

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 17 OCTOBER 2016



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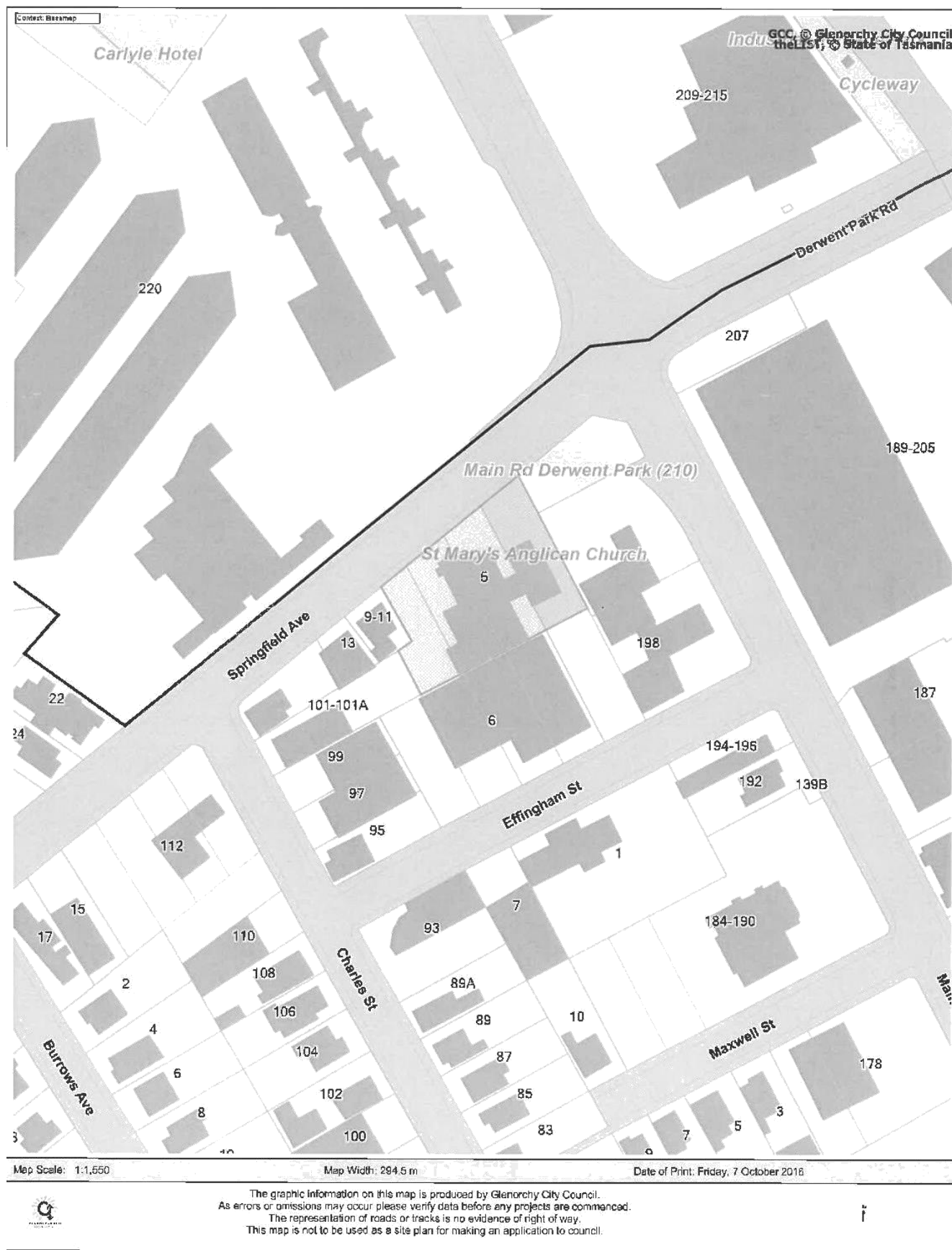
PLANNING

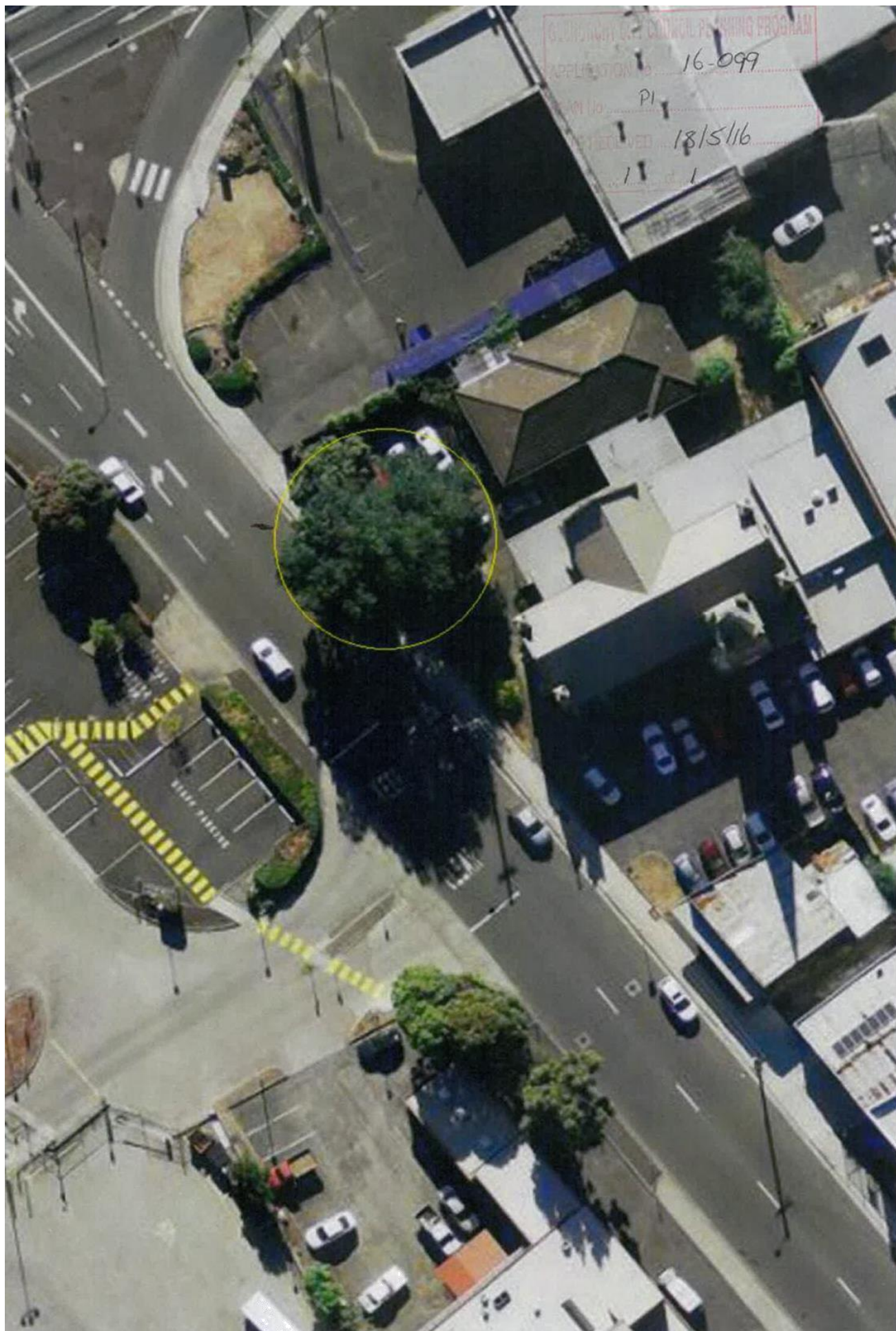
- 5. Proposed Use and Development - Tree Removal for Church (Community Meeting and Entertainment) on a Heritage Listed Site - 1 and 5 Springfield Avenue, Moonah**
 - 1: Attachment - 1 and 5 Springfield Avenue, Moonah2

- 6. Proposed Use and Development - Demolition and Construction of Wood and Metal Fabrication (Manufacturing and Processing) Relying on Performance Criteria for Height, Hours of Operation, Parking and Access - 34 and 36 Chapel Street, Glenorchy**
 - 1: Attachment - 34 and 36 Chapel Street, Glenorchy5

1-5 Springfield Avenue, Moonah

Item:







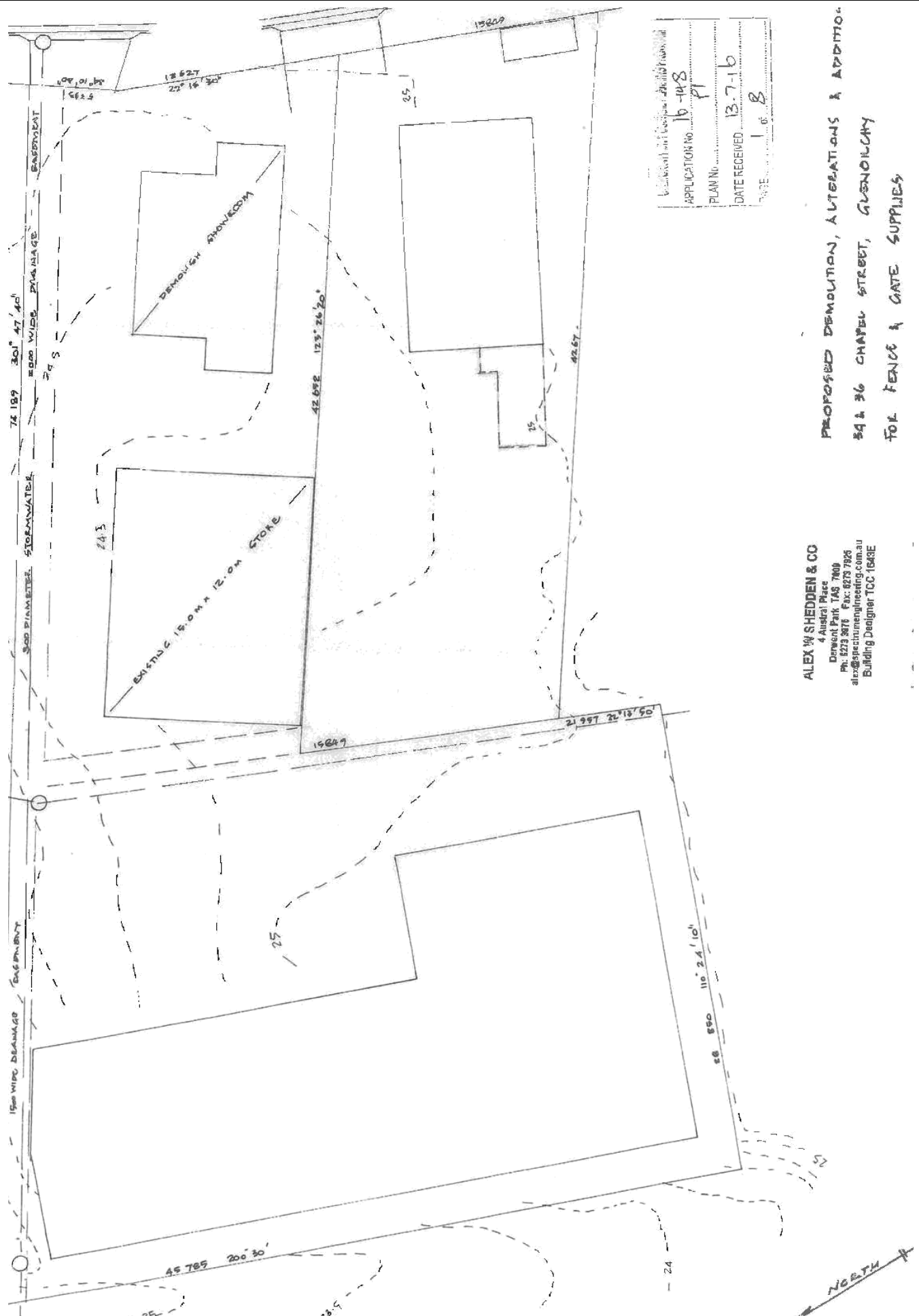
Submission to Planning Authority Notice

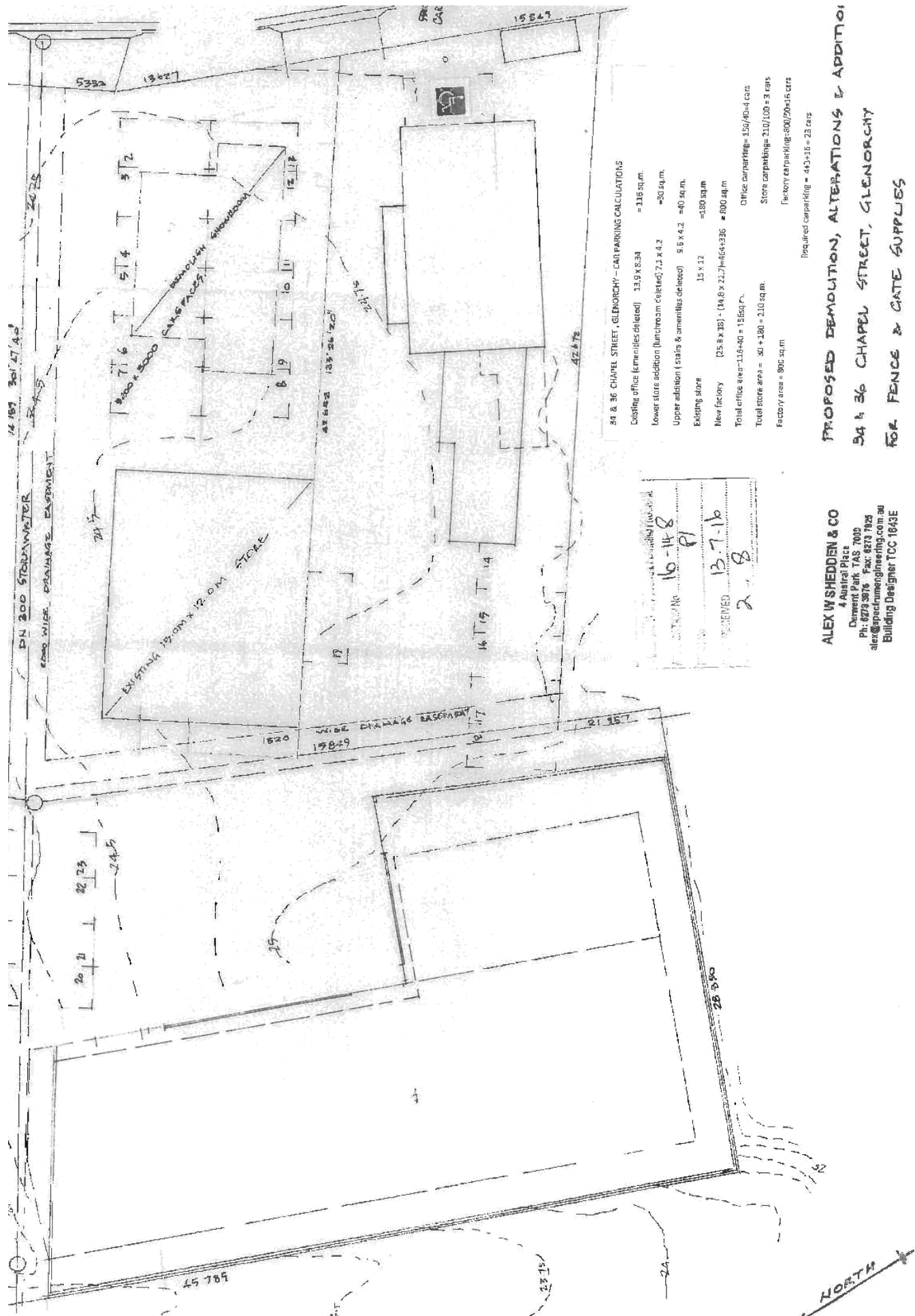
Council Planning Permit No.	PLN-16-099	Council notice date	6/06/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00779-GCC	Date of response	10/06/2016
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1-5 SPRINGFIELD AVE, MOONAH	Property ID (PID)	5446351
Description of development	Tree removal		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Applicant	Tree Location Plan	--	May 2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Trees near TasWater Pipes TasWater advises a 300mm and a 150mm diameter sewer main and a 50mm and 375mm diameter water main are located within Springfield Ave adjacent to the subject tree. This TasWater infrastructure must not be subjected to any disturbance. Tree roots within 2.0m of this infrastructure should be cut or poisoned and left in the ground. Any damage to this infrastructure must be reported to TasWater on 136 992 immediately and any repairs carried out by TasWater at the owners cost. Locating TasWater Infrastructure The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 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

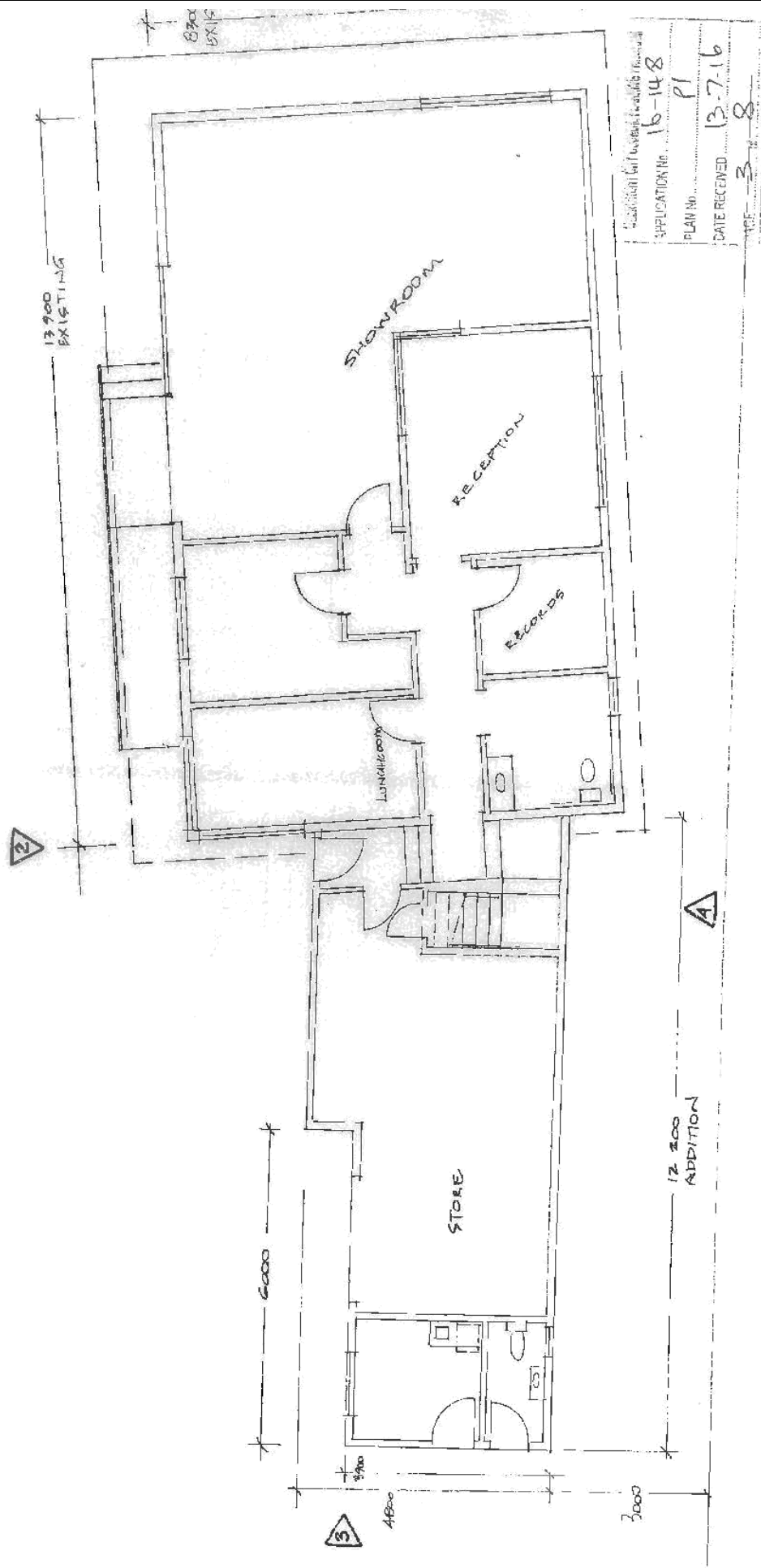
34 and 36 Chapel Street, Glenorchy

Item:



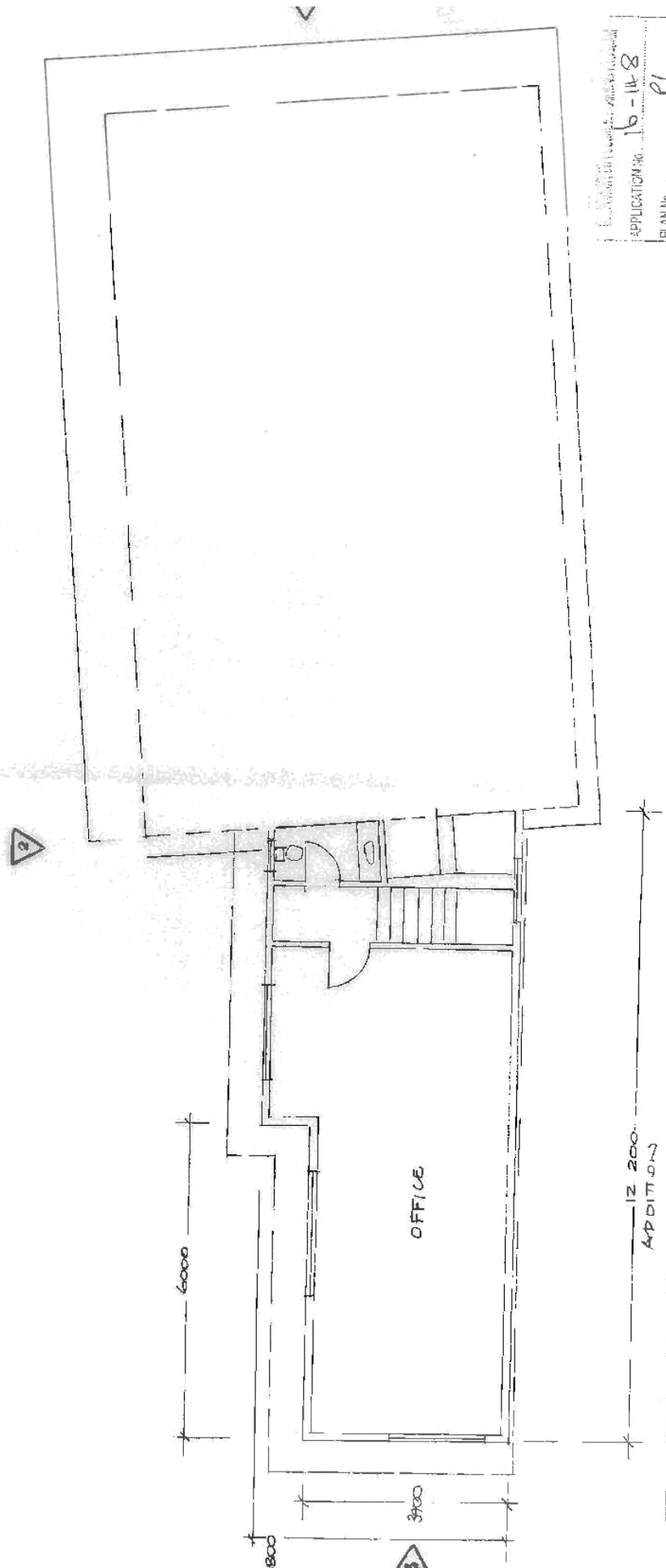






ALEX W SHEDDEN & CO
4 Austral Place
Derwent Park TAS 7008
Ph: 0213 3976 Fax: 0213 7925
alex@spectrumelectronics.com.au
Building Designer TCC 1643E

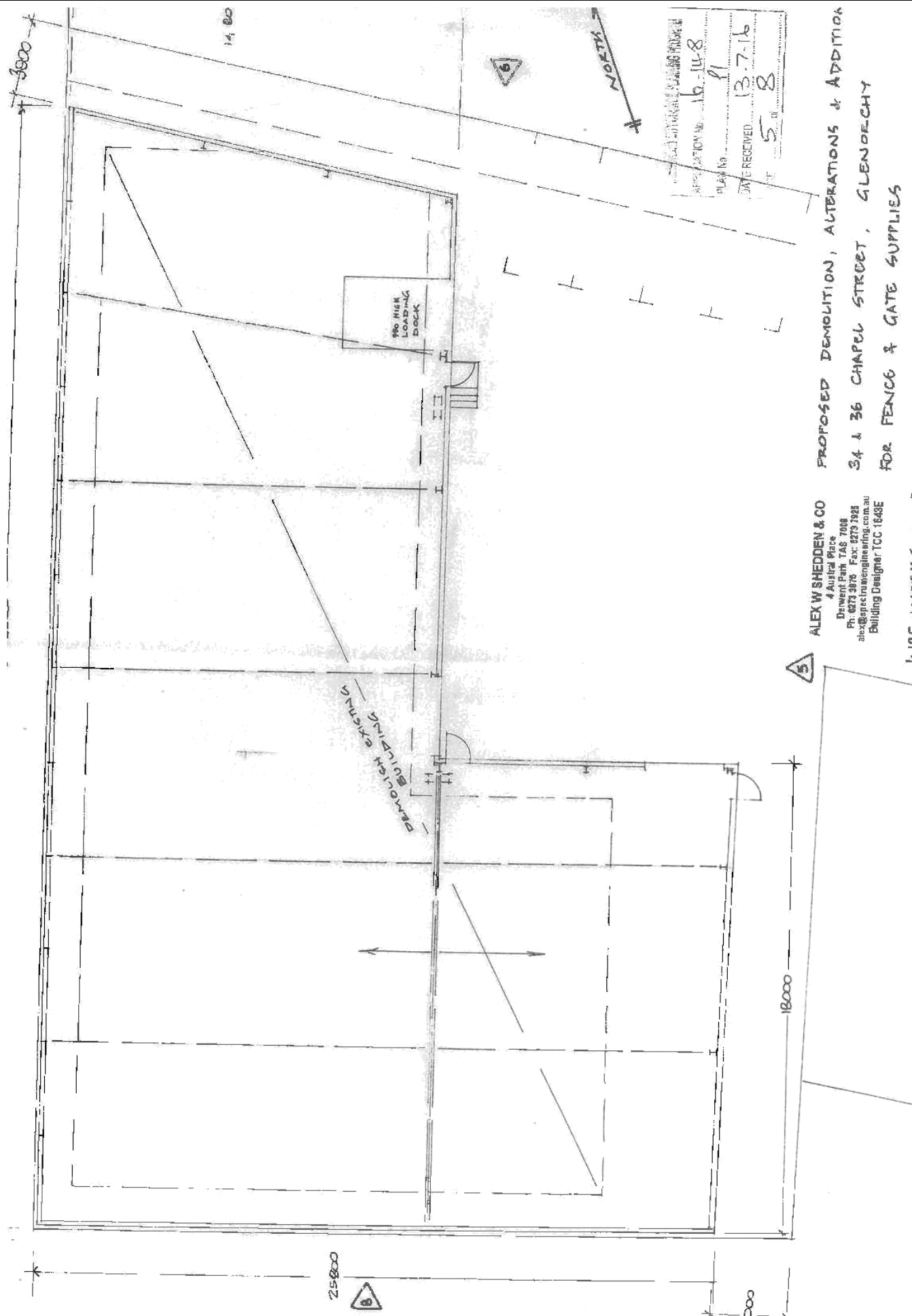
PROPOSED DEMOLITION, ALTERATIONS & ADDITION
34 & 3/6 CHAPEL STREET, GLENORCARY
FOR FENCE & GATE SUPPLIES



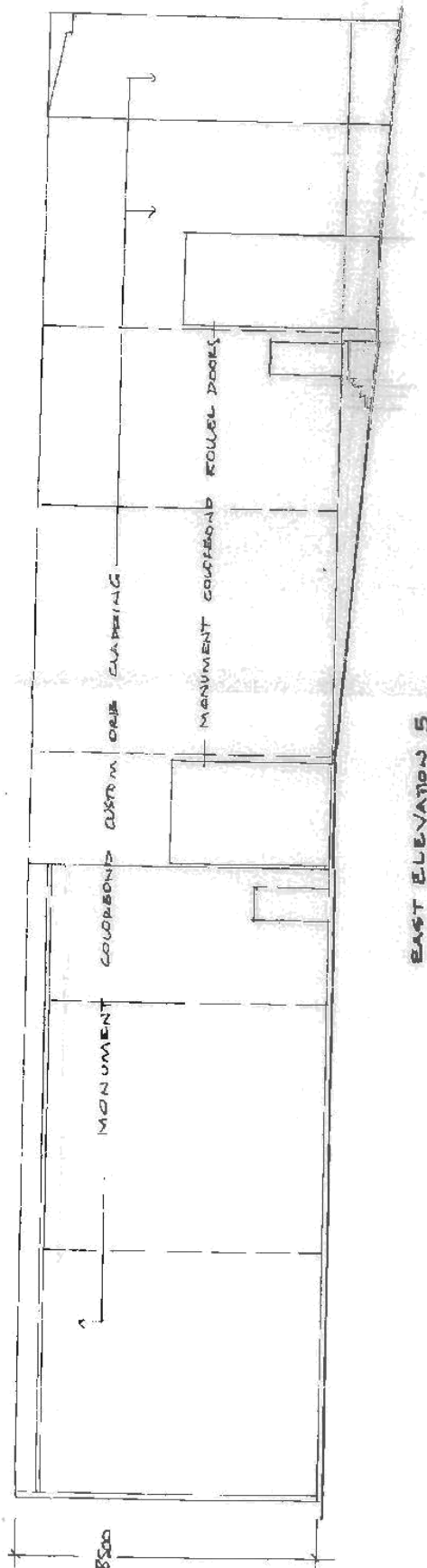
APPLICATION NO.	16-148
PLAN NO.	P1
DATE RECEIVED	13-7-16
PAGE	14 of 8

PROPOSED DEMOLITION, ALTERATIONS & ADDITION
34 & 36 CHAPEL STREET, GLENORCHY
FOR FENCE AND GATE SUPPLIES

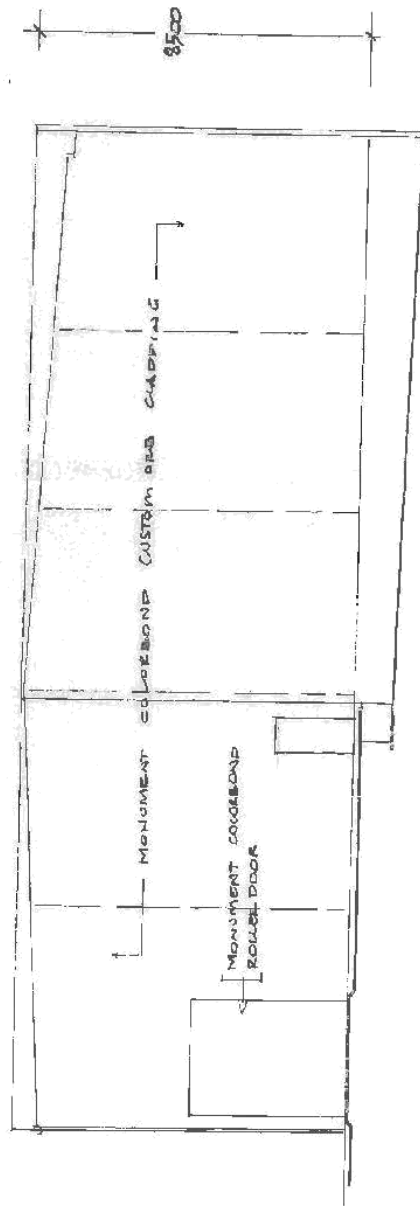
ALEX W SHEDDEN & CO
4 Austral Place
Dunbarton Park TAS 7008
Ph: 0273 3876 Fax: 0273 7825
alex@spectrumentengineering.com.au
Building Designer TCC 1643E







EAST ELEVATION 5

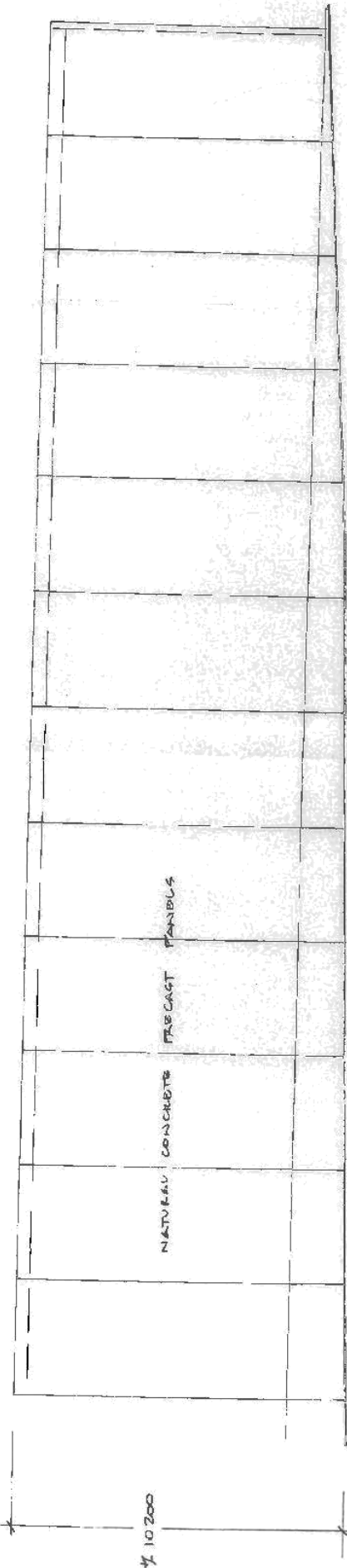


NORTH ELEVATION 6

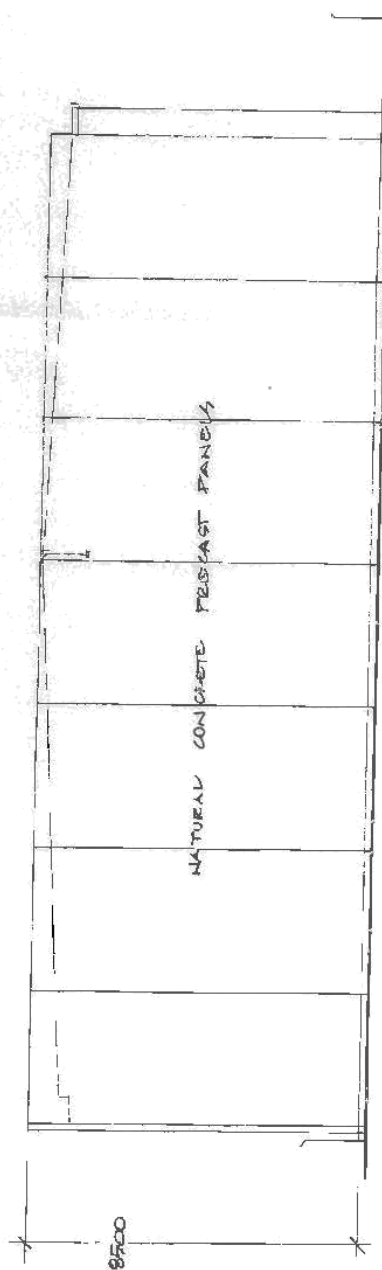
APPLICATION NO 16-148
 PLAN NO 81
 DATE RECEIVED 13-7-16
 DATE 7-8

ALEX W SHEDDEN & CO
 4 Austral Place
 Dargent Park, TAS 7008
 Ph: 0273 3075 Fax: 0273 7925
 alex@spacedesignengineering.com.au
 Building Designer TCC 1043E

PROPOSED DEMOLITION, ALTERATIONS & ADDITION
 34 & 36 CHAPEL STREET, GLENORCHY
 FOR FENCE & GATE SUPPLIES



WEST ELEVATION 7

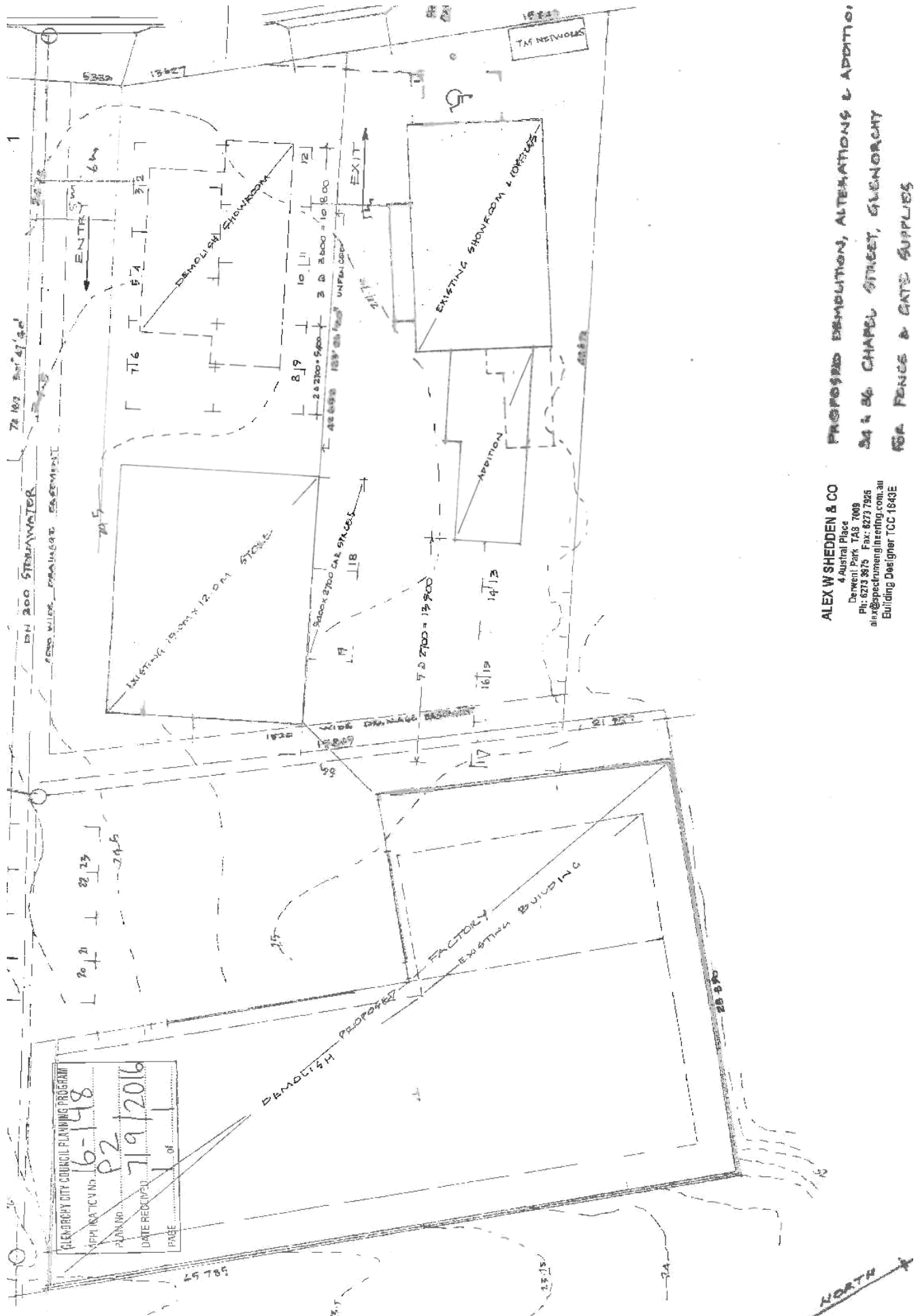


SOUTH ELEVATION 8

SUBMITTER: 16-14 8
 PLAN No: 81
 DATE RECEIVED: 13-7-16
 REF: 8 v 8

ALEX W SHEDDEN & CO
 4 Austral Place
 Devonport Park TAS 7006
 Ph: 0223 3875 Fax: 0223 7925
 alex@alexsheddenengineering.com.au
 Building Designer TOC 1543E

PROPOSED DEMOLITION, ALTERATIONS & ADDITION
 34 & 36 CHAPEL STREET, GLENORCHY
 FOR FENCE & GATE SUPPLIES



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PROPOSED DEMOLITION, ALTERATIONS & ADDITION
 34 & 36 CHAPEL STREET, GLENORCHY
 RGA FENCE & GATE SUPPLIES



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-148	Council notice date	27/07/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01056-GCC	Date of response	02/08/2016
TasWater Contact	Phil Papps Tim Watson (Trade Waste)	Phone No.	(03) 6237 8246 (03) 6237 8336
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	36 CHAPEL ST, GLENORCHY	Property ID (PID)	5360419
Description of development	Offices/showroom/warehouse/manufacturing		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Alex Shedden & Co	Proposed Site Plan / 16 035 / 2	--	July 2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized metered water property connection must be provided to service the domestic and fire (if applicable) demands of the proposed development in accordance with TasWater standards. 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.			
TRADE WASTE			
3. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 4. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 5. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent			
DEVELOPMENT ASSESSMENT FEES			
6. The applicant or landowner as the case may be, must pay a development assessment fee of \$201.93 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date it is paid to TasWater.			



Advice

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a site and plumbing plan with:

- Location, size and capacity of pre-treatment devices that satisfy the Commercial Customers Pretreatment Guideline
- Schematic drawings and specification (including the size and type) of any proposed pre-treatment device; and
- Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the General Supplement form is also required.

If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Commercial customers pretreatment guideline is available from <http://www.taswater.com.au/Customers/Trade-Waste/Commercial-Customers-Pre-treatment-Guidelines>

General

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

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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