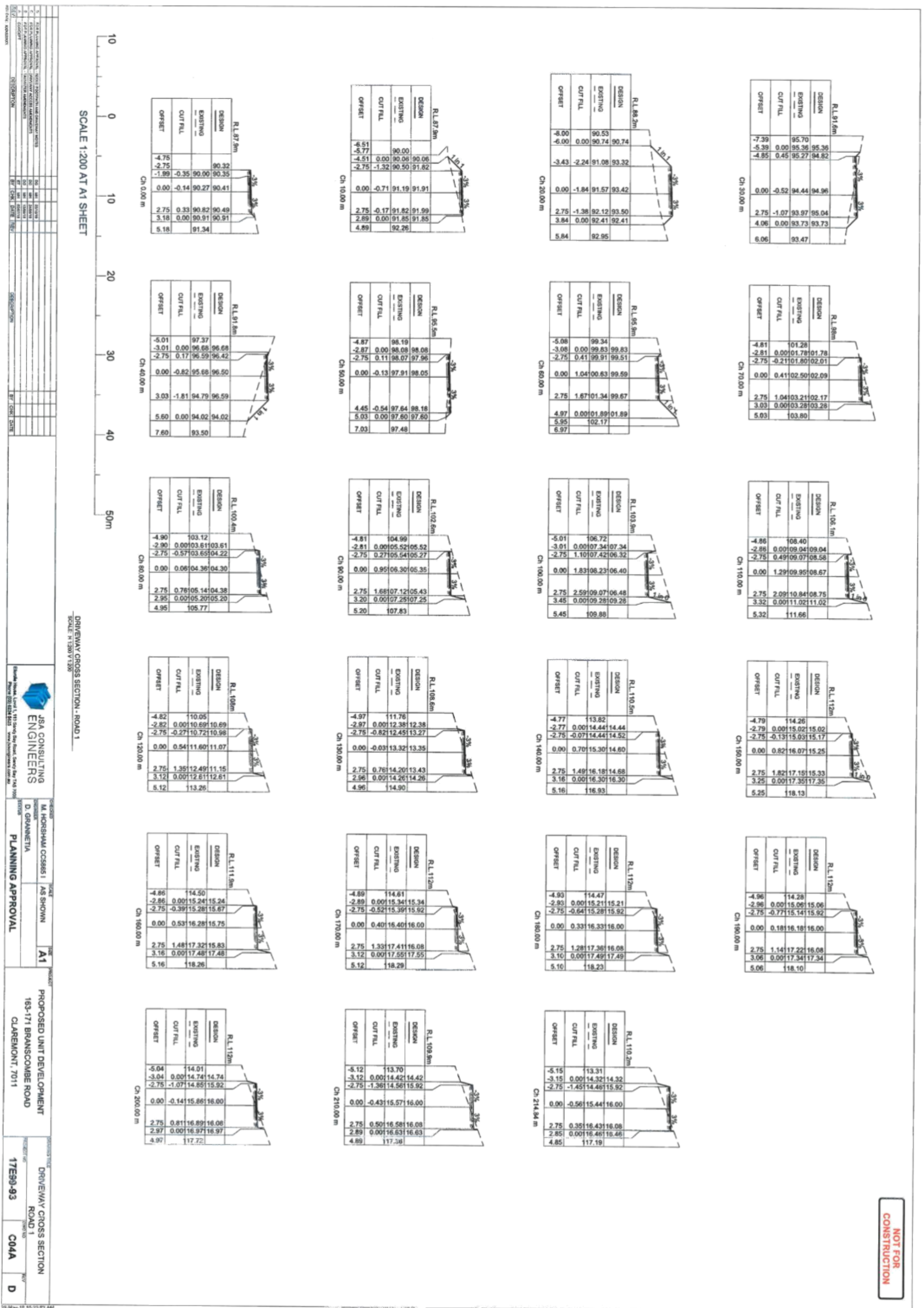




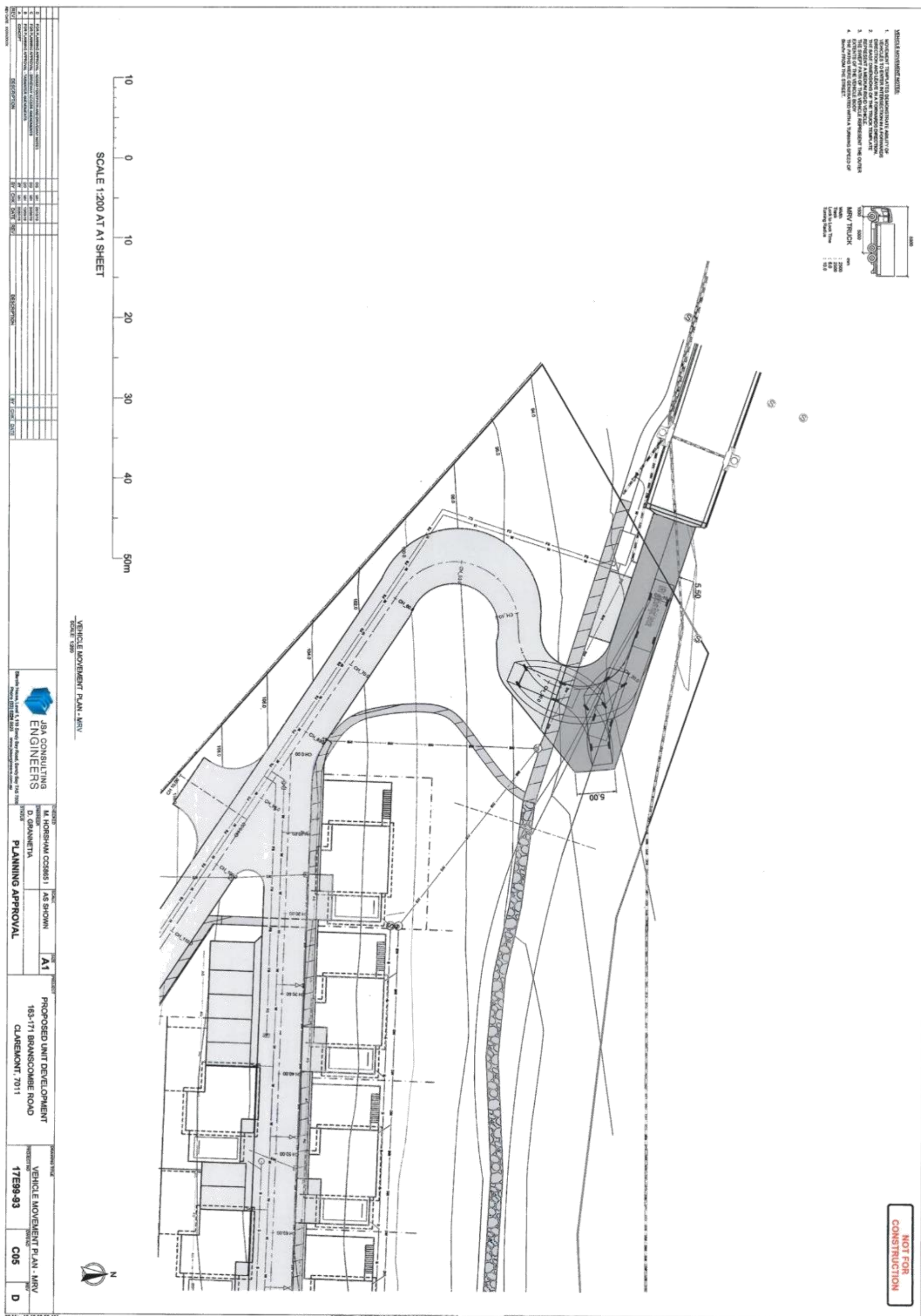


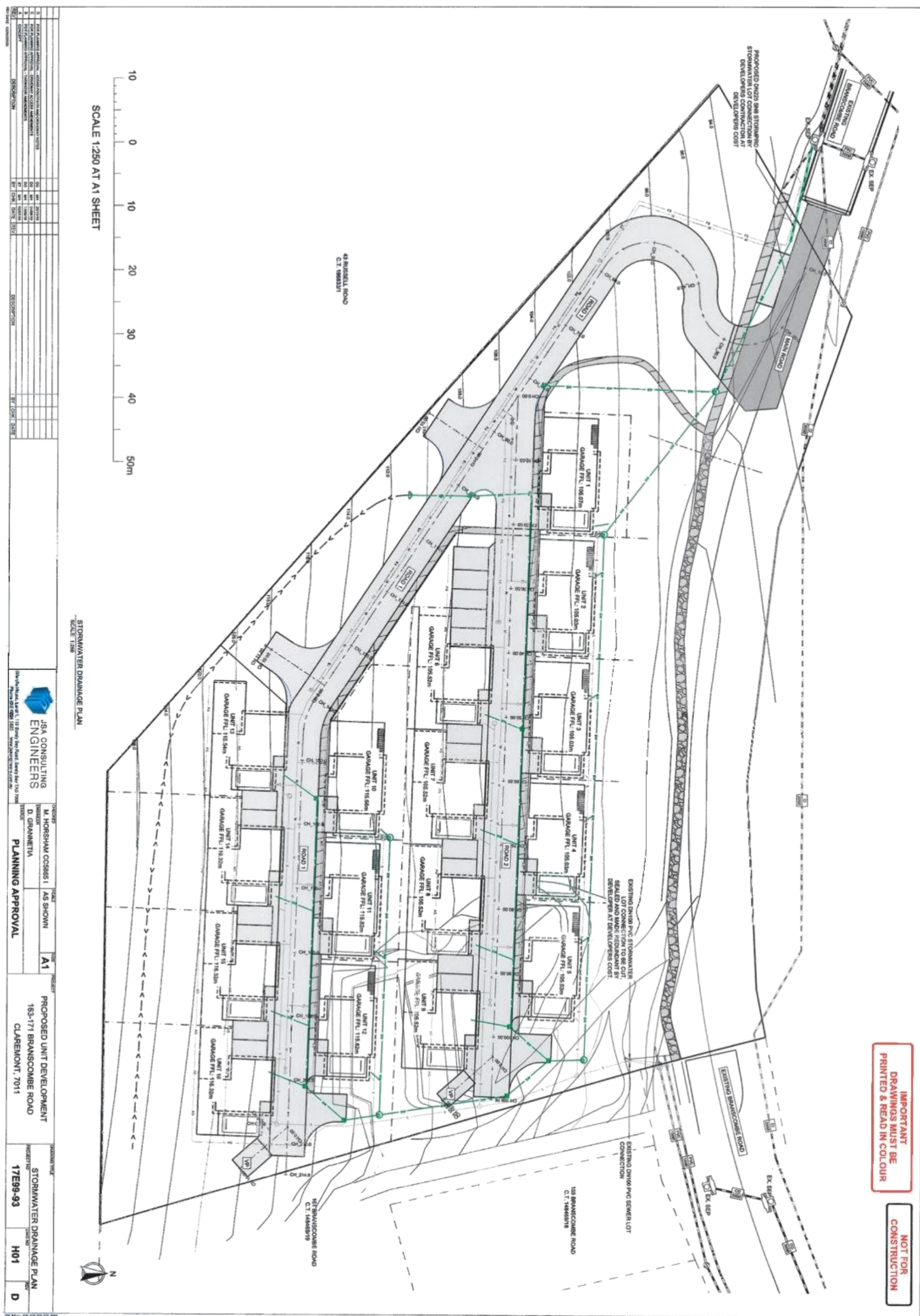








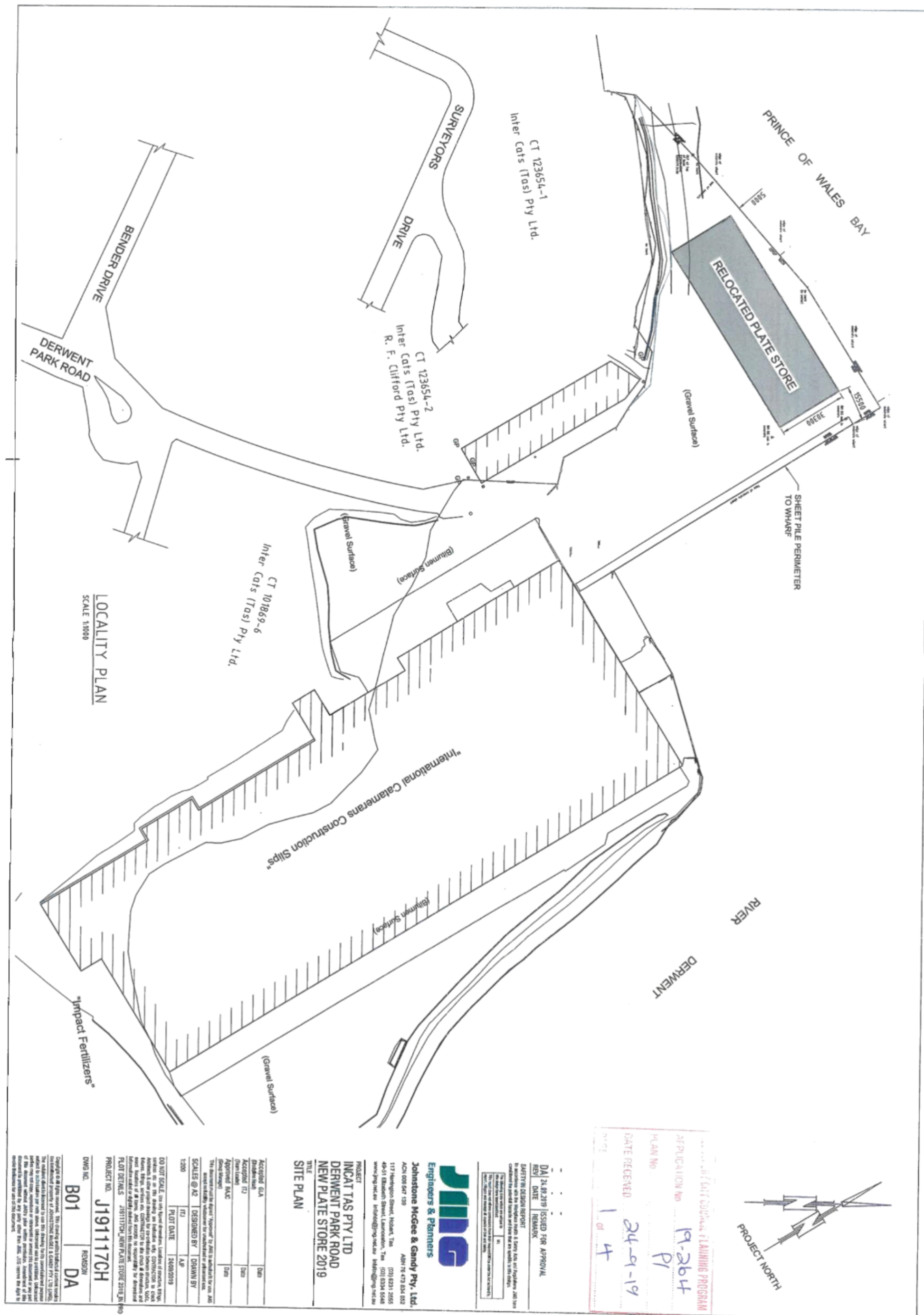


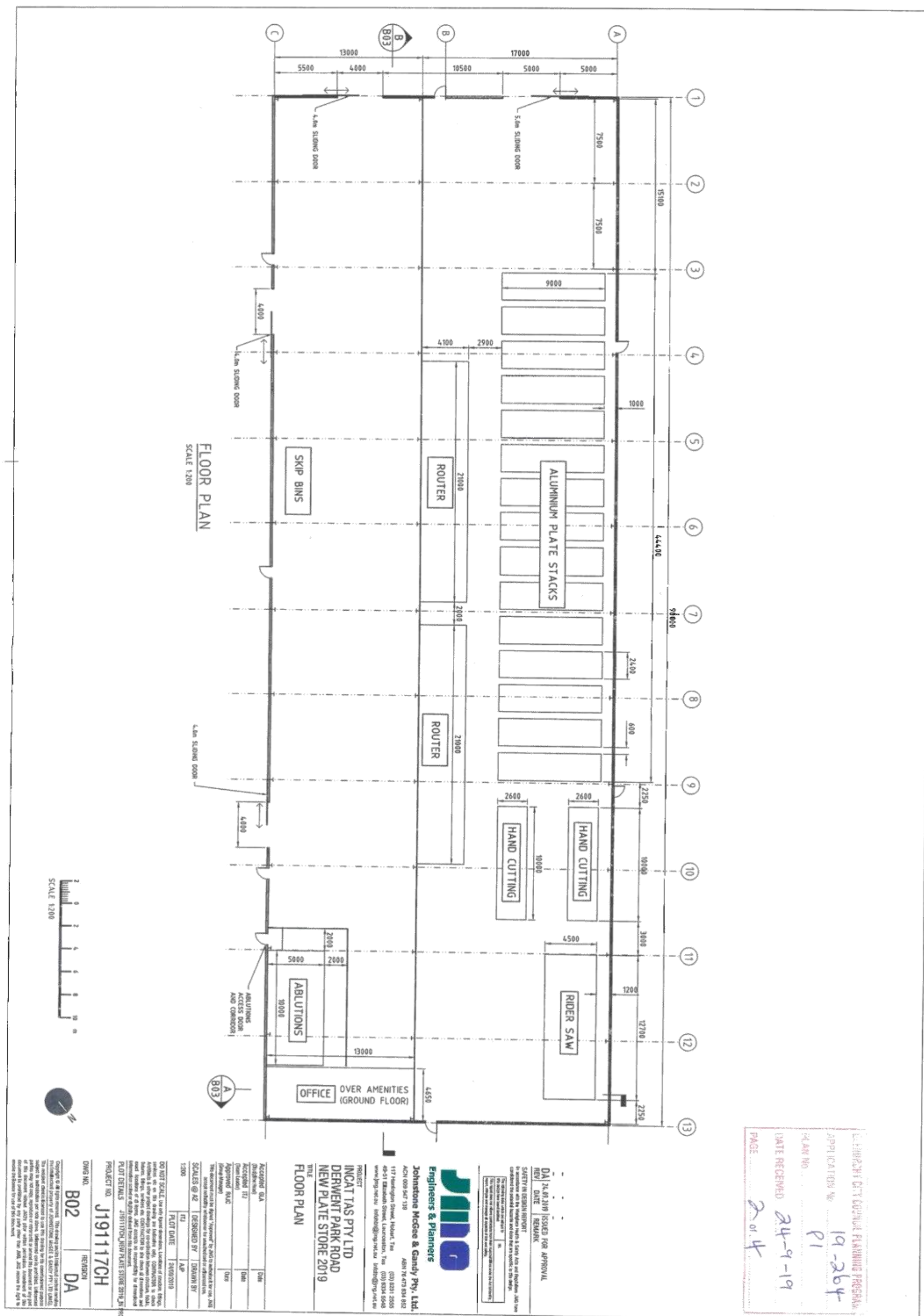


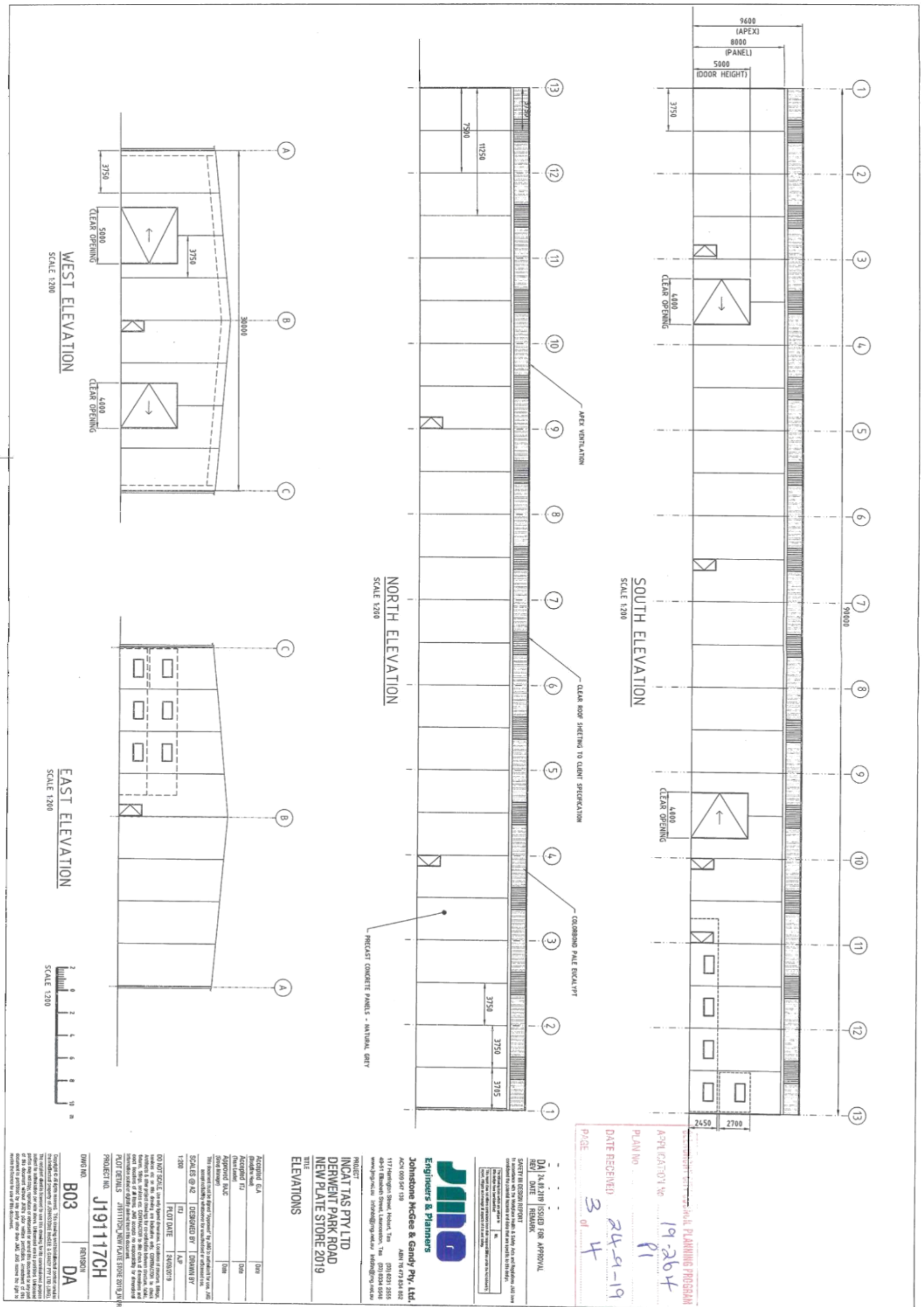


100 Derwent Park Road, Derwent Park











DA 24.9, 24.97 ISSUED FOR APPROVAL

REV	DATE	REMARK

JMO
Engineers & Planners

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INCAT TAS PTY LTD
DERWENT PARK ROAD
NEW PLATE STORE 2019

TITLE
TYPICAL SECTIONS

Accepted GA	Date
Revised GA	Date
Accepted ITJ	Date
Revised ITJ	Date
Accepted A&C	Date
Revised A&C	Date

This document must be signed "Agreed" by all parties to the work. All scales including reference be unambiguously identified.

SCALES	A2	DESIGNED BY	DRAWN BY
ITJ			
			AP

DO NOT SCALE. Use only figure dimensions. Location of products, fittings, and/or any other drawing are indicative only. CONTRACTOR to check dimensions and verify product availability for coordination between Division 16 and Division 27. Products, materials, and CONNECTIONS to give data of products and exact location of all items, and assign no responsibility for dimensional information stated or implied derived from this document.

PLOT DETAILS 1/19/17 PITCH, NEW PLANT STORE 2019, JN

J19177/CH	
DWG NO.	REVISION
B04	DA

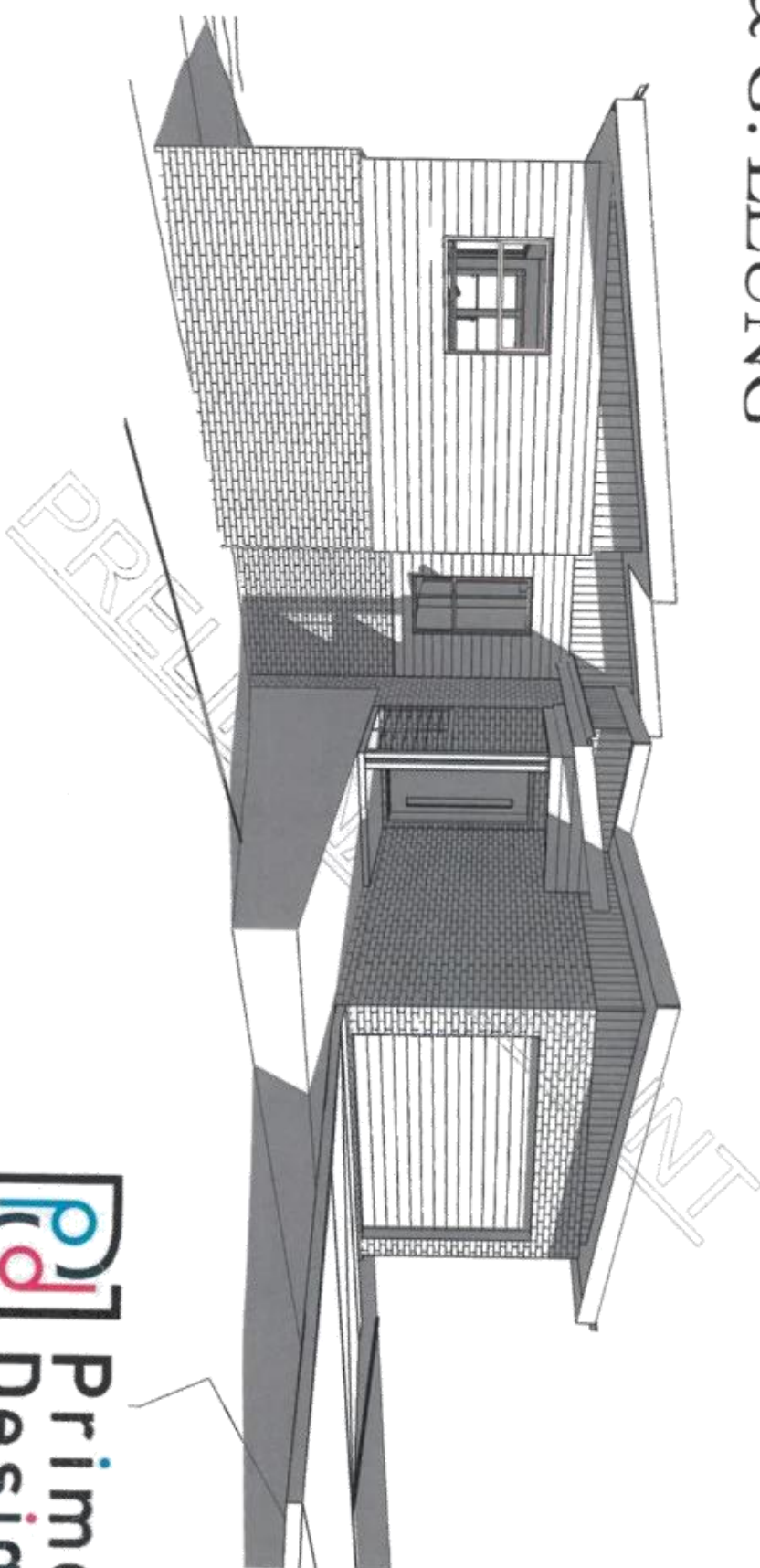


PROPOSED NEW RESIDENCE 1 KATANA COURT (LOT 34) AUSTINS FERRY P. KENT-FAHEY & G. LEUNG

GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No.	19-287
PLAN No.	81
DATE RECEIVED	16-10-19
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BUILDING DRAWINGS

No	DRAWING
01	SITE PLAN
02	SITE DRAINAGE PLAN
03	LOCALITY PLAN
04	GROUND FLOOR PLAN
05	FIRST FLOOR PLAN
06	DOOR AND WINDOW SCHEDULES
07	ELEVATIONS
08	ELEVATIONS
09	ROOF PLAN
10	GROUND FLOOR ELECTRICAL PLAN
11	FIRST FLOOR ELECTRICAL PLAN
12	PERSPECTIVES



PLANNING



FIRST FLOOR AREA	107.19	m2	(11.53 SQUARES)
GROUND FLOOR	67.80	m2	(7.29 SQUARES)
DECK AREA	32.82	m2	(3.53 SQUARES)
ALFRESCO AREA	34.16	m2	(3.67 SQUARES)
GARAGE AREA	24.62	m2	(2.65 SQUARES)
TOTAL AREA	266.59		28.67

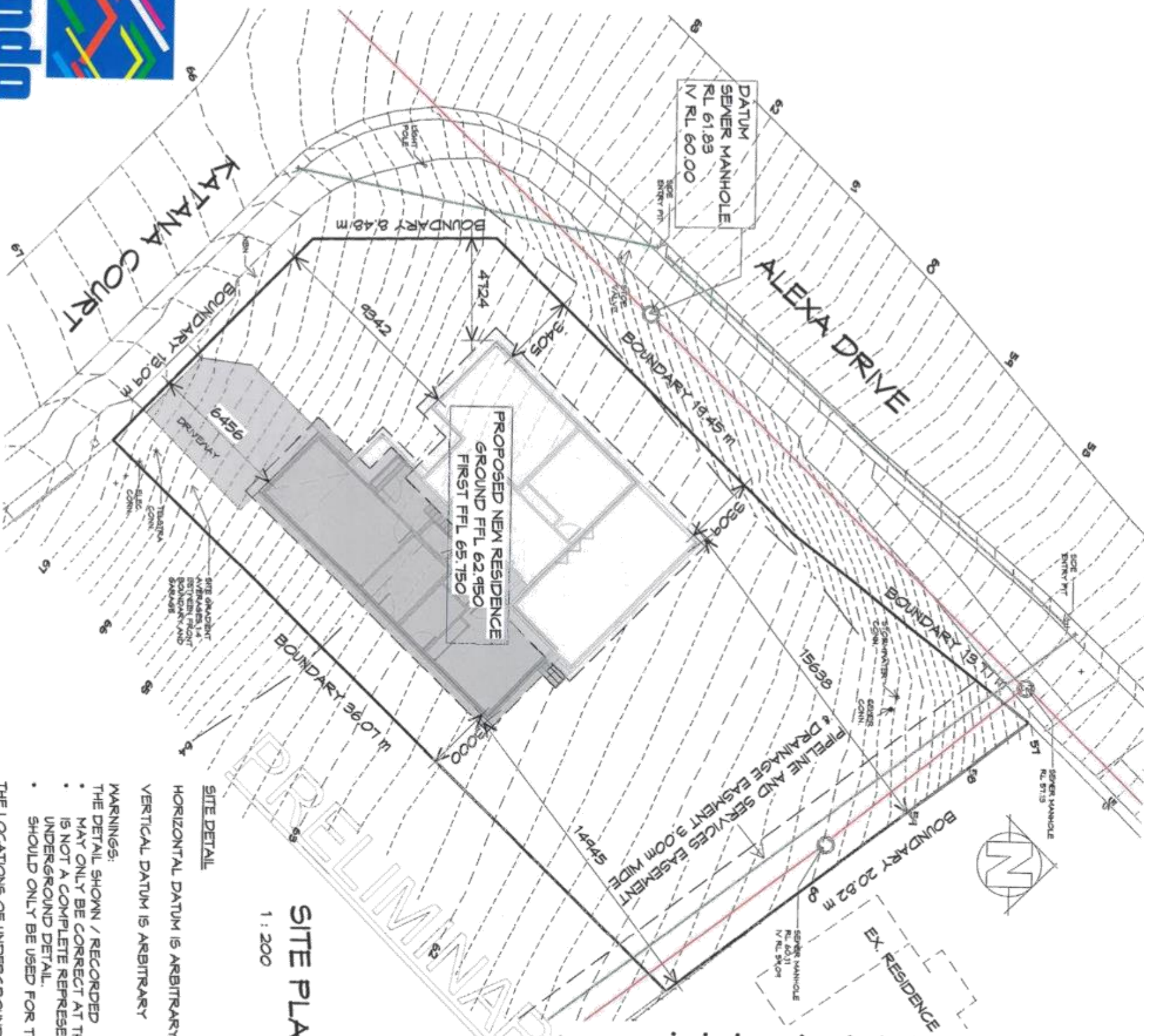
GENERAL PROJECT INFORMATION

TITLE REFERENCE: 116238/34
 SITE AREA: 707m²
 DESIGN WIND SPEED: N3
 SOIL CLASSIFICATION: H1
 CLIMATE ZONE: 7
 ALPINE AREA: NO
 CORROSIVE ENVIRONMENT: NO
 BAL RATING: TBA
 COUNCIL: GLENORCHY
 OTHER KNOWN HAZARDS: NIL

Prime Design
your build, your way

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 160 New Town Road, New Town, Hobart 7008
 P(0) +03 6228 4575
 info@primedesign.com.au primedesign.com.au
 Accredited Building Practitioner: Frank Gekus - No CC246A

OCTOBER 2019



1 : 200

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 S.A.A. CODES & LOCAL AUTHORITY BY-LAWS
- ALL DIMENSIONS INDICATED ARE FRAME TO FRAME AND DO NOT ALLOW FOR WALL LININGS
- CONFIRM ALL FLOOR AREAS
- ALL PLUMBING WORKS TO BE STRICTLY IN ACCORDANCE WITH A.S. 3500 & APPROVED BY COUNCIL INSPECTOR
- BUILDER/PLUMBER TO ENSURE ADEQUATE FALL TO SITE CONNECTION POINTS IN ACCORDANCE WITH A.S. 3500 FOR STORMWATER AND SEWER BEFORE CONSTRUCTION COMMENCES
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S STRUCTURAL DRAWINGS
- ALL WINDOWS AND GLAZING TO COMPLY WITH A.S. 1288 & A.S. 2047
- ALL SET OUT OF BUILDINGS & STRUCTURES TO BE CARRIED OUT BY A REGISTERED LAND SURVEYOR AND CHECKED PRIOR TO CONSTRUCTION
- IF CONSTRUCTION OF THE DESIGN IN THIS SET OF DRAWINGS DIFFER FROM THE DESIGN AND DETAIL IN THESE AND ANY ASSOCIATED DOCUMENTS BUILDER AND OWNER ARE TO NOTIFY DESIGNER
- BUILDER'S RESPONSIBILITY TO COMPLY WITH ALL PLANNING CONDITIONS
- BUILDER TO HAVE STAMPED BUILDING APPROVAL DRAWINGS AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION
- CONSTRUCTION TO COMPLY WITH AS 3499, READ IN CONJUNCTION WITH BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT REPORT.

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

GLENNBORO CITY COUNCIL PLANNING PROGRAM

APPLICATION NO	19-287
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DATE RECEIVED	11-10-19
PAGE	2 of 9



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Project:
PROPOSED NEW RESIDENCE
1 KATANA COURT (LOT 34)
AUSTINS FERRY

Client name:
P. KENT-FAHEY & G. LEUNG

Drawing:
SITE PLAN

Drafted by:
D.D.H.

Approved by:
A.C.M

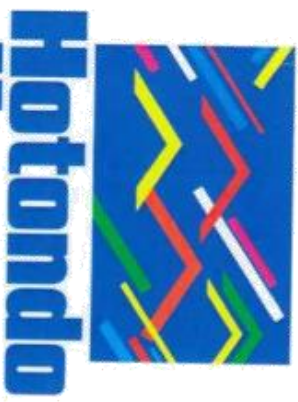
Date: 10/10/2019 Scale: 1 : 200

Project/Drawing no: PDH19002 - 01

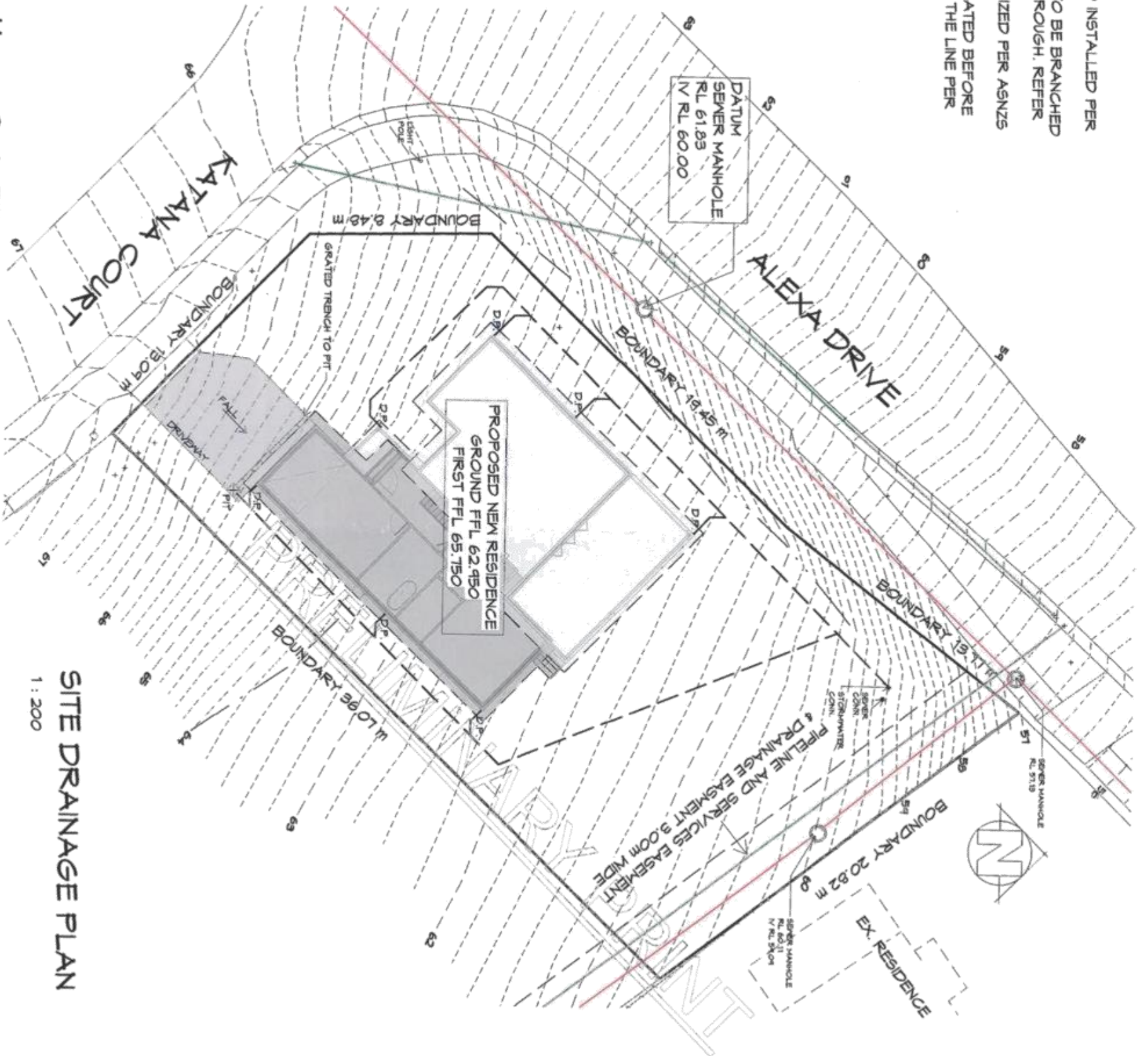
Revision: 07

bda
BUILDING
DESIGNERS
AUSTRALIA

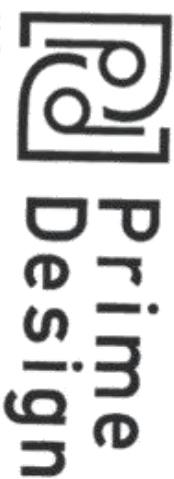
- PITS:** ALL GRATED PITS SIZED AND INSTALLED PER AS/NZS 3500 PART 3
- ORG65:** OVERFLOW RELIEF GULLYS TO BE BRANCHED SEPERATE AND NOT PASS THROUGH. REFER AS/NZS 3500 PART 2
- S/M:** STORMWATER PIPES TO BE SIZED PER AS/NZS 3500 PART 3
- VENTS:** DRAINAGE VENTS TO BE LOCATED BEFORE LAST FITTING AT THE END OF THE LINE PER AS/NZS 3500 PART 2



Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681



SITE DRAINAGE PLAN
1 : 200



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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED NEW RESIDENCE
1 KATANA COURT (LOT 34)
AUSTINS FERRY

Client name:
P. KENT-FAHEY & G. LEUNG

Drawing:
SITE DRAINAGE PLAN

Drafted by: I.L.C.
Approved by: A.C.M.

Date: 10/10/2019
Scale: 1 : 200

Project/Drawing no: PDH19002 - 02
Revision: 07

Accredited building practitioner: Frank Gestus - No CC246A

GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No: 19-287

PLAN No: P1

DATE RECEIVED: 16-10-19

PAGE: 3 of 9

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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LOCALITY PLAN
1 : 2000

THIS SITE IS ZONED GENERAL RESIDENTIAL AND THEREFORE REQUIRES A BUSHFIRE ASSESSMENT.
RESIDENCE IS NOT OVER 200m FROM UNMANAGED BUSH GREATER THAN 1 HECTARE.
REFER TO BUSHFIRE ASSESSMENT REPORT FOR MANAGEMENT PLAN



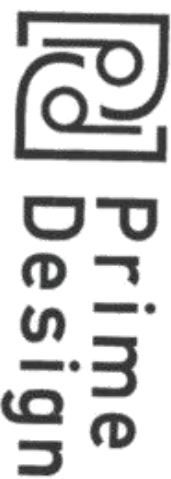
Drafted by: I.L.C. Approved by: A.C.M.
Date: 10/10/2019 Scale: 1 : 2000
Project/Drawing no: PDH19002 - 03 Revision: 07
Accredited building practitioner: Frank Gekus - No CC246A

Drawing:
LOCALITY PLAN

Client name:
P. KENT-FAHEY & G. LEUNG

Project:
PROPOSED NEW RESIDENCE
1 KATANA COURT (LOT 34)
AUSTINS FERRY

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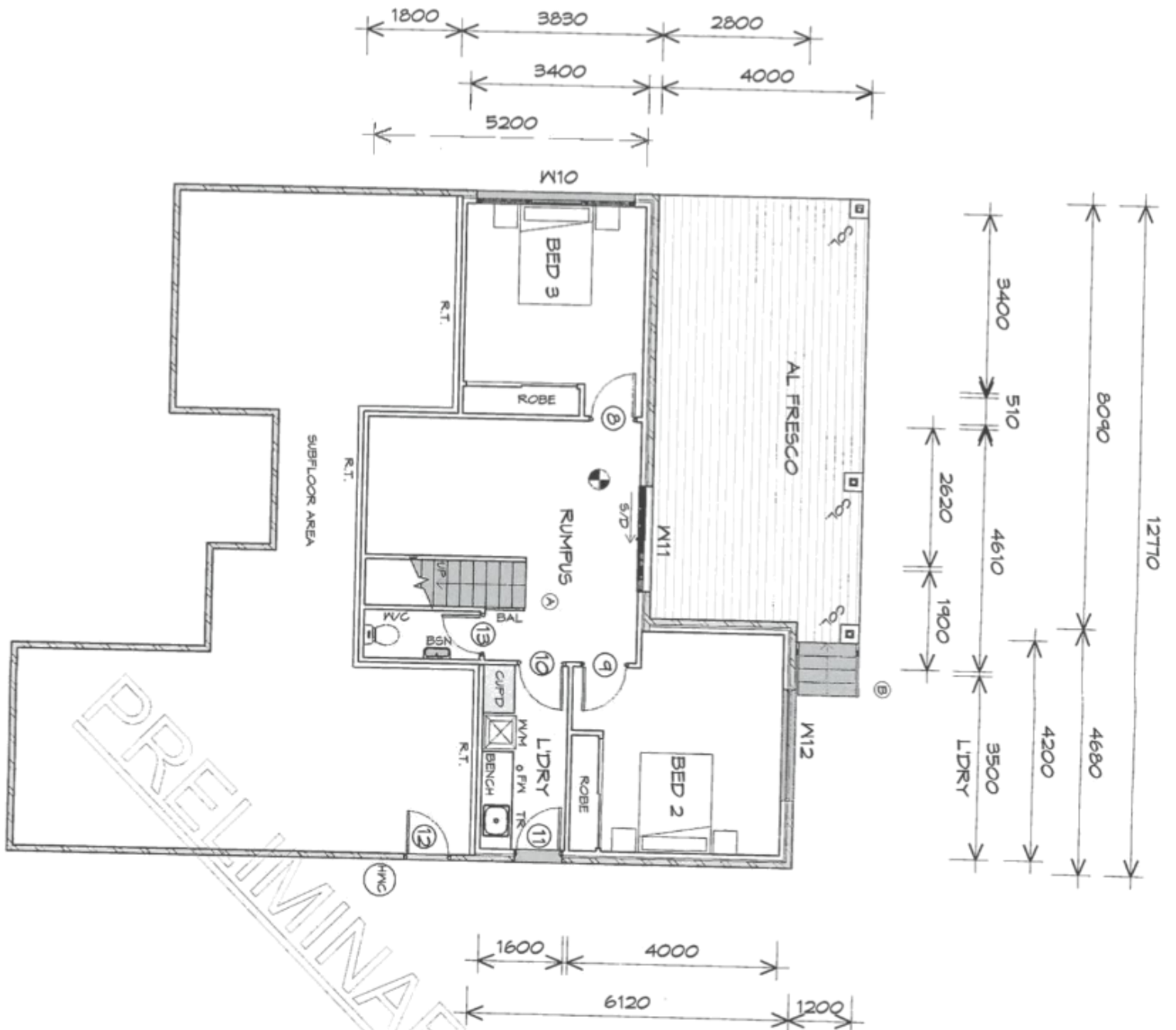
GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION NO	19-287
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Ph: 0400 653 681

GROUND FLOOR PLAN
1 : 100



FIRST FLOOR AREA	107.19	m2 (11.53	SQUARES)
GROUND FLOOR	67.80	m2 (7.29	SQUARES)
DECK AREA	32.82	m2 (3.53	SQUARES)
ALFRESCO AREA	34.16	m2 (3.67	SQUARES)
GARAGE AREA	24.62	m2 (2.65	SQUARES)
TOTAL AREA	266.59	28.67	

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- Ⓡ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- Ⓢ CAVITY SLIDING DOOR
- Ⓢ SLIDING DOOR
- Ⓢ FLOOR WASTE
- COL COLUMN
- GS GLASS SCREEN
- HWC HOT WATER CYLINDER
- R.T. RETAINING WALL
- B.H. BULKHEAD

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 19-287
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

NO RISERS	RISER HT	TREAD DEPTH
15	187	250
5	163	250

GOING NON SLIP TO COMPLY NCC 2016

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Project:
PROPOSED NEW RESIDENCE
1 KATANA COURT (LOT 34)
AUSTINS FERRY

Client name:
P. KENT-FAHEY & G. LEUNG
Drawing:
GROUND FLOOR PLAN

Drafted by:
D.D.H.
Approved by:
A.C.M.

Date:
10/10/2019
Scale:
1 : 100

Project/Drawing no:
PDH19002 - 04
Revision:
07

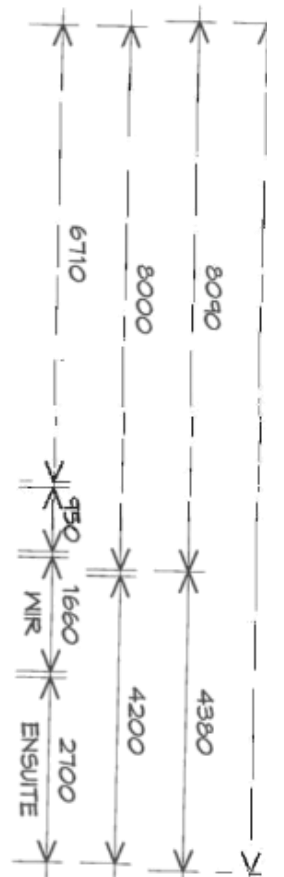
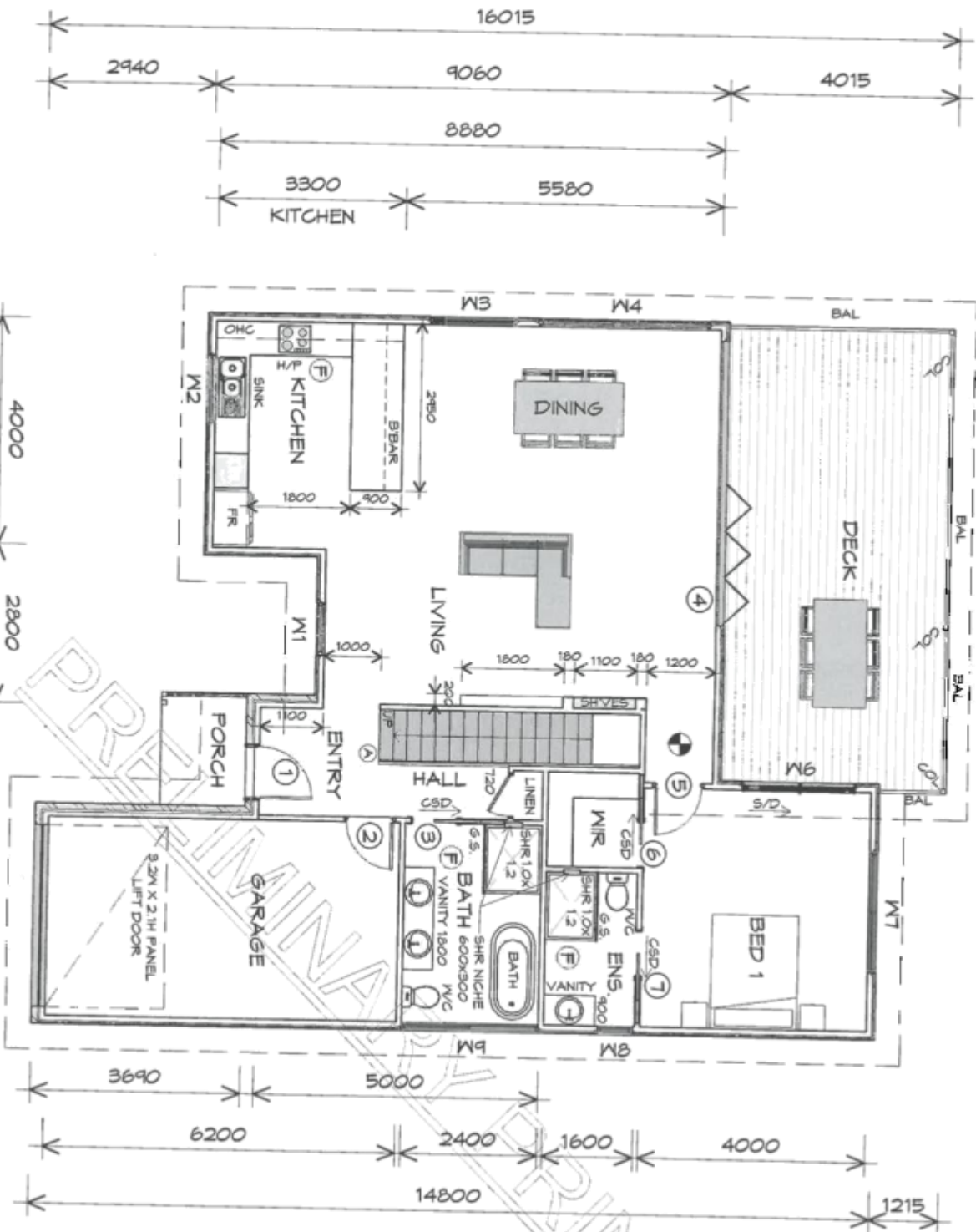


Accredited building practitioner: Frank Geisus - No CC248A



Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681

FIRST FLOOR PLAN
1 : 100



FIRST FLOOR AREA	107.19	m2	(11.53 SQUARES)
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TOTAL AREA	266.54		26.67

NOTE:
FLOOR AREAS INCLUDE TO EXTERNAL FACE OF BUILDING AND GARAGE, UNLESS OTHERWISE STATED. DECKS AND OUTDOOR AREAS ARE CALCULATED SEPARATELY.

LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- Ⓢ CAVITY SLIDING DOOR
- Ⓢ SLIDING DOOR
- Ⓢ FLOOR WASTE
- Ⓢ COLUMN
- Ⓢ GLASS SCREEN
- Ⓢ HOT WATER CYLINDER
- Ⓢ RETAINING WALL

BULKHEAD COUNCIL PLANNING PROGRAM
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PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

NO RISERS	RISER HT	TREAD DEPTH
15	181	250
5	163	250

GOING NON SLIP TO COMPLY NCC 2016

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Project:
PROPOSED NEW RESIDENCE
1 KATANA COURT (LOT 34)
AUSTINS FERRY

Client name:
P. KENT-FAHEY & G. LEUNG

Drawing:
FIRST FLOOR PLAN

Drafted by:
D.D.H. Approved by:
A.C.M.

Date:
10/10/2019 Scale:
1 : 100

Project/Drawing no:
PDH19002 - 05 Revision:
07



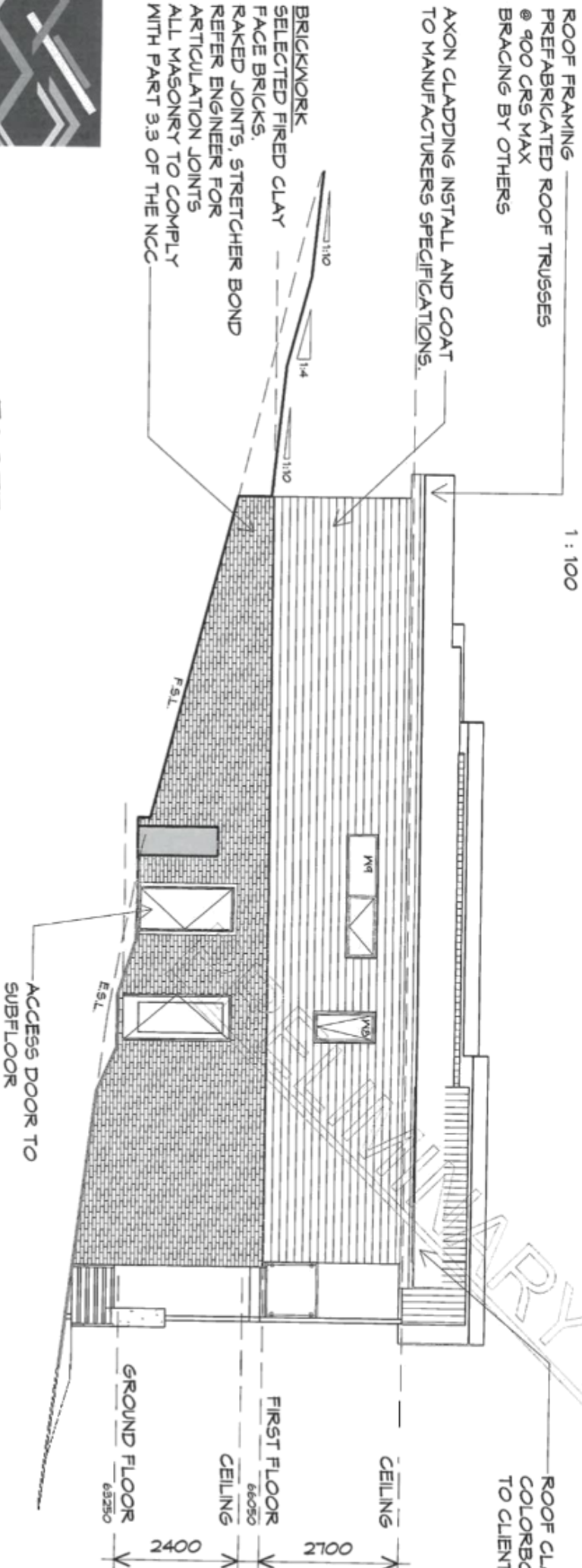
Accredited building practitioner: Frank Geiskus -No CC246A



Hotondo Homes Craig Ellis
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Ph: 0400 653 681

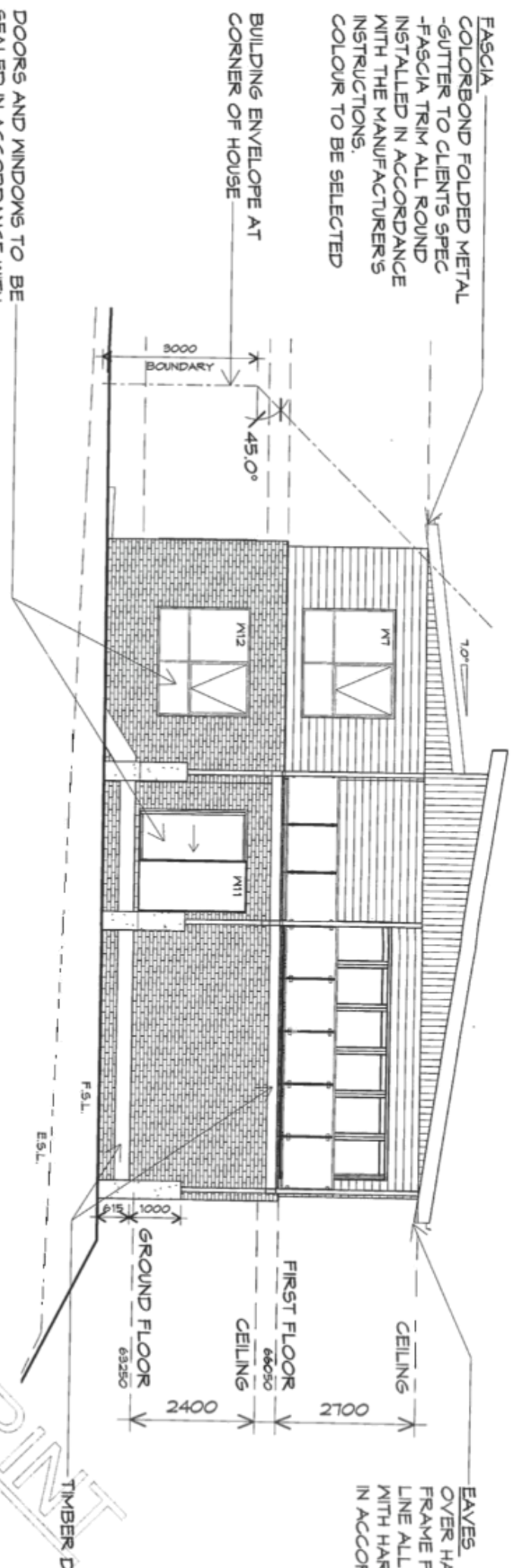
EASTERN ELEVATION

1 : 100



NORTHERN ELEVATION

1 : 100



PLANNING
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GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 19-287
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PAGE 7 of 9

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Drawing:
ELEVATIONS

Drafted by:
D.D.H.
Date:
10/10/2019
Scale:
1 : 100

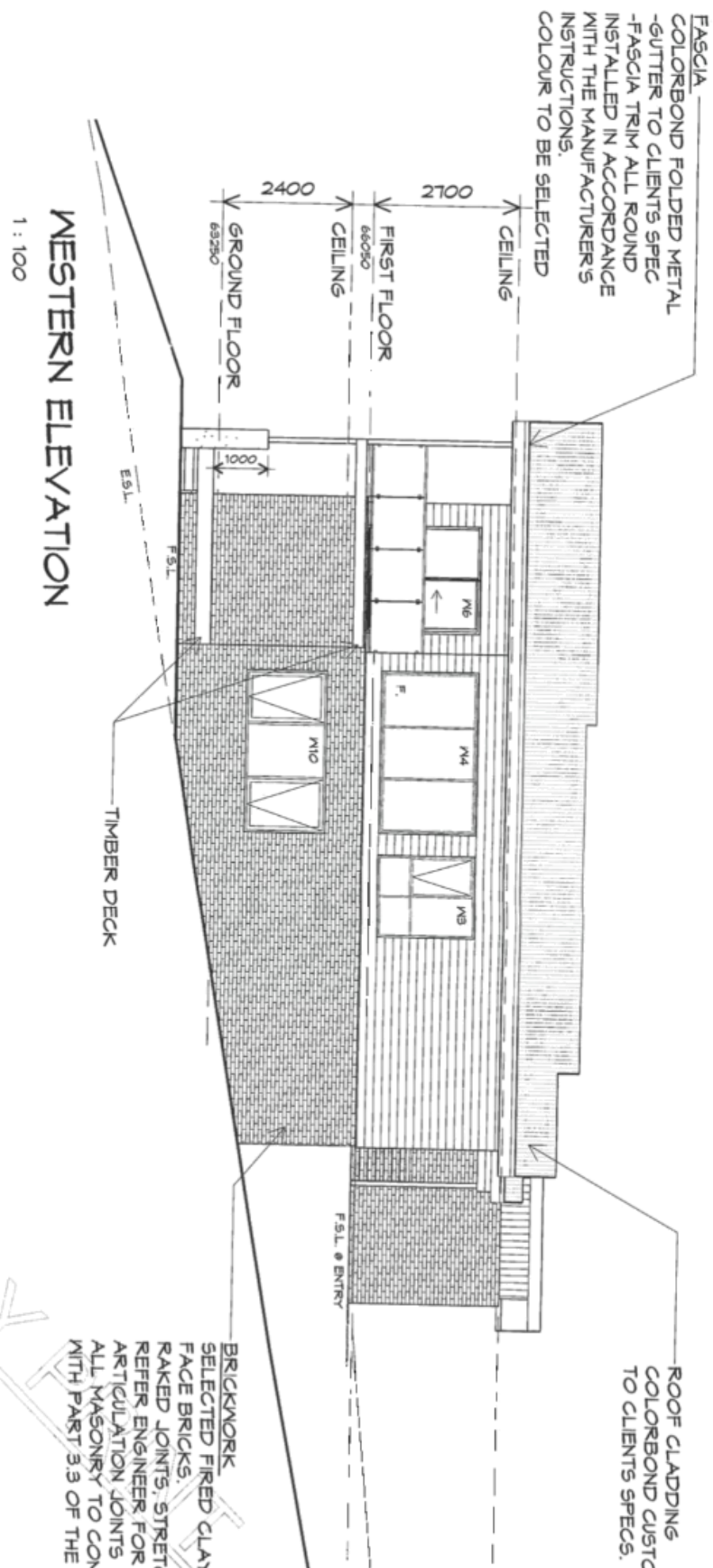
Approved by:
A.C.M.
Project/Drawing no:
PDH19002 - 07
Revision:
07



Accredited building practitioner: Frank Gaskus -No CC246A

FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.



WESTERN ELEVATION
1:100

GLENORCHY CITY COUNCIL PLANNING PROGRAM
SUBMISSION NO 19-287
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PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

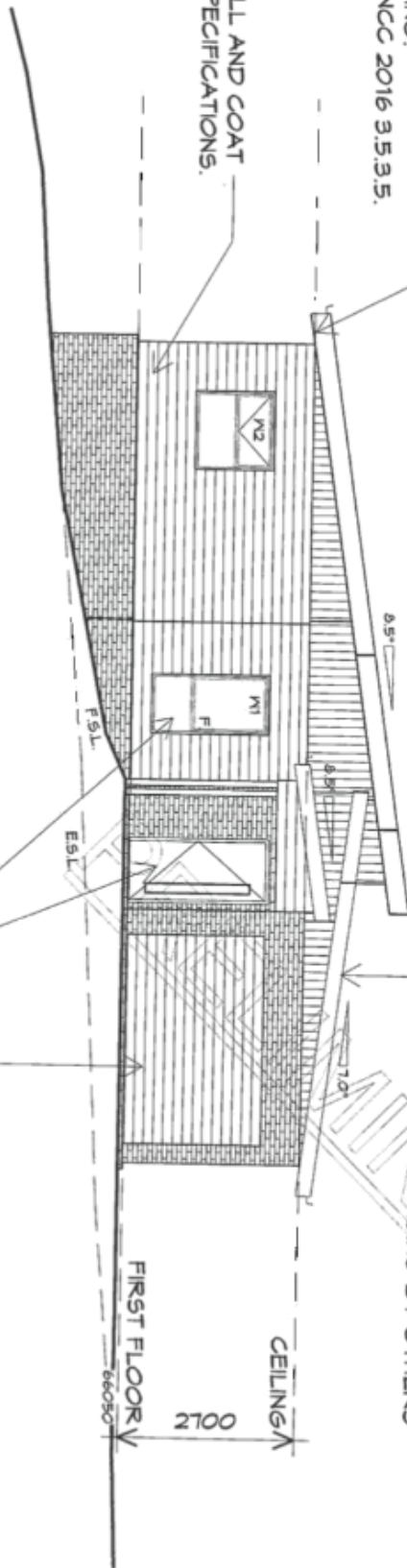
EAVES
OVER HANG ROOF 450mm U.N.O.
FRAME FOR LEVEL EAVES
LINE ALL SOFFITS
WITH HARDIFLEX SHEETING.
IN ACCORDANCE WITH NCC 2016 3.5.3.5.

AXON CLADDING INSTALL AND COAT
TO MANUFACTURERS SPECIFICATIONS.

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

SOUTHERN ELEVATION
1:100

PANEL LIFT DOOR 3200 WIDE X 2100
HIGH CLADDING PANELS TO CLIENTS
SPEC FIXED IN ACCORDANCE WITH
MANUFACTURERS SPEC
DOORS AND WINDOWS TO BE
SEALED IN ACCORDANCE WITH
NCC 2016/2 3.12.3



Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681

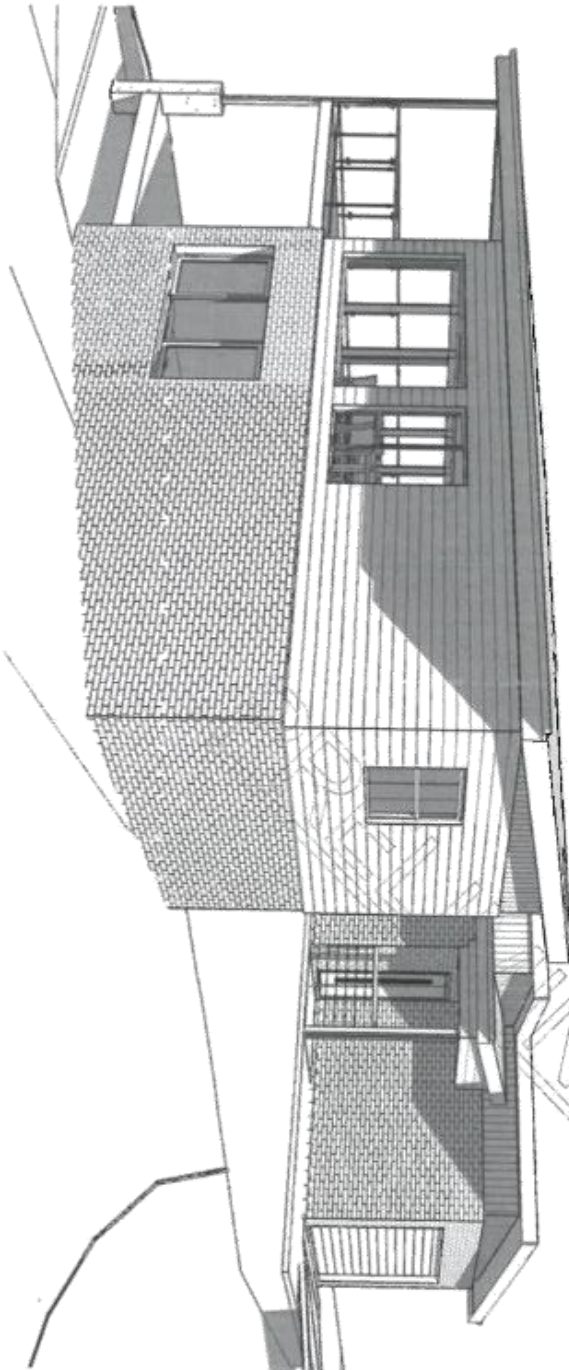
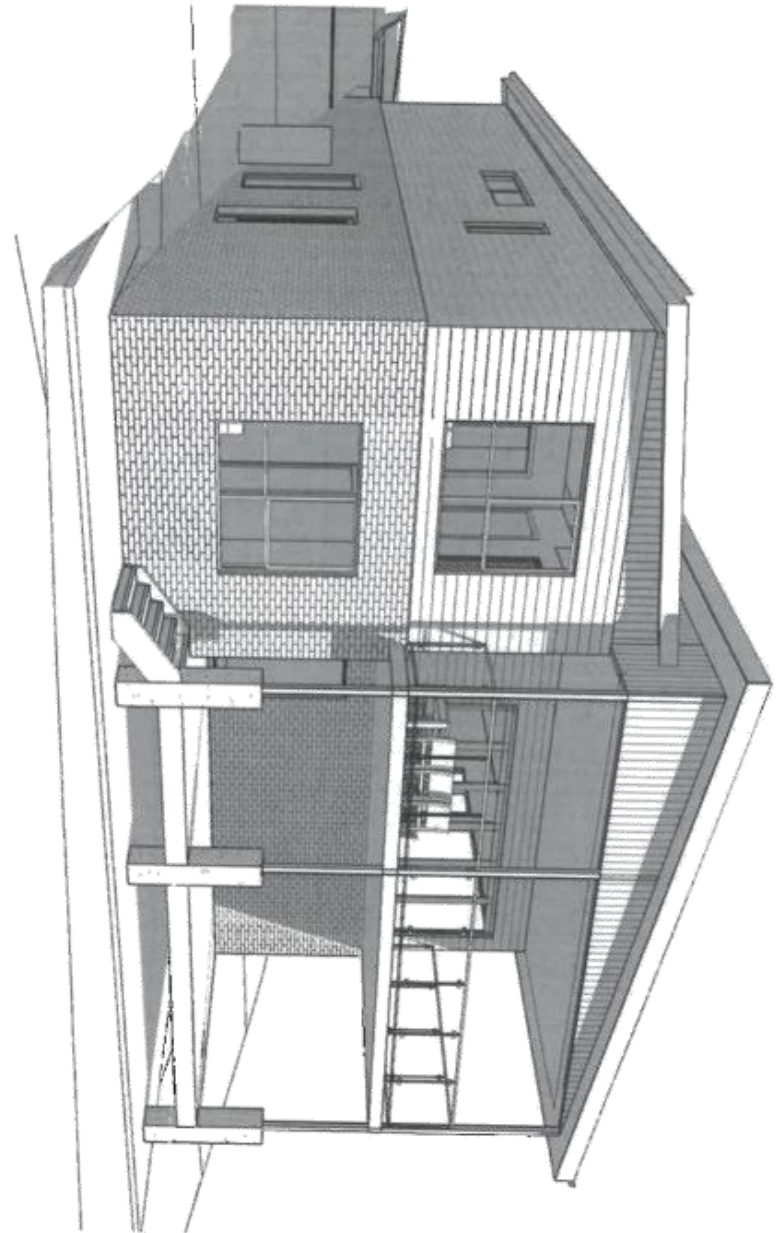


Drafted by: D.D.H. Approved by: A.C.M.
Date: 10/10/2019 Scale: 1:100
Project/Drawing no: PDH19002 - 08 Revision: 07
Accredited building practitioner: Frank Gekus - No CC246A

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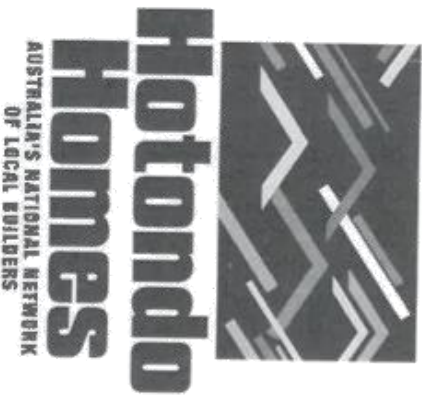
Project:
PROPOSED NEW RESIDENCE
1 KATANA COURT (LOT 34)
AUSTINS FERRY

Client name:
P. KENT-FAHEY & G. LEUNG
Drawing:
ELEVATIONS



GLENORCHY CITY COUNCIL PLANNING PROGRAM	
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PAGE	9 of 9

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



Hotondo Homes Craig Ellis
148 New Town Road, New Town 7008
Ph: 0400 653 681



Drafted by:	D.D.H.	Approved by:	A.C.M.
Date:	10/10/2019	Scale:	
Project/Drawing no:	PDH19002 - 12	Revision:	07

Accredited building practitioner: Frank Geskus - No CC246A

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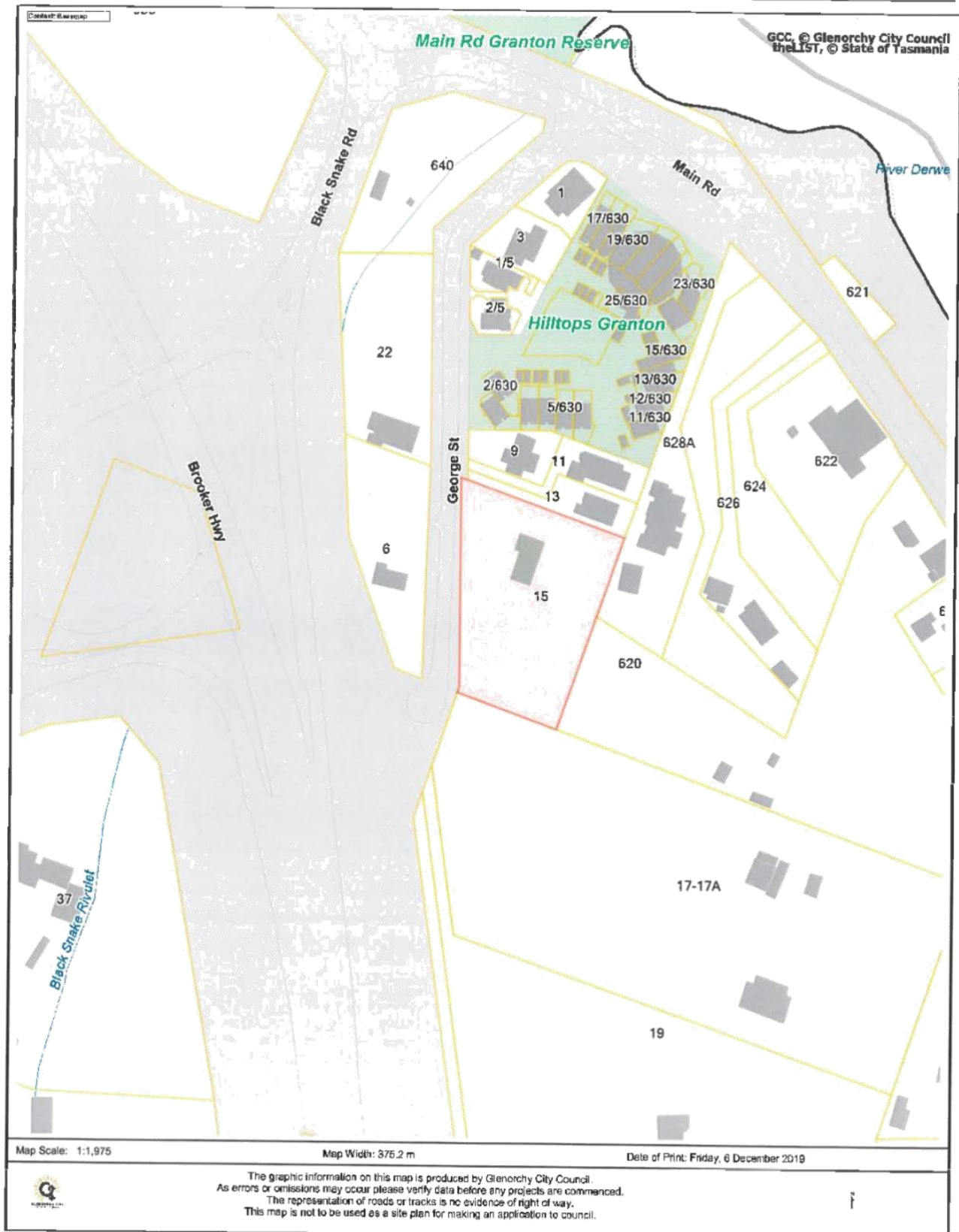
Project:
**PROPOSED NEW RESIDENCE
1 KATANA COURT (LOT 34)
AUSTINS FERRY**

Client name:
P. KENT-FAHEY & G. LEUNG

Drawing:
PERSPECTIVES

15 George Street, Granton

Item:





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-242	Council notice date	11/09/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01331-GCC	Date of response	19/09/2019
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	15 GEORGE ST, GRANTON	Property ID (PID)	7405967
Description of development	Multiple dwellings x 13		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Starbox	190706 Site Plan / Staging Plan A01		16/08/2019
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL 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 - A suitably sized shared water supply with metered connections / shared 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. - The initial installation of property connection services must be designed and installed for the ultimate development i.e. stage 1 & 2 combined. NOTE: The property sewer connection must be minimum DN150mm in size. - 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. - 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. INFRASTRUCTURE WORKS - Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. - A long section design prepared by a registered professional engineer must be provided for the property sewer connection to the satisfaction of TasWater.			

**DEVELOPMENT ASSESSMENT FEES**

5. 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 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>

Declaration

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

Authorised by

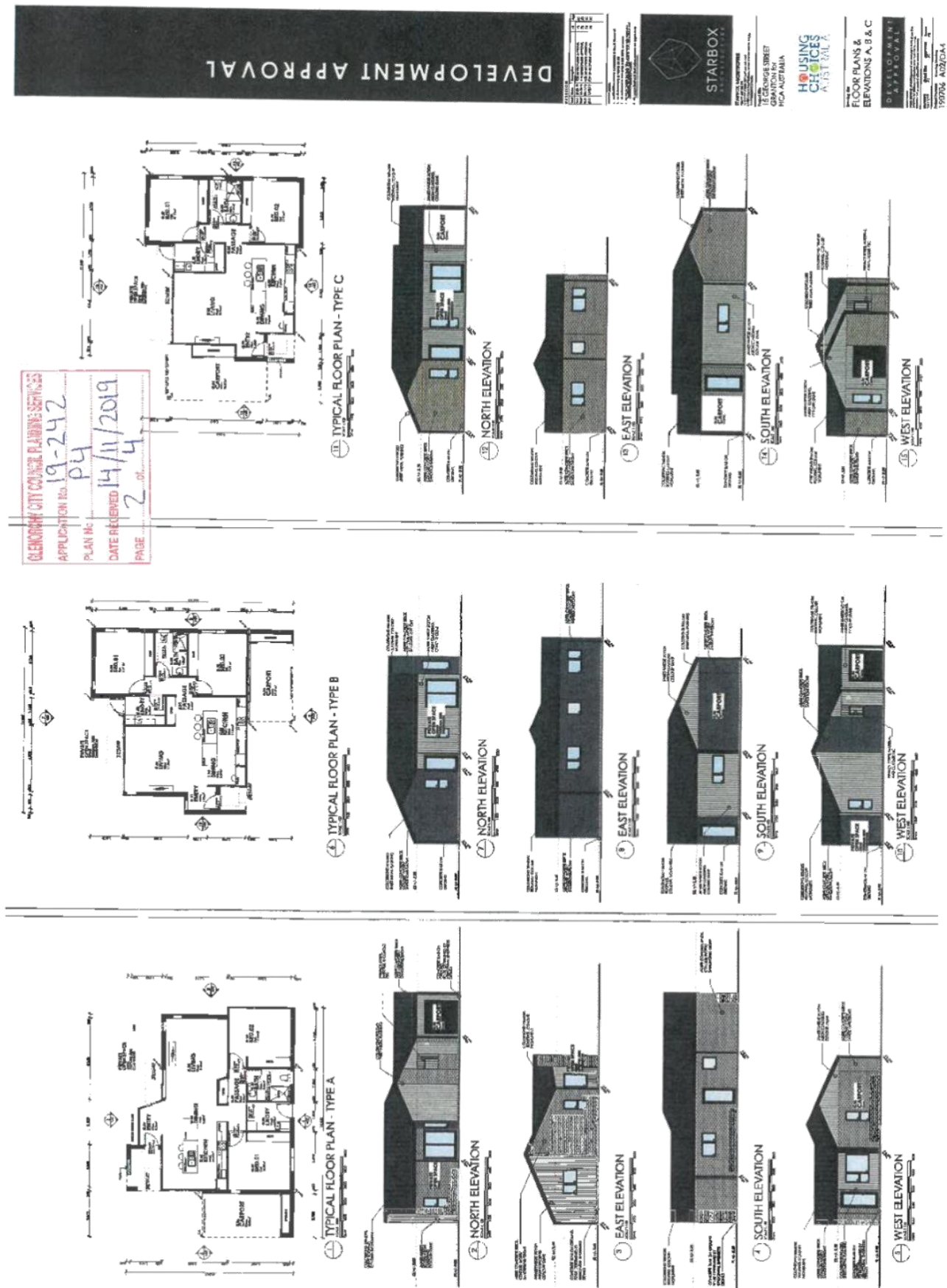
Jason Taylor

Development Assessment Manager

TasWater Contact Details

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





Attachments - Glenorchy Planning Authority - 16 December 2019

