

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 17 MAY 2021**

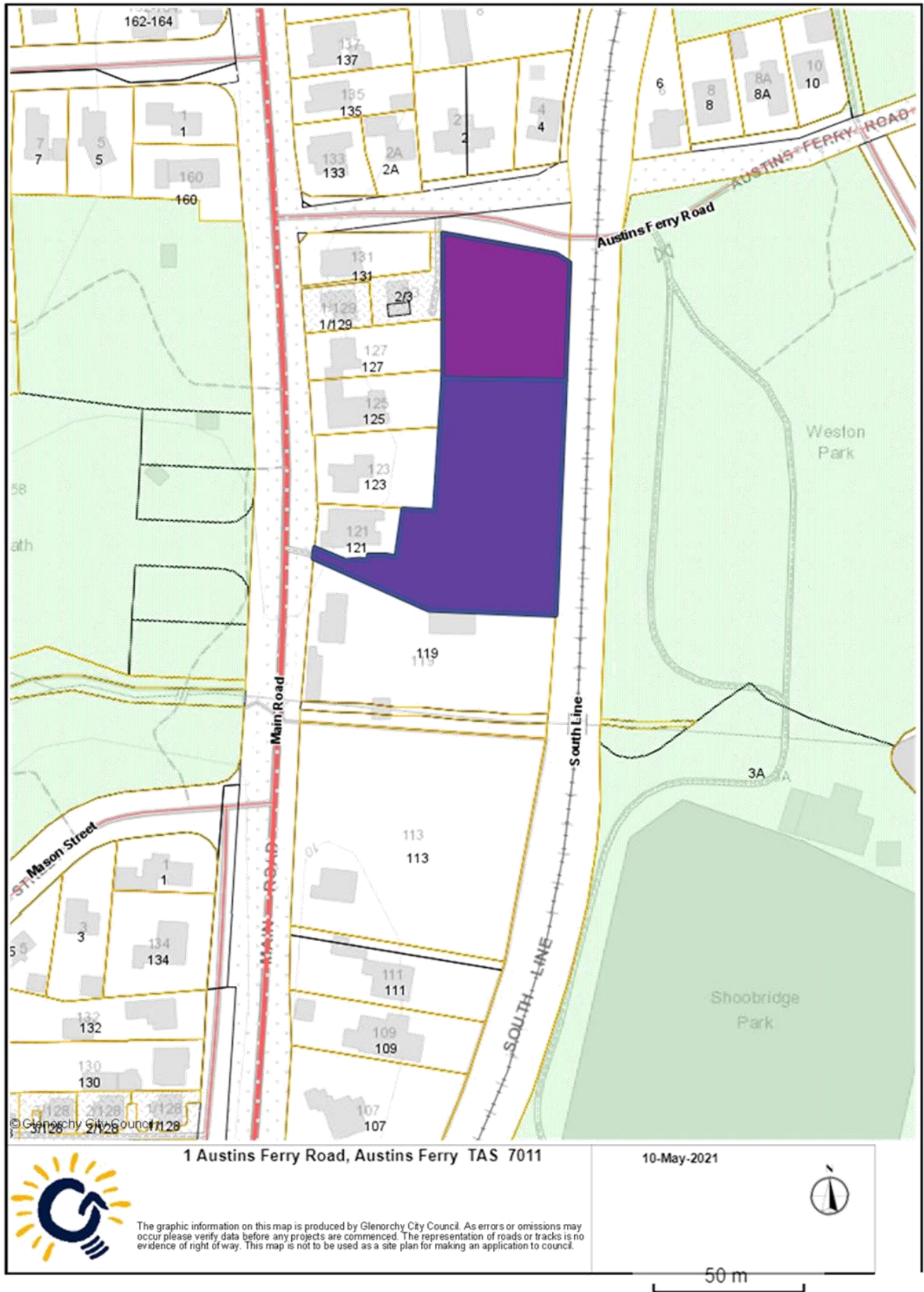


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PDA Surveyors Incorporating
WALTER SURVEYS
Surveying, Engineering & Planning
A/BN 71 217 806 325

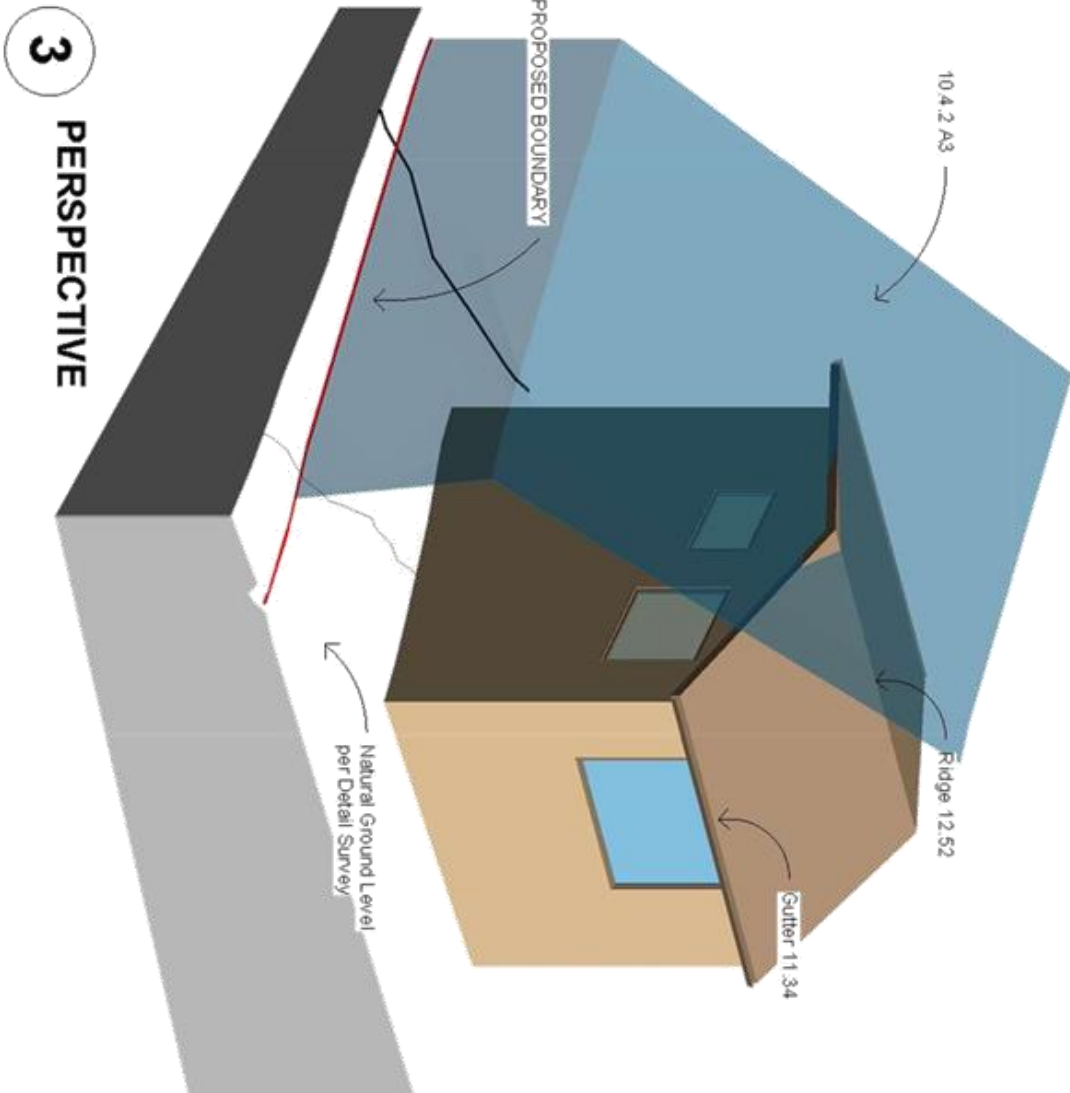
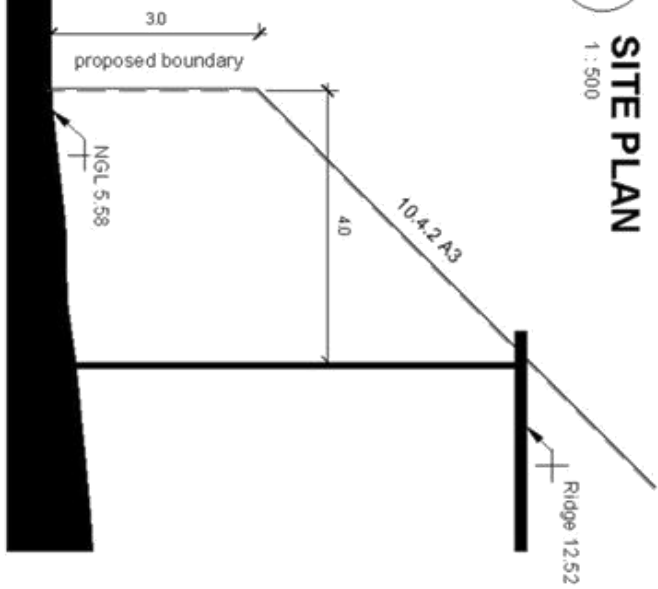
Incorporating
**WALTER
SURVEYS**

127 Bathurst Street
Hobart, Tasmania, 7000
www.pda.com.au
Also at: Kingston,
Launceston & Burnie

PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda.hbt@pda.com.au

Owners	Michael Wesley Bird; Kelvin Joseph Markham	Address	1 Austins Ferry Road & 121A Main Road, Austins Ferry				This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.				
		Council	Glenorchy City Council								
		Planning Scheme	Glenorchy Interim Planning Scheme 2015								
Title References	FR 13857/1; & FR 252337/1	Zone & Overlay	10.0 General Residential								
Schedule Of Easements	As shown.										
Scale	1:500	Date	23 March 2021	PDA Reference	V669U-4E	Map reference	5226-41	PID	5456058; 7245801	Point of Interest GDA94 MGA55	520713E, 5263435N

[illegible]



Rooftop and wall, vertical and horizontal location per detail survey by J Bamford (29/1/2016).

Height datum per AHD per Detail Survey plan.

Proposed boundaries per PDA
Surveyors plan V699U-4C (2/3/2021)

[illegible]



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-319	Council notice date	2/09/2020
TasWater details			
TasWater Reference No.	TWDA 2020/01361-GCC	Date of response	22/03/2021
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1 AUSTINS FERRY RD, AUSTINS FERRY	Property ID (PID)	5456058
Description of development	1 Lot Subdivision plus balance and adhesion		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA	Plan of Subdivision / V669U-4A	--	02/03/2021
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 and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. FINAL PLANS, EASEMENTS & ENDORSEMENTS 3. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i> 4. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions. 5. In the event that the property sewer connection for affected lots cannot control the lot for a gravity connection, the Plan of Subdivision Council Endorsement Page for those affected lots is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system. <i>Advice: See WSA 02—2014-3.1 MRWA Version 2 section 5.6.5.3 Calculating the level of the connection point</i>			



6. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must if applicable, submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:

- a. the exact location of the existing sewerage infrastructure,
- b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 and a Consent to Register a Legal Document fee of \$149.20 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>

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) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) 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
- (c) TasWater will locate residential water stop taps free of charge
- (d) 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

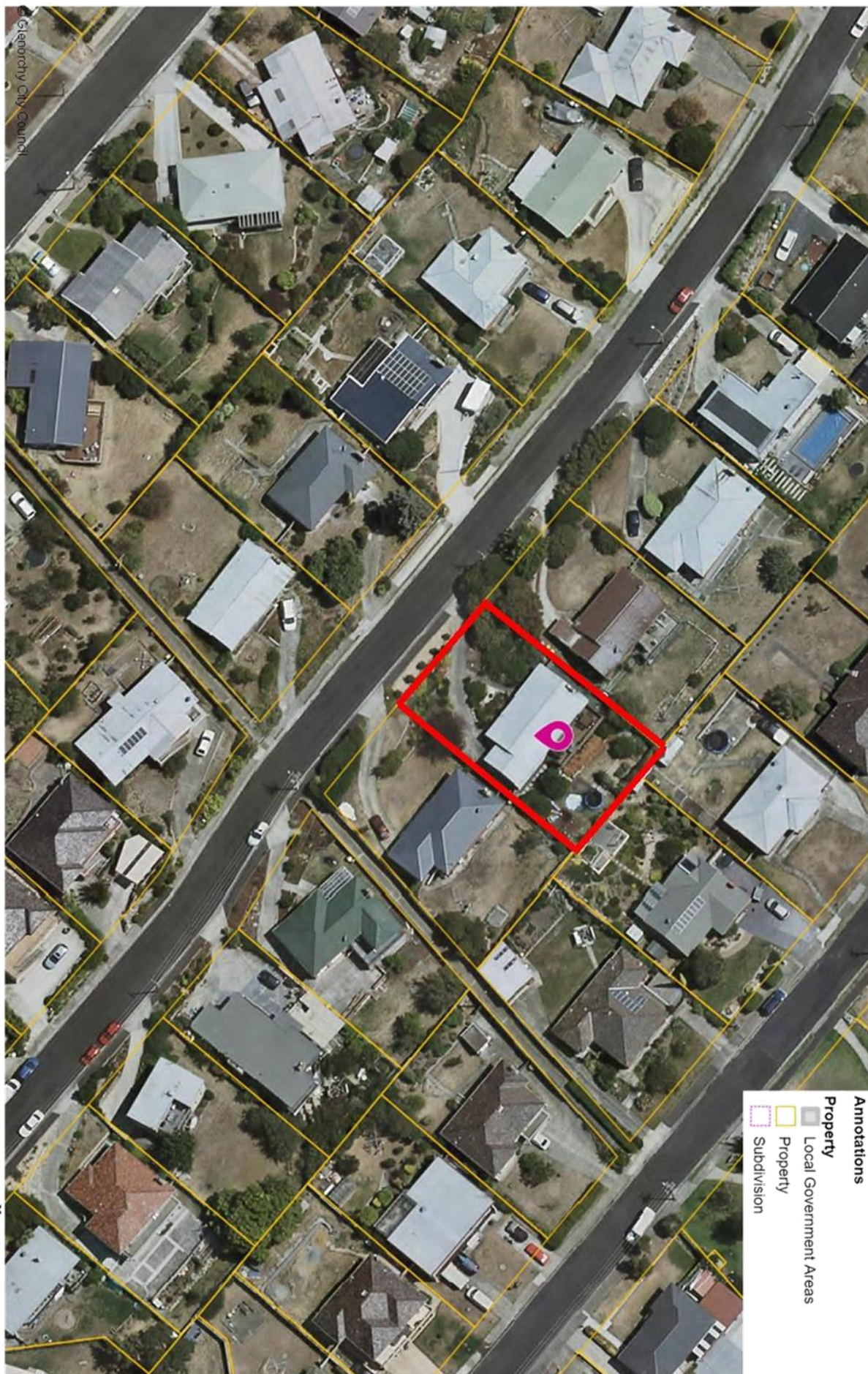
10-May-2021

Document Set ID: 2975626

Version: 1 Version Date: 10/05/2021

Disclaimer: 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.

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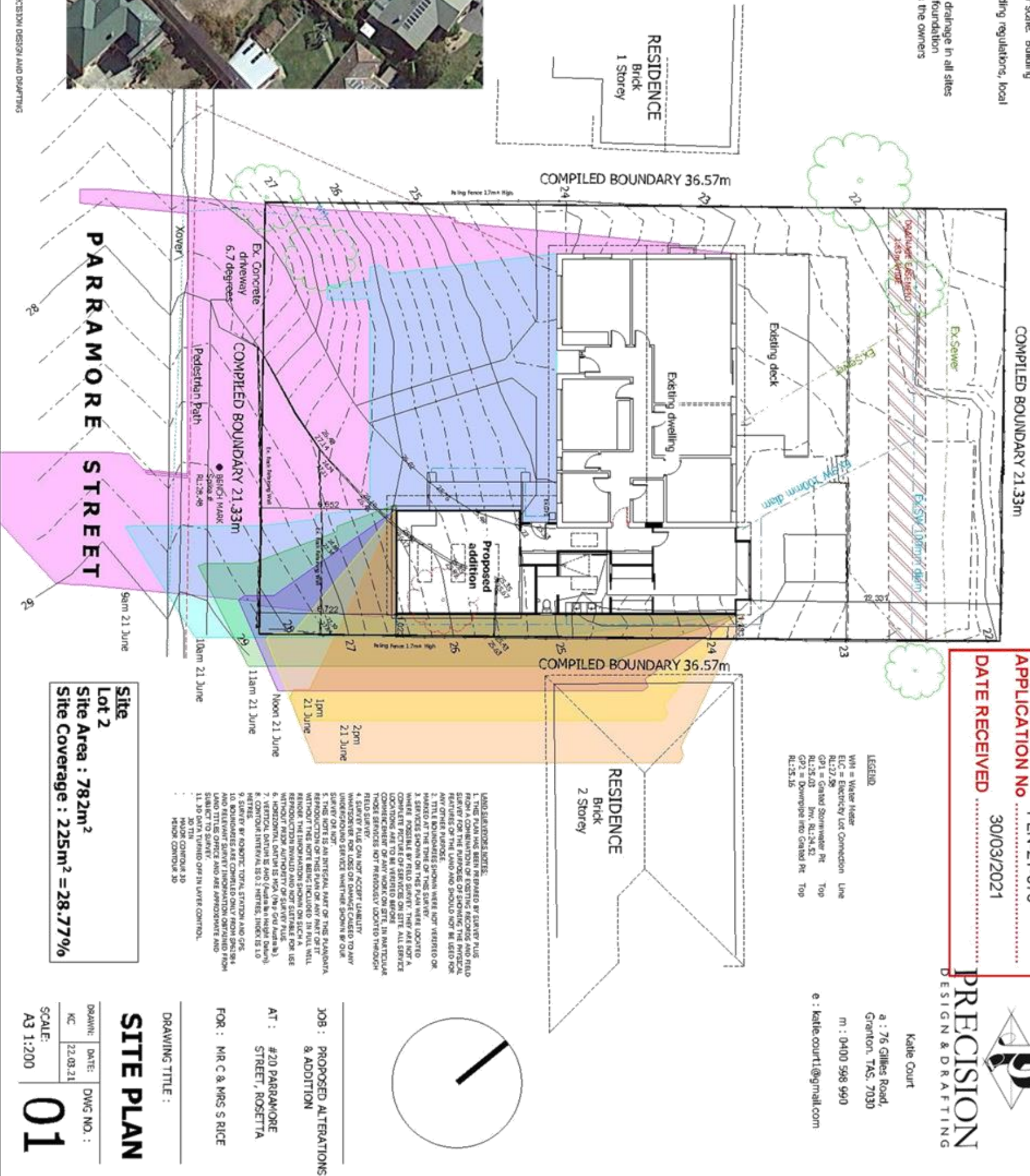
- Annotations**
- Property
 - Local Government Areas
 - Property
 - Subdivision

NOTE: Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design or working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Building Technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

- Site to be vegetated and planted according to the satisfaction of the Hobart Regional soil and water management code of practice.
- Site to be disturbed as minimal as possible, (i.e. only building, drainage and immediate adjoining areas).
- Install all drainage lines prior to placement of roof and guttering.
- Connect immediately once dwelling is roofed.
- Apply temporary covering (eg. waterproof blankets, vegetation or mulch) to all disturbed areas where construction is only partially completed, which will remain exposed for a period of 14 days or more.
- Protect any nearby or on-site drainage pits from sediment by installing sediment traps around them.
- Limit entry/exit to one point and stabilize. Install facilities to remove dirt/mud from vehicle wheels before they leave the site.
- All soil/excavated matter to be retained on site, to be used as battered fill required for the landscaping areas.

1. Strip topsoil and level.
2. Compact subgrade.
3. Cover area with needle-punched geotextile.
4. Construct 200mm thick pad over geotextile using roadbase or 40mm aggregate. Minimum length 5 metres or to building alignment. Minimum width 3 metres.
5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION NO. PLN-21-076

DATE RECEIVED 30/03/2021



PRECISION
DESIGN & DRAFTING

Katie Court

a : 76 Gilles Road,
Granton, TAS. 7030

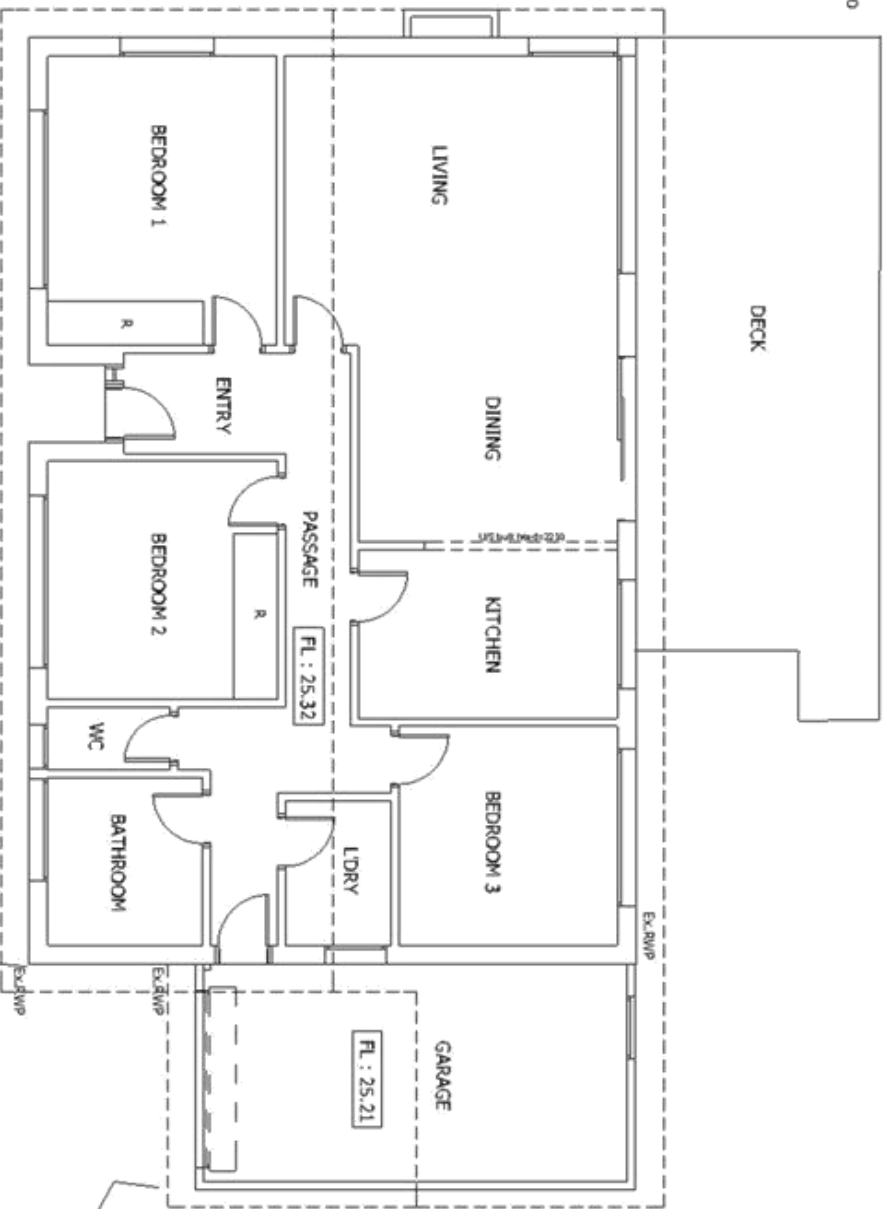
m : 0400 598 990

e : katie.court1@gmail.com

Attachments - Glenorchy Planning Authority - 17 May 2021

Note:
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PRECISION
DESIGN & DRAFTING
Katie Court
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-076
DATE RECEIVED 30/03/2021



JOB : PROPOSED ALTERATIONS
& ADDITION
AT : #20 PARRAMORE STREET,
ROSETTA
FOR : MR C AND MRS S RICE

DRAWING TITLE :
**EXISTING
FLOOR PLAN**

DRAWN:	DATE:	DWG NO. :
KC	22.03.21	

SCALE: A3 1:100 **02**

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-076
DATE RECEIVED 30/03/2021

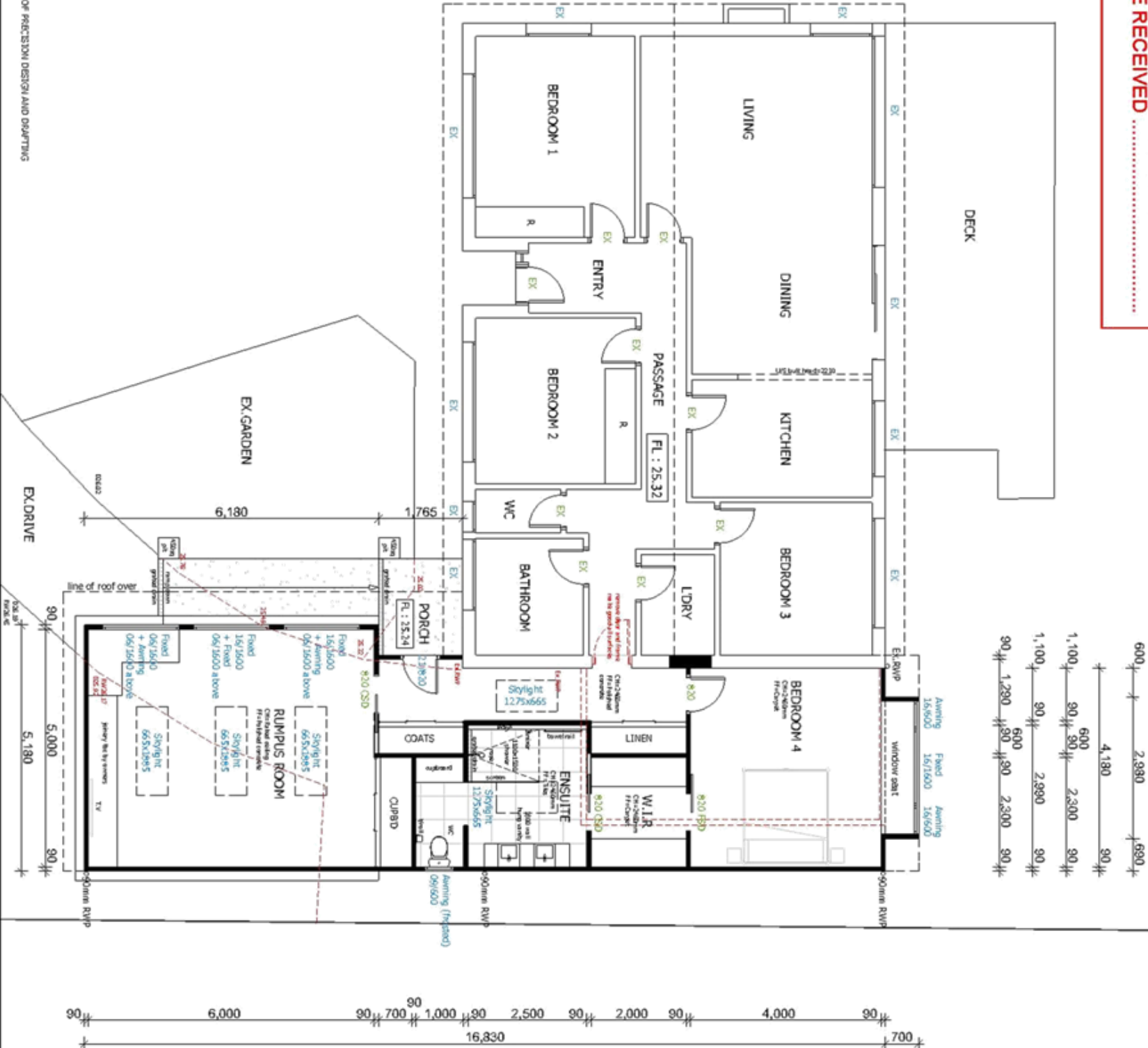
Note:
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- GENERAL :**
- ALL FLASHINGS TO BE IN ACCORDANCE WITH PART 3.3 OF THE NCC.
 - WEIR HOLES AND DAMP PROOF COURSE IN ACCORDANCE WITH 3.3.4.4 AND 3.3.4.5 OF THE NCC.
 - FIBRE CEMENT SHEET IN ACCORDANCE WITH 3.5.3.4 OF THE NCC.
 - ATTACHMENT OF DECKS AND BALCONIES TO EXTERNAL WALLS OF BUILDINGS IN ACCORDANCE WITH 3.10.6 OF NCC.
 - PLASTERBOARD TO INTERNAL WALL LININGS AND CEILINGS WITH SELECTED CORNICE.

- ENERGY EFFICIENCY AND CONDENSATION MANAGEMENT:**
- BULK INSULATION BETWEEN EXTERNAL STUDS TO BE INSULATED WITH R 4.0. (ENSURE BATTS FIT WITHIN CAVITY WITHOUT COMPRESSION, MAKING SURE THAT THERE IS AT LEAST 25mm GAP FROM THE REFLECTIVE SURFACE.)
 - EXTERNAL WALLS TO BE CLAD WITH PROCTORWRAP (NON REFLECTIVE/BREATHABLE) OVER THE OUTSIDE OF THE TIMBER STUD FRAME.
 - MIN 15MM THICK X 20MM WIDE TREATED PINE BATTENS SPACED FOR EXTERNAL CLADDING OVER PROCTORWRAP.
 - LEAVE BOTTOM EDGE OPEN FOR AIRFLOW AND CONDENSATION.
 - UNDERSIDE OF SLAB TO BE INSULATED WITH 30MM KOOL THERM K3 FLOOR BOARD OR EQUIVALENT (R1.4).
 - CEILING TO BE INSULATED WITH R 5.0.
 - SEAL EXHAUST FANS TO BATHROOM. REFER TO NCC PART 3.8.7.3 FOR REQUIRED FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS.
 - BUILDING TO BE SEALED IN ACCORDANCE WITH NCC PART 3.12.3.
 - CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF COMPLIANCE OF AIR LEAKAGE TO COMPLY WITH NCC PART 3.12.3.5
 - ALL PIPES AND SERVICES TO HAVE THERMAL INSULATION COMPLYING WITH NCC PART 3.12.5.
 - CONSTRUCTION OF THE EXTERNAL WALLS, FLOOR AND ROOF TO COMPLY WITH CONDENSATION MANAGEMENT NCC PART 3.8.7

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PRECISION
DESIGN & DRAFTING

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DRAWING TITLE :
PROPOSED FLOOR PLAN

JOB : PROPOSED ALTERATIONS & ADDITION
AT : #20 PARRAMORE STREET, ROSETTA
FOR : MR C AND MRS S RICE

DRAWN: DATE: DWG NO. :
KC 22.03.21

SCALE: A3 1:100 **03**

Existing Area : 140.50m²
Additional Area : 55.90m²



Note:

Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and engineers drawings shall override architectural drawings.

All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant NCC and AS codes.

Important Notice for Attention of Owner:

The owners attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owners responsibility to maintain the site in accordance with this document.

FRAMING PART 3.4 BCA

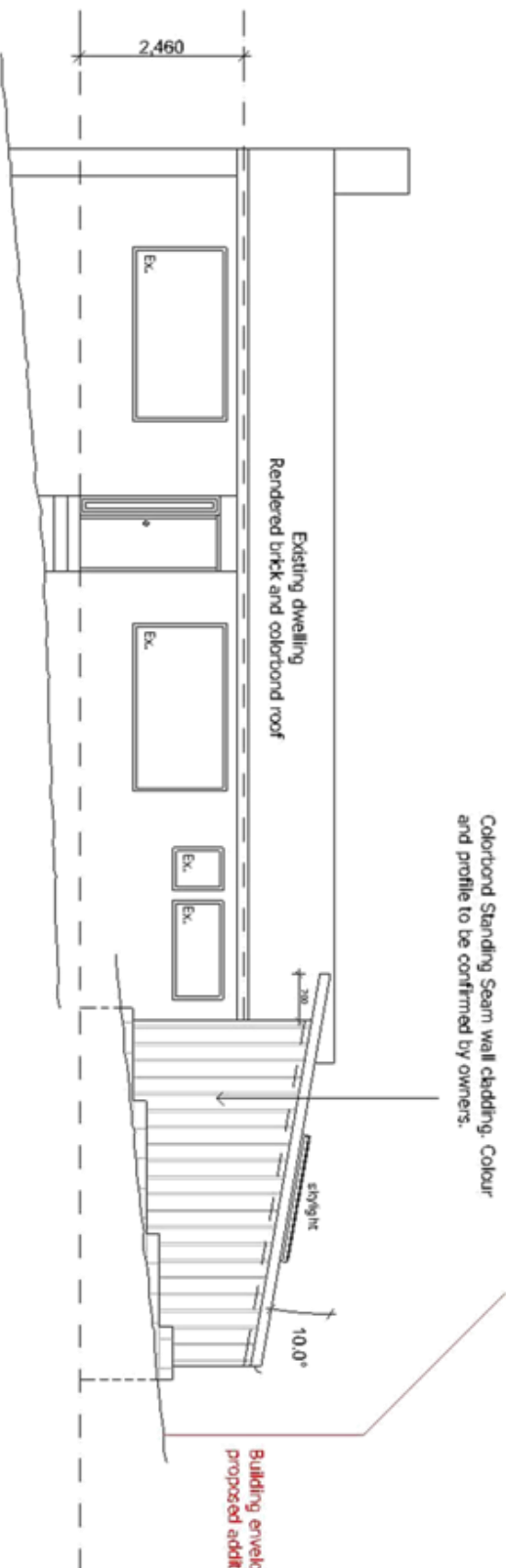
ALL TIMBER FRAMING, FIXINGS AND BRACING SHALL COMPLY WITH AS 1684 AND THE REQUIREMENTS OF BCA PART 3.4.3. MANUFACTURED SIZES MUST NOT BE UNDERSIZED TO THOSE SPECIFIED. FOR ALL TIMBER SIZES, STRESS GRADES, SPACINGS AND WALL BRACING REFER TO ENGINEERS DETAILS. TIE-DOWN DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF TABLES 3.4.3.8 AND 3.4.3.9

STRUCTURAL STEEL MEMBERS SHALL COMPLY WITH THE REQUIREMENTS OF CLAUSES IN PART 3.4.4. REFER TO ENGINEERS DETAILS WHERE PROVIDED

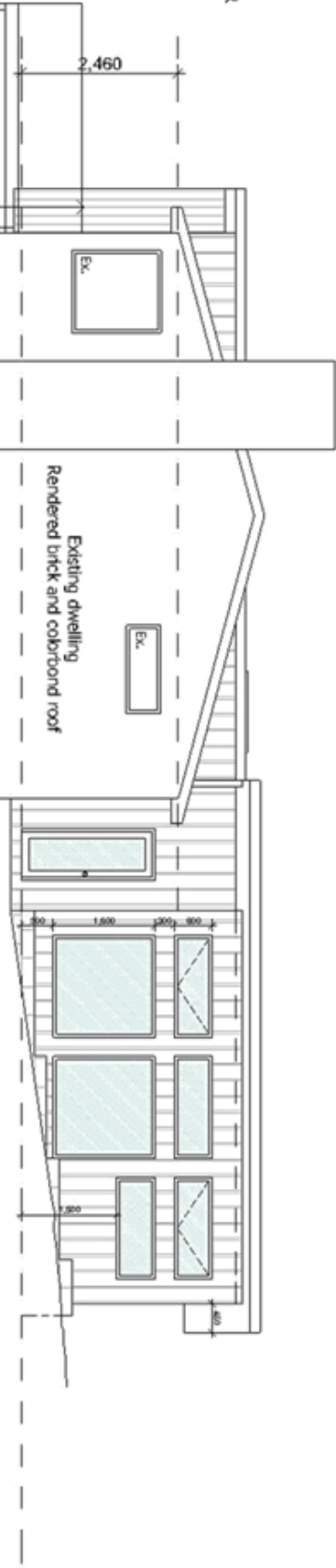
GLAZING PART 3.6 BCA

ALL NEW WINDOWS TO BE ALUMINIUM AWNING OR FIXED STYLE, DOUBLE GLAZED. ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND NCC CLAUSES IN PART 3.6

HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH NCC CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

Vertical spotted gum cladding.
Confirm with owners finish.



PRECISION
DESIGN & DRAFTING

Katie Court
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e : katie.court1@gmail.com

Building envelope at
proposed addition.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-076
DATE RECEIVED 30/03/2021

JOB : PROPOSED ALTERATIONS
& ADDITION
AT : #20 PARRAMORE STREET,
ROSETTA
FOR : MR C AND MRS S RICE

DRAWING TITLE :
**PROPOSED
ELEVATIONS**

DRAWN: KC DATE: 22.03.21 DWG NO. :
SCALE: A3 1:100 **04**

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FRAMING PART 3.4 BCA

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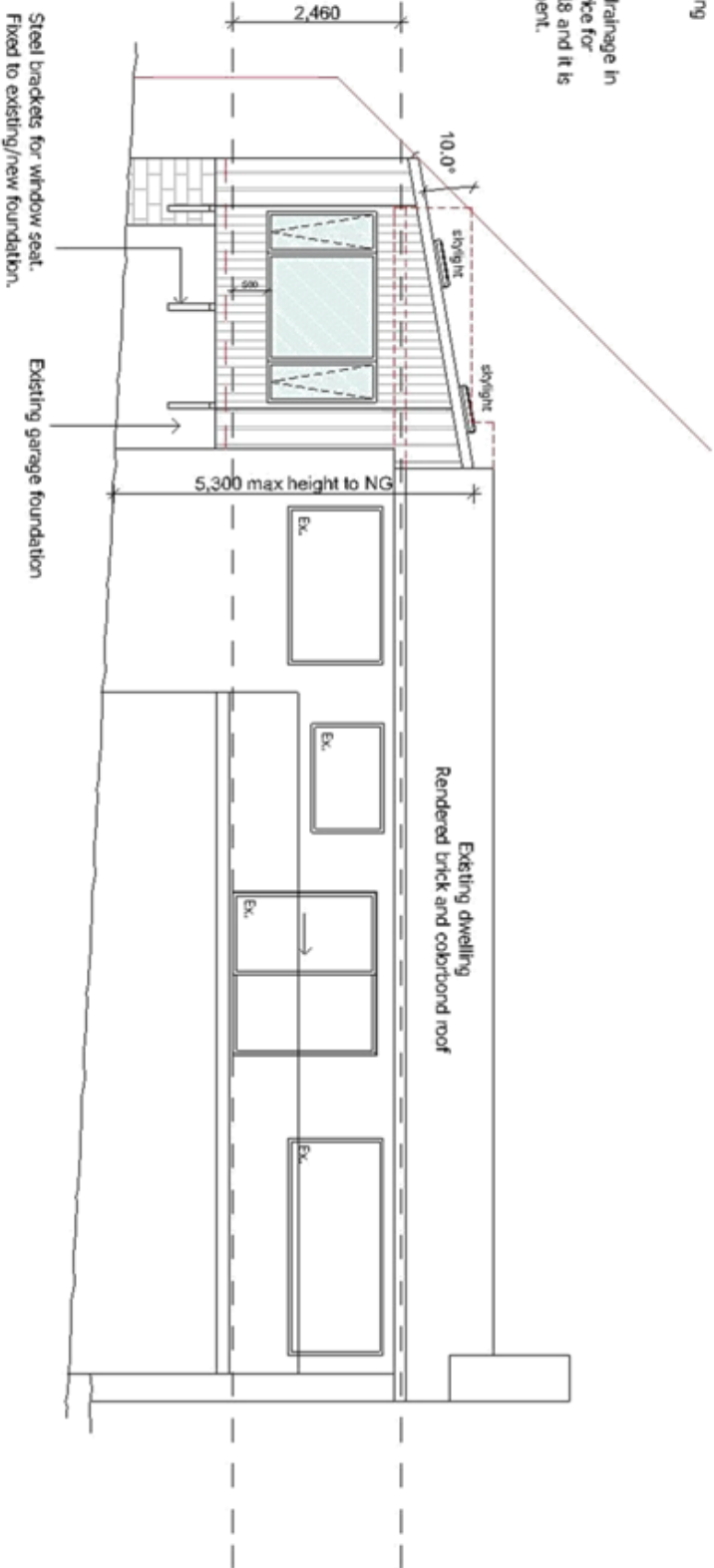
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-076
DATE RECEIVED 30/03/2021

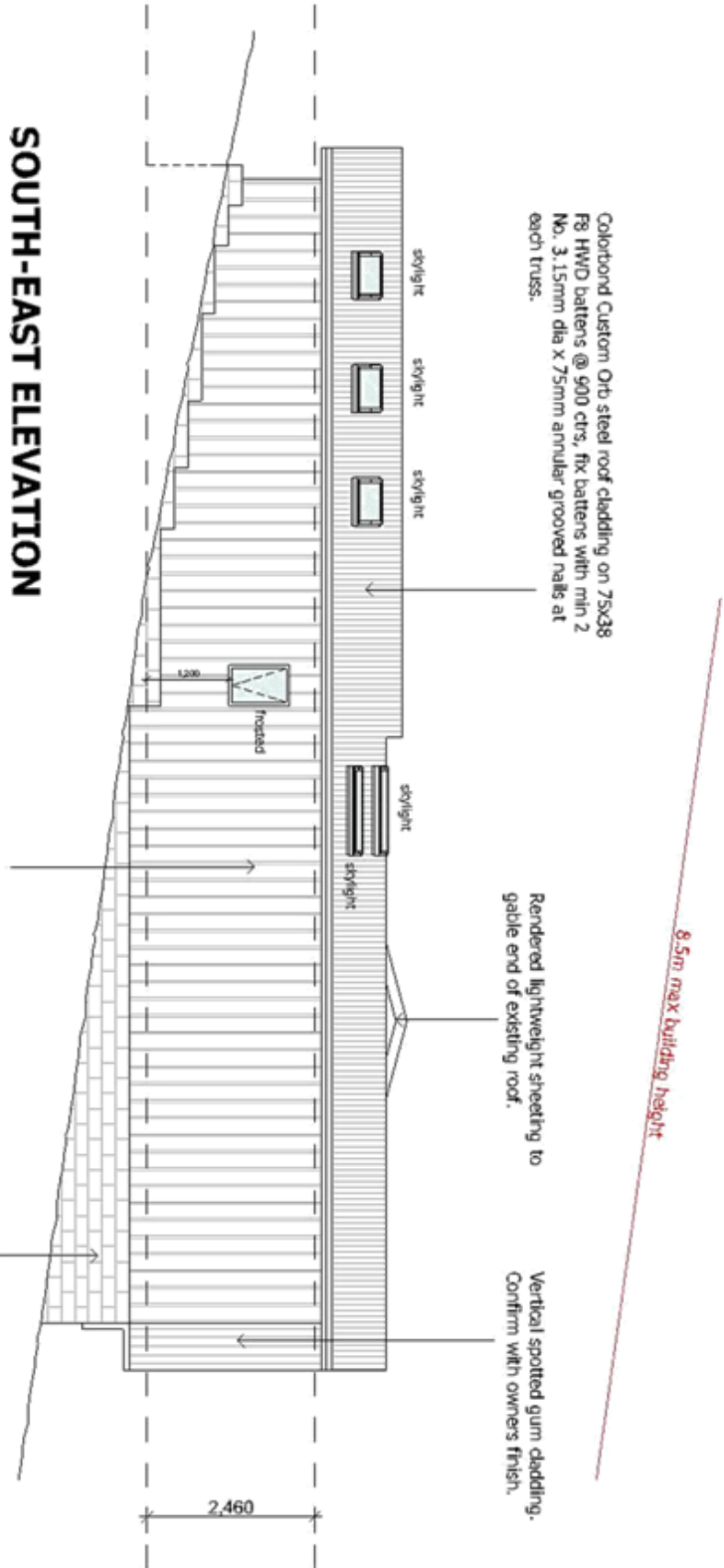
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ALL GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF AS 2047 - AS 1288 AND BCA CLAUSES IN PART 3.6
HUMAN IMPACT SAFETY REQUIREMENTS SHALL COMPLY WITH BCA CLAUSES 3.6.4. PANE WITHIN 500mm FROM FINISHED FLOOR LEVEL & GLAZED FULL HEIGHT.

THIS PLAN MAY NOT BE USED FOR ANY PURPOSE WITHOUT THE CONSENT OR LICENSE OF PRECISION DESIGN AND DRAFTING



NORTH-EAST ELEVATION



SOUTH-EAST ELEVATION



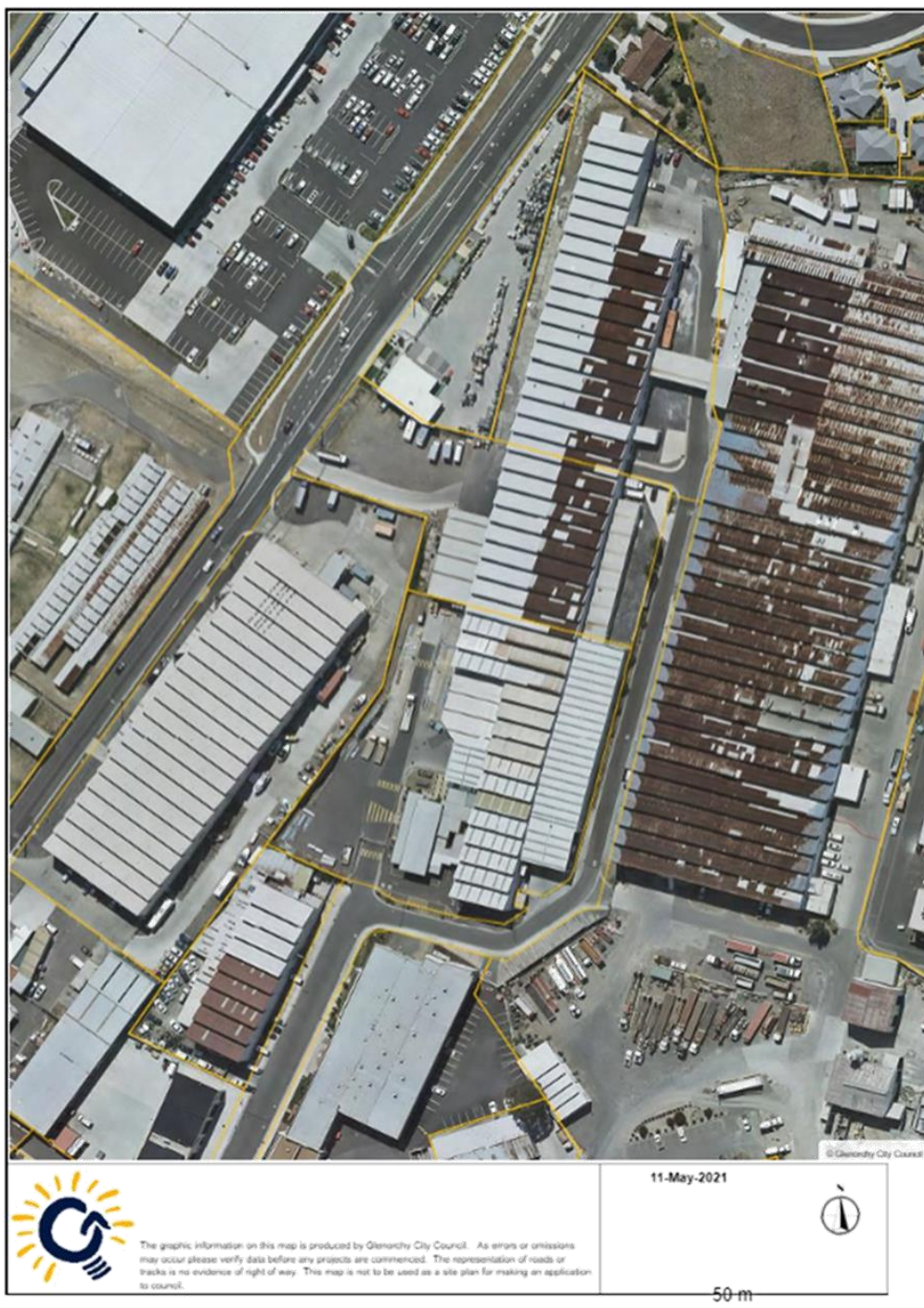
**PRECISION
DESIGN & DRAFTING**

Katie Court
a : 76 Gilles Road,
Granton, TAS, 7030
m : 0400 598 990
e : katie.court1@gmail.com

JOB : PROPOSED ALTERATIONS
& ADDITION
AT : #20 PARRAMORE STREET,
ROSETTA
FOR : MR C AND MRS S RICE

DRAWING TITLE :
**PROPOSED
ELEVATIONS**

DESIGNER : KC
DATE : 22.03.21
DWG NO. :
SCALE : A3 1:100
05



Document Set ID: 2976564
Version: 1 Version Date: 11/05/2021



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-243	Council notice date	30/06/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00910-GCC	Date of response	02/12/2020
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	37 HOWARD RD, GLENORCHY	Property ID (PID)	3429304
Description of development	WAREHOUSE (STORAGE) WITH ASSOCIATED SHOWROOM AND SIGNAGE		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Aldanmark Pty Ltd	20E52-25 Sheets C0.01 to C3.02	A	17/11/2020
Pinnacle Drafting & Design	92-2019 Sheets DA.01 to DA.06		09/06/2020
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 connection and 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. 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 \$351.28 to TasWater, as approved by the Economic Regulator and the fee 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

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Declaration

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

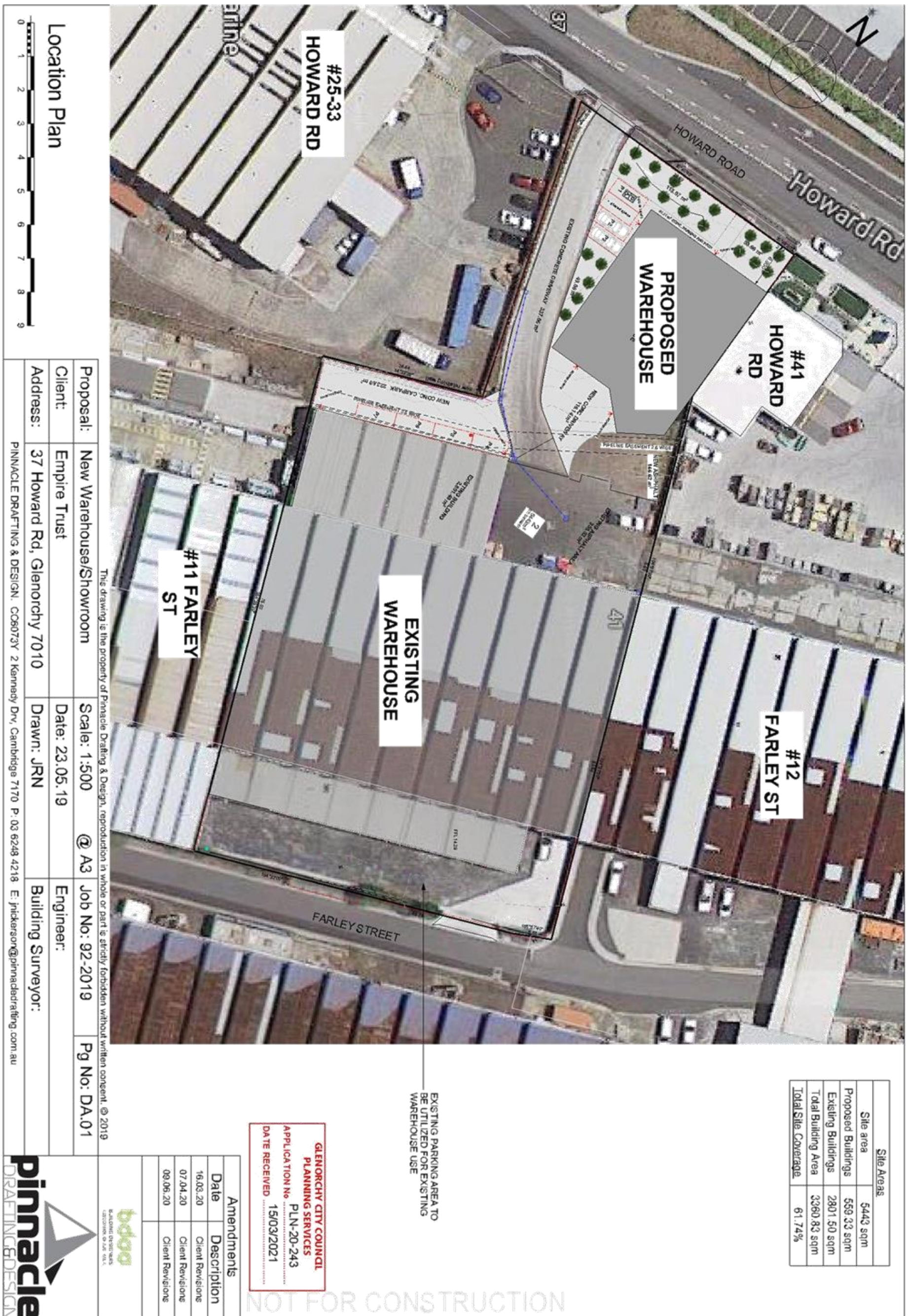
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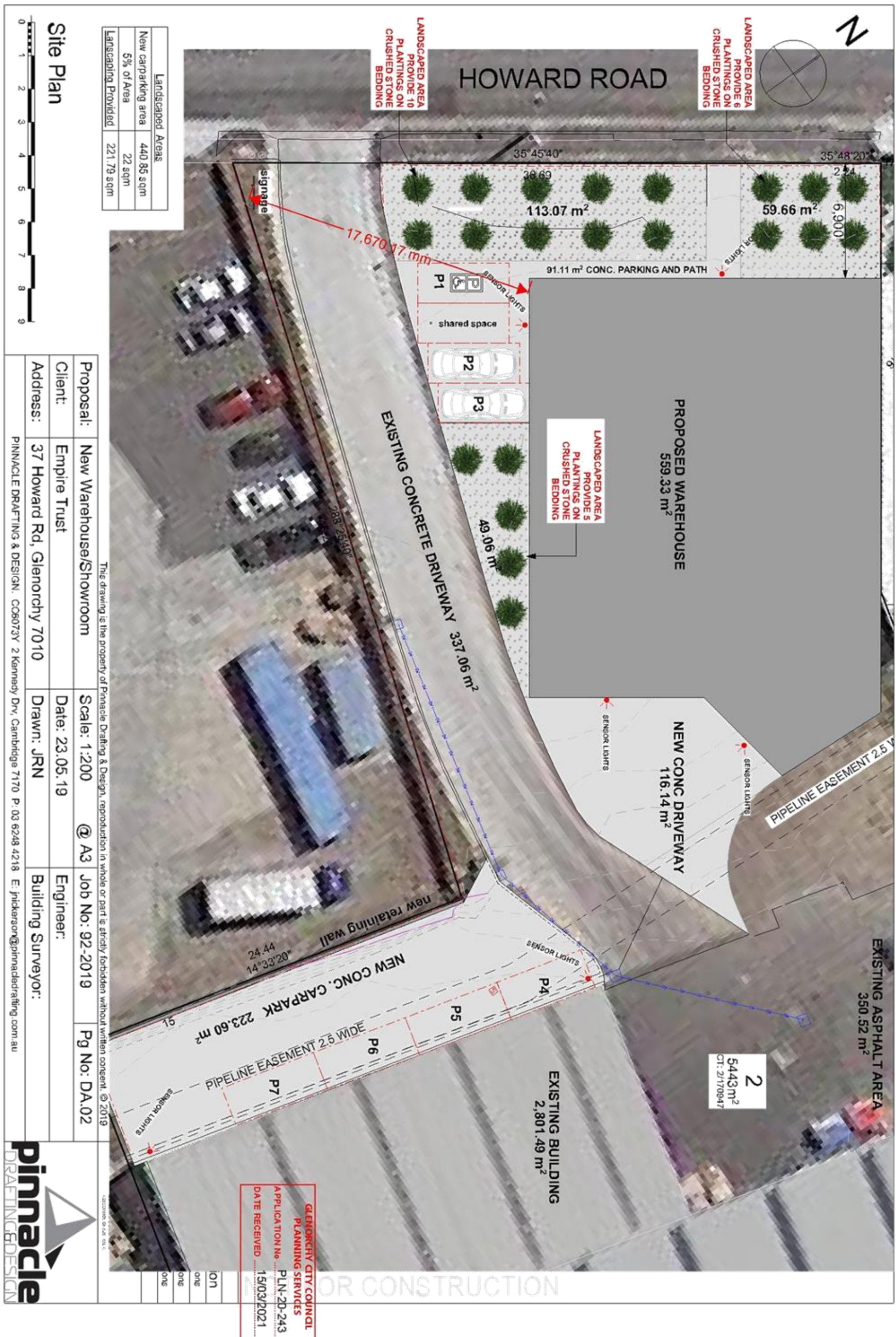
Jason Taylor
Development Assessment Manager

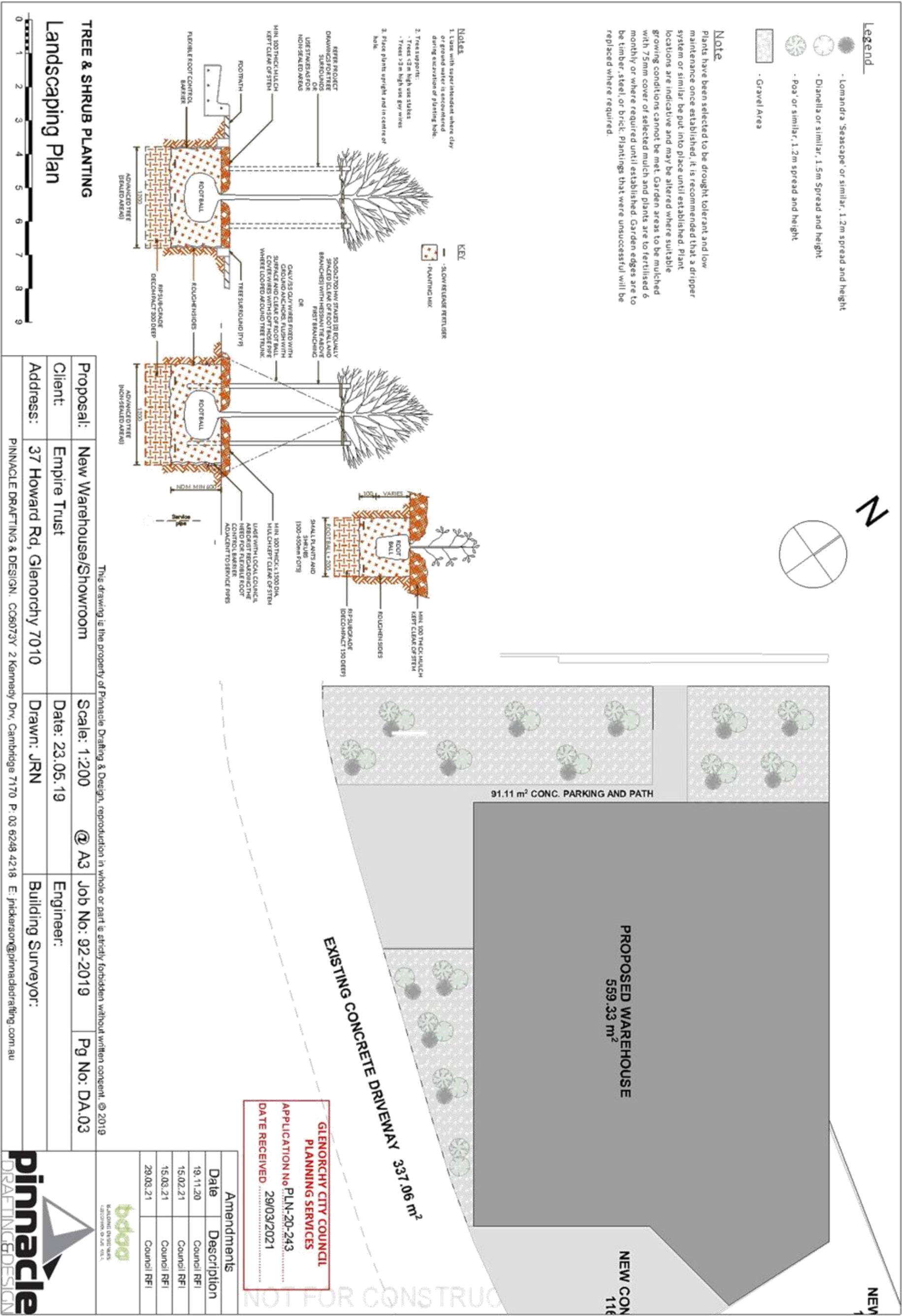
TasWater Contact Details

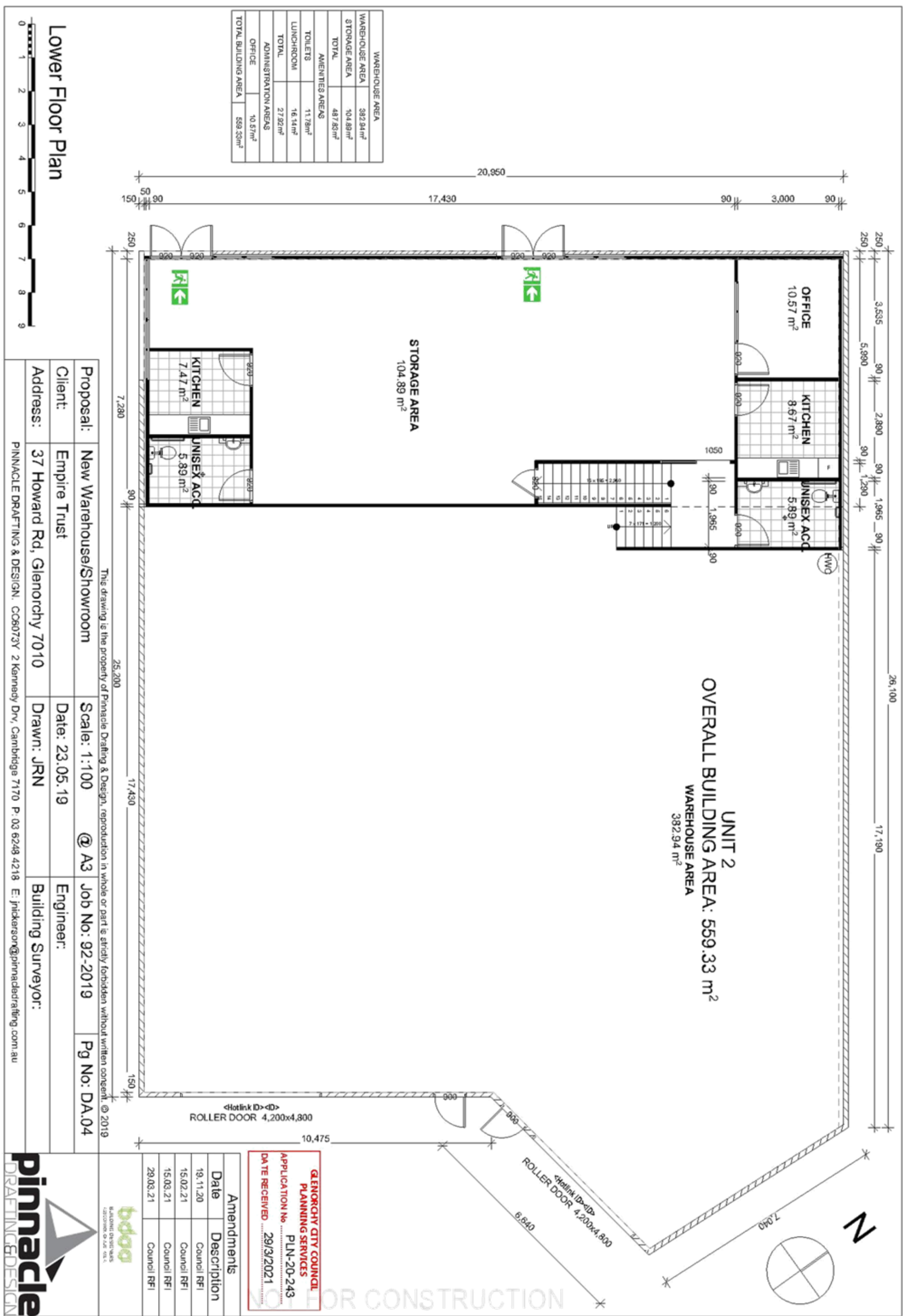
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

Document Set ID: 2976564
Version: 1 Version Date: 11/05/2021

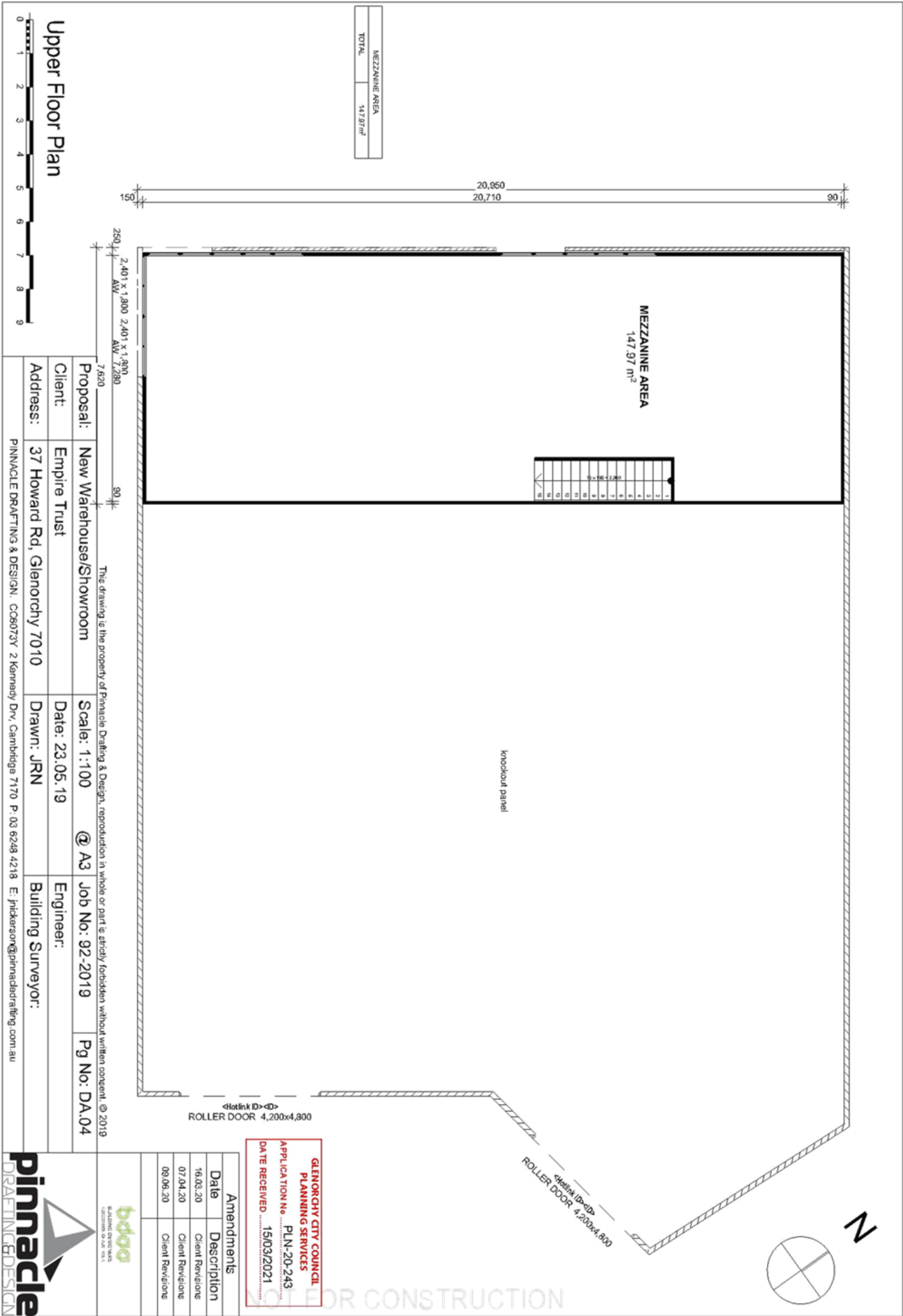


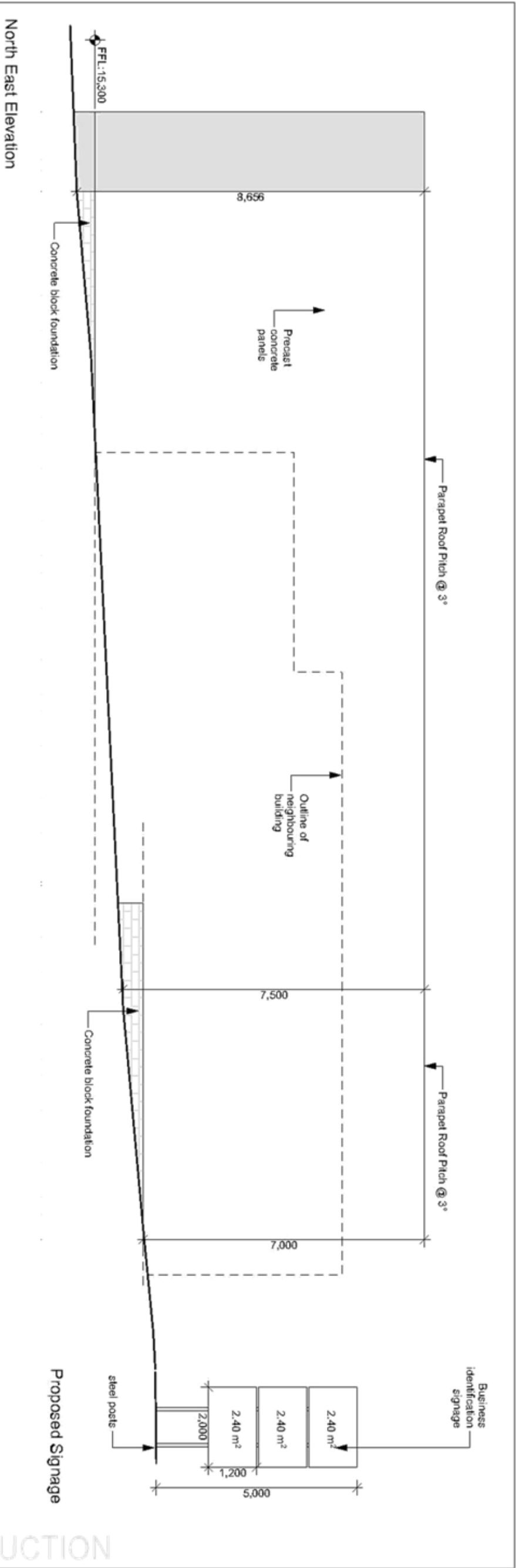






Document Set ID: 2976564
Version: 1 Version Date: 11/05/2021





The drawing shows a side elevation of a warehouse complex. On the left, a smaller building with a gabled roof has a roller door. To its right is a larger building with a flat roof and two roller doors. A driveway runs along the front of the buildings, with a dashed line indicating a 'cut' and a solid line for the 'New concrete driveway'. A 'Precast concrete panel' is shown at the bottom right. A scale bar at the top indicates a length of 8,690 units. A north arrow points towards the top right. The drawing is labeled 'F.F.L: 15,300' and 'Existing concrete driveway'.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. **PLN-20-243**
 DATE RECEIVED **15/03/2021**

Amendments	
Date	Description
16.03.20	Client Revisions
07.04.20	Client Revisions
09.06.20	Client Revisions

bdm
 BUILDING DESIGN
 ARCHITECTS & PLANNERS

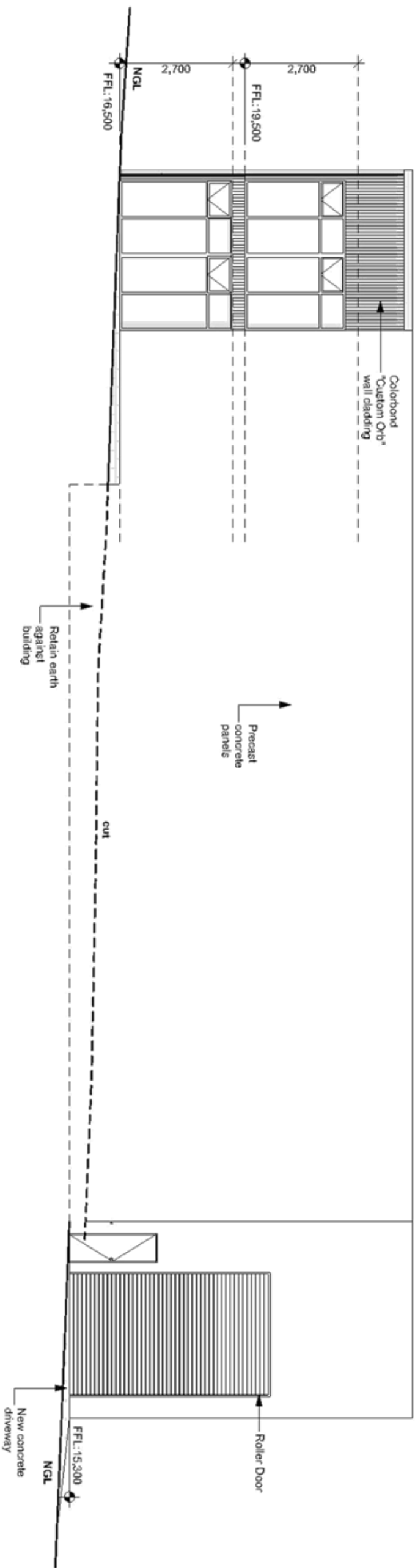
pinnacle
 DRAFTING & DESIGN

South East Elevation
Elevations
 0 1 2 3 4 5 6 7 8 9

Proposal:	New Warehouse/Showroom	Scale: 1:100	@ A3	Job No: 92-2019	Pg No: DA.05
Client:	Empire Trust	Date: 23.05.19	Engineer:		
Address:	37 Howard Rd, Glenorchy 7010	Drawn: JRN	Building Surveyor:		

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PINNACLE DRAFTING & DESIGN, CO6073Y 2 Kennedy Dry, Cambridge 7170 P: 03 6248 4218 E: jnickerson@pinnacledrafting.com.au



South West Elevation

BOUNDARY

-Parapet Roof Pitch @ 3"

-Feature band @ 12.5°

Colorbond
- Custom Orb
wall cladding

—Feature band @ 12.5°

Colorbond
"Custom Orb"
wall cladding

NGI

Aluminium
windows &
doors

Selected brick
veneer
cladding

North West Elevation

Elevations



Proposal:	New Warehouse/Showroom	Scale: 1:100	② A3	Job No: 92-2019	Pg No: DA.06
Client:	Empire Trust	Date: 23.05.19		Engineer:	
Address:	37 Howard Rd, Glenorchy 7010	Drawn: JRN		Building Surveyor:	

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Amendments	
Date	Description
16.03.20	Client Revisions
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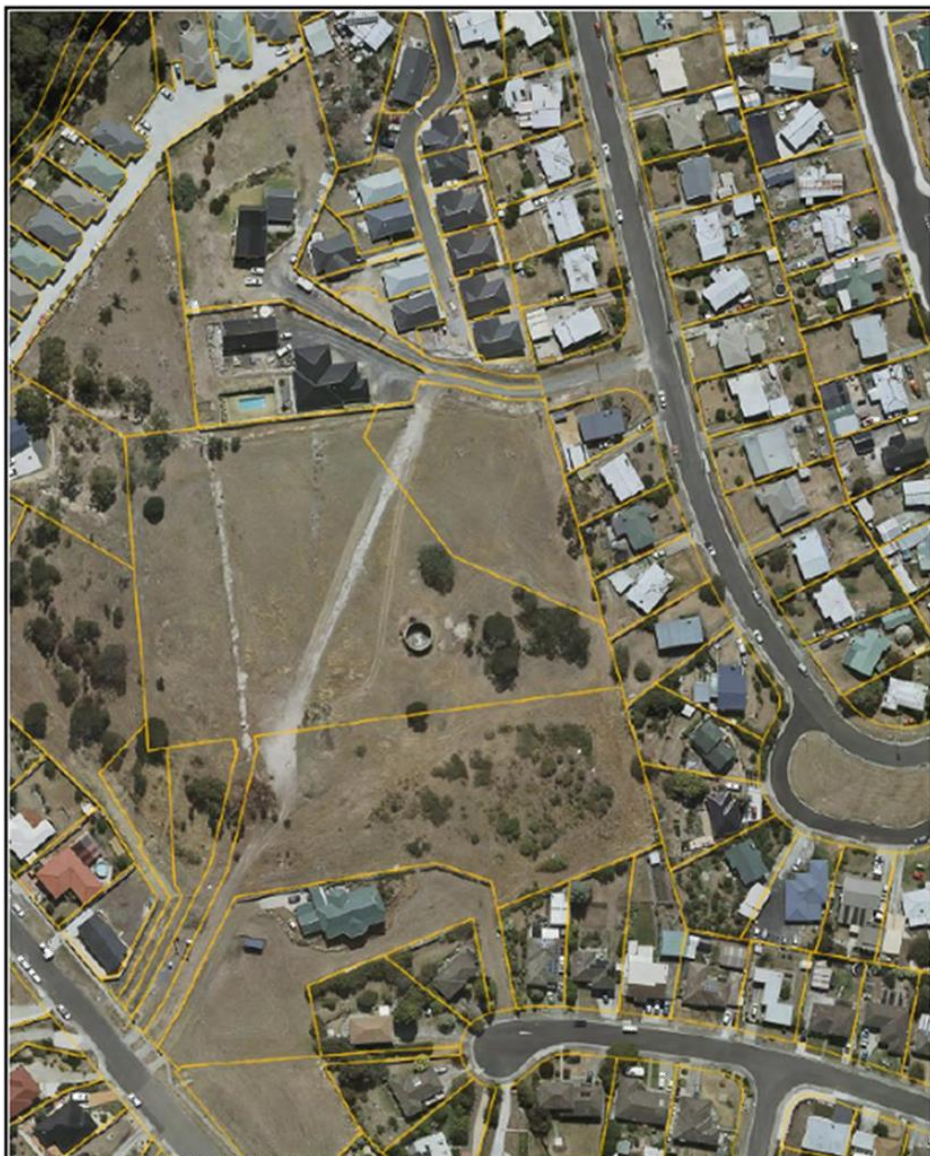
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-20-243**

DATE RECEIVED **15/03/2021**

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IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE APPLICATION





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34A Carnegie Street, Claremont TAS 7011

11-May-2021



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.



50 m



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-080	Council notice date	24/02/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00292-GCC	Date of response	09/03/2021
TasWater Contact	Al Cole	Phone No.	0439605108
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 x8		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
rare	Concept Site Services Plan	DA2	04/03/2021
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 and sewerage system and connections 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. 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. ASSET CREATION & INFRASTRUCTURE WORKS 4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct/the issue of a Certificate for Certifiable Work (Building and/or Plumbing) to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.			



8. Prior to the issue of a Certificate for Certifiable Work (Building and/or Plumbing) / Consent to Register a Legal Document / Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plan "Concept Site Services Plan", are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
11. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
12. 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.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
14. 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

15. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28, to TasWater, as approved by the Economic Regulator and the fee 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) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) 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
- (c) TasWater will locate residential water stop taps free of charge
- (d) 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

SITE LANDSCAPING PLAN
1:200[illegible]

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

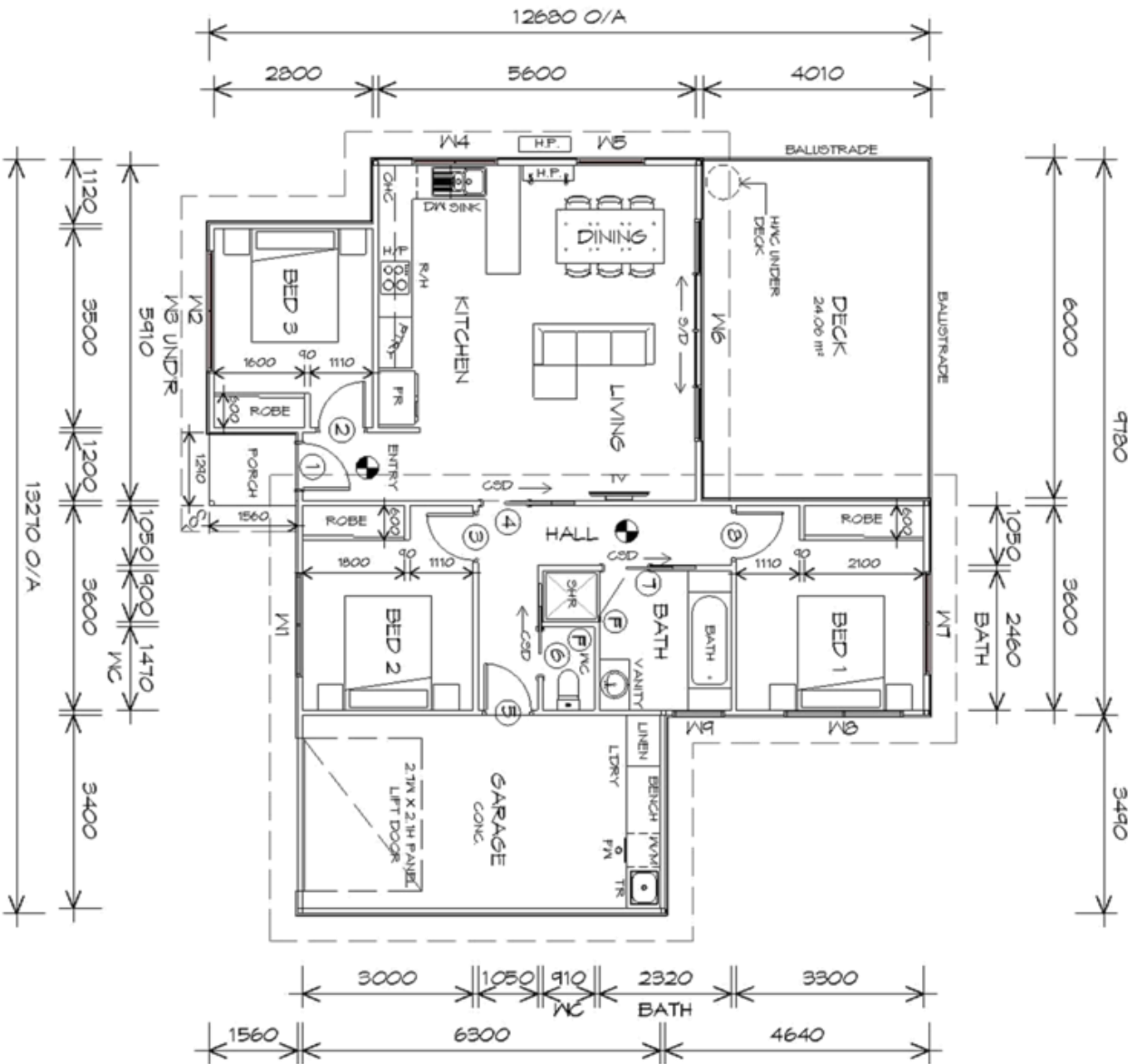
FLOOR PLAN

1 : 100

GARAGE AREA	23.56	2.53
FLOOR AREA	90.06	9.63
DECK AREA	24.06	2.54
PORCH AREA	1.91	0.20
TOTAL AREA	139.58	15.01

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

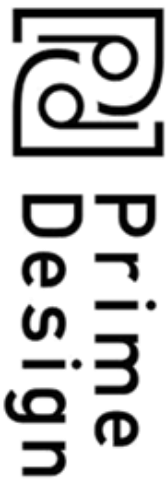
UNIT 1



LEGEND

- Ⓡ EXHAUST FAN-VENT TO OUTSIDE AIR
- Ⓢ 240V SMOKE ALARM
- Ⓣ CAVITY SLIDING DOOR
- Ⓤ SLIDING DOOR
- Ⓥ FLOOR WASTE
- Ⓦ COLD COLUMN
- Ⓧ GLASS SCREEN
- Ⓨ HOT WATER CYLINDER
- Ⓩ RANGEHOOD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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

Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drafted by:
A.G.M.

Approved by:
F.G.G.



Date:	Scale:	Revision:
08/02/2021	1 : 100	
Project/Drawing no:		
PDH20062 U1-01		03

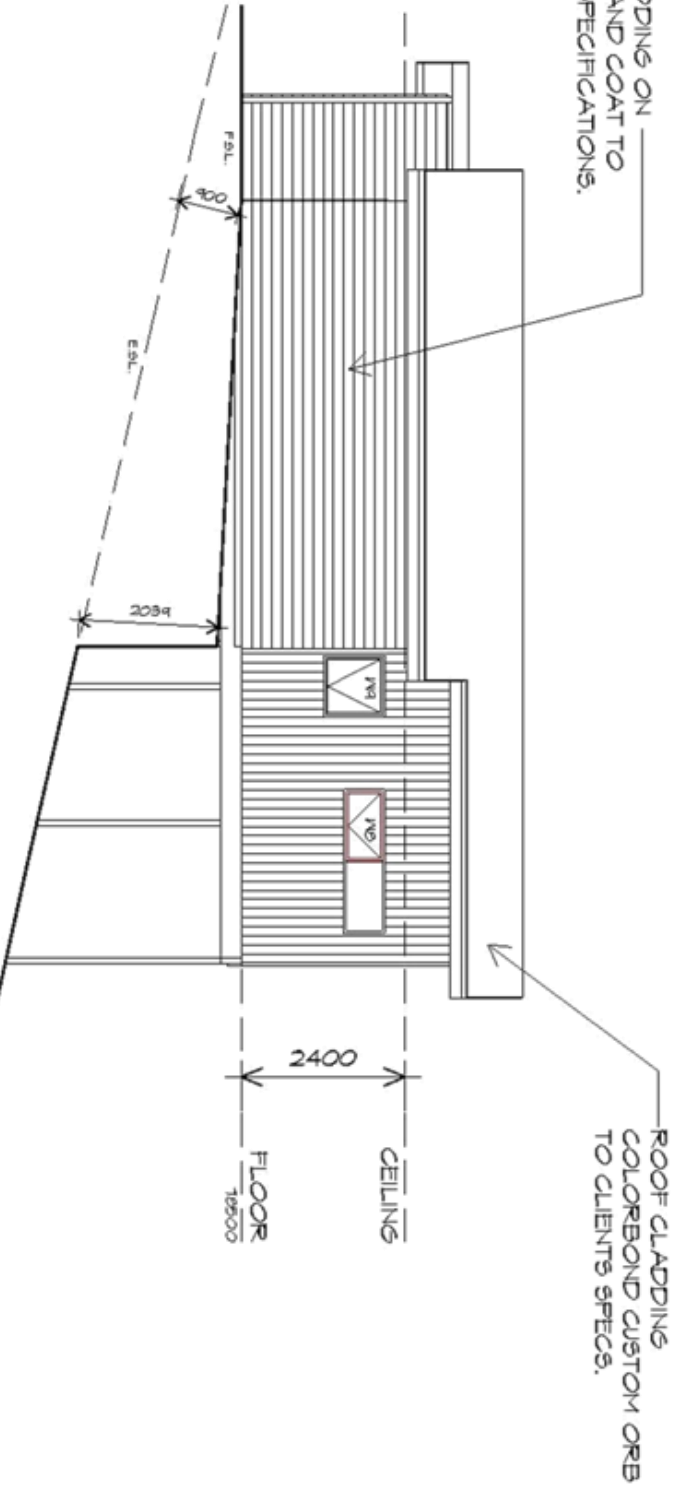
Accredited building practitioner: Frank Geskus -No CC246A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021

UNIT 1

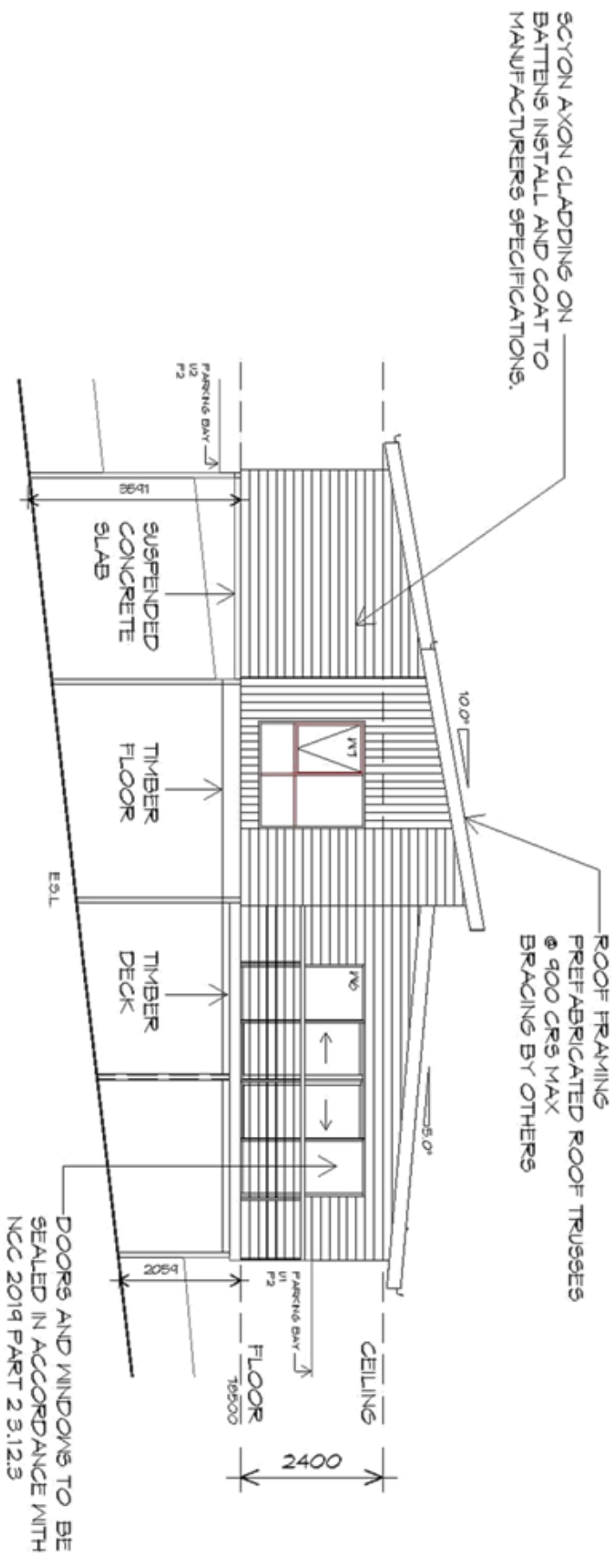
SOUTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100



PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021

bdag
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Prime
Design

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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
08/02/2021

Scale:
1 : 100

Project/Drawing no:
PDH20062 -U1-03

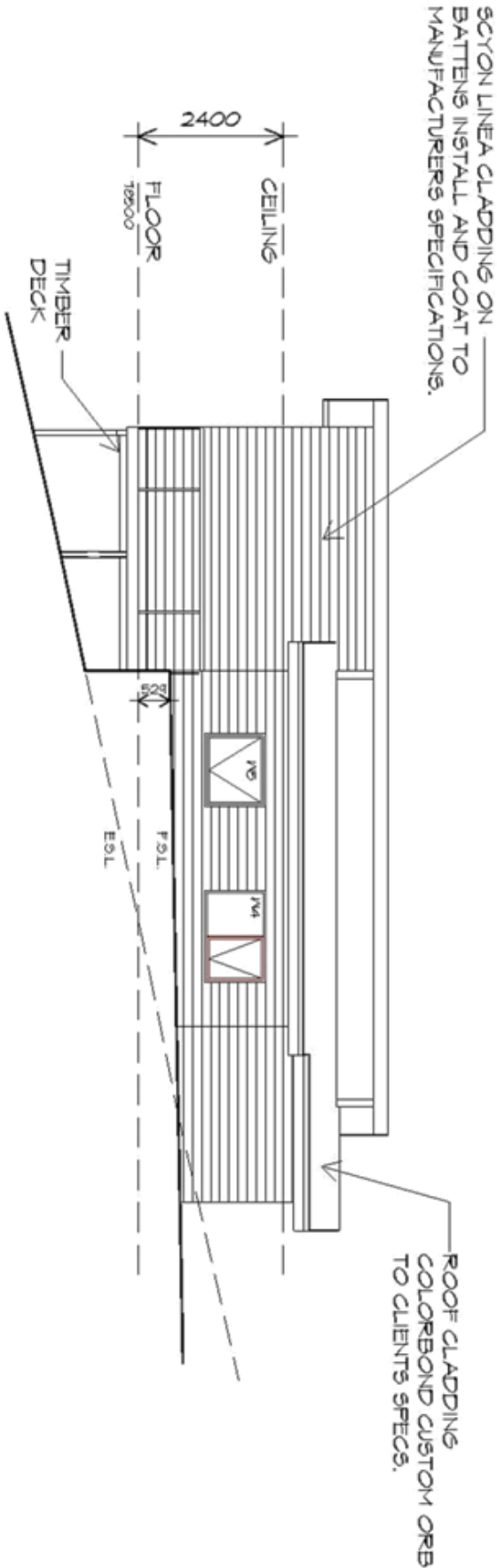
Revision:
03

Accredited building practitioner: Frank Geskus -No CC246A

UNIT 1

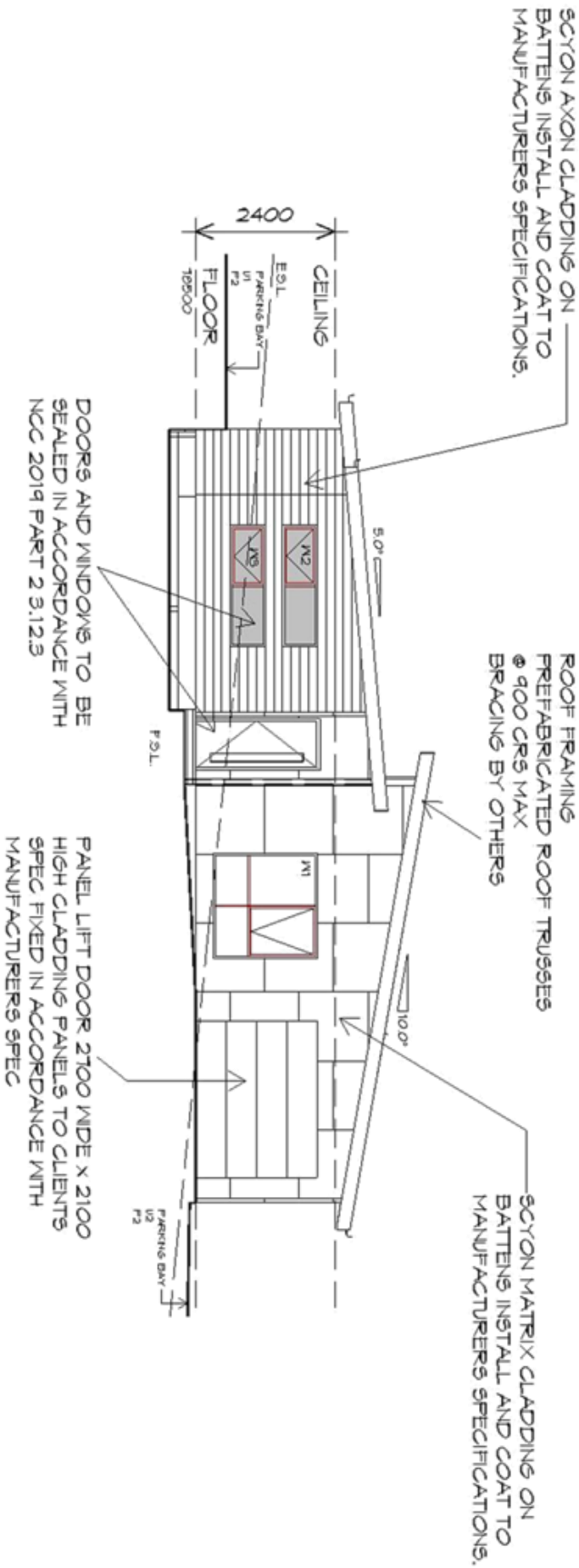
NORTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100



PLANNING
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GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-080
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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
08/02/2021

Scale:
1 : 100

Project/Drawing no.:
PDH20062 -U1-04

Revision:
03

Accredited building practitioner: Frank Geskus -No CC246A

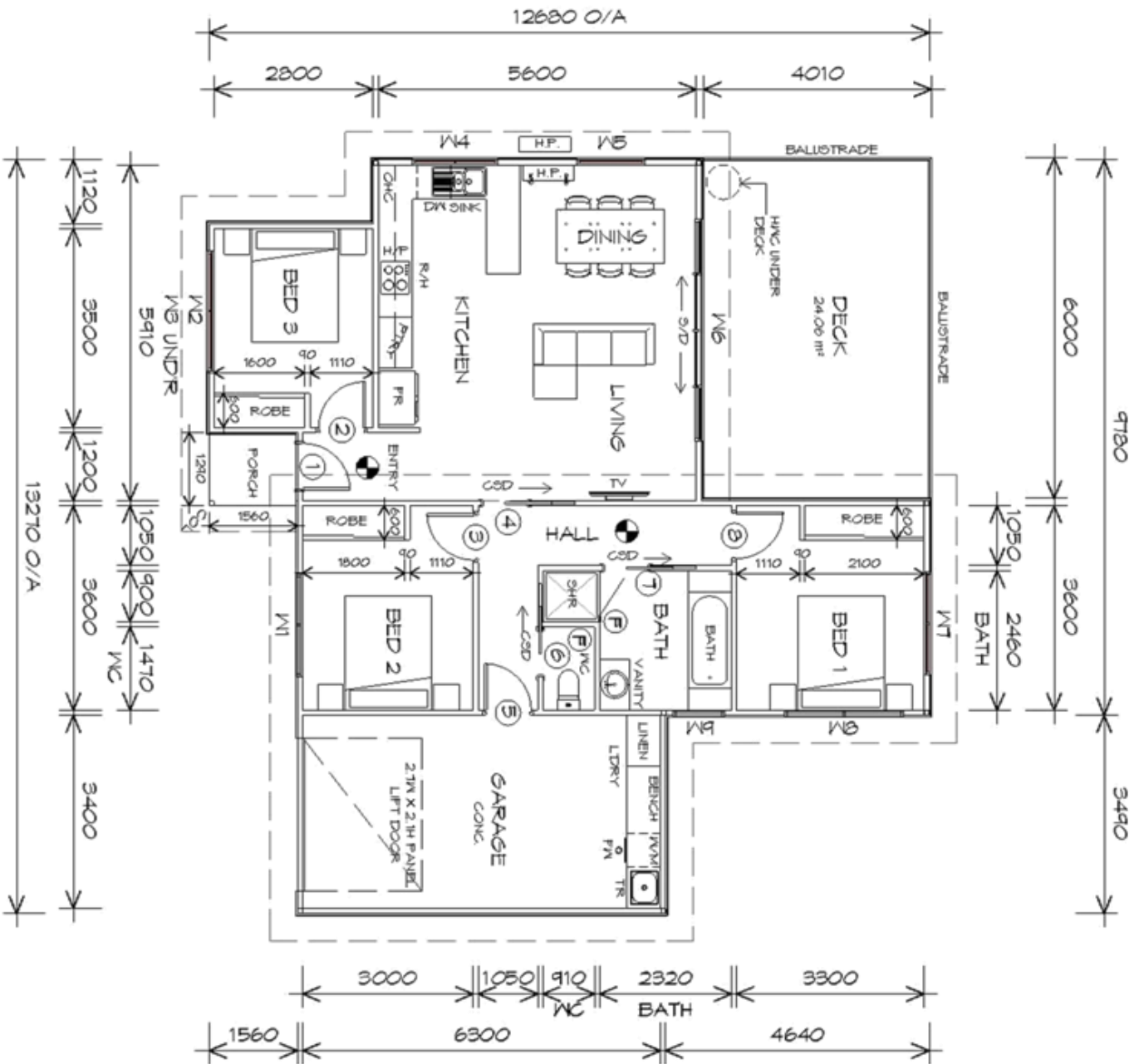
FLOOR PLAN

1 : 100

GARAGE AREA	23.56	2.53
FLOOR AREA	90.06	9.63
DECK AREA	24.06	2.54
PORCH AREA	1.91	0.20
TOTAL AREA	139.53	15.01

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

UNIT 2



- LEGEND
- Ⓡ EXHAUST FAN-VENT TO OUTSIDE AIR
 - Ⓢ 240V SMOKE ALARM
 - Ⓣ CAVITY SLIDING DOOR
 - Ⓤ SLIDING DOOR
 - Ⓦ FLOOR WASTE
 - Ⓧ COL COLUMN
 - Ⓨ GLASS SCREEN
 - Ⓩ HOT WATER CYLINDER
 - ⓐ RANGEHOOD

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
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34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drafted by:
A.G.M.

Approved by:
F.G.G.



Date: 08/02/2021 Scale: 1 : 100

Project/Drawing no: PDH20062 U2-01 Revision: 03

Accredited building practitioner: Frank Geskus -No CC246A

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-21-080

DATE RECEIVED 29/03/2021

UNIT 2

SOUTHERN ELEVATION

1 : 100

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION NO PLN-21-080
DATE RECEIVED 29/03/2021



Drafted by:	A.G.M.	Approved by:	F.G.G.
Date:	08/02/2021	Scale:	1 : 100
Project/Drawing no:	PDH20062 -U2-03	Revision:	03
Accredited building practitioner: Frank Geskus -No CC246A			

Drawing:
ELEVATIONS

Client name:
Z. DESAI

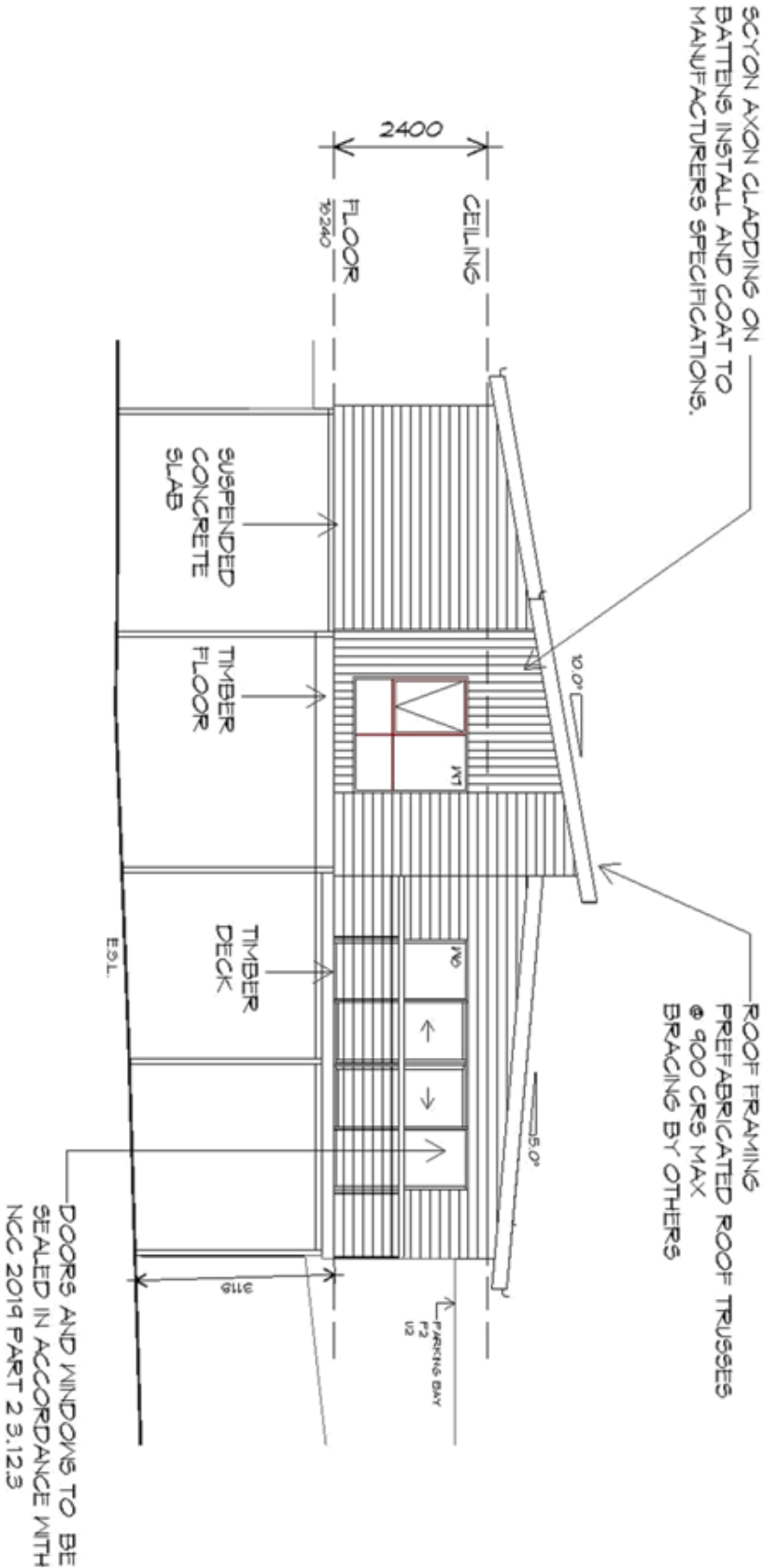
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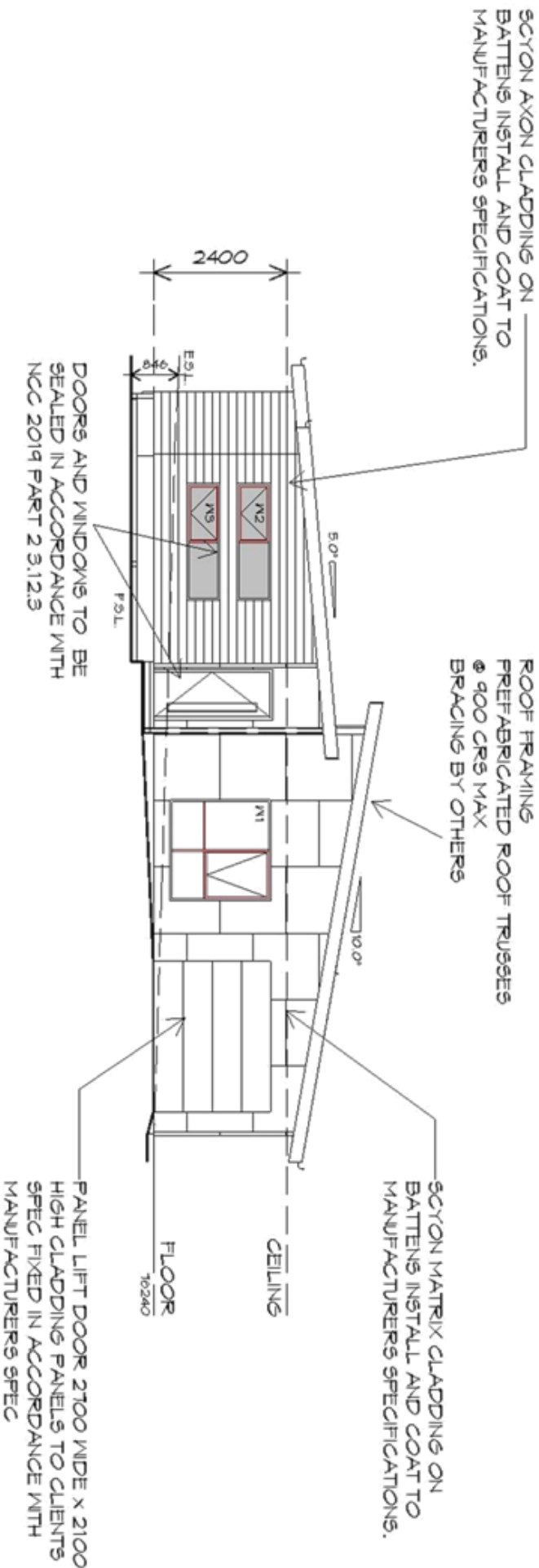
EASTERN ELEVATION

1 : 100



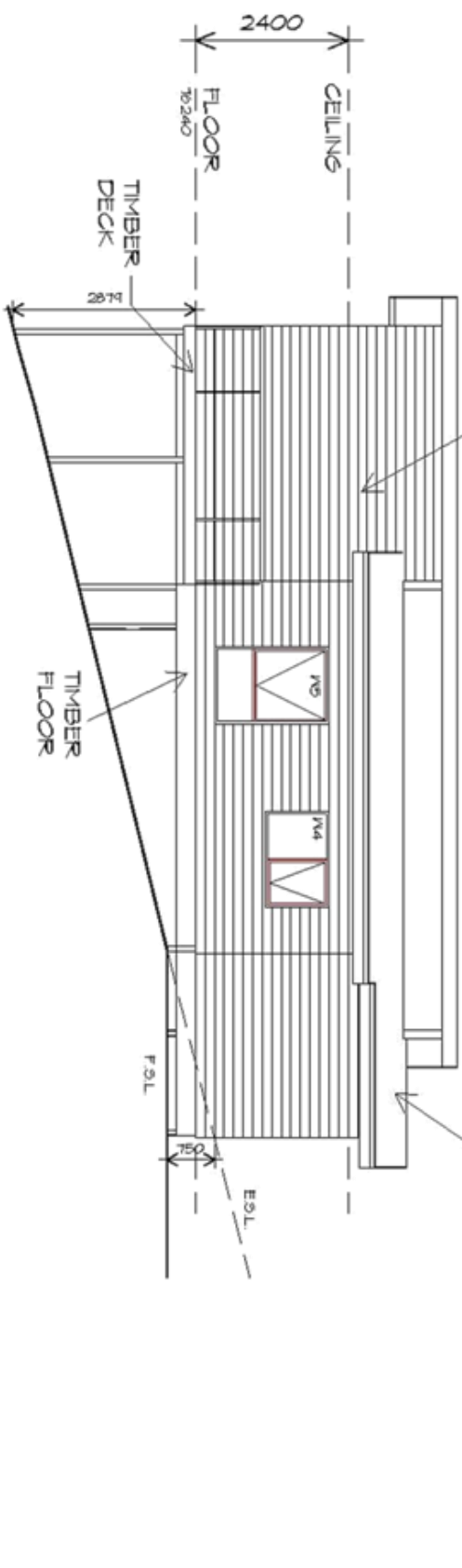
PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

1:100



PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

SCYON LINEA CLADDING ON _____
BATTENS INSTALL AND COAT TO
MANUFACTURERS SPECIFICATIONS.

NORTHERN ELEVATION

1:100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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Project
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by: **A.G.M.**
Approved by: **F.G.G.**

Date: 08/02/2021 Scale: 1 : 100

Project/Drawing no:	Revision
PDH20062-U2-04	03

Accredited building practitioner, Frank Geskus - No CC246A

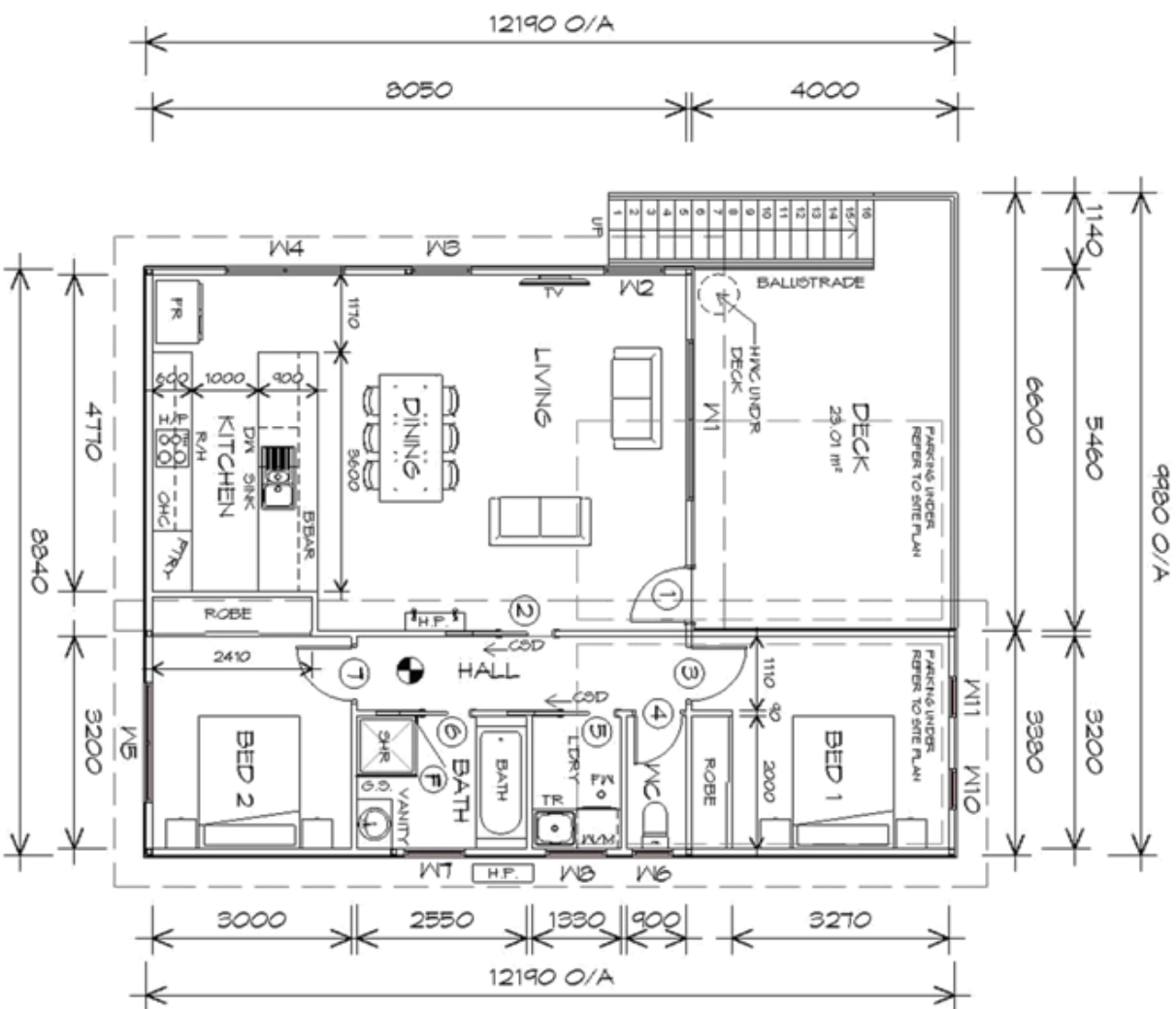
FLOOR PLAN

1 : 100

FLOOR AREA	87.23	m ²	(9.38	SQUARES)
DECK AREA	23.35	m ²	(2.51	SQUARES)
TOTAL AREA	110.58		11.89	

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

UNIT 3



LEGEND

- Ⓢ EXHAUST FAN-VENT TO OUTSIDE AIR.
- Ⓢ 240V SMOKE ALARM
- Ⓢ CAVITY SLIDING DOOR
- Ⓢ/D SLIDING DOOR
- Ⓢ FM FLOOR WASTE
- COL COLUMN
- GLASS SCREEN
- HWC HOT WATER CYLINDER
- R/H RANGEHOOD

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drafted by:
A.G.M.

Approved by:
F.G.G.



Drawing:
FLOOR PLAN

Date:
08/02/2021

Scale:
1 : 100



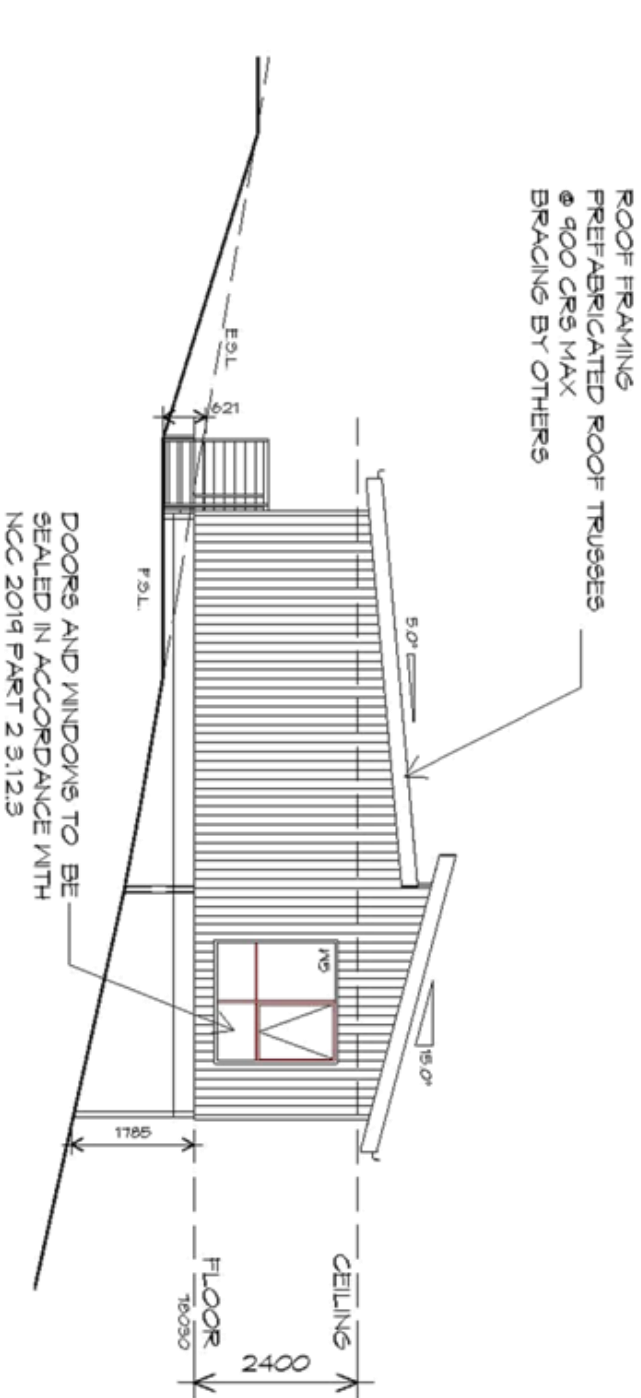
Project/Drawing no:
PDH20062 U3-01

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

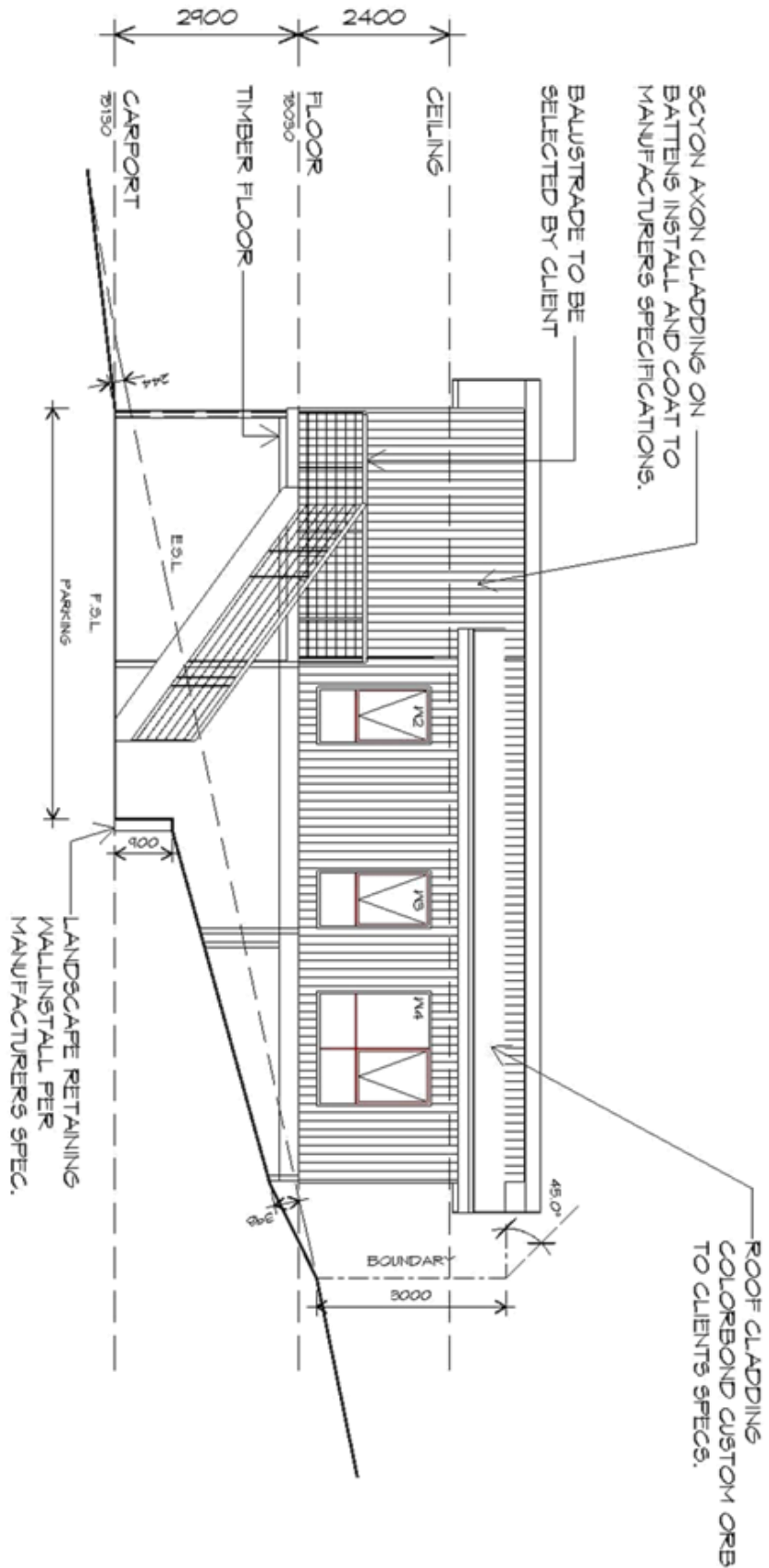
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No
PLN-21-080
DATE RECEIVED 29/03/2021

UNIT 3



SOUTHERN ELEVATION

1 : 100



WESTERN ELEVATION

1 : 100

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No **PLN-21-080**
DATE RECEIVED **29/03/2021**



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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M. **Approved by:**
F.G.G.

Date: **08/02/2021** **Scale:** **1 : 100**

Project/Drawing no: **PDH20062 -U3-04** **Revision:** **01**

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
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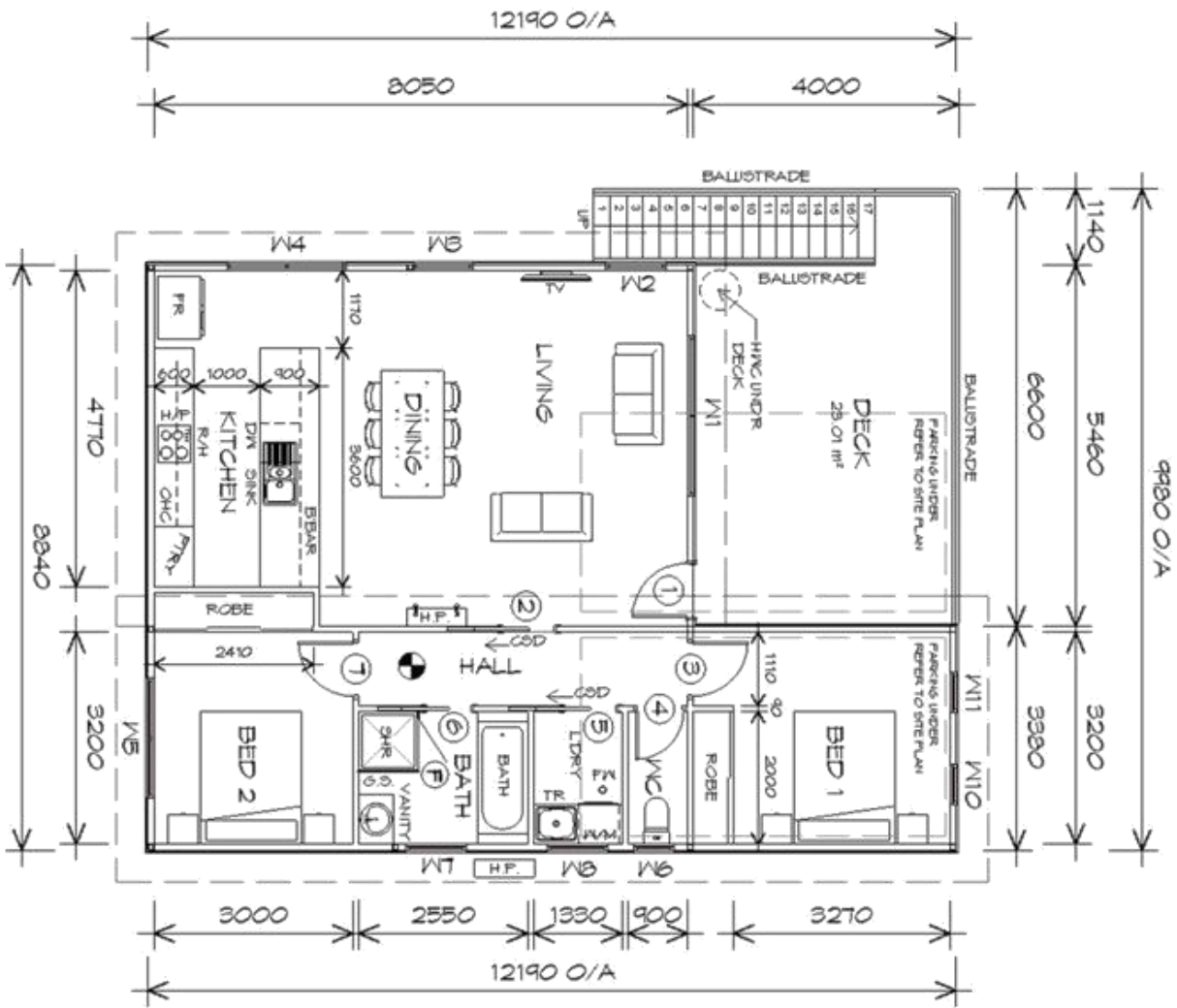
FLOOR PLAN

1 : 100

FLOOR AREA	87.23	m ²	(9.38	SQUARES)
DECK AREA	23.35	m ²	(2.51	SQUARES)
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NOTE:
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UNIT 4



LEGEND

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

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drafted by:
A.G.M.

Approved by:
F.G.G.



Project/Drawing no:
PDH20062 U4-01

Date:
08/02/2021

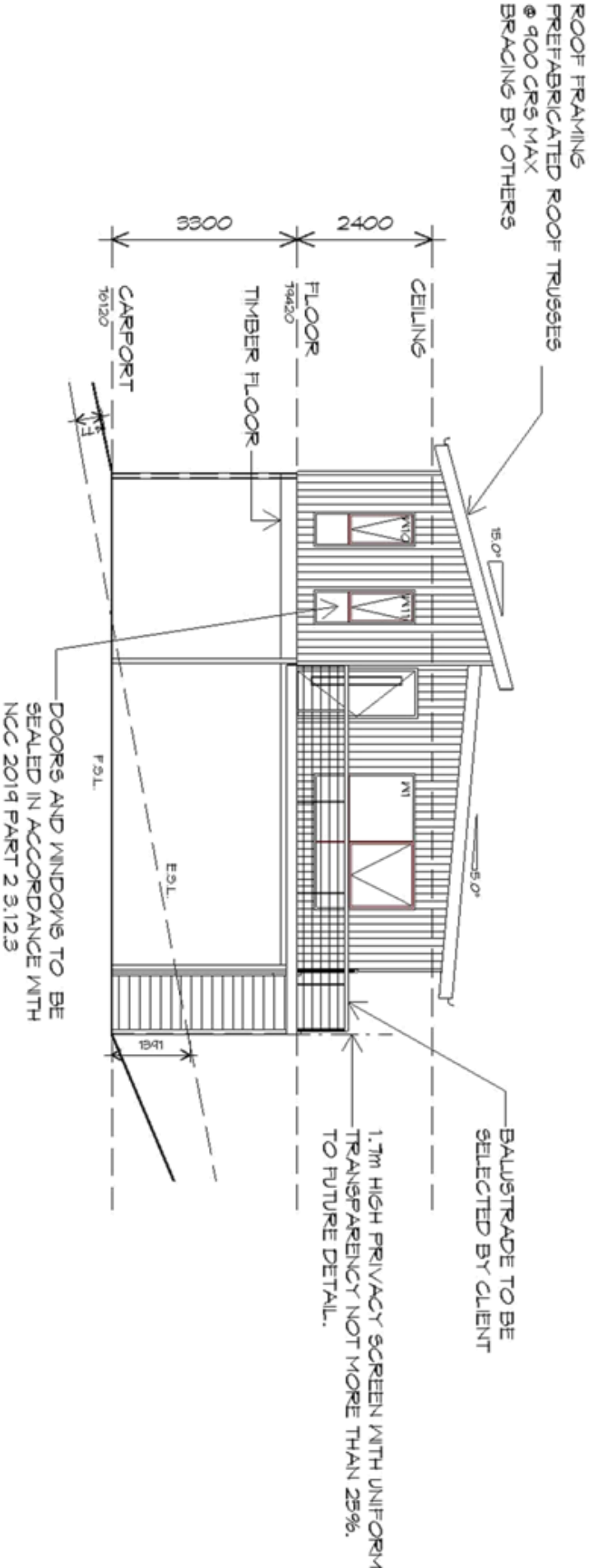
Scale:
1 : 100



Drawing:
FLOOR PLAN

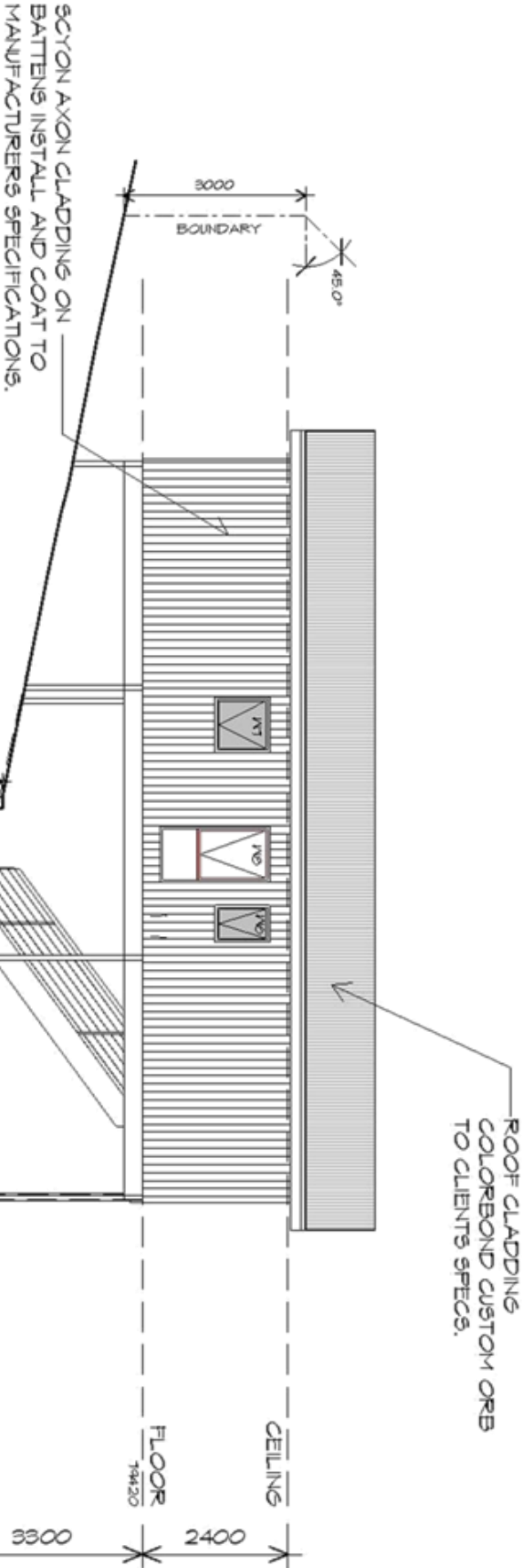
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021

UNIT 4



NORTHERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

GLENORCHY CITY COUNCIL
PLANNING SERVICES

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PLANNING

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

Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
08/02/2021

Scale:
1 : 100

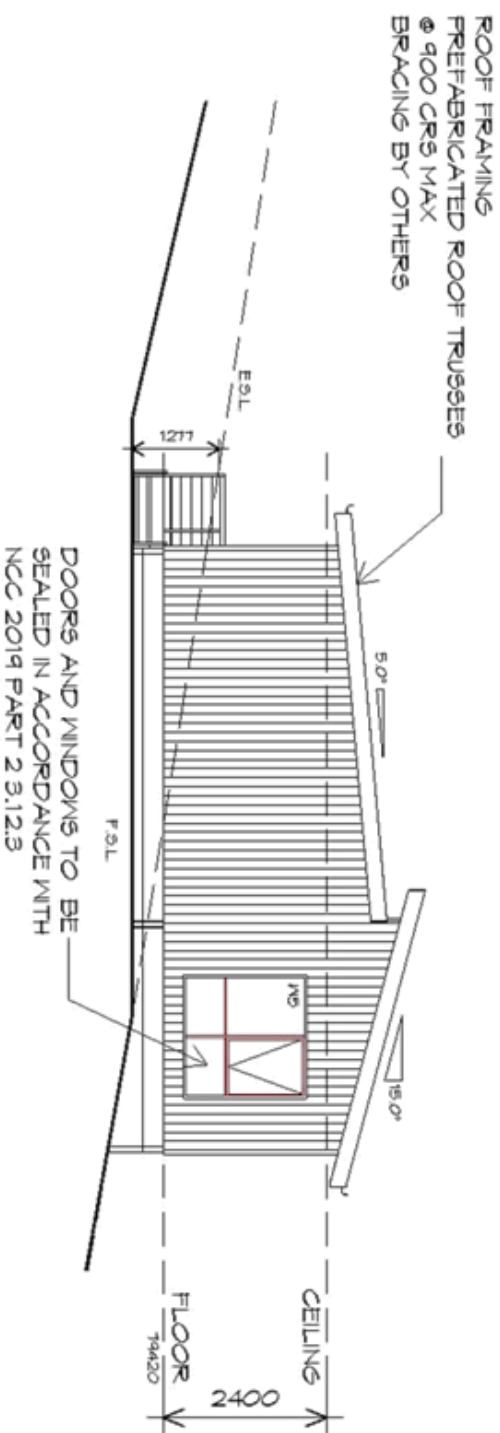
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PDH20062 -U4-03

Revision:
01

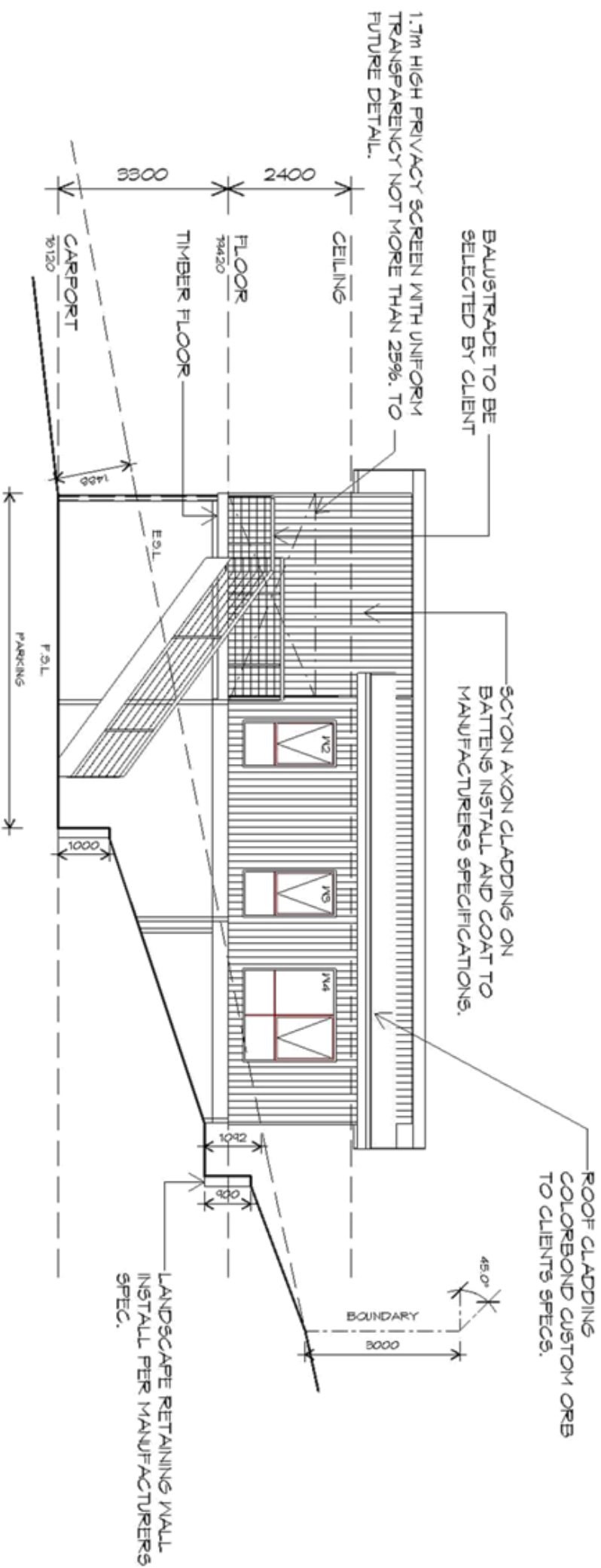
Accredited building practitioner: Frank Geskus -No CC246A



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1:100



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-21-080

DATE RECEIVED 29/03/2021

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date: 08/02/2021 Scale: 1 : 100

Project/Drawing no:	Revision
PDH20062-U4-04	01

Accredited building practitioner. Frank Geskus - No CC246A

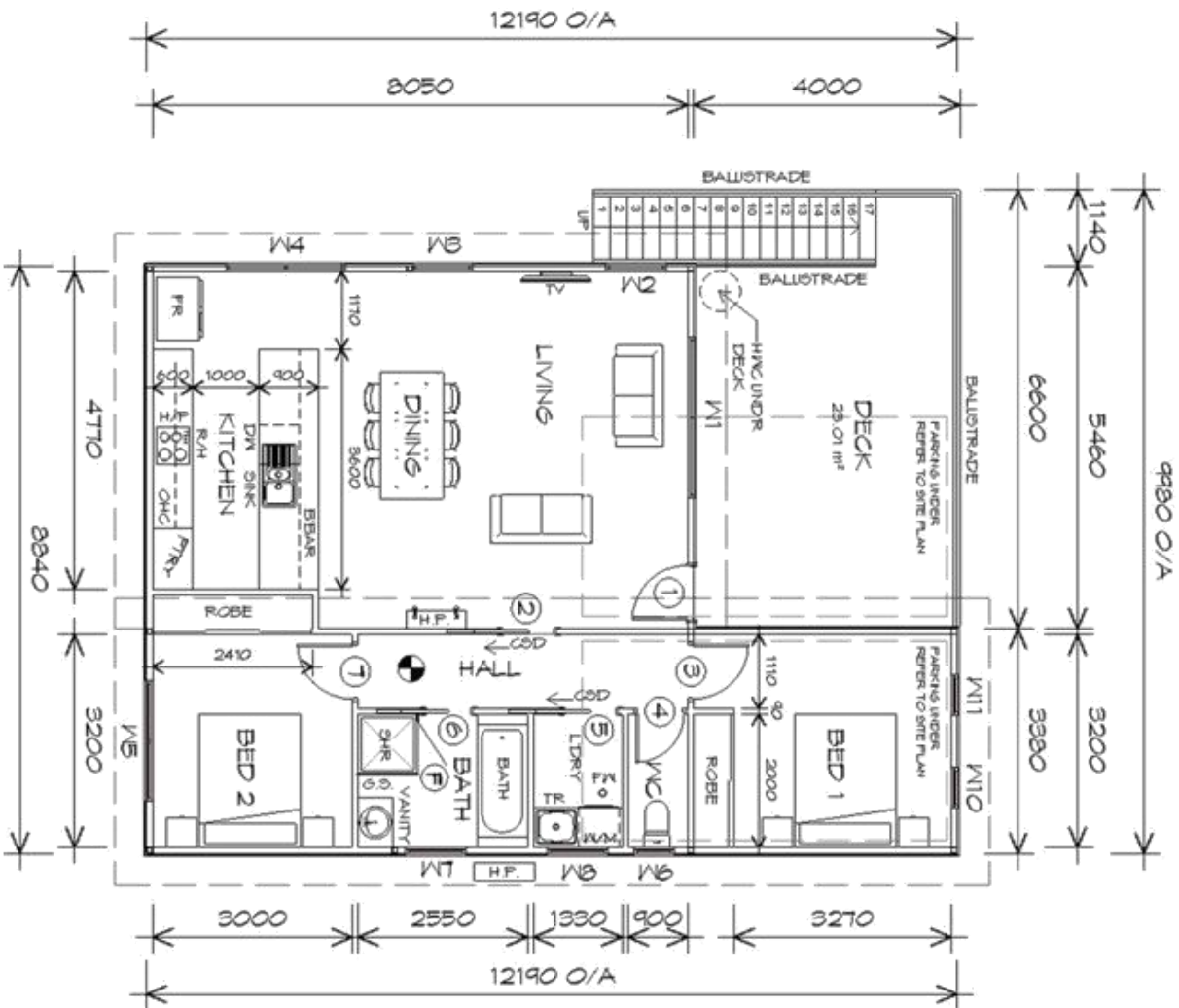
FLOOR PLAN

1 : 100

FLOOR AREA	87.23	m ²	(9.38	SQUARES)
DECK AREA	23.35	m ²	(2.51	SQUARES)
TOTAL AREA	110.58		11.89	

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

UNIT 5



LEGEND

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

PLANNING
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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drafted by:
A.G.M.

Approved by:
F.G.G.



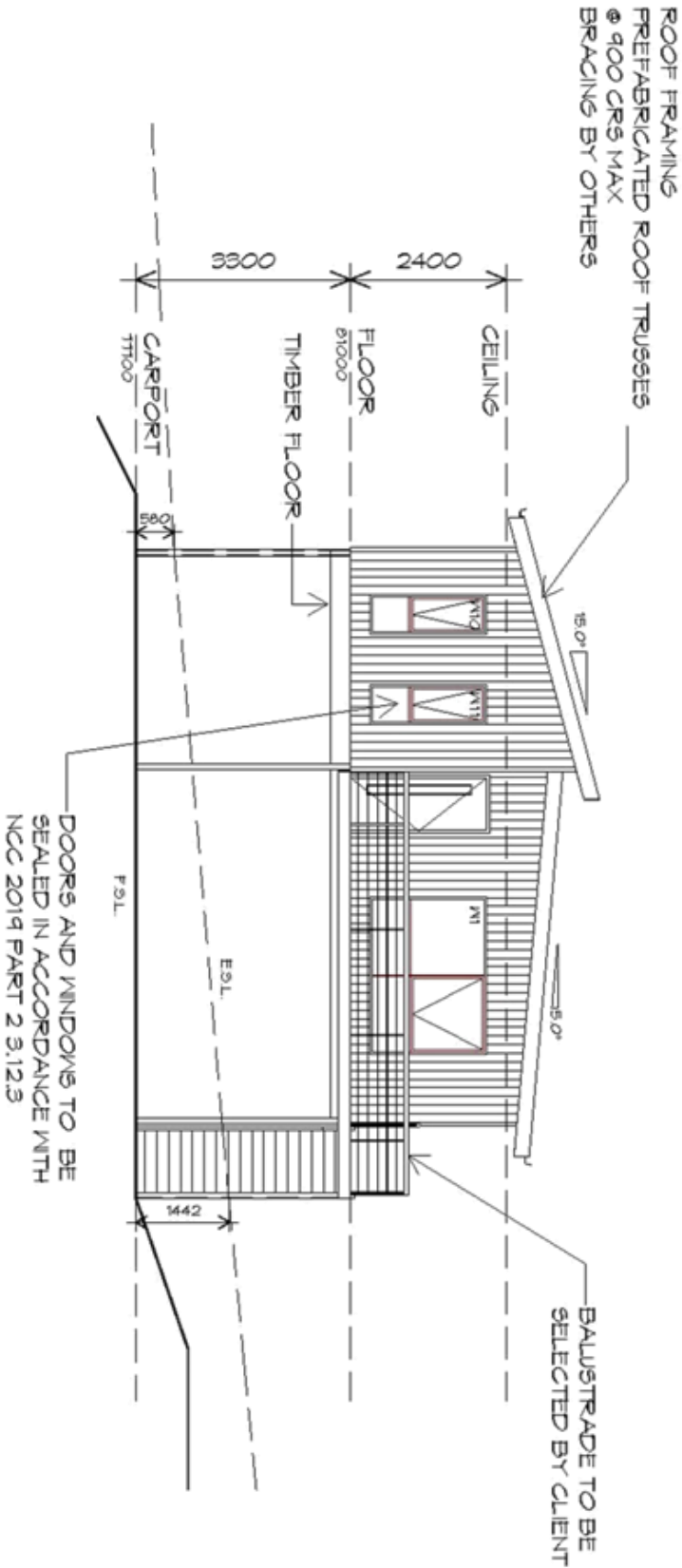
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Project/Drawing no: PDH20062 U5-01 Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021

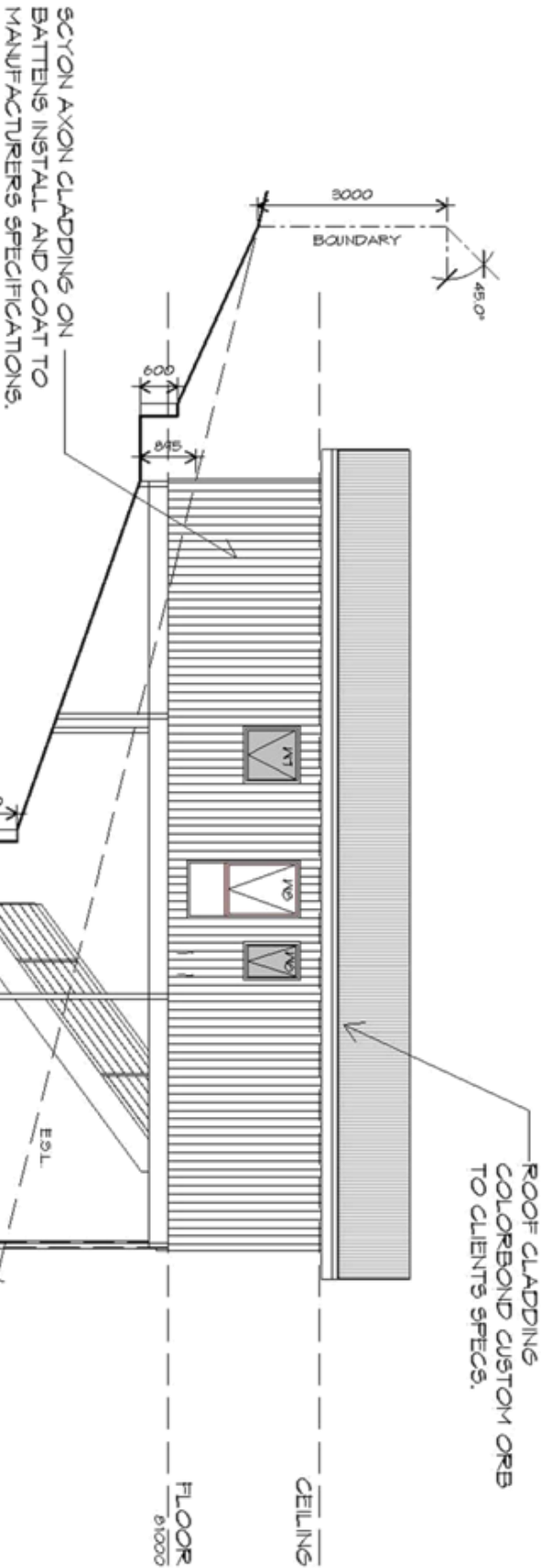
Drawing:
FLOOR PLAN



UNIT 5



EASTERN ELEVATION
1 : 100



SOUTHERN ELEVATION
1 : 100

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021

bdag
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Prime
Design

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160 New Town Road, New Town, Hobart 7008
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info@primedesigntas.com.au primedesigntas.com.au

Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
08/02/2021

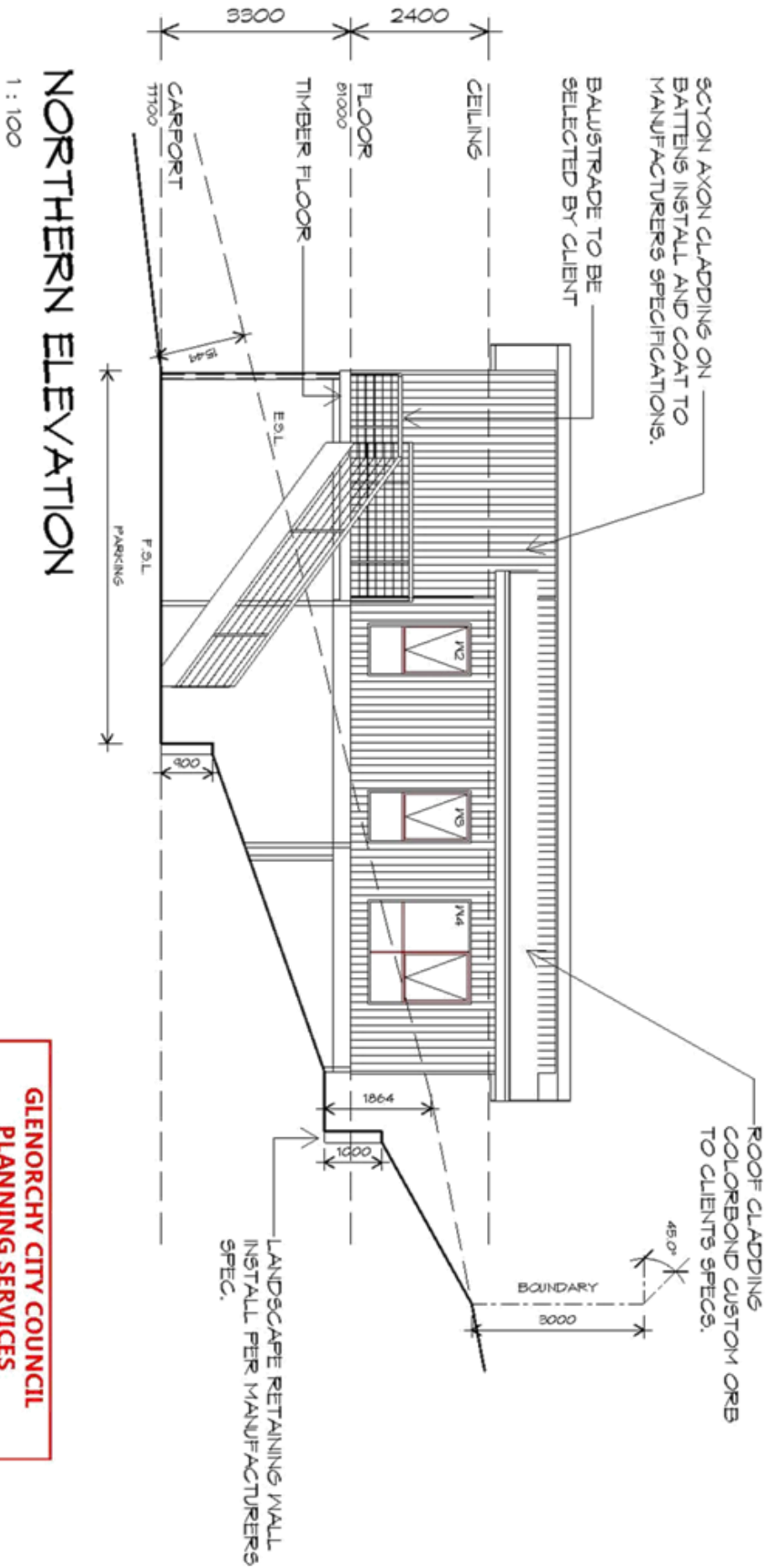
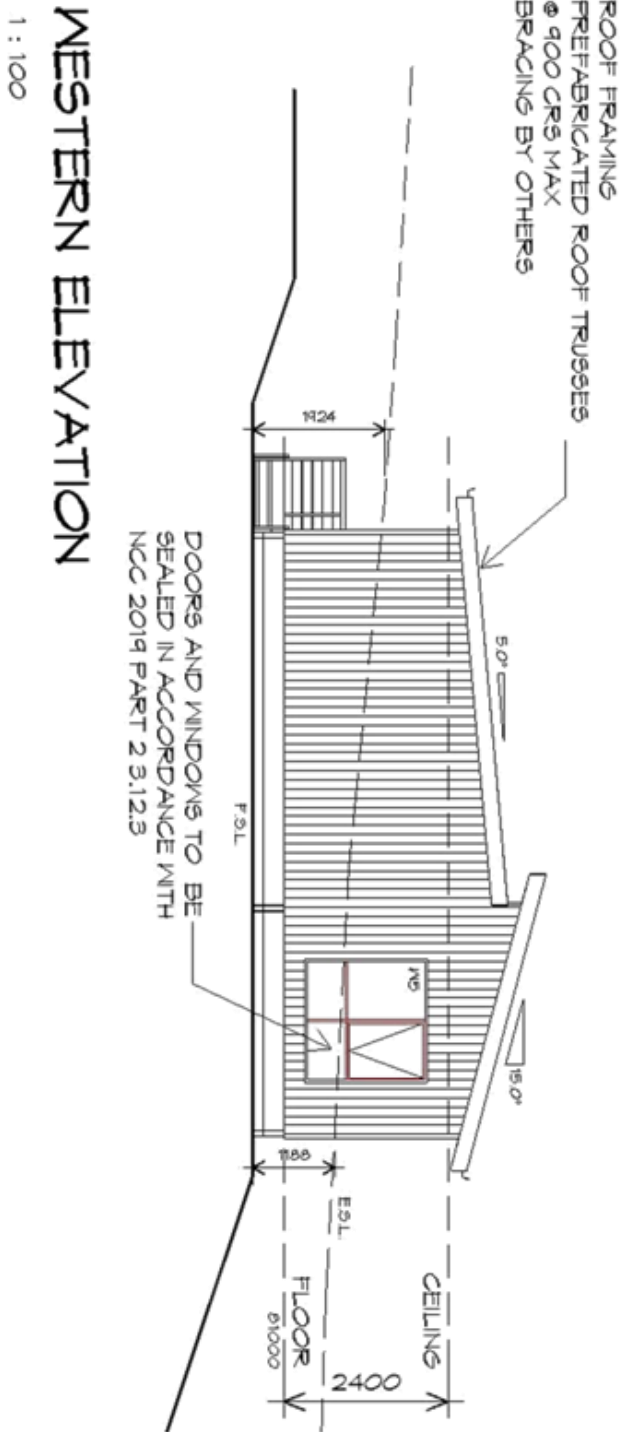
Scale:
1 : 100

Project/Drawing no:
PDH20062 -U5-03

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

UNIT 5



GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-21-080

DATE RECEIVED 29/03/2021

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ASSOCIATION OF AUSTRALIA

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

Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
08/02/2021

Scale:
1 : 100

Project/Drawing no:
PDH20062 -U5-04

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

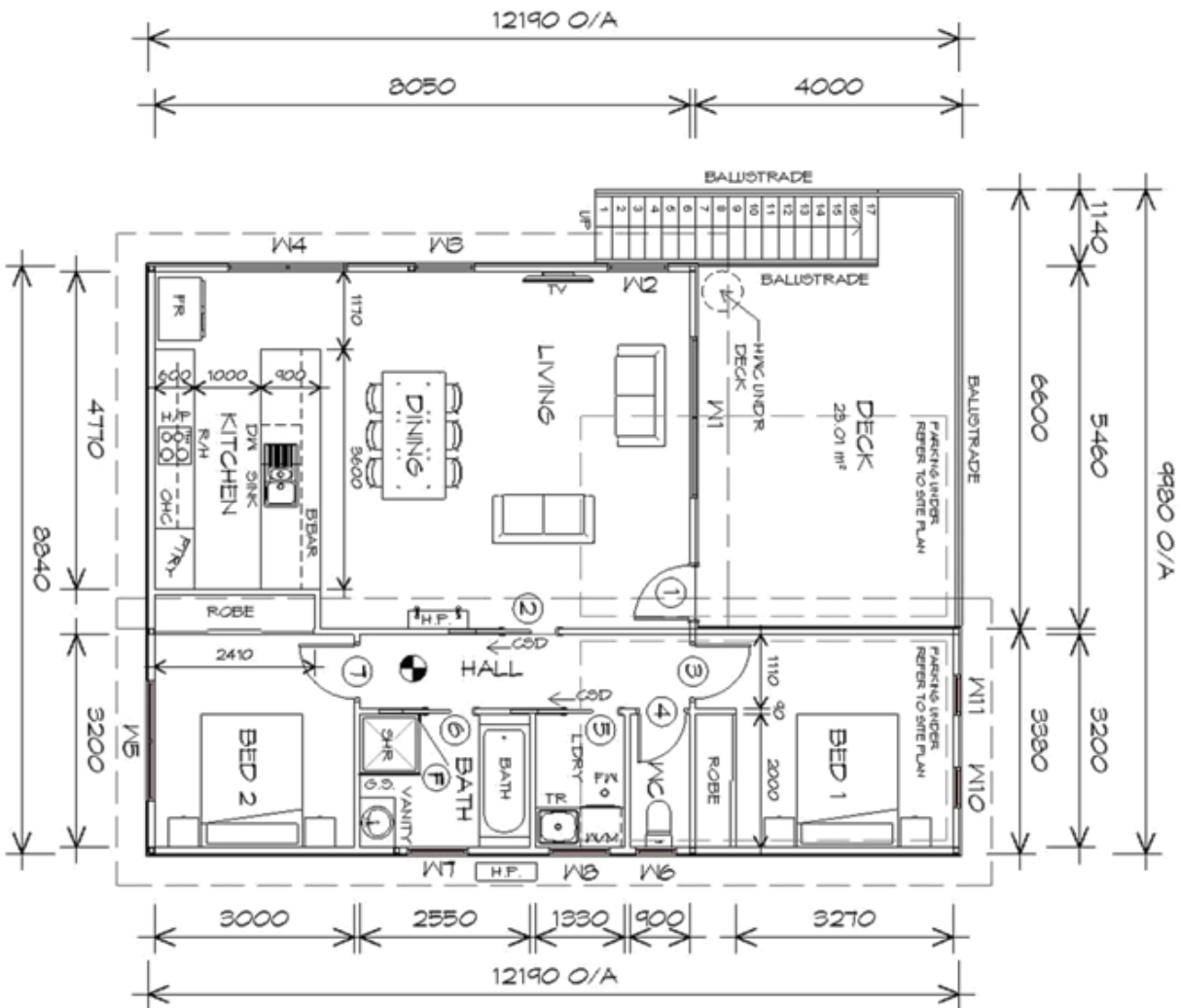
FLOOR PLAN

1 : 100

FLOOR AREA	87.23	m ²	(9.38	SQUARES)
DECK AREA	23.35	m ²	(2.51	SQUARES)
TOTAL AREA	110.58		11.89	

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

UNIT 6



LEGEND

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

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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p(0)+ 03 6332 3790
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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drafted by:
A.G.M.

Approved by:
F.G.G.



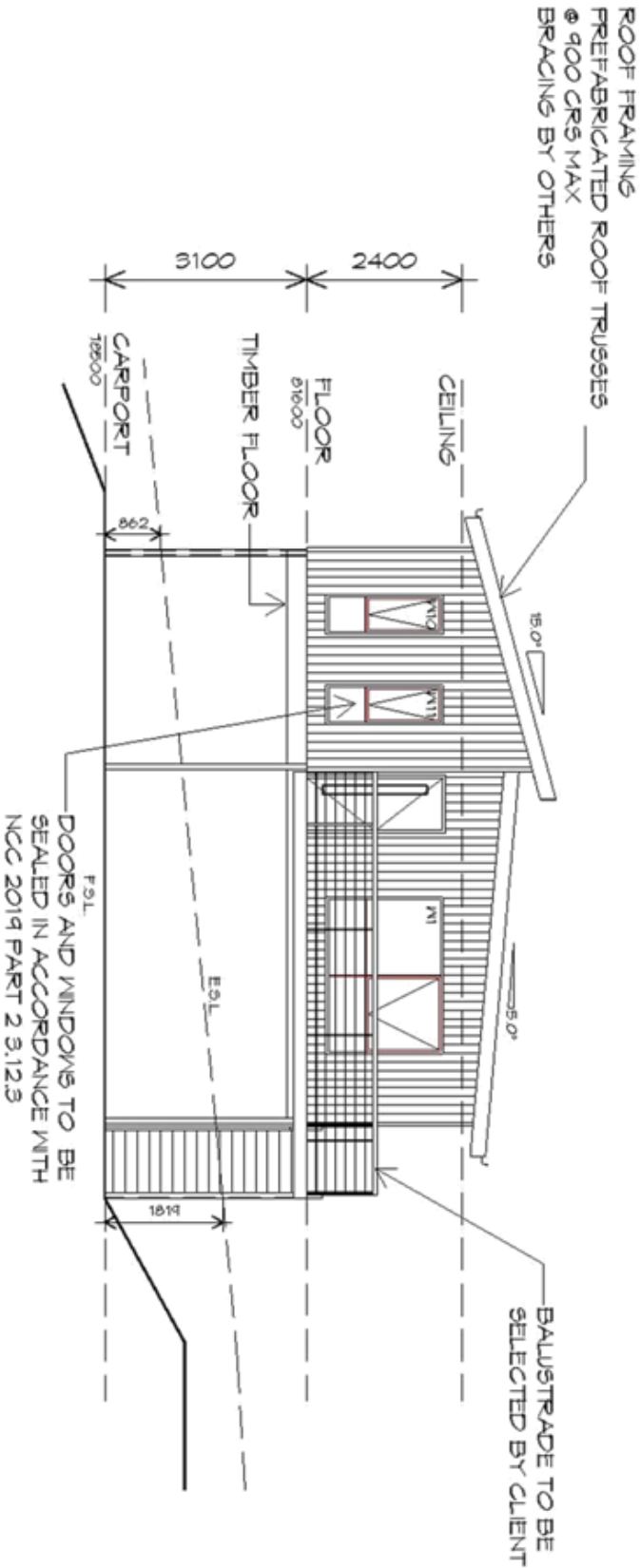
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FLOOR PLAN

Date: 08/02/2021 Scale: 1 : 100

Project/Drawing no: PDH20062 U6-01 Revision: 01

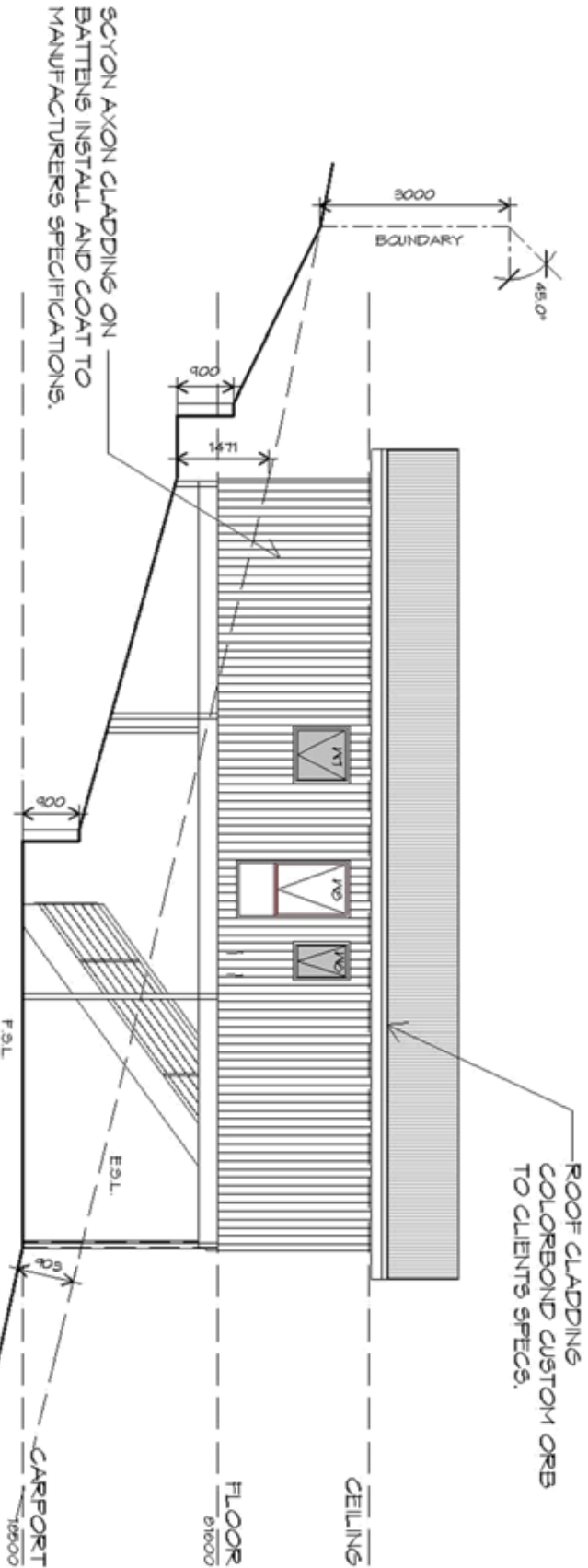
Accredited building practitioner: Frank Gehaus -No CC246A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021



EASTERN ELEVATION

1 : 100



SOUTHERN ELEVATION

1 : 100

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

Prime Design

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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
08/02/2021

Scale:
1 : 100

Project/Drawing no.:
PDH20062 -U6-03

Revision:
01

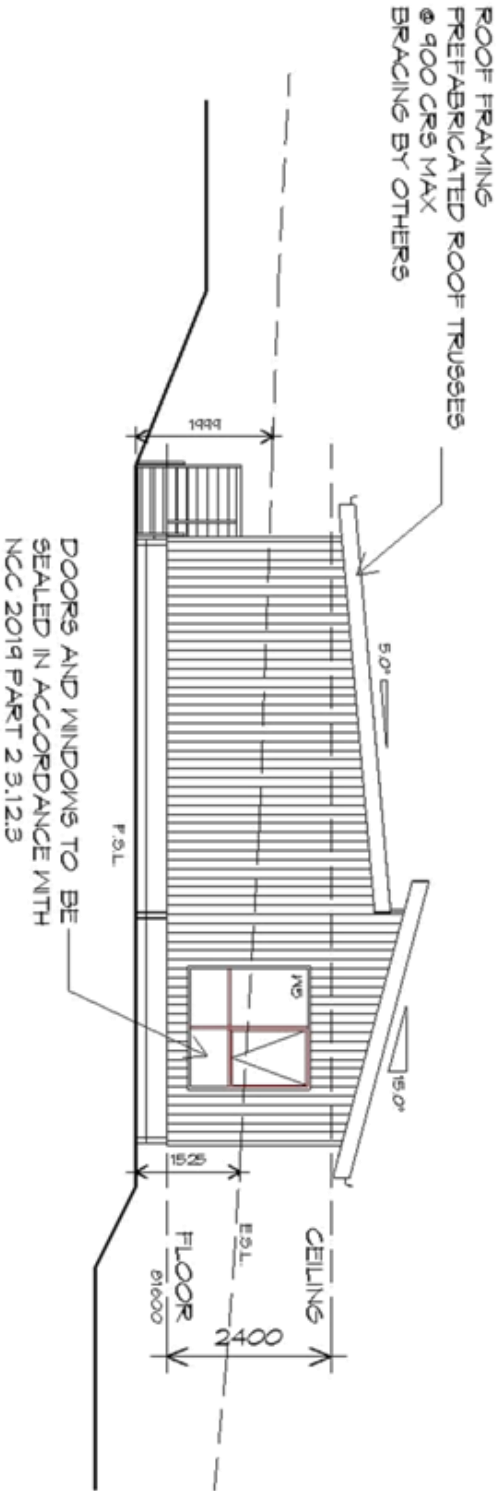
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

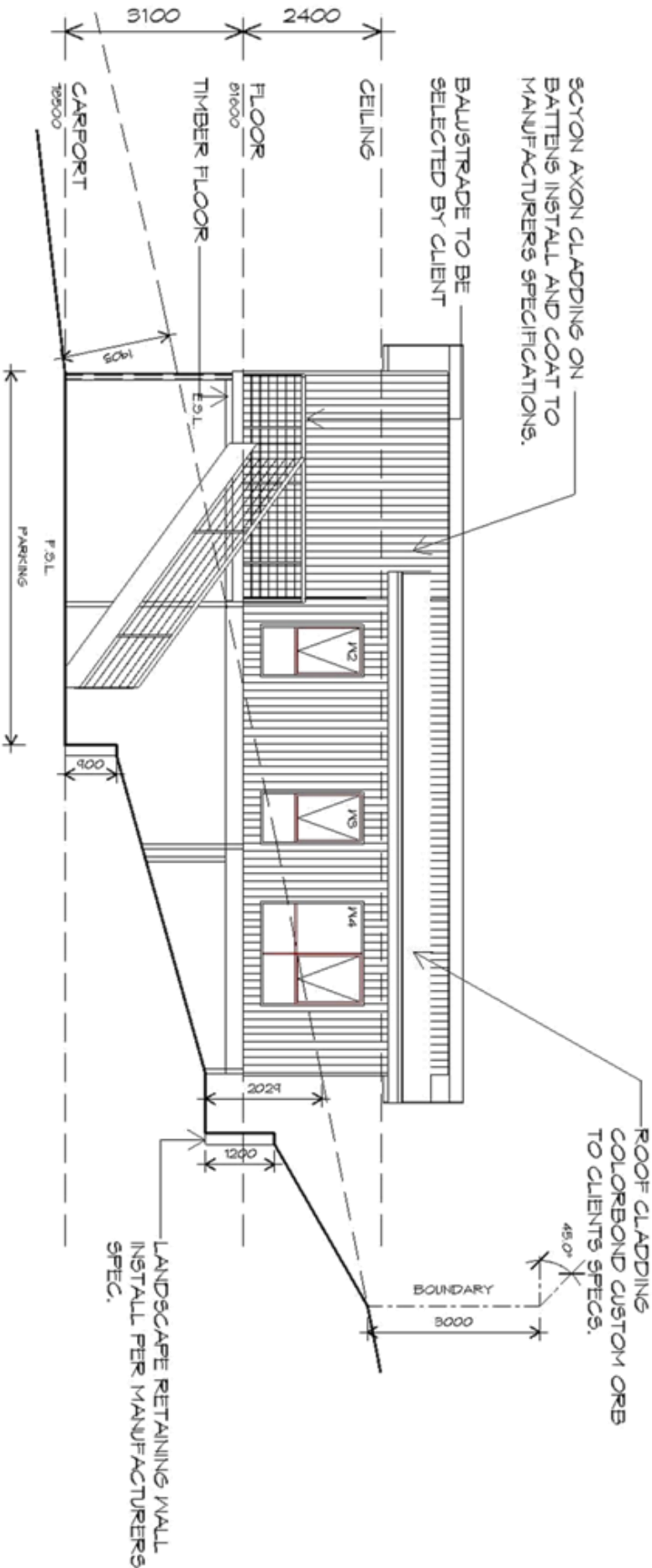
APPLICATION No. PLN-21-080
DATE RECEIVED 29/03/2021

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

UNIT 6



WESTERN ELEVATION
1 : 100



NORTHERN ELEVATION
1 : 100

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION NO PLN-21-080
DATE RECEIVED 29/03/2021



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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M.

Approved by:
F.G.G.

Date:
08/02/2021

Scale:
1 : 100

Project/Drawing no.:
PDH20062 -U6-04

Revision:
01

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

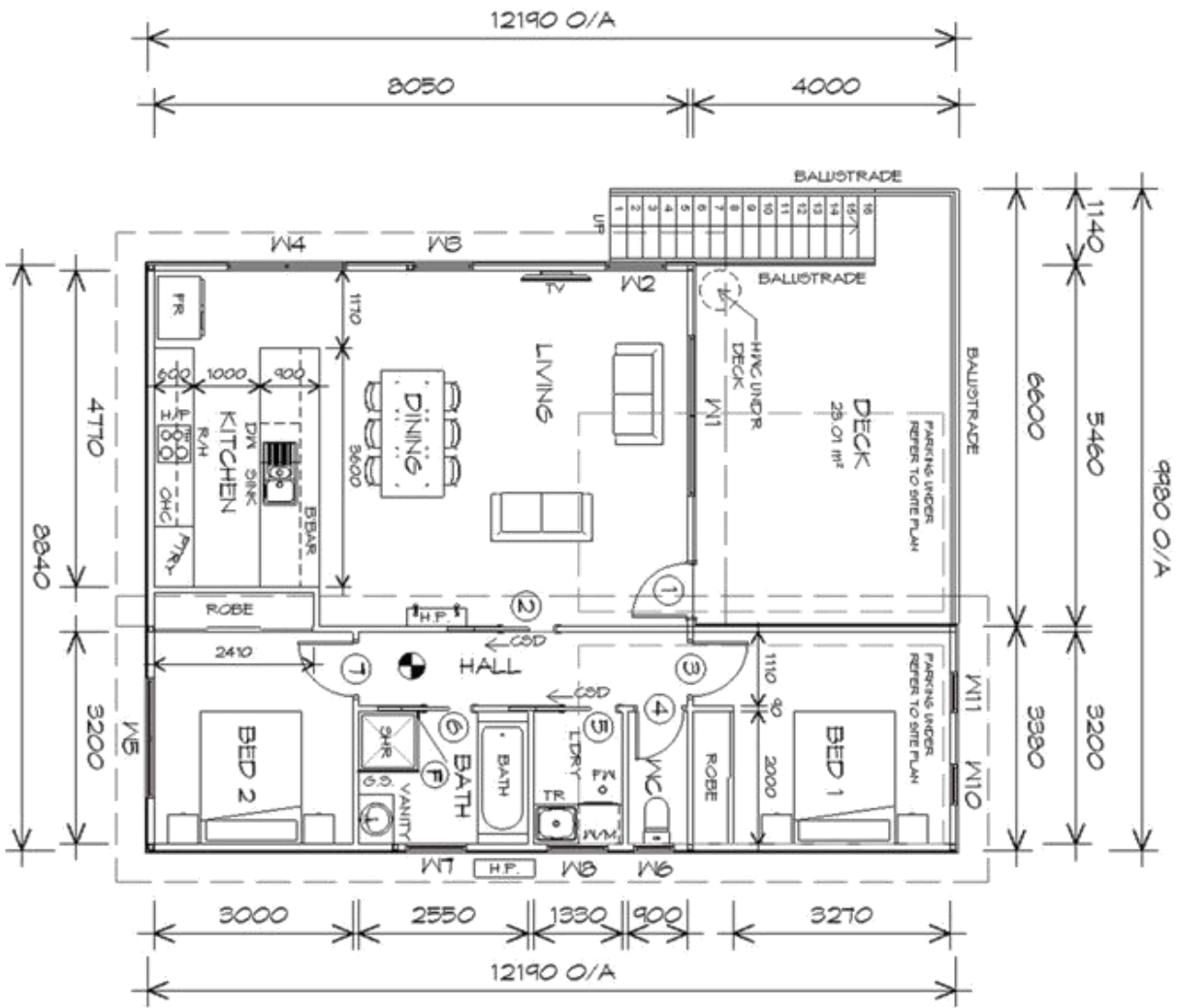
FLOOR PLAN

1 : 100

FLOOR AREA	87.23	m ²	(9.38	SQUARES)
DECK AREA	23.35	m ²	(2.51	SQUARES)
TOTAL AREA	110.58		11.89	

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

UNIT 7



LEGEND

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

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drafted by:
A.G.M.

Approved by:
F.G.G.



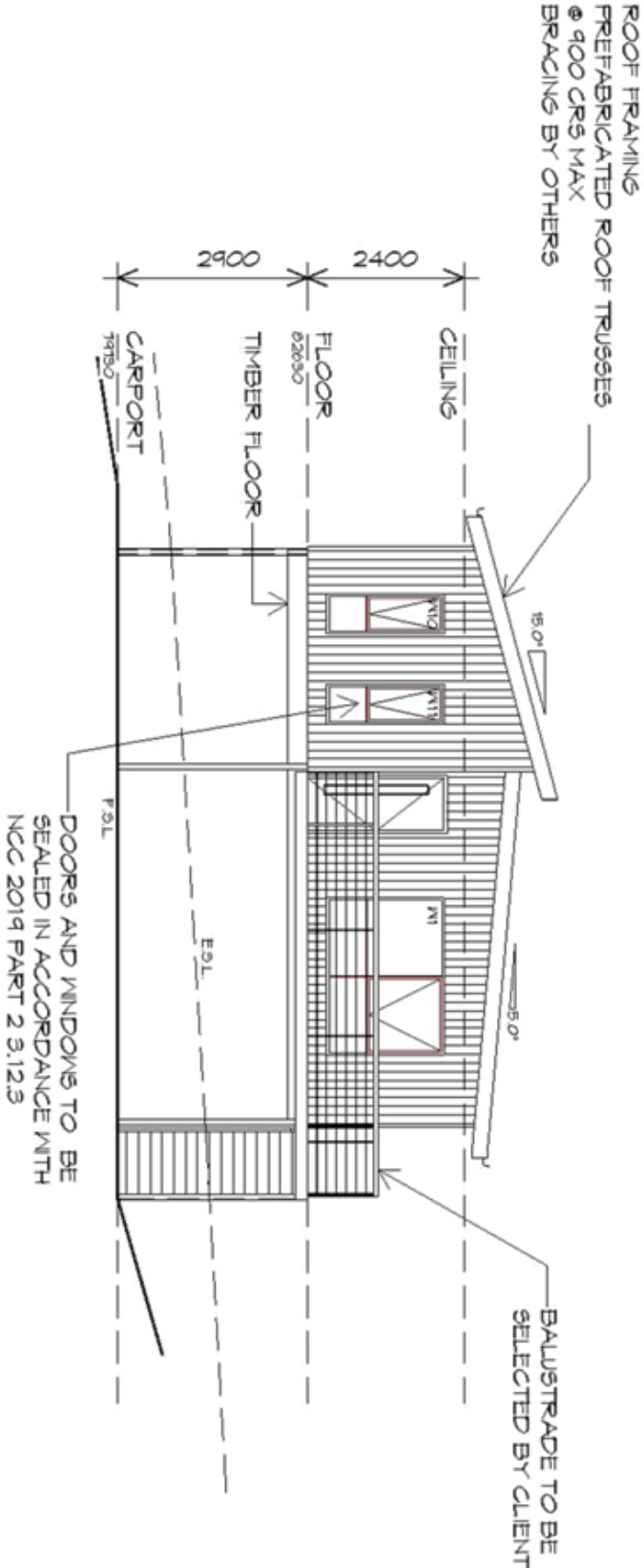
Drawing:
FLOOR PLAN

Date: 08/02/2021 Scale: 1 : 100

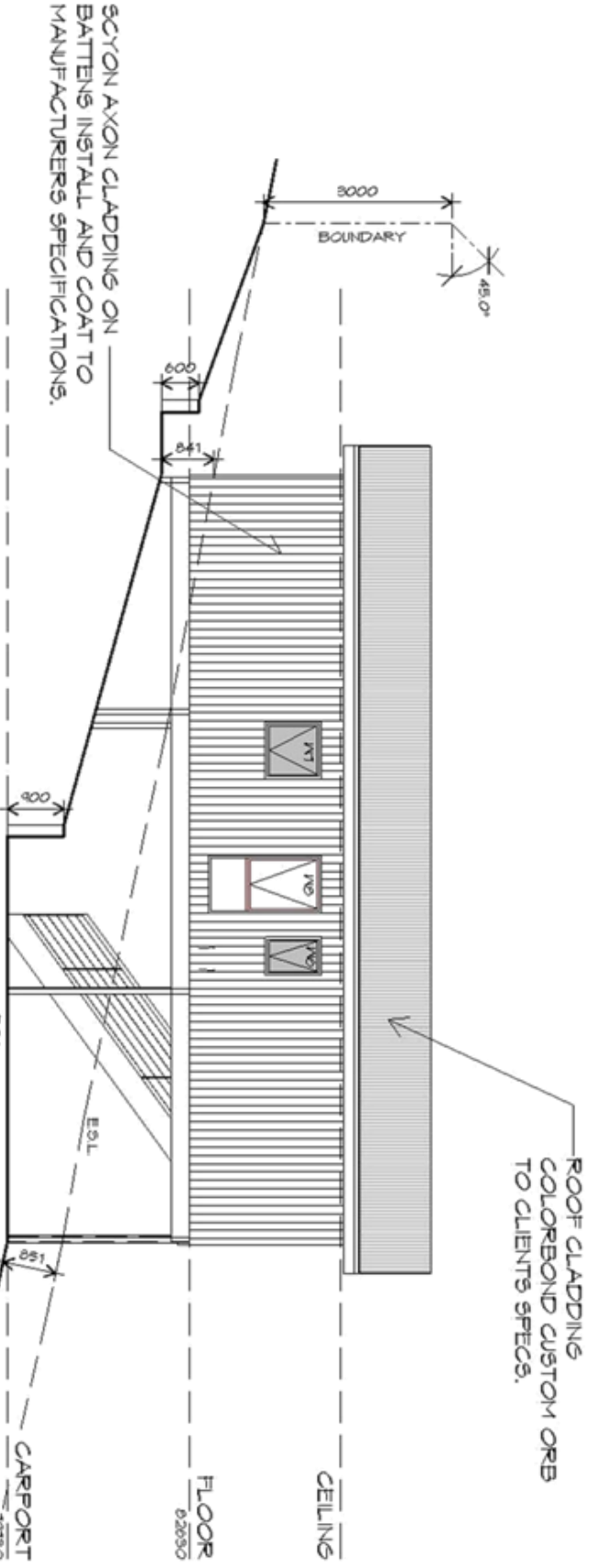


Project/Drawing no: PDH20062 U7-01 Revision: 01
Accredited building practitioner: Frank Geskus -No CC246A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021



EASTERN ELEVATION
1 : 100



SOUTHERN ELEVATION
1 : 100

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021

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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Drafted by:
A.G.M. **Approved by:**
F.G.G.

Date:
08/02/2021 **Scale:**
1 : 100

Project/Drawing no:
PDH20062 -U7-03 **Revision:**
01

Accredited building practitioner: Frank Geskus -No CC246A

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS

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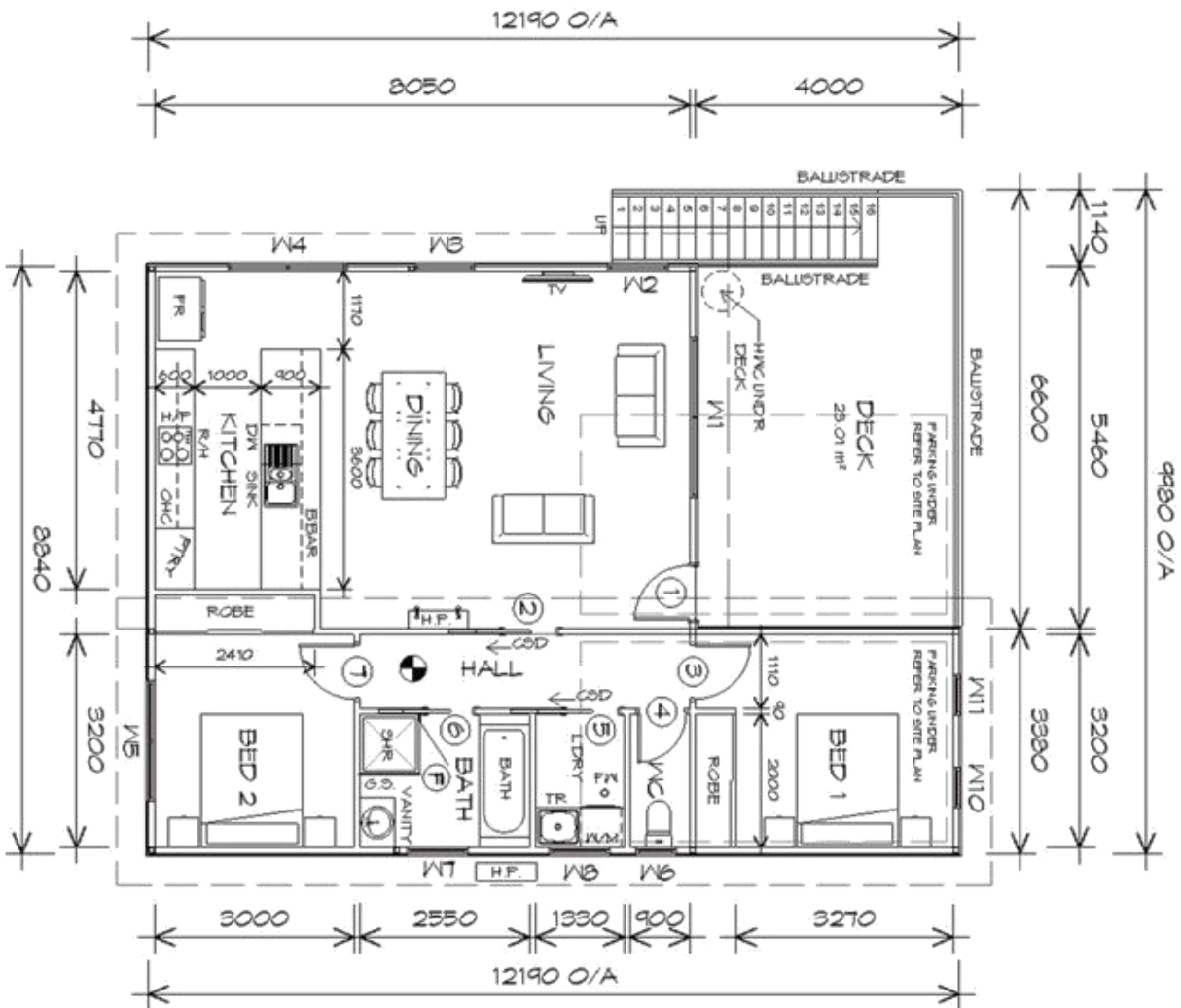
FLOOR PLAN

1 : 100

FLOOR AREA	87.23	m ²	(9.38	SQUARES)
DECK AREA	23.35	m ²	(2.51	SQUARES)
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NOTE:
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UNIT 8



LEGEND

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

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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESAI
Drafted by:
A.G.M.
Approved by:
F.G.G.



Drawing:
FLOOR PLAN

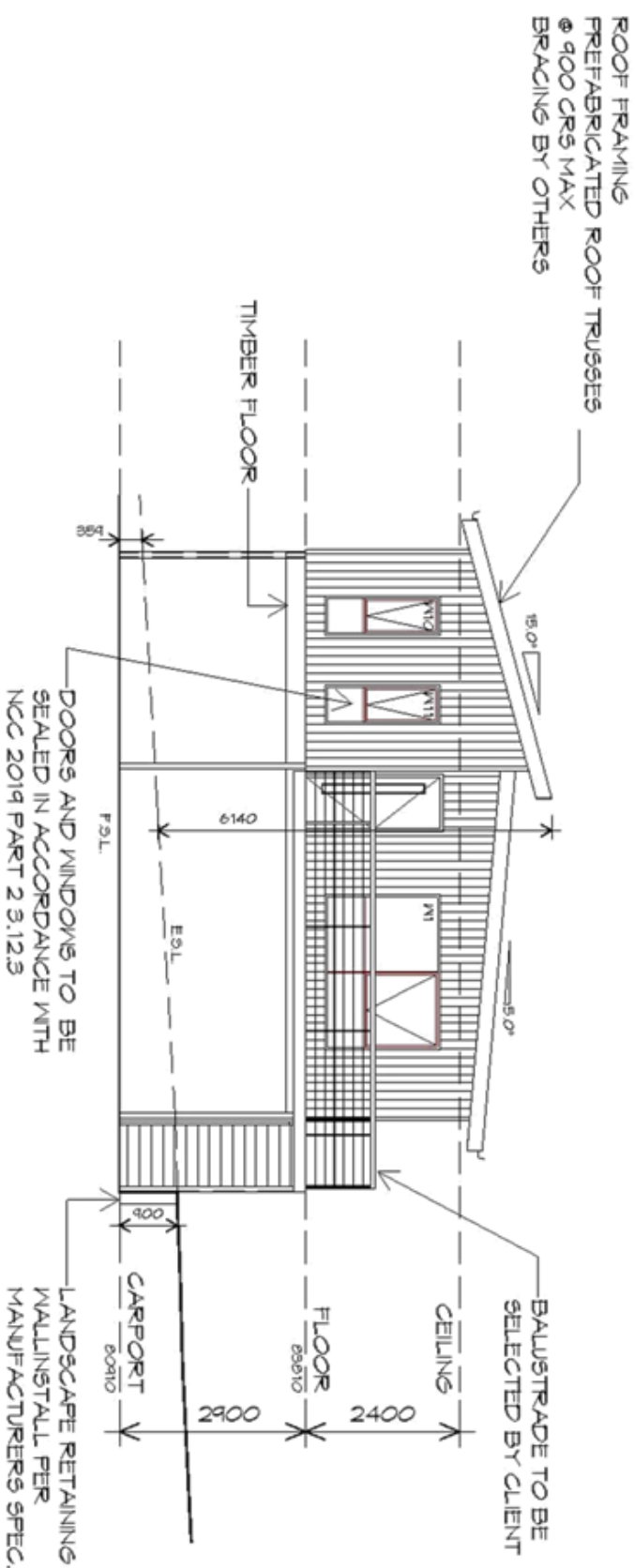
Date: 08/02/2021 Scale: 1 : 100



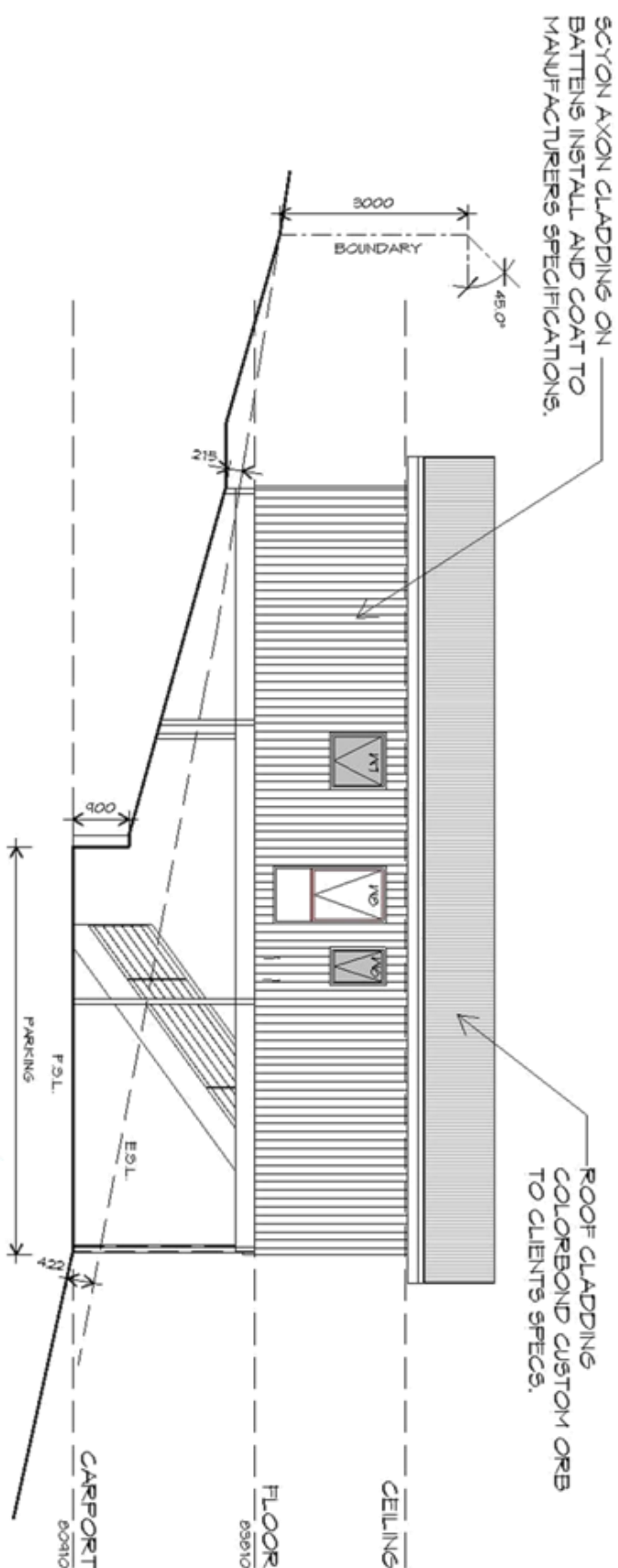
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Accredited building practitioner: Frank Geskus - No CC246A

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-080
DATE RECEIVED 29/03/2021

1:100



1:100



PLANNING

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Project:
PROPOSED UNIT DEVELOPMENT
34A CARNEGIE STREET
CLAREMONT

Client name:
Z. DESA

Drawing: ELEVATIONS

Drafted by:
A.G.M.

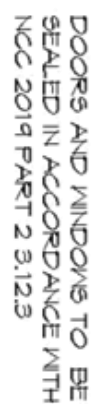
Approved by
F.G.G.

Date: 08/02/2021 Scale: 1 : 100

Project Drawing no:	Revision
PDH20062-U8-03	01

Accredited building practitioner: Frank Geskus-No CC246A

1 : 100



1:100



DATE RECEIVED 29/03/2021

Drafted by: A.G.M.	Approved by: F.G.G.
Date: 08/02/2021	Scale: 1 : 100
Project/Drawing no.: PDH20062 -U8-04	Revision: 01

10 Goodman Court, Invermay Tasmania 7248,
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p(h) + 03 6228 4575
info@primedesigntas.com.au
primedesigntas.com.au

Client name:
Z. DESAI

Drawing:
ELEVATIONS

Prime Design

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



WEEKEND MARKET

PROPOSED USE: MARKET STALLS, FOOD VANS, OUTDOOR CINEMA, ENTERTAINMENT & MUSICAL PERFORMANCES

NOTE: MARKETS TO BE OPERATED PRIVATELY INDEPENDENT OF GLENORCHY CITY COUNCIL
MARKET TO BE OPERATED WEEKLY

ZONE: CENTRAL BUSINESS ZONE

PROPOSED USES: TEMPORARY MARKET STALLS AND FOOD VANS, OUTDOOR CINEMA, ENTERTAINMENT AND MUSICAL PERFORMANCES.

ENVIRONMENTAL HEALTH CONSIDERATIONS:
NOISY ACTIVITIES WILL BE LOCATED WITHIN THE COUNCIL FORECOURT. POTENTIALLY NOISY ACTIVITIES WILL BE AT A LOW VOLUME AND AWAY FROM OFFICES DURING WORKING HOURS. AMPLIFIED SOUND TO MEET ACCEPTABLE SOLUTION 22.3.2

FOOD CONSUMPTION WILL OCCUR

REFUSE AREA: REFUSE BINS TO BE PROVIDED
8 WASTE BINS ; 8 RECYCLING BINS; 8 FOGO BINS
TOTAL: 24 BINS (1 BIN PER 50 ATTENDEES REQUIRED)

AMENITIES: TOLOSA ST BUS MALL TOILETS (1 ACCESS TOILET, 1 AMBULANT TOILET, 3 TOILETS)

STORAGE ONSITE: 37.4m² (OPERATOR TO PROVIDE OFF SITE STORAGE)

LOADING/ UNLOADING: WILL OCCUR BEFORE AND AFTER MARKETS COMMENCE. VEHICULAR ACCESS TO BE PROVIDED TO STALLHOLDERS ONSITE

STALL HOLDERS: 60 STALLHOLDERS / TRADERS

HOURS OF OPERATION:

SATURDAY: 6AM - 10PM

SUNDAY: 7AM - 9PM

PUBLIC HOLIDAYS: 7AM - 9PM

SERVICES REQUIRED:

ELECTRICITY (3 PHASE), WATER, STORMWATER,
ACCESS TO PUBLIC TOILETS (TOLOSA ST BUS MALL)

ATTENDEES: 400-800 PEOPLE

CAR PARKING:

150 CAR SPACES REQUIRED (2.5 CARS FOR EACH STALL IN ACCORDANCE WITH E6.7)

COUNCIL CAR PARKING AVAILABLE: 191 SPACES

NOTE: AVAILABLE CARPARKING DOES NOT INCLUDE CAR SPACES TAKEN UP BY STALLS

LEGEND

-  3m x 3m Gazebos
-  3m x 6m Gazebos
-  Storage space
-  Vehicular access (stallholders only)
-  Pedestrian access

NOTES:

- MARKET TO BE MANAGED & OPERATED INDEPENDENTLY
- ALL EQUIPMENT FOR MARKET TO BE SUPPLIED BY OPERATOR
- GAZEBOS TO BE MATCHING COLOUR
- GAZEBOS TO BE HELD DOWN BY SANDBAGS (NO GROUND PENETRATIONS PERMITTED)
- CONFIRM LOCATION OF INGROUND SERVICES ONSITE
- 3 METRE MINIMUM AISLE WIDTH (BETWEEN STALLS) TO ALLOW FOR EMERGENCY VEHICLE ACCESS

PROJECT
PROPOSED MARKETS

PROJECT NO.
011341

PROJECT ADDRESS
374 Main Road
Glenorchy
Hobart 7010

DRAWING TITLE
Site plan - Option A

DRAWING NO.

101

REVISIONS

REV	DESCRIPTION	DATE
A	FOR APPROVAL	22/11/2019

CLIENT NAME
GLENORCHY CITY COUNCIL

Plot Date:
9/01/2020

DRAWN
DK
APPROVED
DK

SCALE
@ A3
1:500



ACCREDITED DESIGNER DETAILS

DEAN KELLY

ACCREDITATION NO. CC7247

OBO GLENORCHY CITY COUNCIL

GLENORCHY CITY COUNCIL

374 MAIN ROAD GLENORCHY

GPO BOX 103 GLENORCHY 7010 TASMANIA

T: 03 6216 6800

E: gccmail@gcc.tas.gov.au

www.gcc.tas.gov.au



GLENORCHY CITY
Where ideas happen.

GLENORCHY CITY

WEEKDAY MARKET

PROPOSED USE: MARKET STALLS, FOOD VANS, OUTDOOR CINEMA, ENTERTAINMENT & MUSICAL PERFORMANCES

NOTE: MARKETS TO BE OPERATED PRIVATELY INDEPENDENT OF GLENORCHY CITY COUNCIL

ZONE: CENTRAL BUSINESS ZONE

PROPOSED USES: TEMPORARY MARKET STALLS AND FOOD VANS, OUTDOOR CINEMA, ENTERTAINMENT AND MUSICAL PERFORMANCES.

ENVIRONMENTAL HEALTH CONSIDERATIONS:
NOISY ACTIVITIES WILL BE LOCATED WITHIN THE COUNCIL FORECOURT. POTENTIALLY NOISY ACTIVITIES WILL BE AT A LOW VOLUME AND AWAY FROM OFFICES DURING WORKING HOURS. AMPLIFIED SOUND TO MEET ACCEPTABLE SOLUTION 22.3.2

FOOD CONSUMPTION WILL OCCUR

REFUSE AREA: REFUSE BINS TO BE PROVIDED
8 WASTE BINS ; 8 RECYCLING BINS; 8 FOGO BINS
TOTAL: 24 BINS (1 BIN PER 50 ATTENDEES REQUIRED)

AMENITIES: TOLOSA ST BUS MALL TOILETS (1 ACCESS TOILET, 1 AMBULANT TOILET, 3 TOILETS)

STORAGE ONSITE: 37.4m²

LOADING/ UNLOADING: WILL OCCUR BEFORE AND AFTER MARKETS COMMENCE. VEHICULAR ACCESS TO BE PROVIDED TO STALLHOLDERS ONSITE

STALL HOLDERS: 35 STALLHOLDERS / TRADERS

HOURS OF OPERATION:
WEDNESDAY: 3.30PM - 10PM
THURSDAY: 3.30PM - 10PM
FRIDAY: 3.30PM - 10PM

SERVICES REQUIRED:
ELECTRICITY (3 PHASE), WATER, STORMWATER,
ACCESS TO PUBLIC TOILETS (TOLOSA ST BUS MALL)

ATTENDEES: 400-800 PEOPLE

CAR PARKING:
88 CAR SPACES REQUIRED (2.5 CARS FOR EACH STALL IN ACCORDANCE WITH E6.7)

COUNCIL CAR PARKING AVAILABLE: 281 SPACES
NOTE: AVAILABLE CARPARKING DOES NOT INCLUDE CAR SPACES TAKEN UP BY STALLS

LEGEND

-  3m x 3m Gazebos
-  3m x 6m Gazebos
-  Storage space
-  Vehicular access (stallholders only)
-  Pedestrian access

- NOTES:**
- MARKET TO BE MANAGED & OPERATED INDEPENDENTLY
 - ALL EQUIPMENT FOR MARKET TO BE SUPPLIED BY OPERATOR
 - GAZEBOS TO BE MATCHING COLOUR
 - GAZEBOS TO BE HELD DOWN BY SANDBAGS (NO GROUND PENETRATIONS PERMITTED)
 - CONFIRM LOCATION OF INGROUND SERVICES ONSITE
 - 3 METRE MINIMUM AISLE WIDTH (BETWEEN STALLS) TO ALLOW FOR EMERGENCY VEHICLE ACCESS

PROJECT
PROPOSED MARKETS

PROJECT NO.
011341

PROJECT ADDRESS
**374 Main Road
Glenorchy
Hobart 7010**

DRAWING TITLE
Site plan - Option B

DRAWING NO.
102

REVISIONS
A FOR APPROVAL 22/11/2019

CLIENT NAME
GLENORCHY CITY COUNCIL

Plot Date:
9/01/2020

DRAWN
DK
APPROVED
DK

SCALE
@ A3
1:500

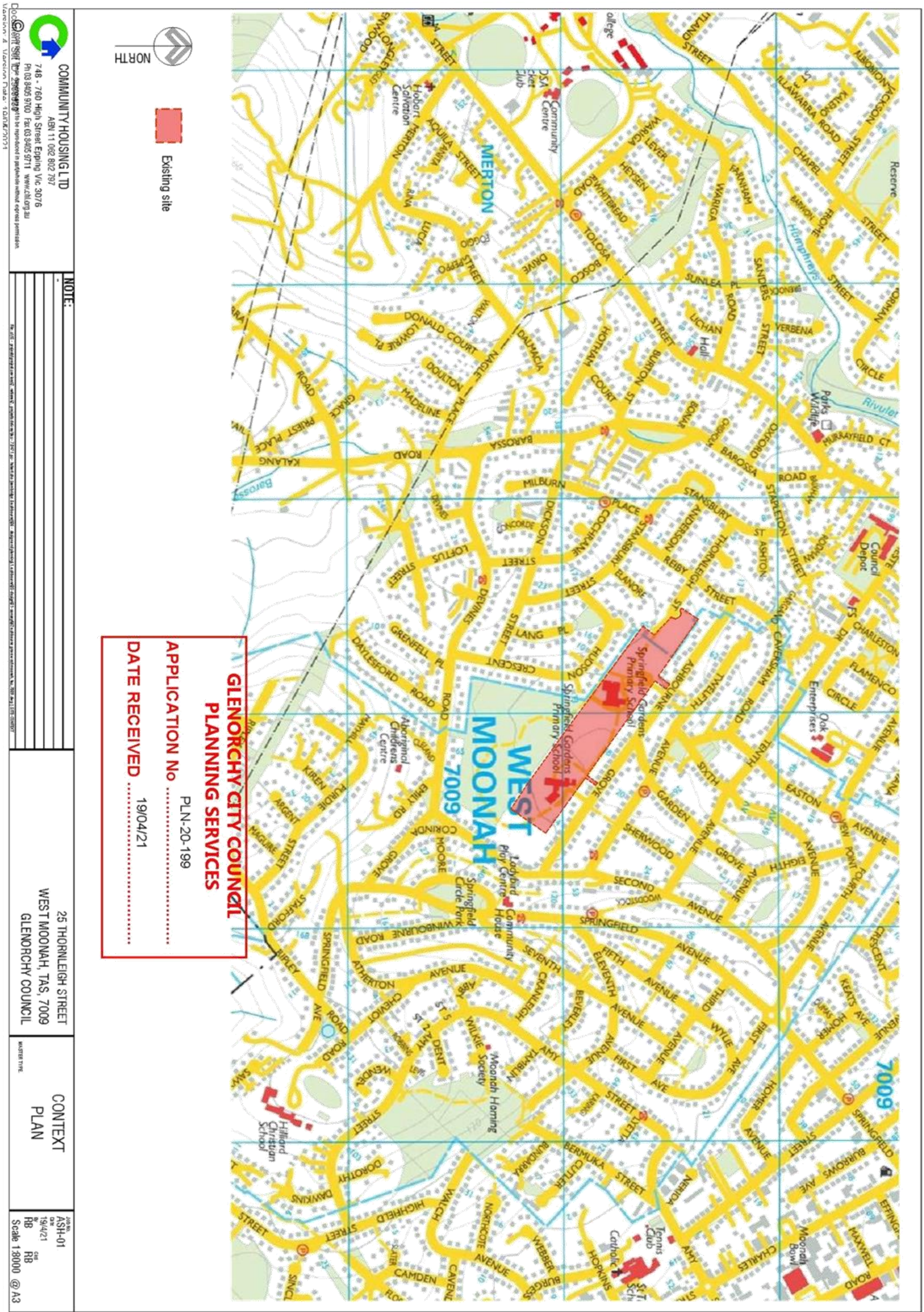


ACCREDITED DESIGNER DETAILS
DEAN KELLY
ACCREDITATION NO. CC7247
OBO GLENORCHY CITY COUNCIL
GLENORCHY CITY COUNCIL
374 MAIN ROAD GLENORCHY
GPO BOX 103 GLENORCHY 7010 TASMANIA
T: 03 6216 6800
E: gccmail@gcc.tas.gov.au
www.gcc.tas.gov.au



GLENORCHY CITY







COMMUNITY HOUSING LTD
ABN 11 062 802 797
748 - 760 High Street Epping VIC 3076
Ph 03 9405 9700 Fax 03 9405 9711 www.chl.org.au

NOTE:

25 THORNLEIGH STREET
WEST MOONAH, TAS, 7009
GLENORCHY COUNCIL

LOCALITY PLAN

ASH-01
19/4/21
RB RB
Scale 1:4000 @ A3

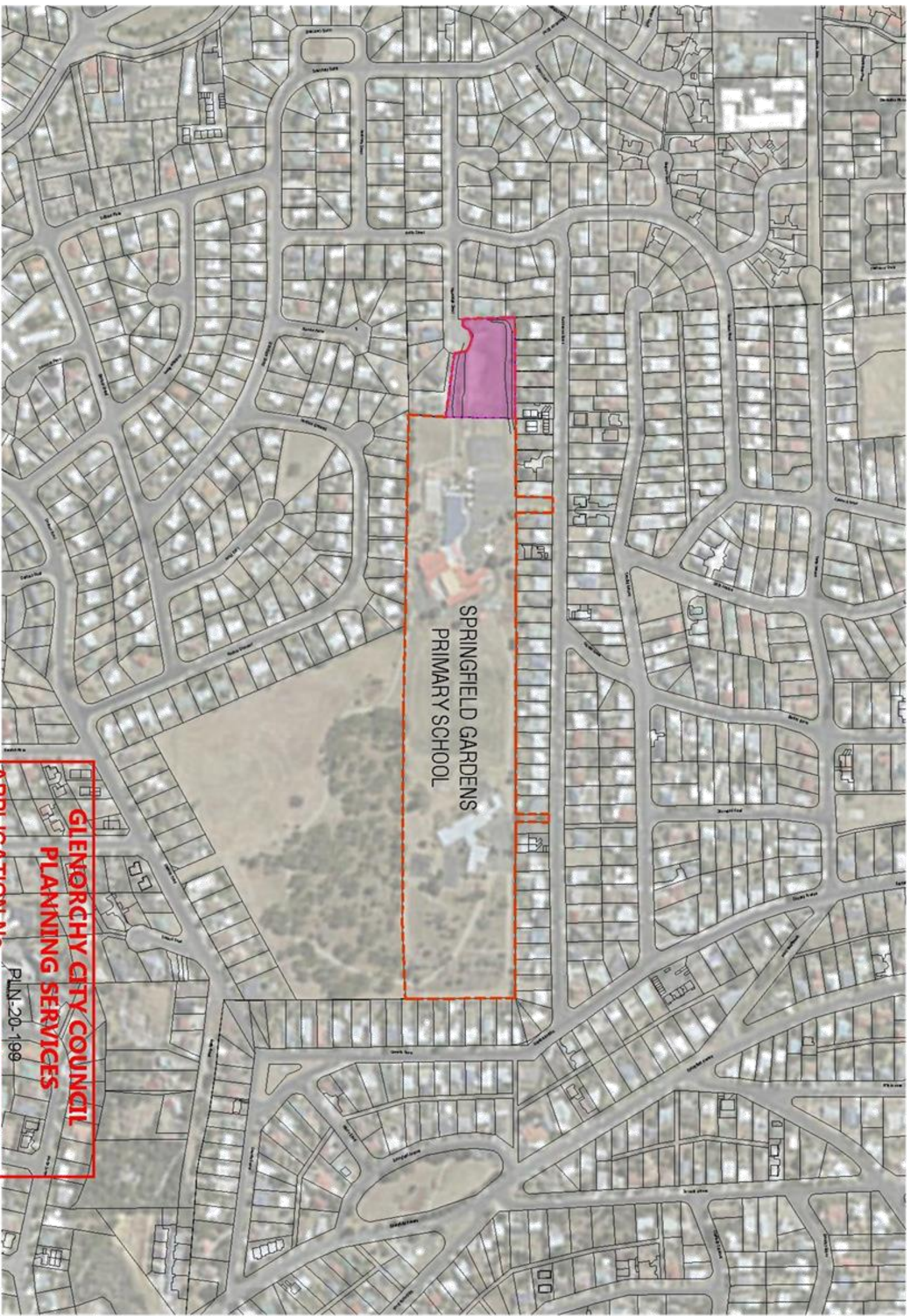
Version A - Version Date: 10/06/2021

For the purpose of this plan, the map is to be used as a guide only. The map is not to be used as a legal document. The map is not to be used as a legal document. The map is not to be used as a legal document.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

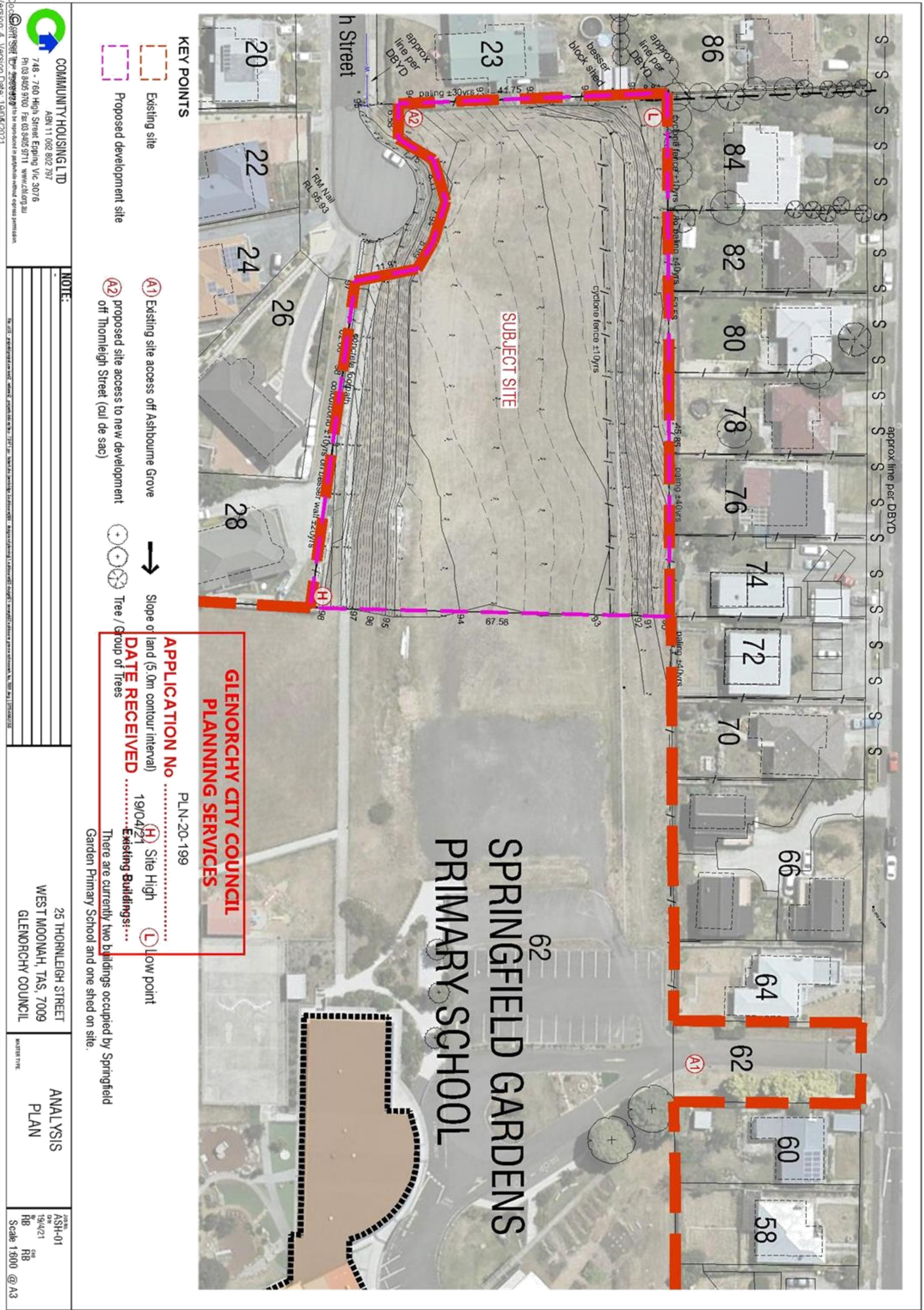
APPLICATION NO
PLAN-20-199

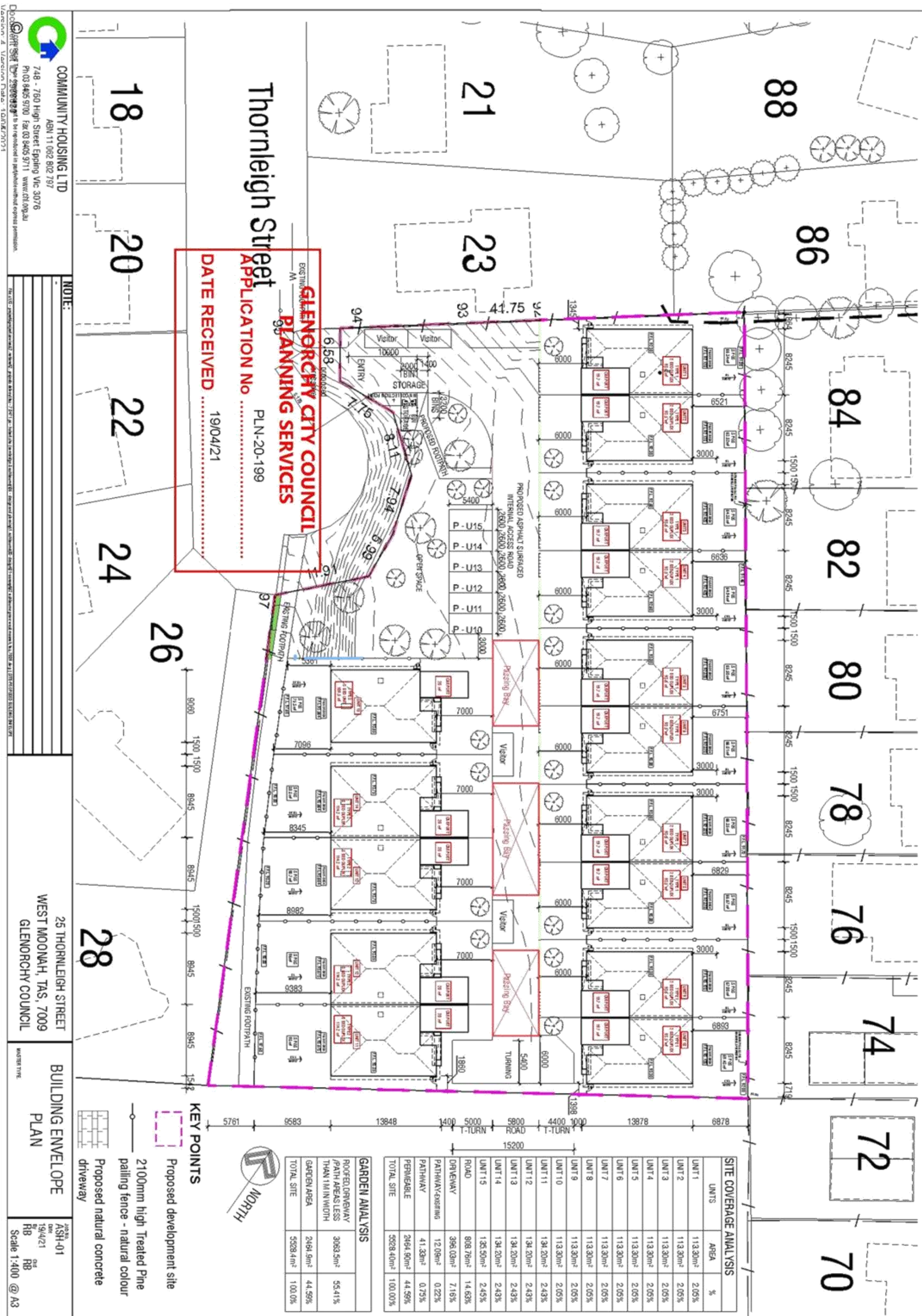
DATE RECEIVED 19/04/21



 Existing site

 Proposed development site





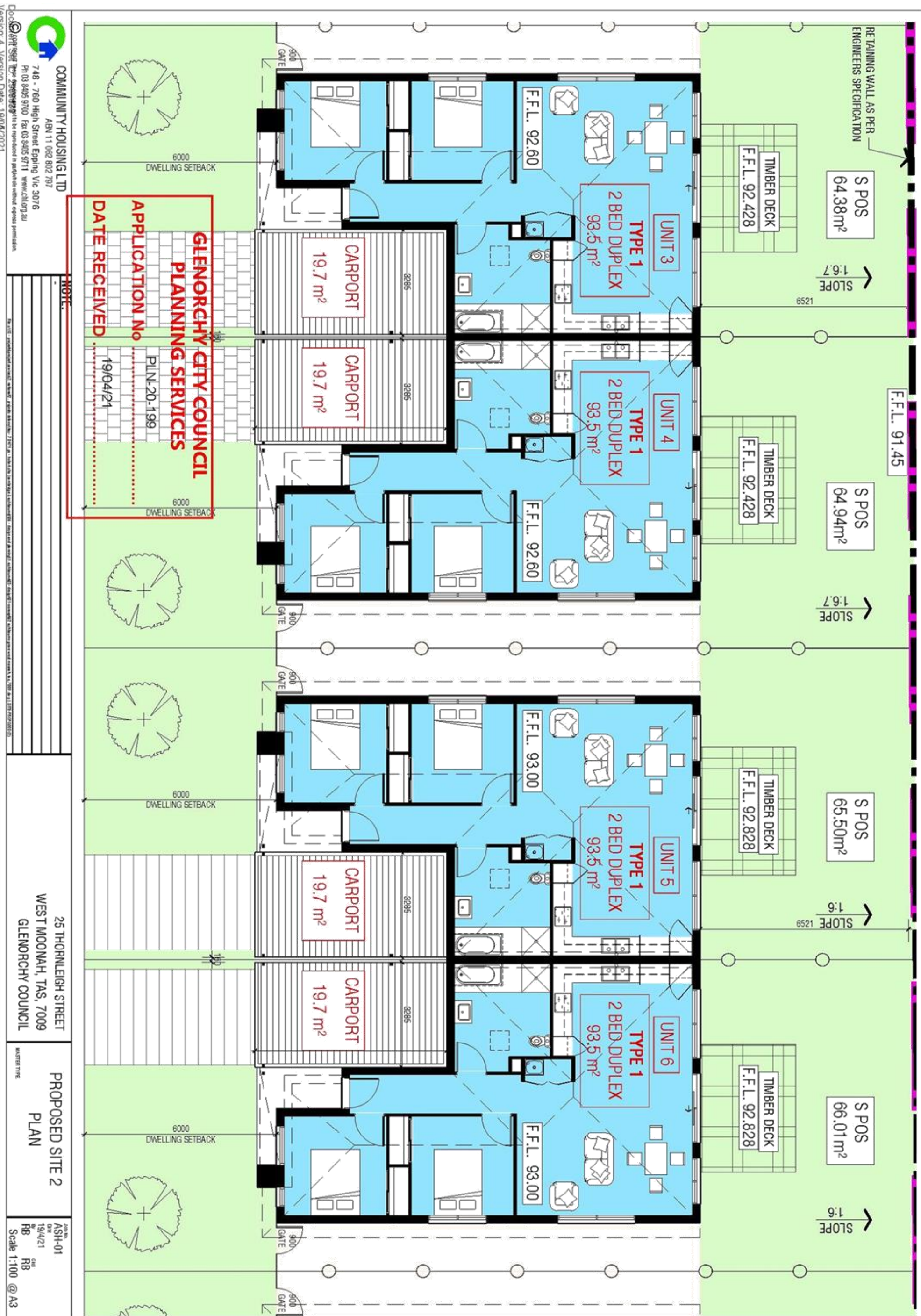


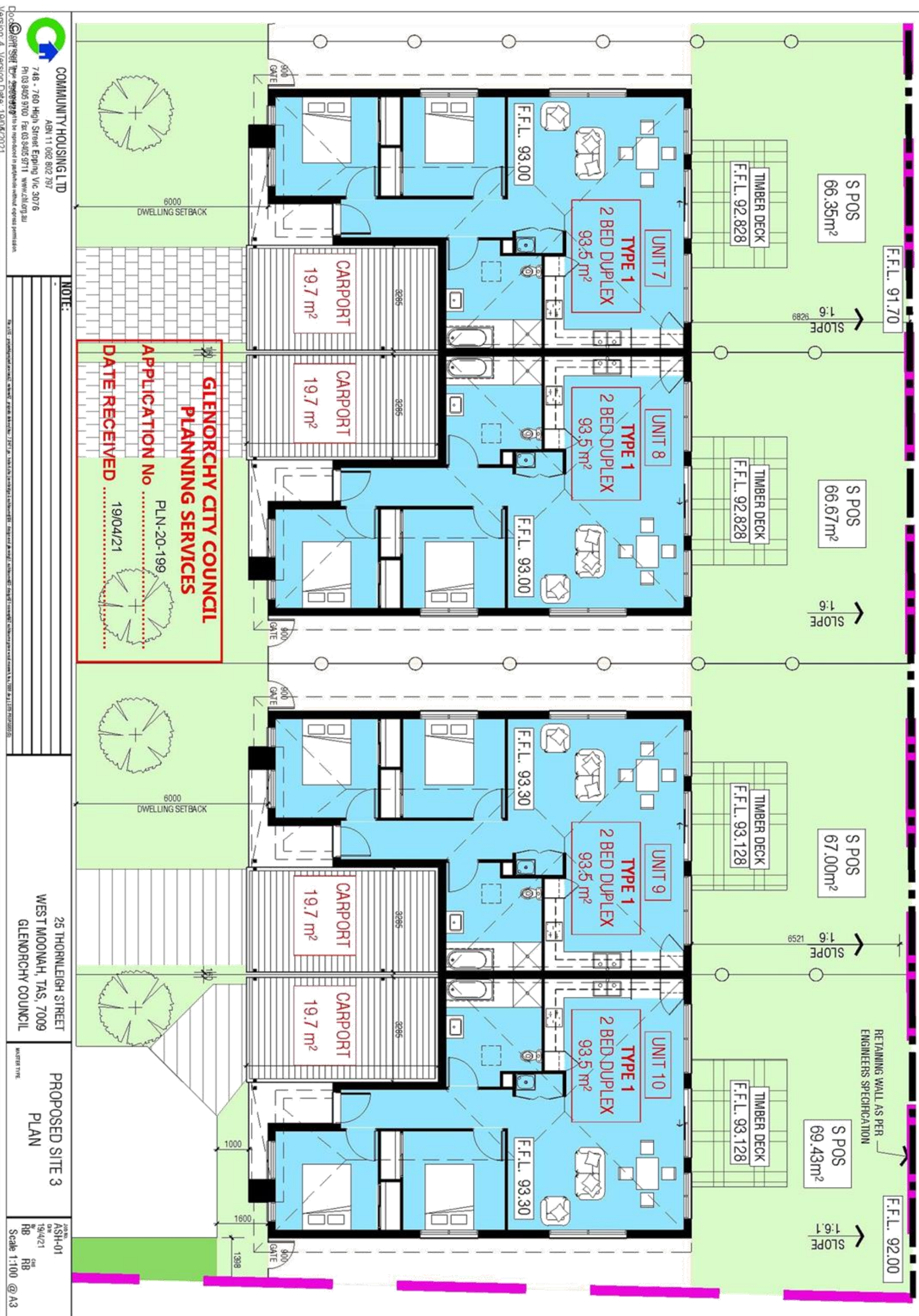




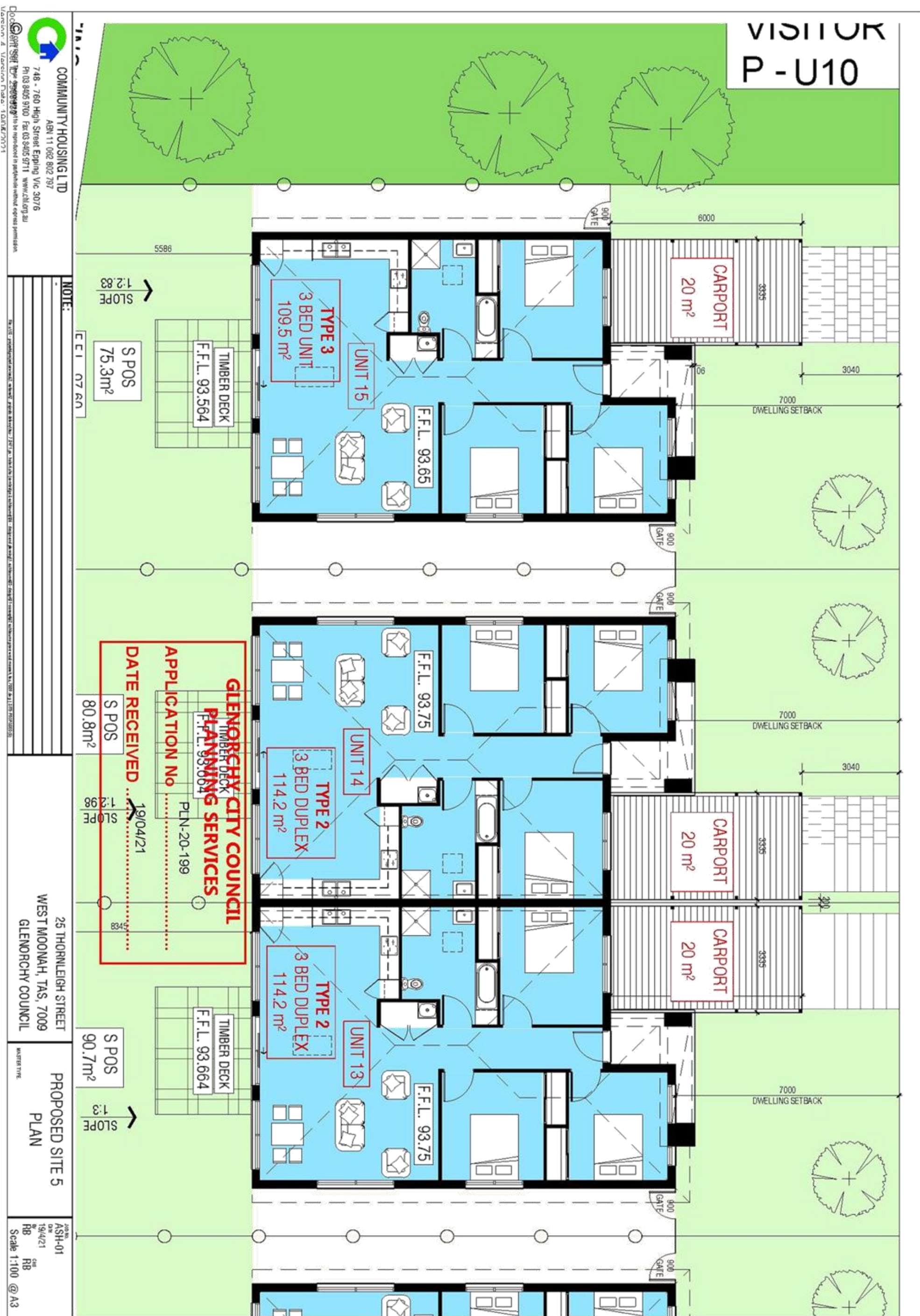


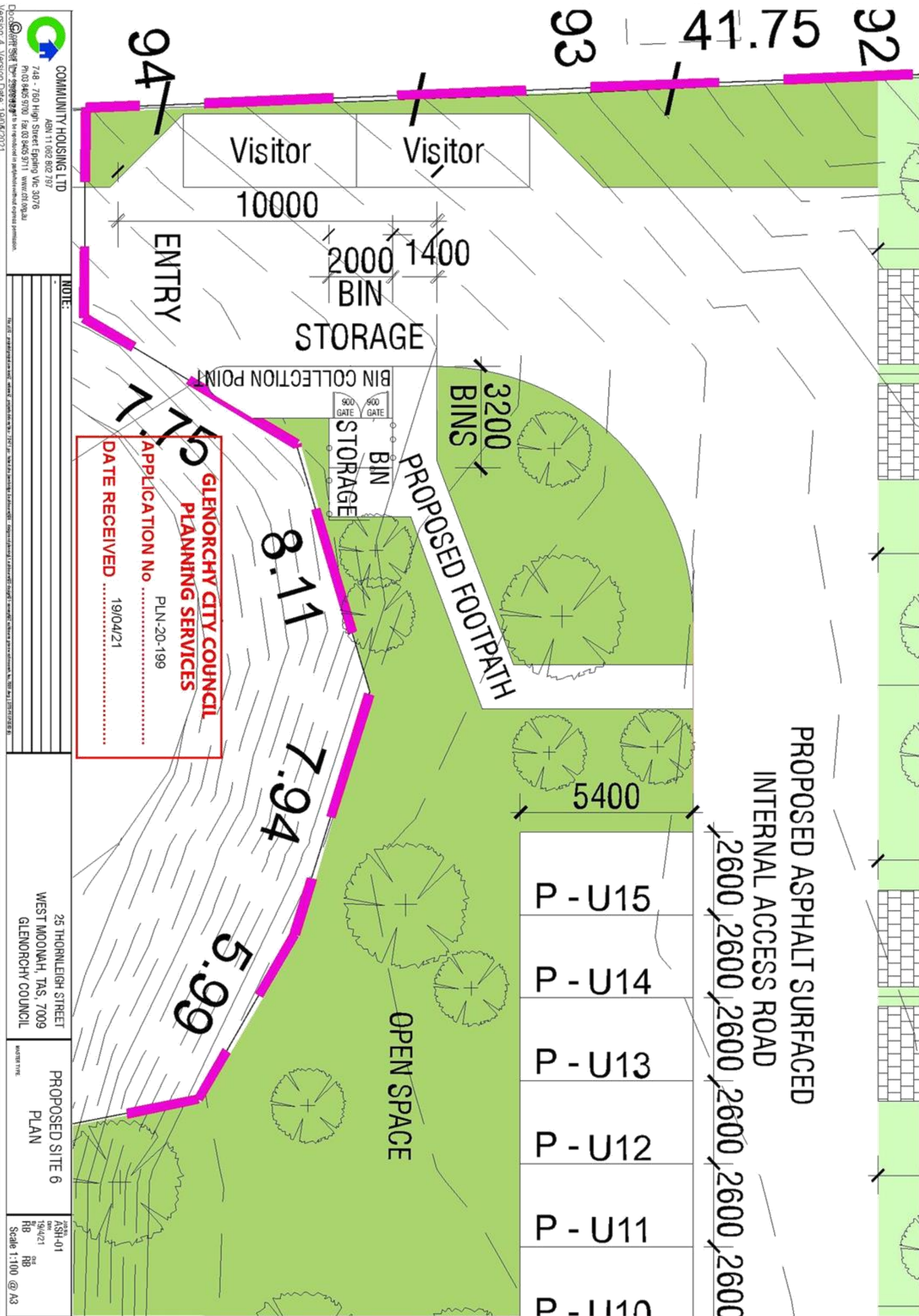








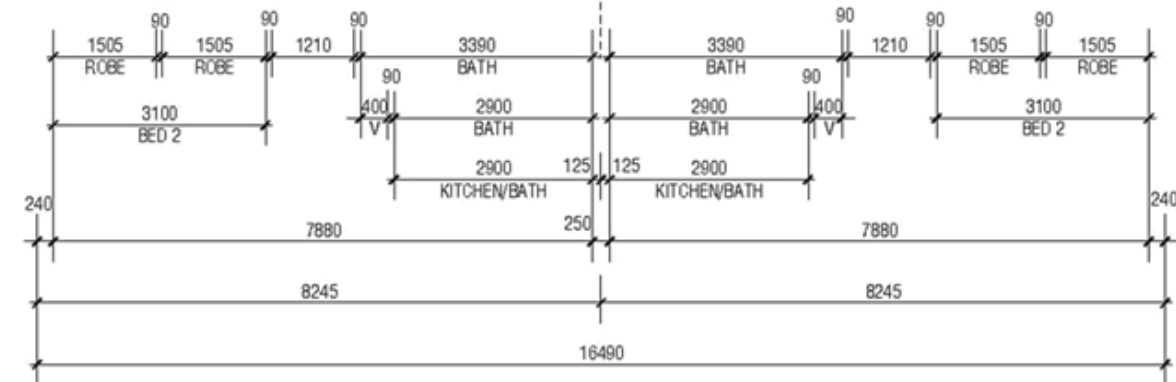
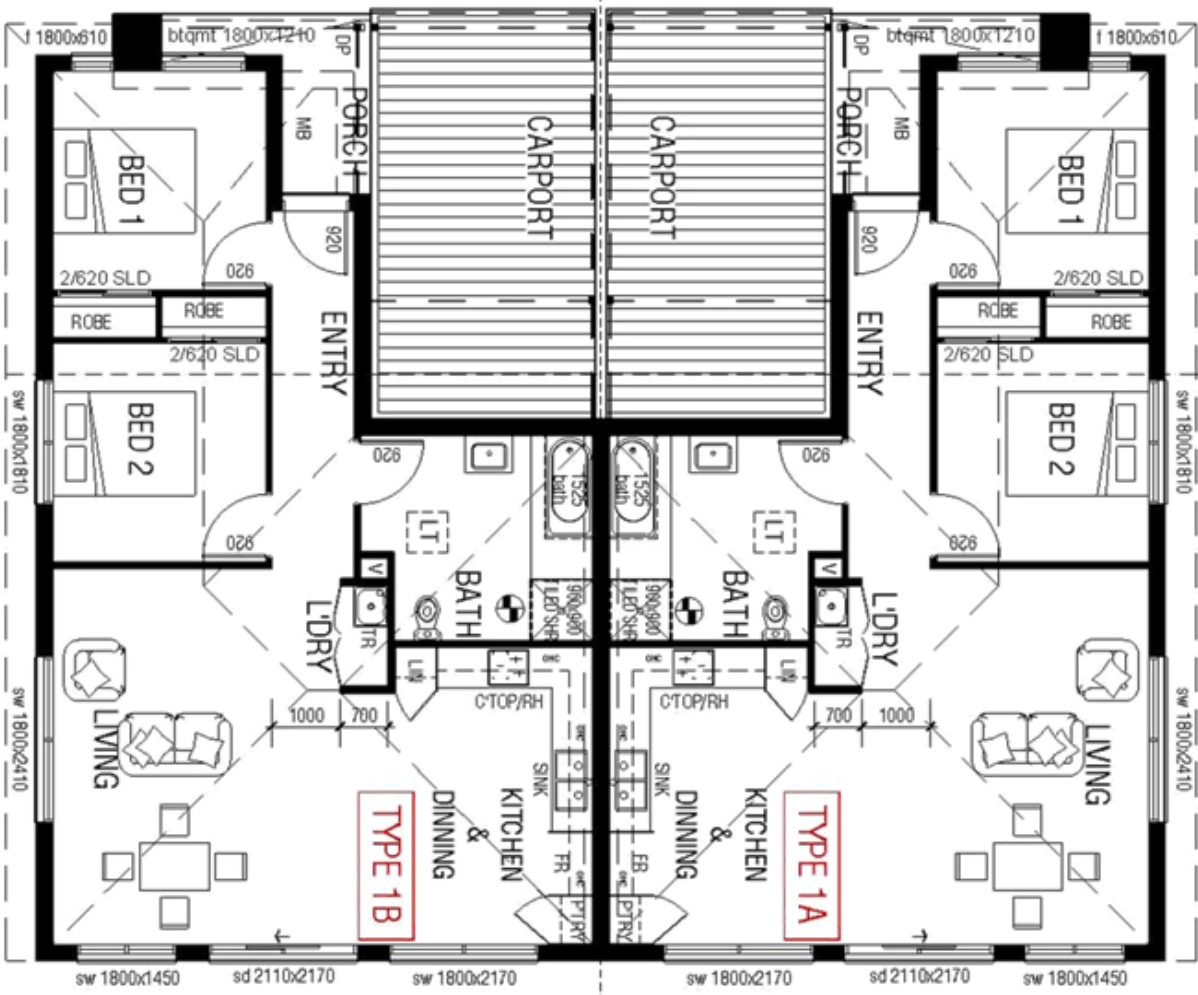
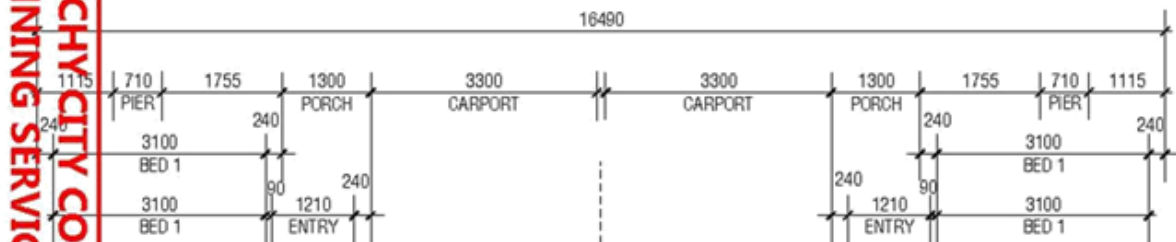
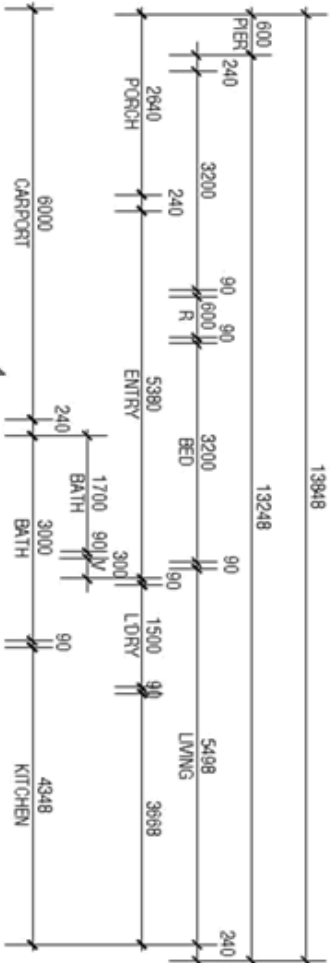
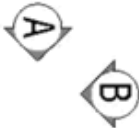






1A - AREA ANALYSIS	
GROUND FLOOR	88.6m²
CARPORT	19.7m²
PORCH	4.9m²
TOTAL	113.3m²

1B - AREA ANALYSIS	
GROUND FLOOR	88.6m²
CARPORT	19.7m²
PORCH	4.9m²
TOTAL	113.3m²



GENERAL NOTES

WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTE ALL DIMENSIONS ARE TAKEN TO FRAME AND ARE NOMINAL MEASUREMENTS.

UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS FOLLOWS:

EXTERNAL: 30mm # = 110 BRICK, 40 Cavity, 90 STUCCO

INTERNAL: 90mm # STUCCO (4 INDICATES 45mm STUCCO)

FRIDGE REMOVABLE HINGES TO ALL HINGED WC & POWDER ROOM DOORS WHEN DISTANCE FROM THE DOOR OPENING TO THE FRIDGE IS LESS THAN 1200mm FOR INWARD SWINGING DOORS.

FRIDGE WEATHER STRIPS TO FRONT ENTRY DOOR.

MANHOLE: CEILING EXHAUST FAN SWITCHED WITH LIGHT

INTERCONNECTED SMOKE DETECTOR (HARDWIRED WITH BATTERY BACKUP)

2300 HIGH DOORS TO GROUND FLOOR DOORS & FIRST FLOOR WHERE INDICATED WITH "H".

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION NO
PLN-20-199

DATE RECEIVED
19/04/21

COMMUNITY HOUSING LTD
ABN 11 062 802 797
748 - 760 High Street Epping Vic 3076
Ph: 03 9405 9700 Fax: 03 9405 9711 WWW.CH09.ORG.AU

NOTE:

The site is proposed to be used as a residential development. The site is located within a residential zone. The site is located within a residential zone. The site is located within a residential zone.

25 THORNLEIGH STREET
WEST MOONAH, TAS, 7009
GLENORCHY COUNCIL

TYPE 1
FLOOR PLAN

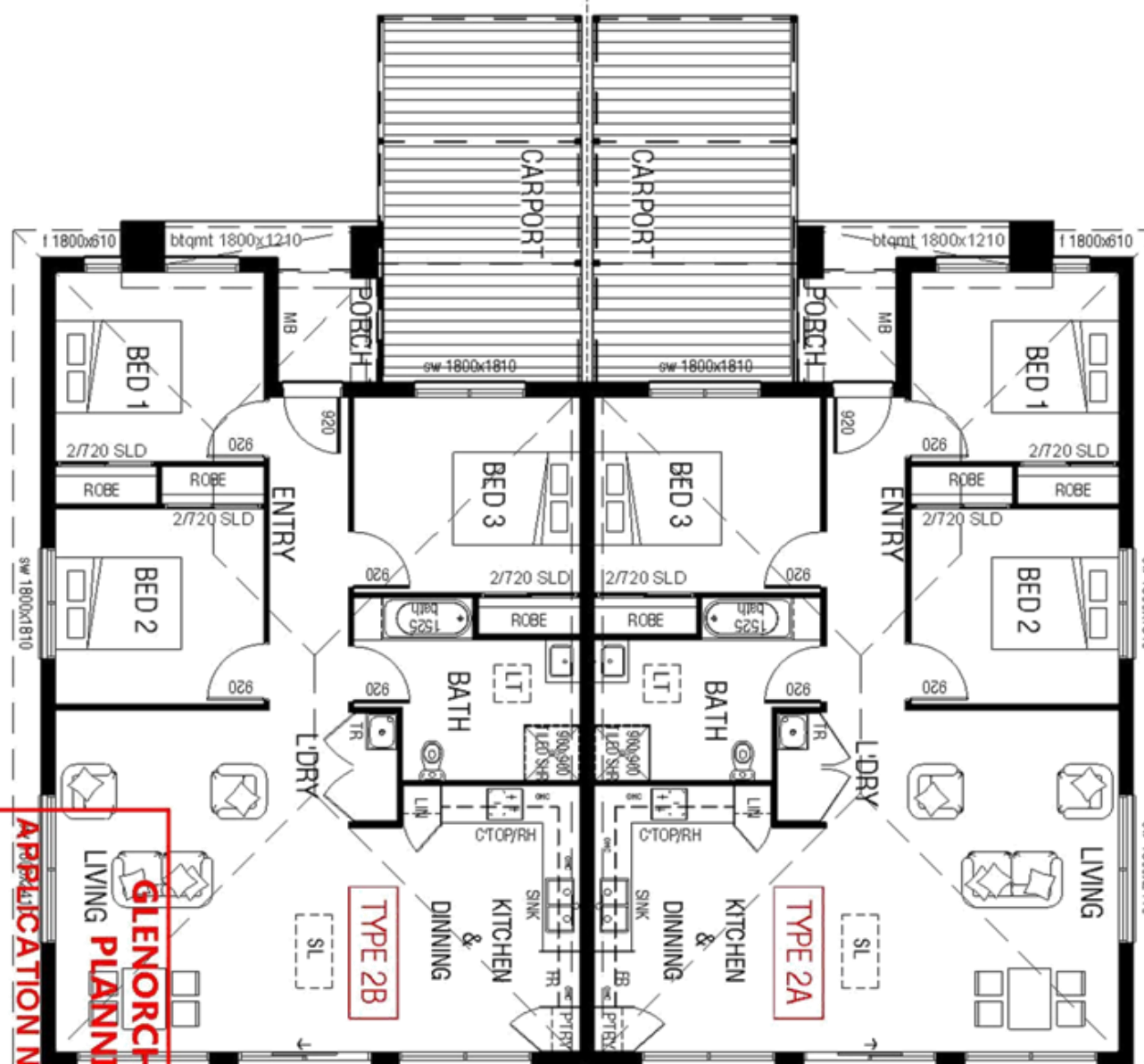
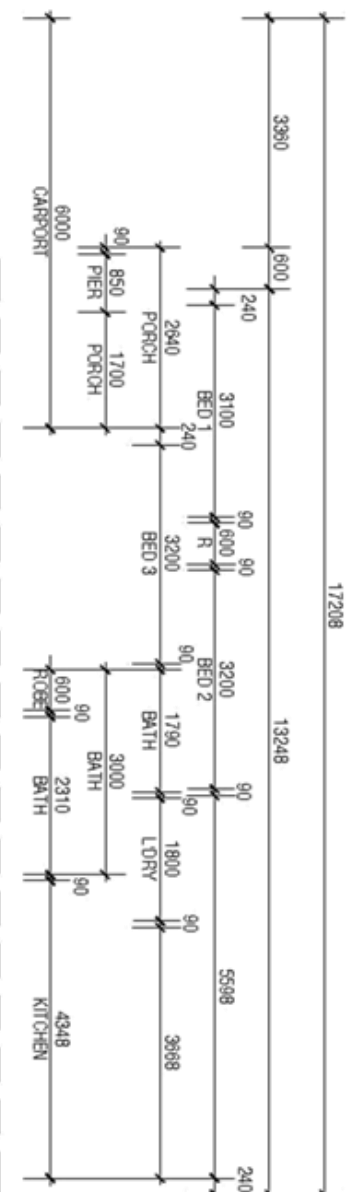
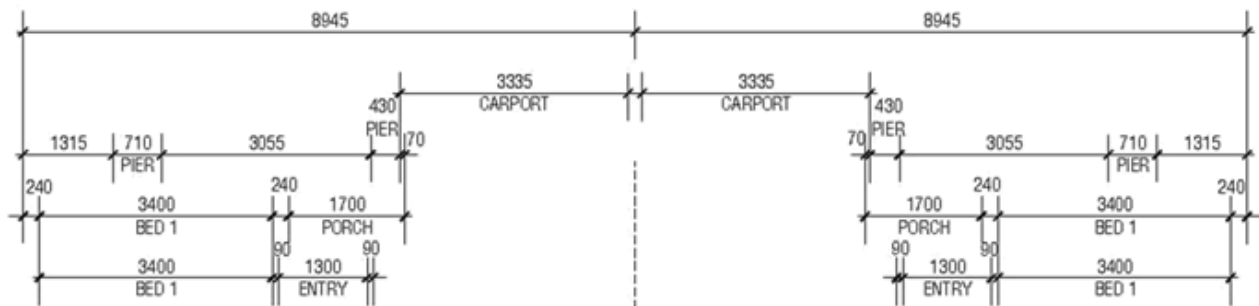
ASHT-01
19/4/21
RB
Scale 1:100 @ A3

Attachments - Glenorchy Planning Authority - 17 May 2021

Attachments - Glenorchy Planning Authority - 17 May 2021

2A - AREA ANALYSIS	
GROUND FLOOR	108.2M ²
CARPORT	20.0M ²
PORCH	6.0M ²
TOTAL	134.2M ²
14.4SO	

2B - AREA ANALYSIS	
GROUND FLOOR	108.2M ²
CARPORT	20.0M ²
PORCH	6.0M ²
TOTAL	134.2M ²
14.4SO	



GENERAL NOTES

VERTICAL DIMENSIONS TAKE PREFERENCE OVER SCALE. NOTE ALL DIMENSIONS ARE TAKEN TO FRAME AND ARE NOMINAL MEASUREMENTS.

UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS ARE AS FOLLOWS:

EXTERNAL: 30mm # = 110mm (40mm CAVITY 90mm STUD)

INTERNAL: 30mm # STUD (40mm CAVITY 90mm STUD)

PROVIDE REMOVABLE HINGES TO ALL HINGED DOORS & ROOMS FROM DISTANCE FROM THE DOOR OPENING TO THE HINGE IS LESS THAN 1200mm FOR HINGED DOORS. PROVIDE WEATHER STRIPS TO FRONT ENTRY DOOR.

CEILING EXHAUST FAN SWITCHED WITH LIGHT

INTERCONNECTED SMOKE DETECTOR (HARDWIRED WITH BATTERY BACKUP)

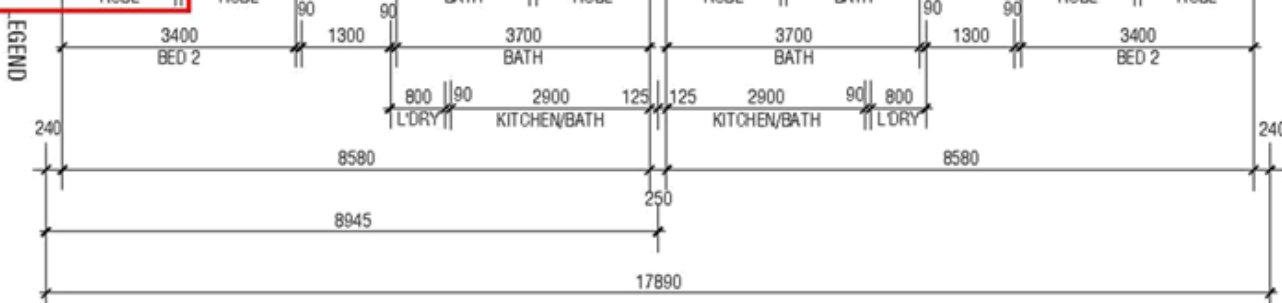
230V HIGH DOORS TO GROUND FLOOR DOORS & FIRST FLOOR WHERE INDICATED WITH ***

GLENORCHY CITY COUNCIL

PLANNING SERVICES

DATE RECEIVED 19/04/21

APPLICATION NO PLN-20-199



LEGEND

LT LIGHT TUBE, REFER TO SPECIFICATIONS FOR FURTHER INFORMATION

S SINK

COMMUNITY HOUSING LTD

ABN 11 002 802 797

748 - 760 High Street Epping VIC 3076

Ph: 03 9405 9700 Fax: 03 9405 9711 WWW.CHH.ORG.AU

CHH is a registered provider of community housing services. It is a not-for-profit organisation and its primary purpose is to provide affordable housing for the community.

NOTE:

The site is a proposed development and the site plan is a preliminary plan. It is not a final plan and it is not a guarantee of any kind. It is subject to change without notice.

25 THORNLEIGH STREET

WEST MOONAH, TAS, 7009

GLENORCHY COUNCIL

TYPE 2

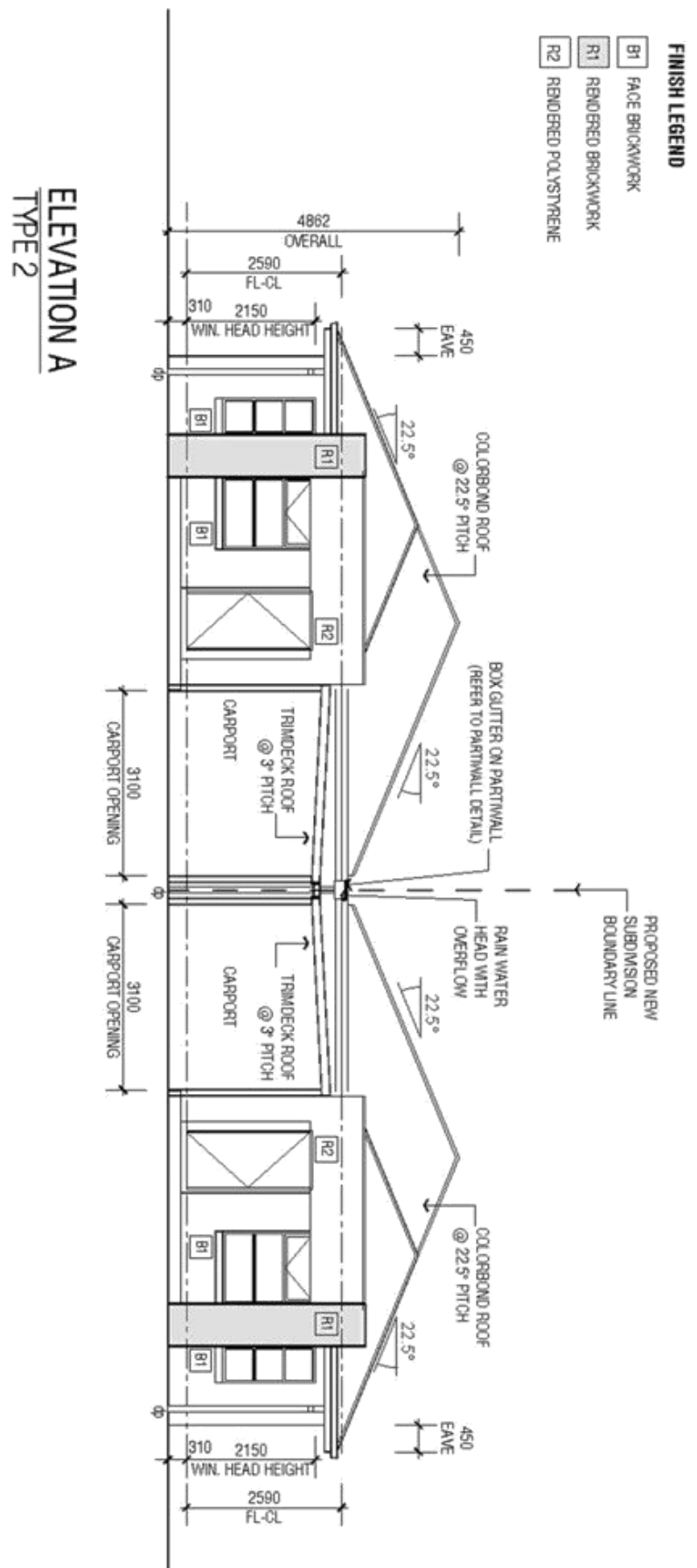
FLOOR PLAN

ASH-01

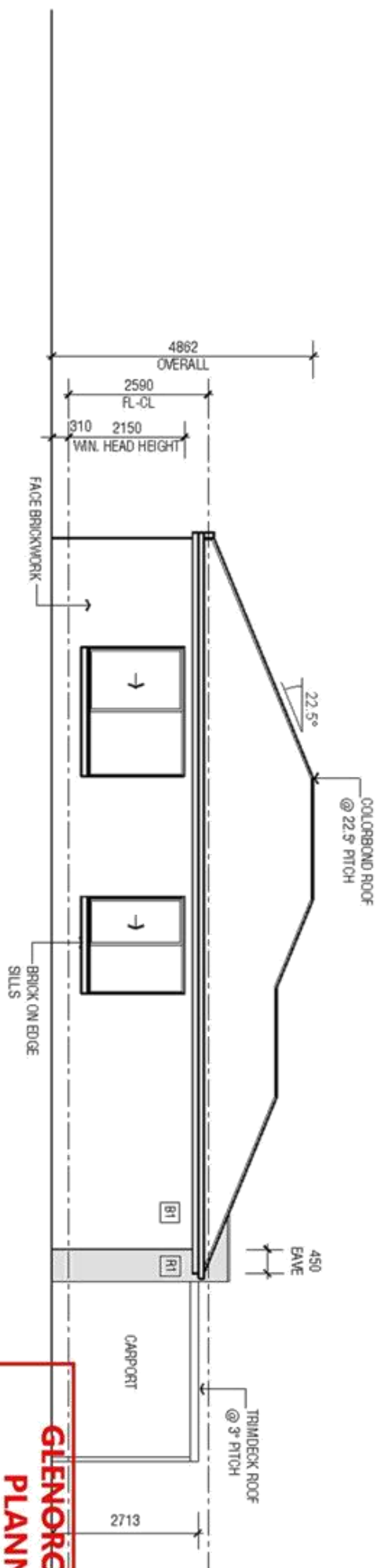
19/4/21

RB RB

Scale 1:100 @ A3



ELEVATION A
TYPE 2



ELEVATION B
TYPE 2

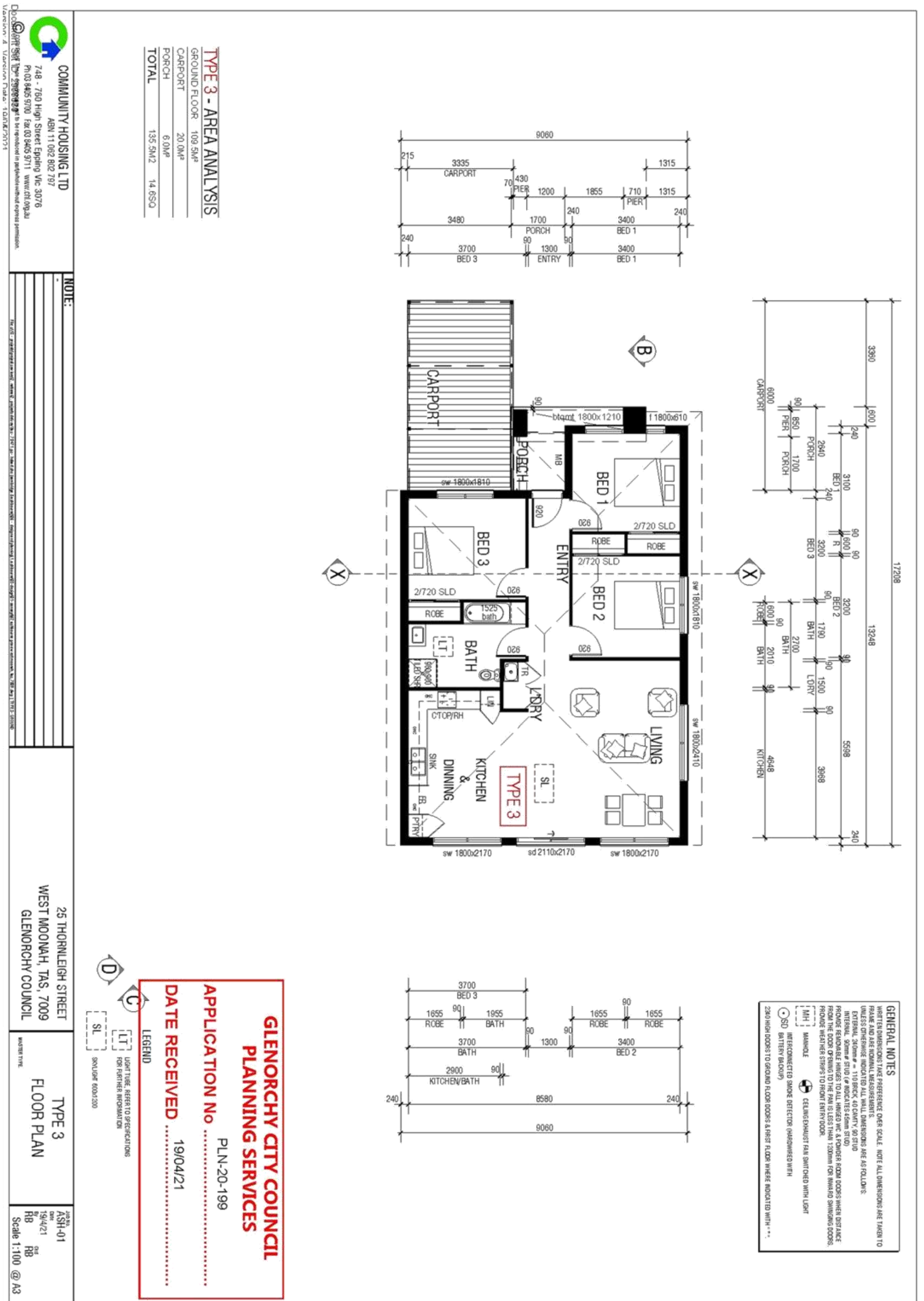
**GLENNBOROUGH CITY COUNCIL
PLANNING SERVICES**

PLN-20-199

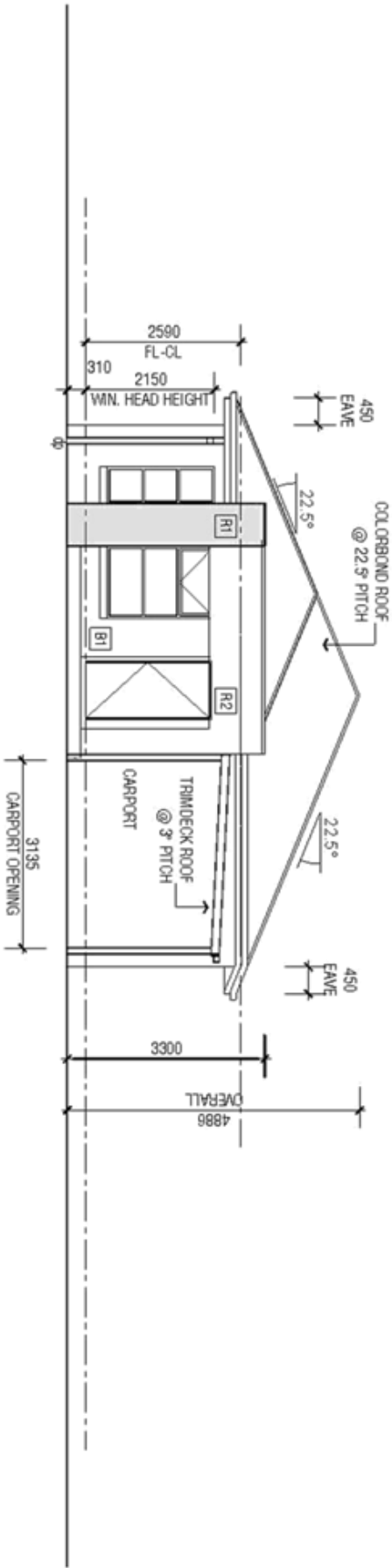
APPLICATION NO.

DATE RECEIVED 19/04/21

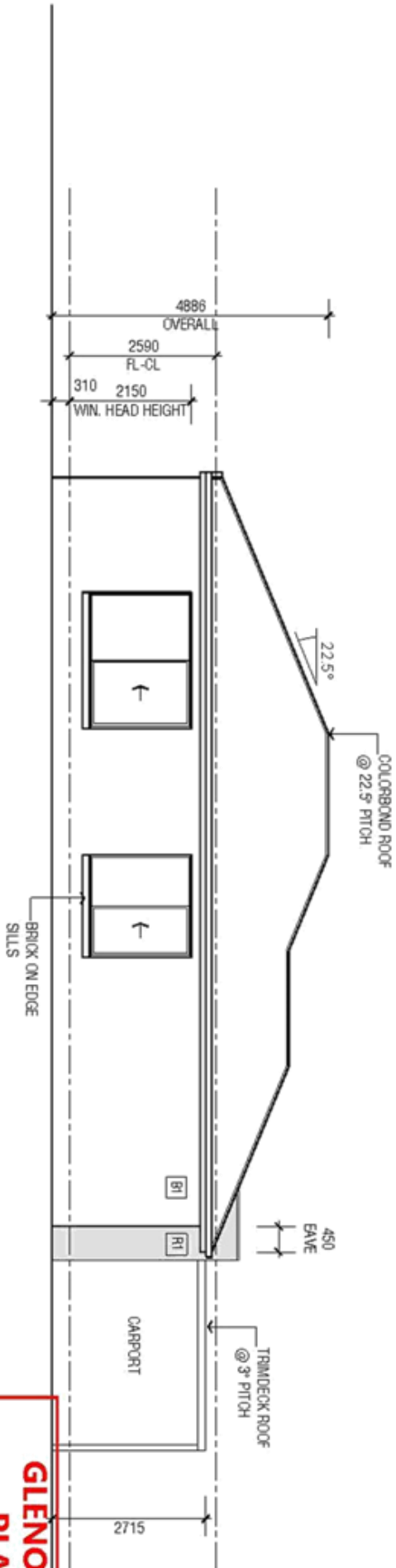
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- FINISH LEGEND**
- B1 FACE BRICKWORK
 - R1 RENDERED BRICKWORK
 - R2 RENDERED POLYSTYRENE



ELEVATION A
TYPE 3



ELEVATION B
TYPE 3

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-20-199
DATE RECEIVED 19/04/21

COMMUNITY HOUSING LTD
ABN 11 062 802 797
748 - 760 High Street Epping Vic 3076
Ph 03 9405 9700 Fax 03 9405 9711 WWW.CHV.ORG.AU

NOTE:

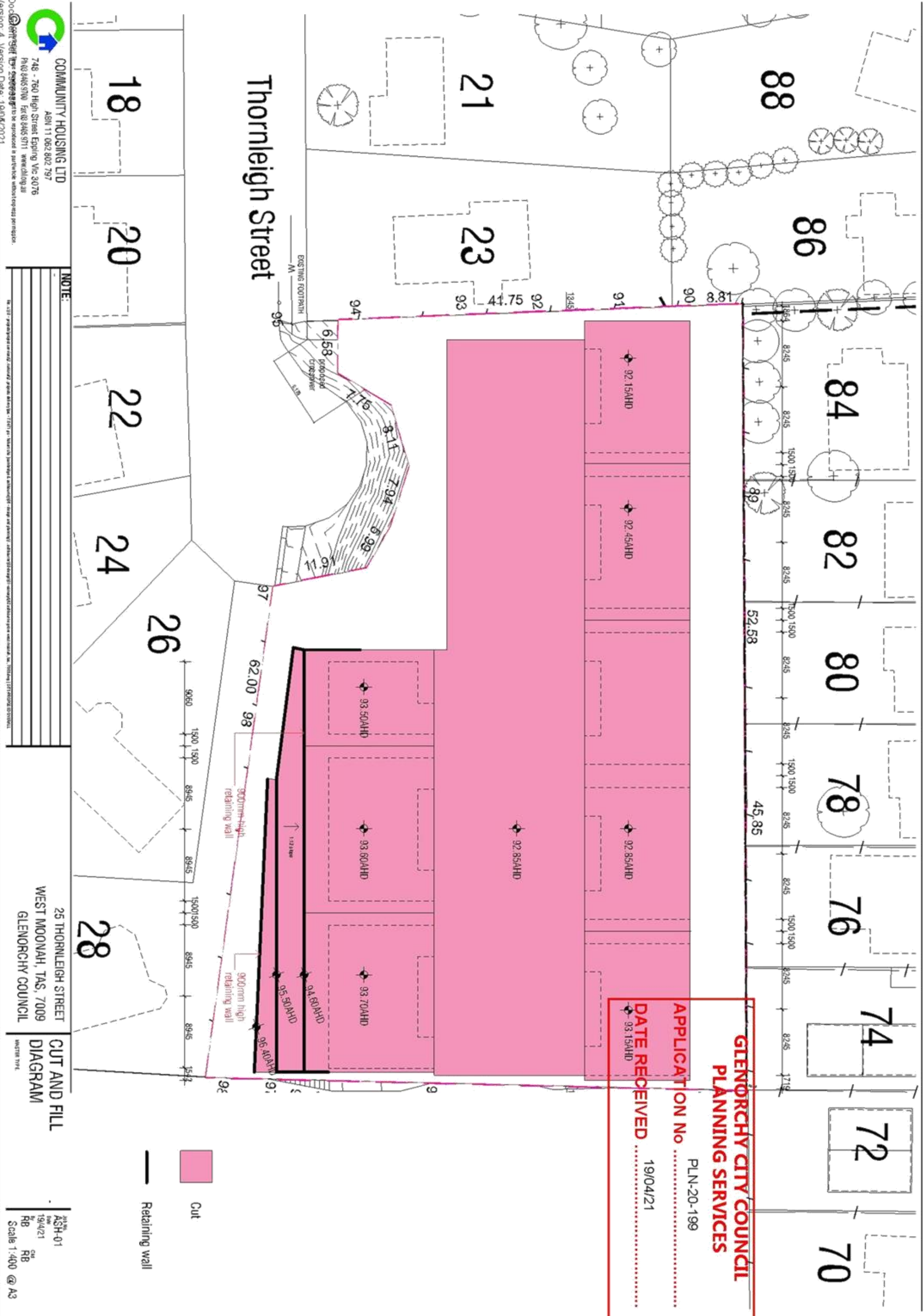
For all projects, a copy of the relevant planning permit must be provided to the relevant authority for approval. The relevant authority is the local council or the Victorian Planning Authority (VPA) depending on the location of the project. The relevant authority must be notified of any changes to the project. The relevant authority must be notified of any changes to the project. The relevant authority must be notified of any changes to the project.

25 THORNLEIGH STREET
WEST MOONAH, TAS, 7009
GLENORCHY COUNCIL

TYPE 3
ELEVATION 1

ASH-01
19/4/21
RB RB
Scale 1:100 @ A3

Attachments - Glenorchy Planning Authority - 17 May 2021





Amended Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-199	Council notice date	16/06/2020
TasWater details			
TasWater Reference No.	TWDA 2020/00826-GCC	Date of response	11/12/2020
		Amendment date	17/03/2021
TasWater Contact	Phil Papps	Phone No.	0474 931 272
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	25 Thornleigh St, West Moonah	Property ID (PID)	5407459
Description of development	Multiple dwellings x 15		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Community Housing	Site Plan	--	11/11/2020
Aldanmark	Sewer Plan / C0.05	B	31/07/2020
Aldanmark	Water Plan / C0.05	B	31/07/2020
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 and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
ASSET CREATION & INFRASTRUCTURE WORKS			
4. TasWater's existing sewerage network must be extended to service the proposed development. 5. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 6. Prior to applying for a Permit to Construct new sewerage infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction. 7. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 8. In addition to any other conditions in this permit, all works must be constructed under the			



supervision of a suitably qualified person in accordance with TasWater's requirements.

9. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, generally as shown on the concept servicing plans listed in the above schedule of drawings & documents, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
10. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
11. At practical completion of the sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee;
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
12. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
13. 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.
14. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.

EASEMENTS

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.
16. Pipeline easements, to TasWater's satisfaction, must be created over any proposed new TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

DEVELOPMENT ASSESSMENT FEES

17. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71



and a Consent to Register a Legal Document fee of \$149.20 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) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.

Further information can be obtained from TasWater

- (b) 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

- (c) TasWater will locate residential water stop taps free of charge.

Declaration

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

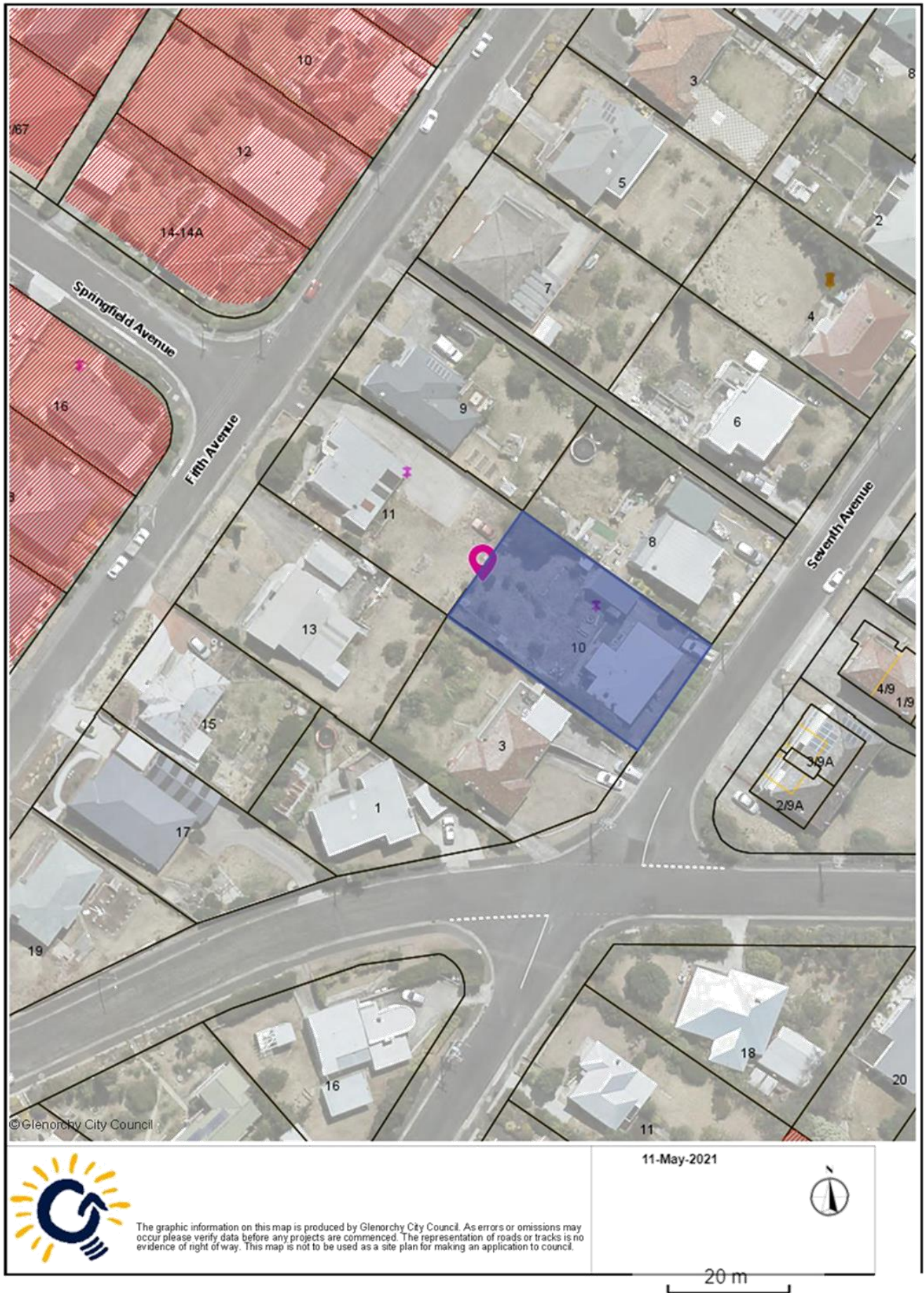
Authorised by

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



Document Set ID: 2976487
 Version: 1 Version Date: 11/05/2021



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-20-465		Council notice date	4/11/2020
TasWater details				
TasWater Reference No.	TWDA 2020/01839-GCC		Date of response	25/03/2021
TasWater Contact	Elio Ross	Phone No.	0467 874 330	
Response issued to				
Council name	GLENORCHY CITY COUNCIL			
Contact details	gccmail@gcc.tas.gov.au			
Development details				
Address	11 FIFTH AVE, WEST MOONAH		Property ID (PID)	5424232
Description of development	Multiple Dwellings x 2 (1 new + 1 ex) + 3 lot subdivision (10 Seventh Ave)			
Schedule of drawings/documents				
Prepared by	Drawing/document No.	Revision No.	Date of Issue	
Leary & Cox	Plan of Subdivision - 10924	A	04/11/2020	
G.Hills & Partners	Site Plan - 22064	C	March 2021	
Conditions				
Pursuant to the <i>Water and Sewerage Industry Act</i> 2008 (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 and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. ASSET CREATION & INFRASTRUCTURE WORKS 3. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 4. Prior to applying for a Permit to Construct for new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 5. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction. 6. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.				



7. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
Advice: The existing service line to the dwelling on Lot 3 cannot be reused, provide new sewer main up to Lot 3's boundary's connection point.
8. After testing, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
9. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved;
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made;
 - c. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.
10. After the Certificate of Practical Completion has been issued, a 12 month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". The newly constructed infrastructure will be transferred to TasWater upon issue of this certificate and TasWater will release any security held for the defects liability period.
11. 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.
12. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
13. 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.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.
Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.



15. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
16. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water/sewerage infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

56W CONSENT

17. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within one metre of TasWater infrastructure.

DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment fee of \$351.28, and a Consent to Register a Legal Document fee of \$149.20 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.

A copy of the GIS is included in email with this notice and should aid in updating of the documentation. The location of this infrastructure as shown on the GIS is indicative only.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- (b) 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
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

**56W Consent**

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to 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 will need to also include a cross sectional view through the footings which clearly shows;

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

Declaration

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

Authorised by

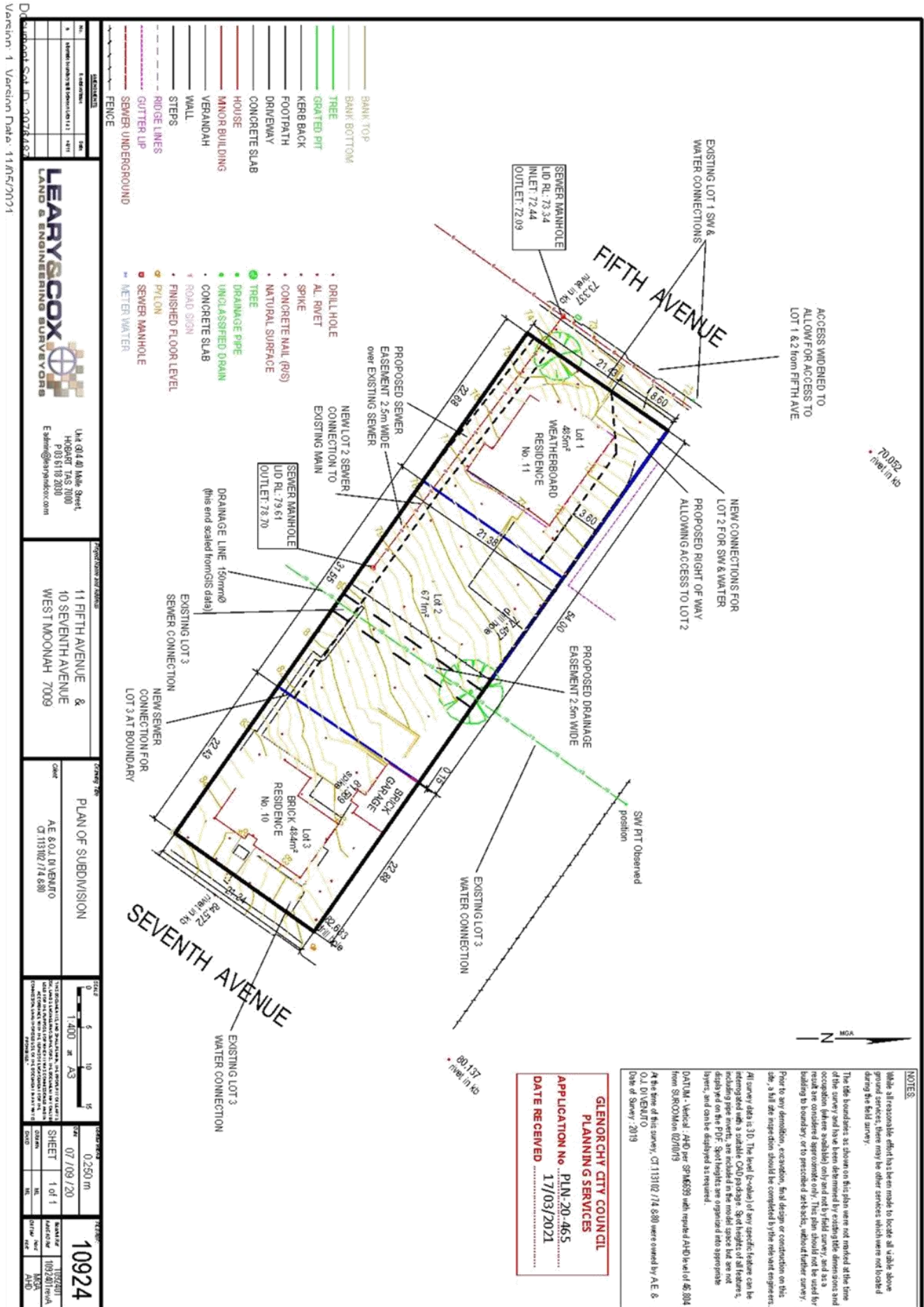
A handwritten signature in black ink, appearing to read "J. Taylor".

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



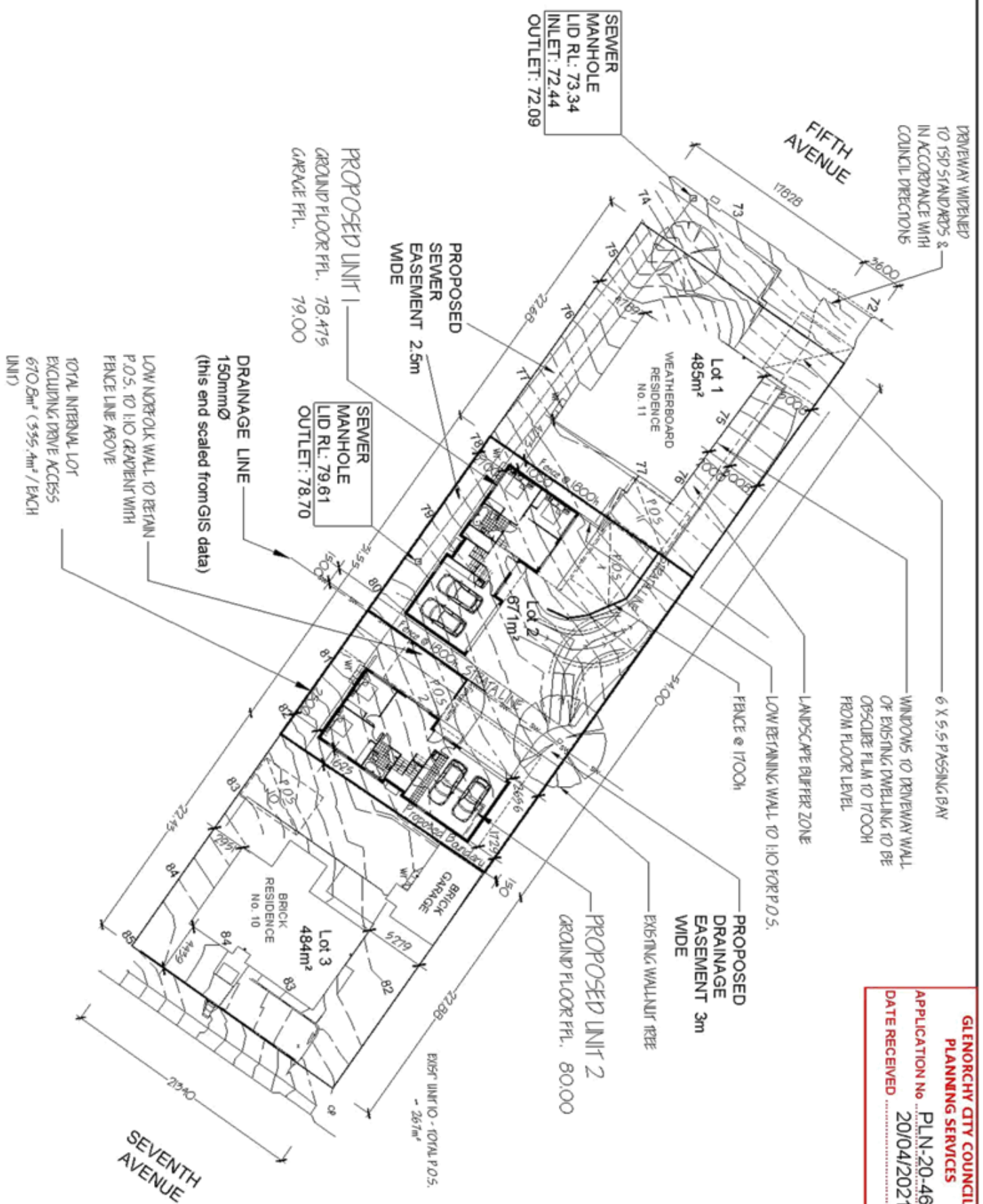
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P 03 6229 1799 E g.hills@oligond.com
Building Designer Accreditation No. CC2367B

PROPOSED 2x UNIT DEVELOPMENT
11 Fifth Avenue & 10 Seventh Avenue, WEST MOONAH

Drawing Title		PROJECT No.	
SITE PLAN		22064	
Drawing Type		SHEET	
Designs Dev Drawings		DD01	
Date		CHECKED	
14-Apr-21		0 HILLS	
Scale	Size	DESIGN	
1:400	A3	DESIGN	
O. & A. DiVenuto		M. DiVenuto	

TOTAL P.O.S. AREA	
EXIST' UNIT II	= 249.6m ²
PROP' UNIT I	= 158.6m ²
PROP' UNIT 2	= 159.7m ²
EXIST' UNIT IO	= 205.2m ²
P.O.S.=	
6X4m SET TO 10% MAX' GRADIENT	
UNIT 2 P.O.S.:	
70% Natural Sunlight 12 Noon - 3pm Jun 21	
AREAS (LOT 1)	
Plot Coverage (Exist' Unit II)	118.0m ²
Total Impervious Surfaces (Driveway + Units)	235.24m ²
Total Pervious Surfaces	= 27.57%
AREAS (LOT 2)	
Plot Coverage (Proposed Unit I & 2)	215.97m ²
Total Impervious Surfaces (Driveway + Units)	380.96m ²
Total Pervious Surfaces	= 11.04%
AREAS (LOT 3)	
Plot Coverage (Exist' Unit IO + Garage)	153.5m ²
Total Impervious Surfaces (Driveway + Units)	235.3m ²
Total Pervious Surfaces	= 19.67%



NOTE: DEVELOPMENT STAGES:
STAGE 1: DEVELOPMENT - SUBDIVISION (Refer to Learn! Cox & Criss submission 4 November 2020)
STAGE 2: DEVELOPMENT - MULTIPLE DWELLINGS 1 & 2

GLENCORCHY DTY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-20-465
DATE RECEIVED 20/04/2021

The site landscape plan shows three lots along Fifth Avenue and Seventh Avenue. Lot 1 (485m²) contains a Weatherboard Residence No. 11. Lot 2 (671m²) contains a Brick Garage. Lot 3 (484m²) contains a Brick Residence No. 10. The plan includes pitosporum plant screening along the boundaries and within the lots. A scale bar indicates 0 to 16 meters. A north arrow is located in the top right corner.

NOTES: • Do not scale the drawings. • Verify levels / dimensions on site prior to commencement, report any discrepancies / variations to designer. • Materials / vegetation to comply with AS codes, BCA & relevant regulations.		REVISION NOTES <table> <tr> <th>No.</th><th>Revision/Issue</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>		No.	Revision/Issue	Date												
No.	Revision/Issue	Date																
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Project Name and Address PROPOSED 2x UNIT DEVELOPMENT 11 Fifth Avenue & 10 Seventh Avenue, WEST MOONAH		Drawing Title SITE LANDSCAPE PLAN Client O. & A. DiVenuto																
Drawing Type Design Dev/ Drawings Date 14-Apr-21 Scale 1:400		Project No. 22064 SHEET DD01a CHECKED G. HILLS DESIGN G. HILLS DRAWN M. Thompson																

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 APPLICATION No ...PLN-20-465
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PROPOSED 2x UNIT DEVELOPMENT

Drawing Title
**PROPOSED UNIT
FLOOR PLANS**
Client
O. & A. DiVenuto

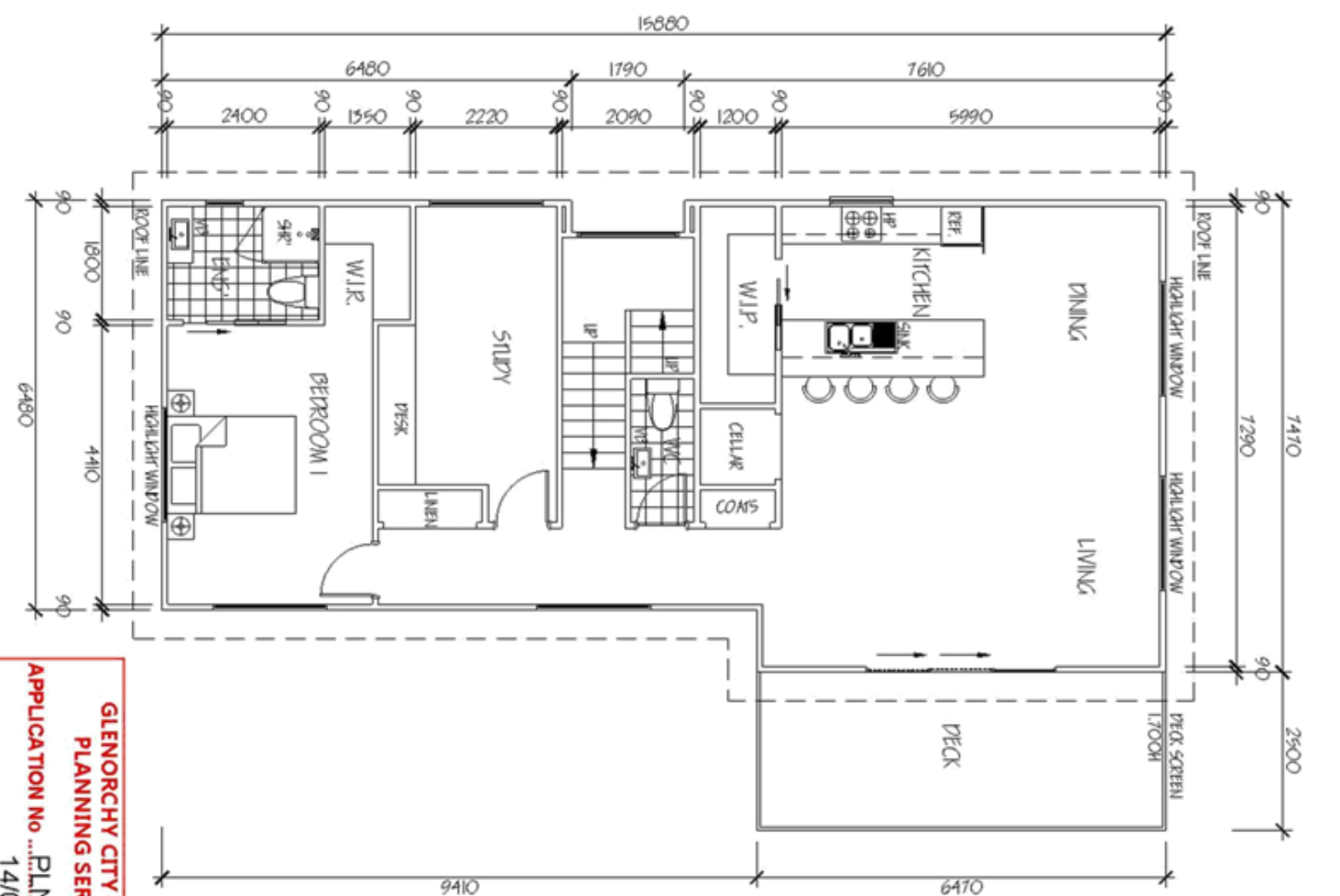
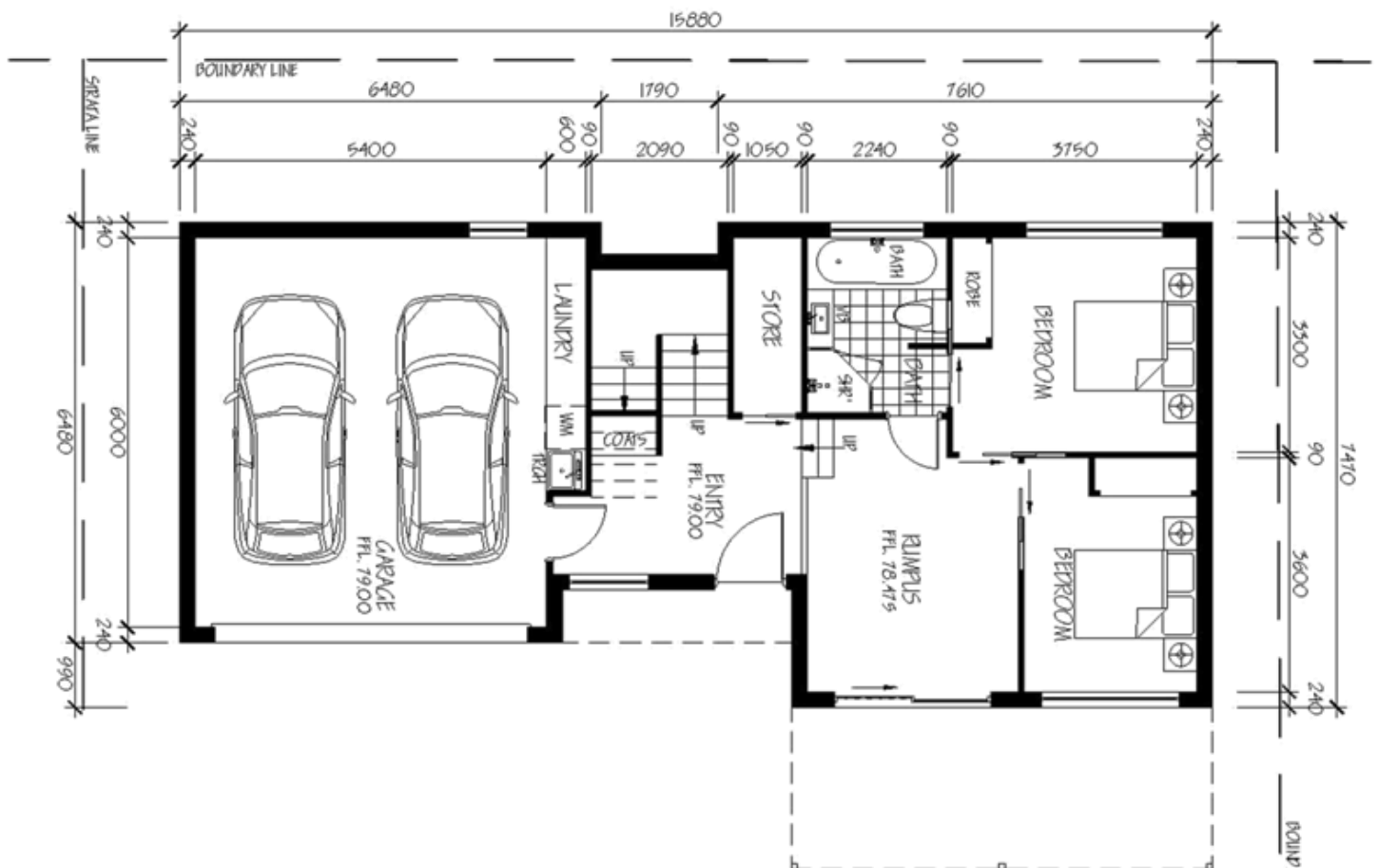
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Date 5-Dec-20		Sheet DD02	
Scale 1:100	Size A3	Revision 0	
		Description 0 HILLS	
		Drawn M. Karaman	

AREA:	
Ground Floor Habitable Area	69.00m ²
Garage Area	36.55m ²
Upper Floor Habitable Area	108.41m ²
Deck	16.18m ²

PROPOSED UNIT 1
UPPER FLOOR PLAN

0 1 2 3 4

1:100



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-20-465**

DATE RECEIVED **14/04/2021**

Version: 1 Version Date: 11/05/2021

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Building Designer Accreditation No. CC23678

11 Fifth Avenue & 10 Seventh Avenue, WEST MOONAH

O. & A. DiVenuto

14-Apr-21

Date _____

PROJECT No.	22064
SHEET	DD0

SHEET	DDO
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SHEET	DDO
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-20-465
14/04/2021

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Version: 1 Version Date: 11/05/2021

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REVISION NOTES		
No.	Revised/Issue	Date
C	Ground Floor	Mar. 21
P	Ground Floor	Apr. 21

PROPOSED UNIT 2
GROUND FLOOR PLAN

AREA:
Ground Floor Habitable Area
Garage Area
Upper Floor Habitable Area
Deck

75.88m²
56.55m²
120.77m²
24.46m²

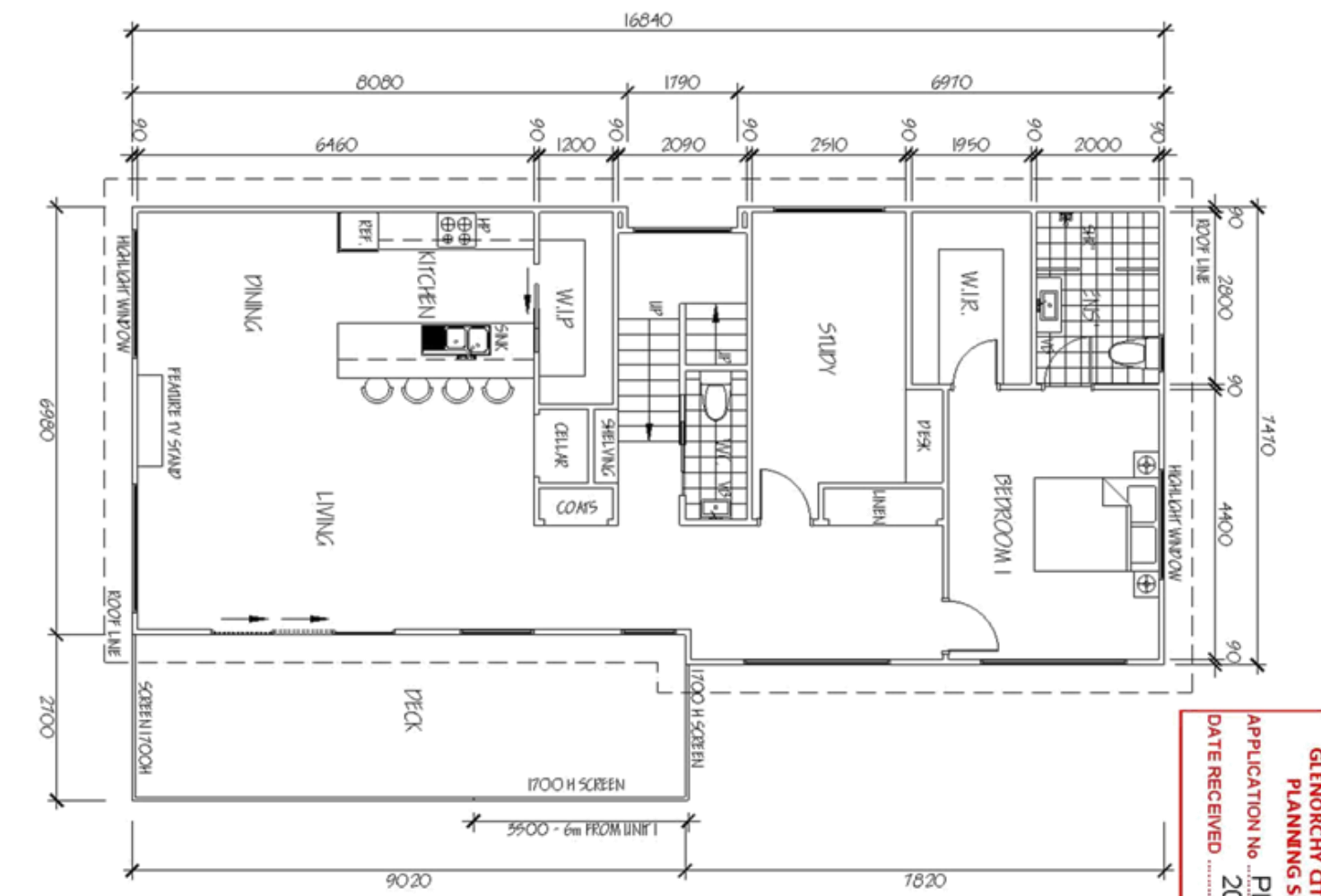
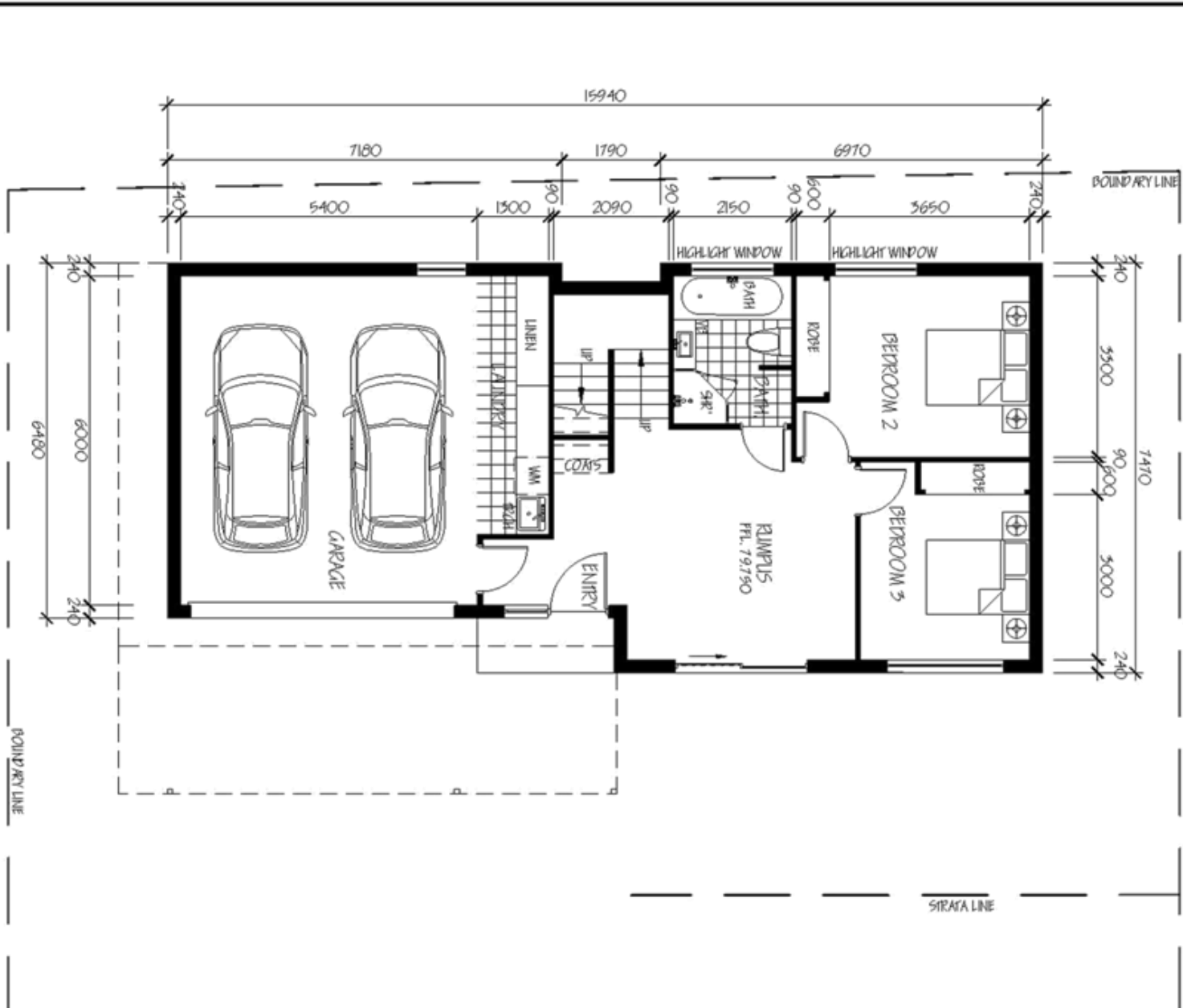
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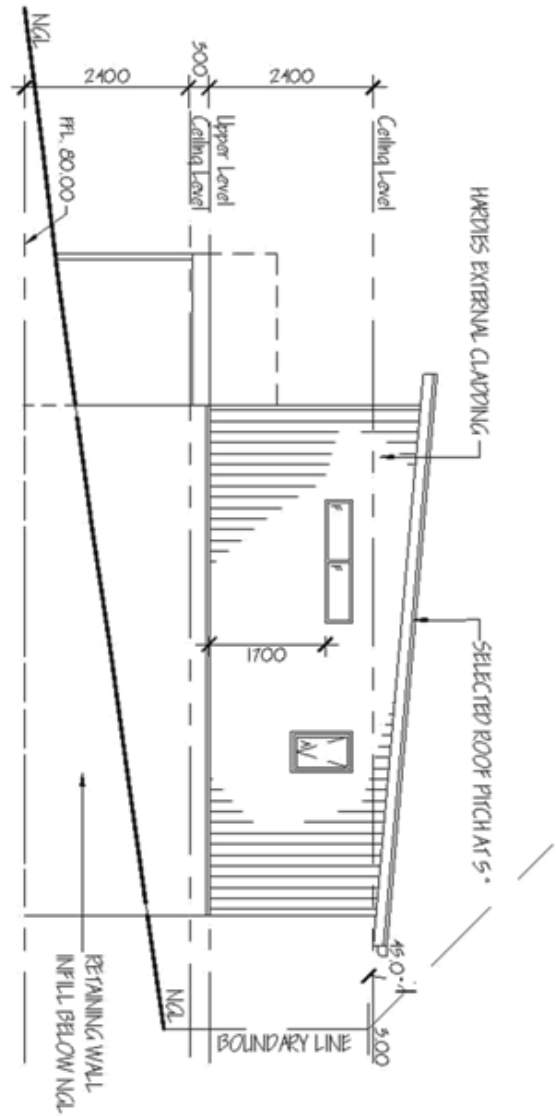
PROPOSED 2x UNIT
DEVELOPMENT
11 Fifth Avenue & 10 Seventh Avenue, WEST MOONAH

PROPOSED UNIT 2
FLOOR PLANS
O. & A. DiVenuto

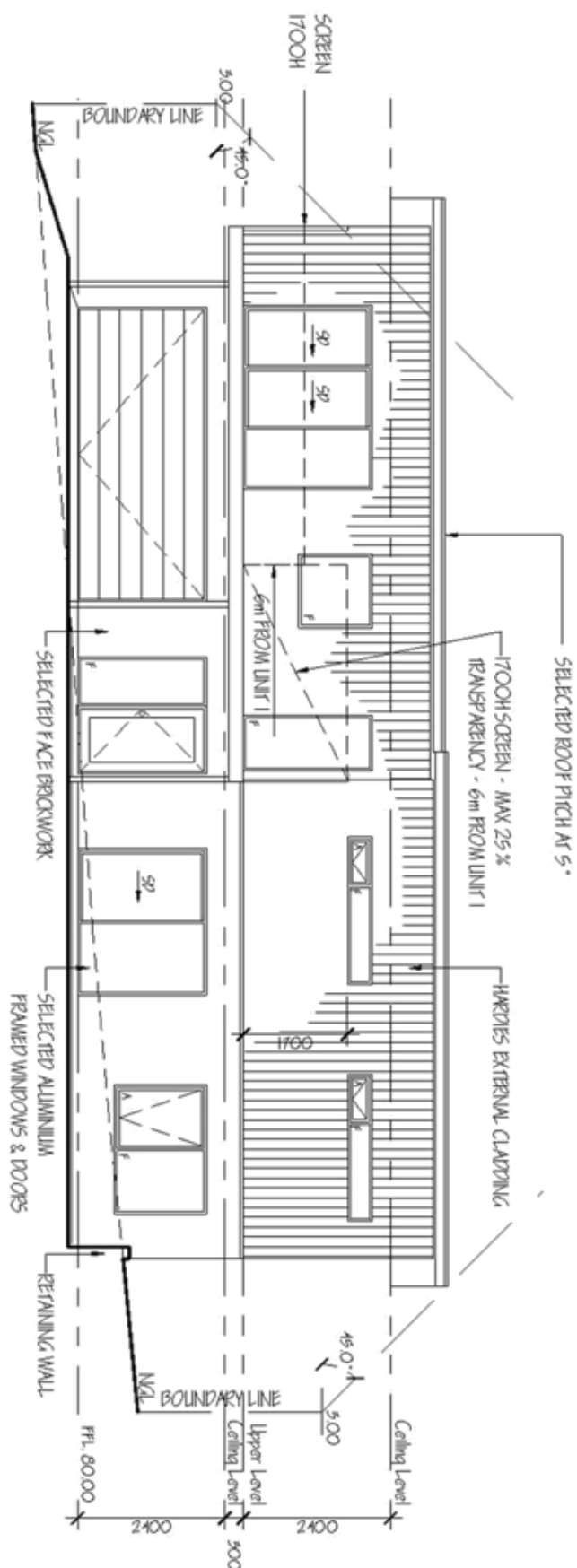
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5-Dec-20		CHECKED	G. HILLS
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Scale	1:100	Size	A3
Scale	1:100	Size	A3



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PROPOSED UNIT 2
SOUTHWEST ELEVATION
1:100



PROPOSED UNIT 2
NORTHWEST ELEVATION
1:100

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PLANNING SERVICES
APPLICATION No. PLN-20-465
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NOTES

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Document Ref: G-2020-007

Version: 1 | Version Date: 11/05/2021

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Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED 2x UNIT DEVELOPMENT

11 Fifth Avenue & 10 Seventh Avenue, WEST MOONAH

Drawing Title
PROPOSED UNIT 2 ELEVATIONS 1

Client
O. & A. Divenuto

Drawing Type
Design Dev Drawings

Date
14-Apr-21

Project No.
22064

Sheet
DD06

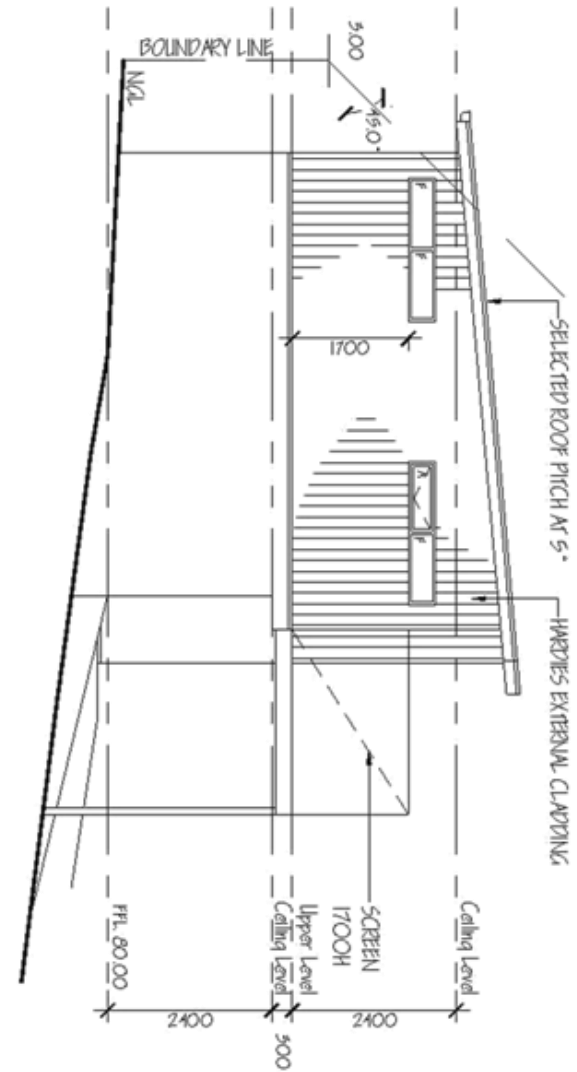
Checked
G. HILLS

Design
G. HILLS

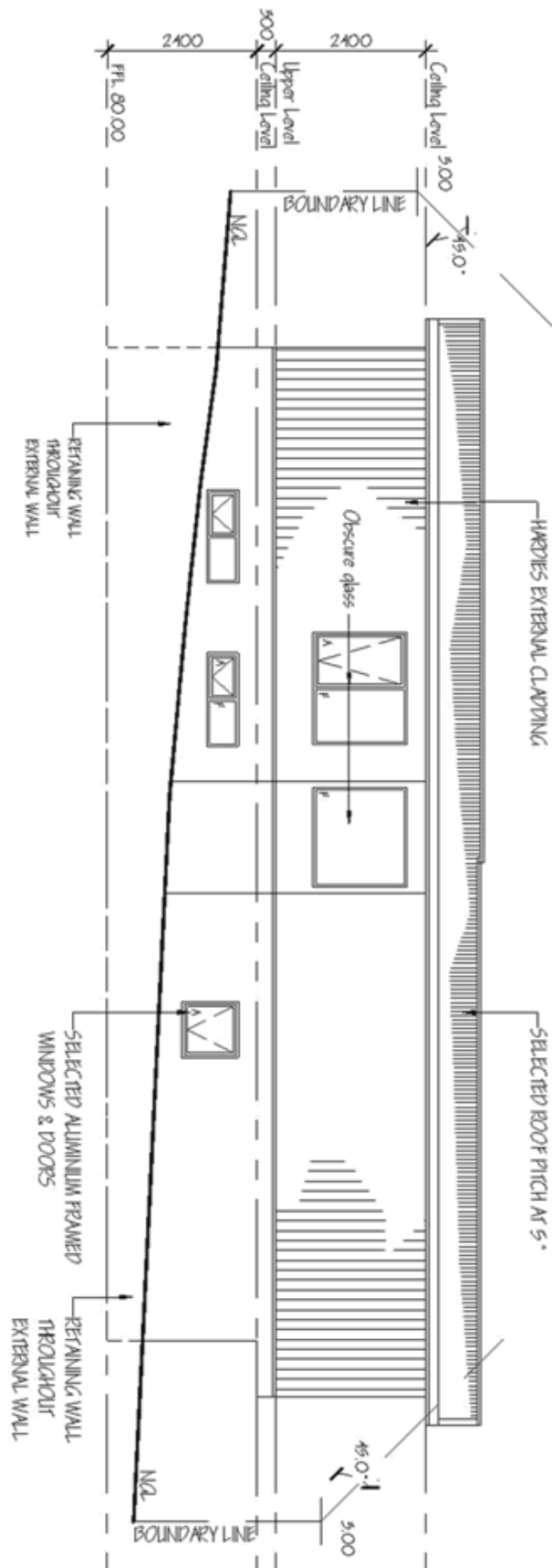
Scale
1:100

Size
A3

Drawn
M. Spinkshaw



PROPOSED UNIT 2
NORTHEAST ELEVATION
1:100



PROPOSED UNIT 2
SOUTHEAST ELEVATION
1:100

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APPLICATION NO. PLN-20-465
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Building Designer Accreditation No. CC2367B

Project Name and Address
PROPOSED 2x UNIT DEVELOPMENT
11 Fifth Avenue & 10 Seventh Avenue, WEST MOONAH

Drawing Title
PROPOSED UNIT 2 ELEVATIONS 2
Client
O. & A. Divenuto

Designing Type
Design Dev Drawings
Date
14-Apr-21
Scale
1:100
Size
A3

Project No.
22064
Sheet
DD07
Checked
G. HILLS
Design
G. HILLS
Drawn
M. Spinkshaw

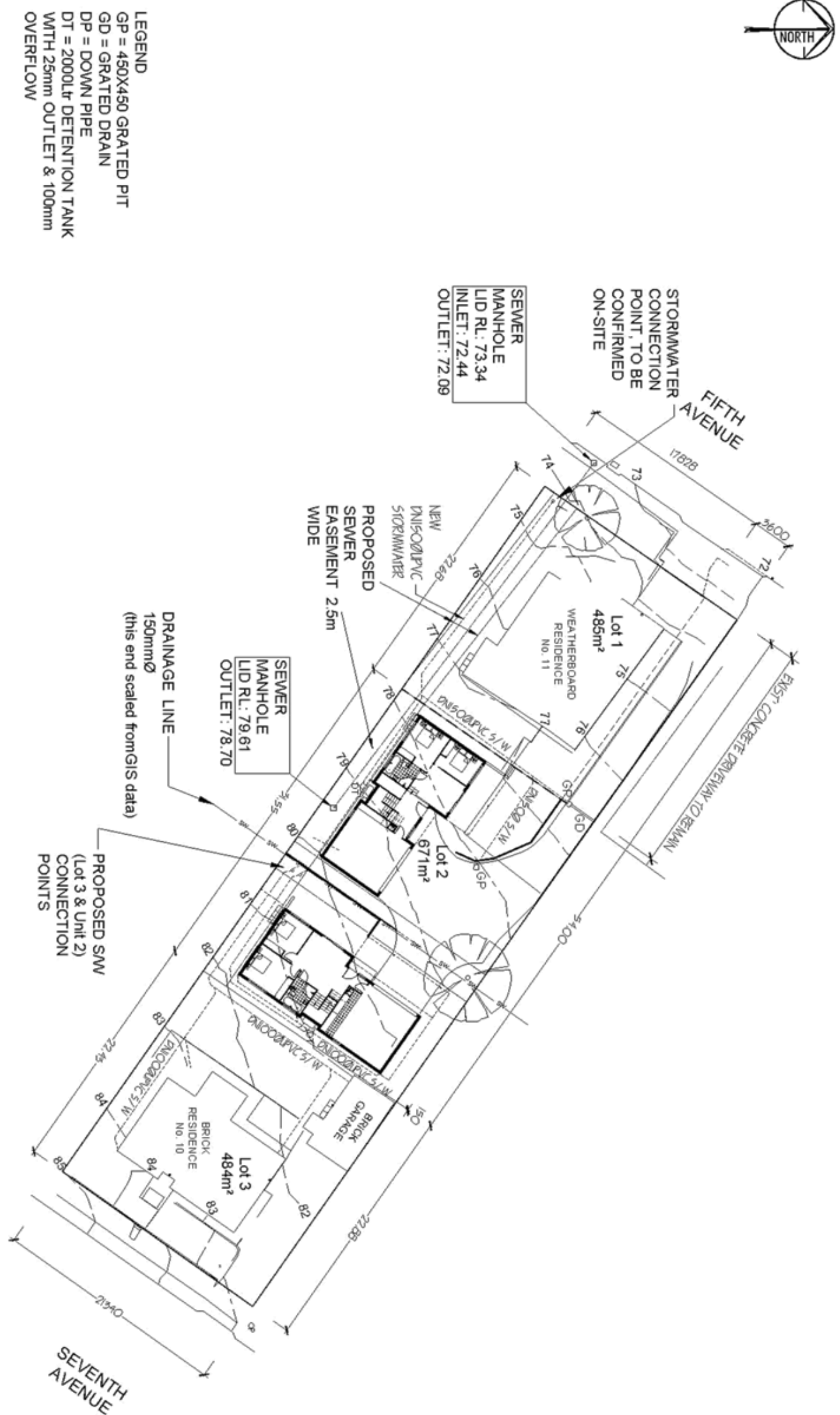
REVISION NOTES		
No.	Revisions/Issues	Date
B	Revised Notations	Dec 20
C	Revised Notations	Mar 21

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PROPOSED 2x UNIT DEVELOPMENT

Drawing Title
SITE CIVIL PLAN

DESIGN TYPE		PROJECT No.	
Design Dev/ Drawings		22064	
DATE		SHEET	
5-Dec-20		DD08	
CHECKED		0. HILLS	
DESIGN		0. HILLS	
SCALE		DESIGN	
1:400		A3	
SIGN		M. K. K. K. K.	



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No.	Revised/Issue	Date																													
NORTH EAST ELEVATION 1:100		SOUTH WEST ELEVATION 1:100		SOUTH EAST ELEVATION 1:100		NORTH WEST ELEVATION 1:100																									

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PLANNING SERVICES

APPLICATION No. **PLN-20-465**
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Attachments - Glenorchy Planning Authority - 17 May 2021

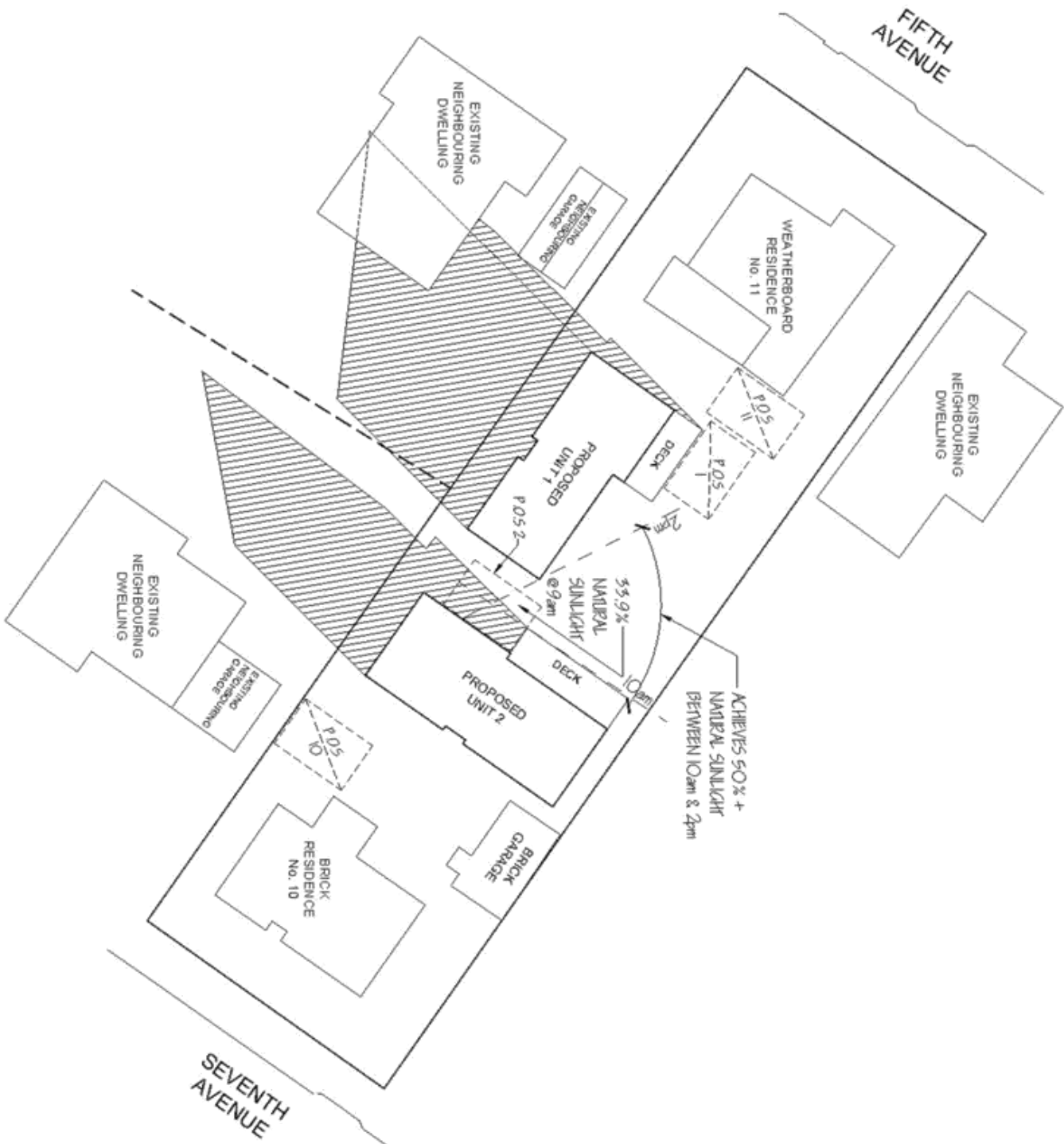
Attachments - Glenorchy Planning Authority - 17 May 2021

Document Set ID: 2976487
Version: 1 Version Date: 11/05/2021

NOTES:			REVISION NOTES		Project Name and Address	Drawing Title	PROJECT No.		
No.	Revision/Issue	Date	No.	Revision/Issue			Design Dev Drawings	SHEET	DD12A
1	Initial Design	11/05/2021	1	Initial Design	PROPOSED 2x UNIT DEVELOPMENT 11 Fifth Avenue & 10 Seventh Avenue, WEST MOONAH	SHADOW DIAGRAM 9 am JUNE 21 O. & A. DiVenuto	14-Apr-21	14	14
2	Final Design	11/05/2021	2	Final Design			14-Apr-21	14	14

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9AM SHADOW DIAGRAM
1:400



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APPLICATION No. PLN-20-465
DATE RECEIVED 14/04/2021

Document Set ID: 2976487
Version: 1 Version Date: 11/05/2021

NOTES:			REVISION NOTES		
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* Verify levels / dimensions on site prior to commencement, report any discrepancies /			1	Final Shadow Diagram	Apr 21
* Materials / construction to comply with AS codes, BCA & relevant regulations.					
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Proposed 2x Unit
DEVELOPMENT

11 Fifth Avenue & 10 Seventh
Avenue, WEST MOONAH

SHADOW DIAGRAM
12 Noon JUNE 21

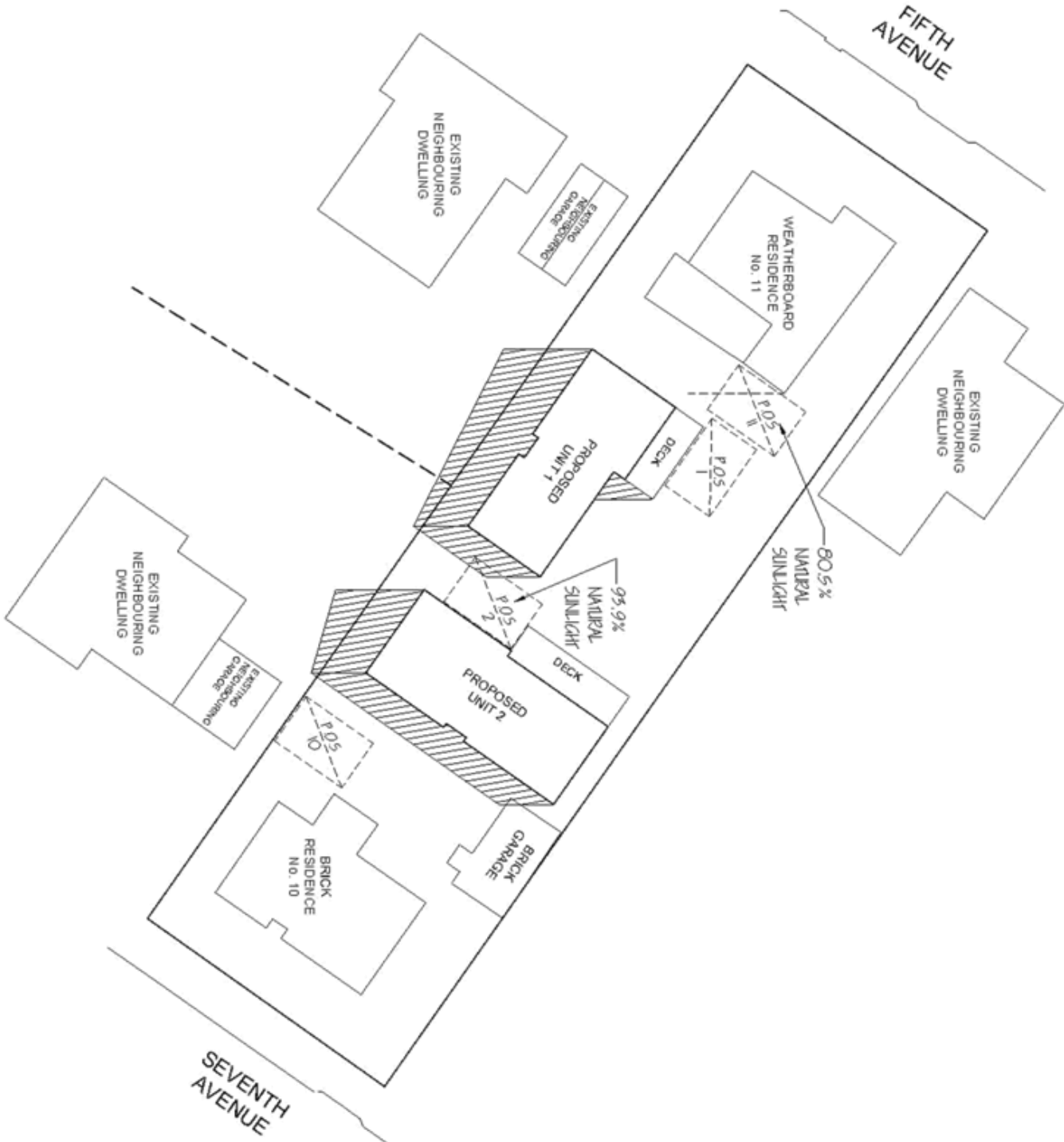
O. & A. DiVenuto

DRAWING TYPE		PROJECT No.	
Design Dev Drawings		22064	
Date	14-Apr-21	SHEET	DD12B
Scale	1:400	CHECKED	G. HILLS
Size	A3	DESIGN	M. DAVENUTO

12NOON SHADOW DIAGRAM

1:400

0 4 8 12 16



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REVISION NOTES		
No.	Revision/issue	Date
1	Renard Shadow Diagram	April 21

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Project Name and Address:	PROPOSED 2X UNIT DEVELOPMENT
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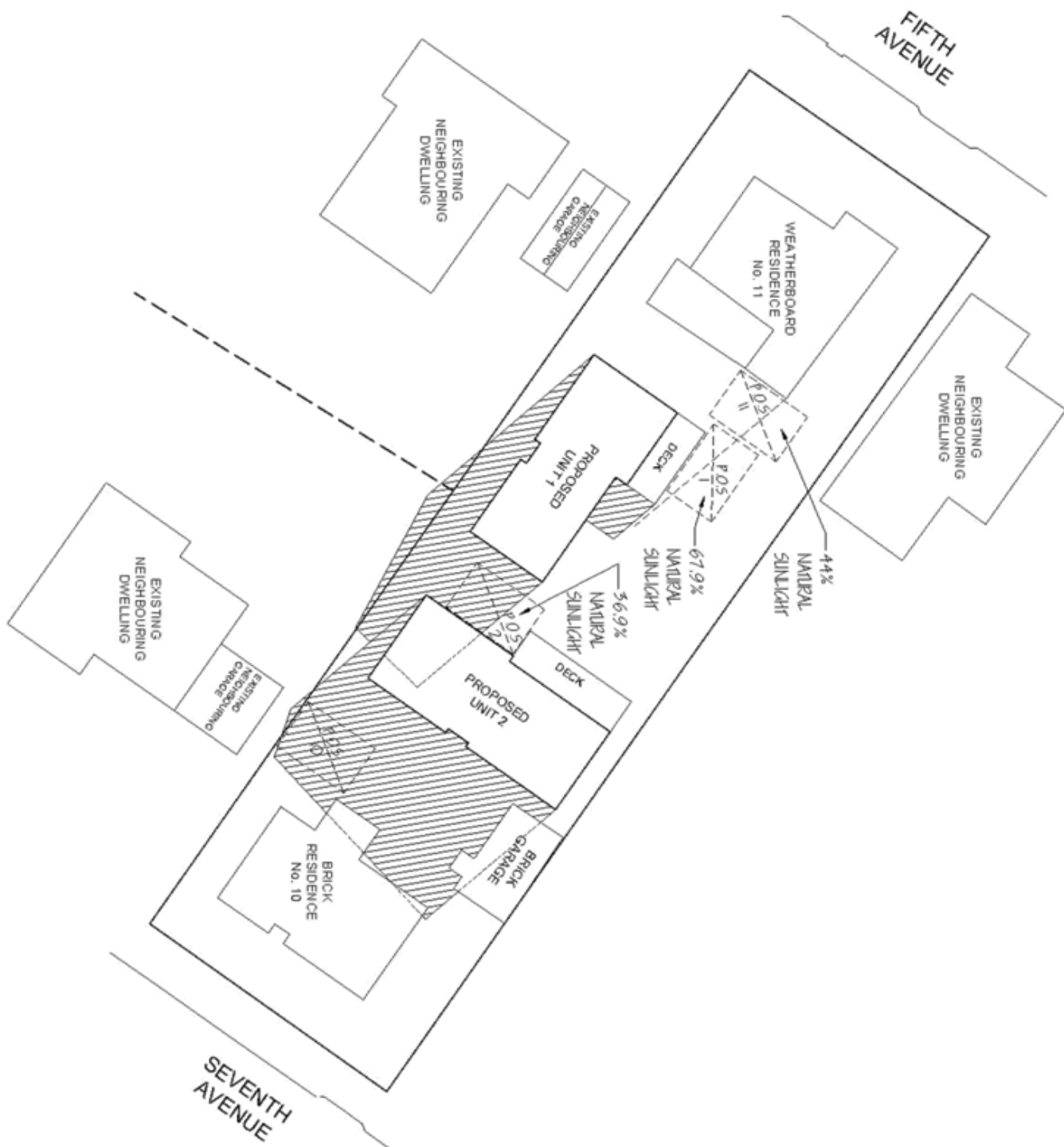
Drawing Title
SHADOW DIAGRAM
3 pm JUNE 21

DESIGN TYPE	PROJECT No.
Design Dev' Drawings	22064
DWG	SHEET
14-Apr-21	DD12C
Scale	CHECKED
Size	DESIGN
A3	0. HILLS
1:400	0. HILLS
	DESIGN
	M. Karamanlar

3PM SHADOW DIAGRAM

0 4 8 12 16

I: 400



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