

**GLENORCHY PLANNING AUTHORITY  
ATTACHMENTS  
MONDAY, 18 MAY 2020**



**TABLE OF CONTENTS:**

**PLANNING**

- 5. Proposed Use and Development - Multiple Dwellings (Five Additional and Eight Existing) - 160A Springfield Avenue West Moonah**
  - 1: Attachment - 160A Springfield Avenue..... 2
  
- 6. Proposed Use and Development - Staged Fifteen (15) Lot Plus Balance Subdivision - 38 Wallcrest Road Berriedale**
  - 1: Attachment - 38 Wallcrest Road ..... 31
  
- 7. Proposed Use and Development - Multiple Dwellings (10) - 115 Allunga Road Chigwell**
  - 1: Attachment - 115 Allunga Road Chigwell..... 39
  
- 8. Proposed Use and Development - Outbuilding (Residential) - 12 Nielson Drive Montrose**
  - 1: Attachment - 12 Nielson Drive ..... 67

## 160A Springfield Ave, West Moonah





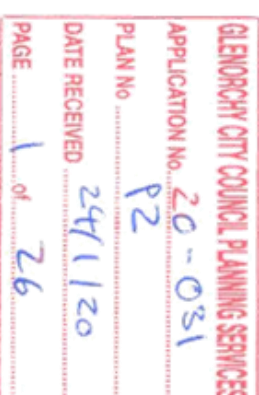


AP2018-1426 - PROPOSED UNIT DEVELOPMENT (BEDDING)  
160A Springfield Avenue, STAGE 2A  
WEST MOONAH

SHEET DRAWING TITLE

- 01: (E) LOCATION PLAN  
01a: (E) SITE PLAN  
01b: (E) SOIL & WATER MANAGEMENT PLAN  
01c: (E) DRAINAGE PLAN SHEET 1  
01d: (E) DRAINAGE PLAN SHEET 2

- 02: (E) UNIT 9 LOWER GROUND FLOOR PLAN  
02a: (E) UNIT 9 GROUND FLOOR PLAN  
03: (E) UNIT 9 ELEVATIONS  
04: (E) UNIT 10 LOWER GROUND FLOOR PLAN  
04a: (E) UNIT 10 GROUND FLOOR PLAN  
05: (E) UNIT 10 ELEVATIONS  
06: (E) UNIT 11 LOWER GROUND FLOOR PLAN  
06a: (E) UNIT 11 GROUND FLOOR PLAN  
07: (E) UNIT 11 ELEVATIONS  
08: (E) UNIT 12 GROUND FLOOR PLAN  
08a: (D) UNIT 12 FIRST FLOOR PLAN  
09: (E) UNIT 12 ELEVATIONS  
10: (D) UNIT 13 GROUND FLOOR PLAN  
10a: (D) UNIT 13 FIRST FLOOR PLAN  
11: (D) UNIT 13 ELEVATIONS



|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                        |                  |       |       |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------|-------|
| E   | COUNCIL AMENDMENT: Add note demonstrating ex. bin enclosure is large enough to accommodate required bins. Increase deck size for units 9, 10 & 11 for private open space. Provide amphitheatre for unit 13 for private open space. Change unit 9 windows 07 & 08, unit 10 windows 07 & 08, unit 12 window 03 to be opaque to comply with 10.4.6 A3                                                                                                                                                                                                                                                                                                                      | 01 - 08 & 09                                                                                                                                                                                                                                                                           | 16 March 2020    | MM    | ST    |
| D   | Engineer amendment:<br>Update finished ground levels to units 9, 10, 12 & 13 to match civil plans. Update steps on units 12 & 13 accordingly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 01 - 01d, 03, 05 & 08 - 11                                                                                                                                                                                                                                                             | 13 January 2020  | MM    | CK    |
| C   | Review lower ground floor plan to include a bathroom for units 9, 10 & 11. Add steps to access yards for units 12 & 13. Add notes regarding barriers on top of retaining walls, update private open space notes and update retaining walls to match engineer plans                                                                                                                                                                                                                                                                                                                                                                                                      | 01 - 11                                                                                                                                                                                                                                                                                | 18 December 2019 | MM    | SS    |
| B   | Revert back to DA plans only.<br>Import current site survey, revise site layout, update floor levels to match engineers plans, revise all floor plans and add an additional unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 01 - 11                                                                                                                                                                                                                                                                                | 02 July 2019     | MM    | SS    |
| A   | Revise and update plans after receiving updated information from engineer regarding civil & structural information:<br>- Update FFLs for Units 9 & 12. Amend driveway design. Change extent of retaining walls where incorporated into unit. This resulted in garage width being extended to outer brick wall to provide support. Due to FFL difference between garage and retaining walls in adjacent internal piers and as a result amend site plan and other relevant sheets. Re-place Pyda jobs with Invispan UV jobs requested by Eco trust. Remove all information regarding Drainage as this is covered by Engineering documentation & resubmit set as a result. | 01, 01a, 01b, 02a, 03, 03a, 04, 04a, 05, 05a, 06, 06a, 07, 07a, 08, 08a, 09, 09a, 10, 10a, 11, 11a, 12, 12a, 13, 13a, 13b, 14, 14a, 15, 15a, 16, 16a, 17, 17a, 18, 18a, 19, 19a, 20, 20a, 21, 22, 23a, 23a, 24, 24a, 25, 25a, 26, 26a, 27, 27a, 28, 28a, 29, 30, 31, 31a, 33, 33a, 33b | 25 July 2018     | CK    | MM    |
| BA  | BA Plan Set                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 01 - 42d                                                                                                                                                                                                                                                                               | 22 June 2018     | FM    | CK    |
| DA  | DA Plan Set                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 01 - 09                                                                                                                                                                                                                                                                                | 22 February 2017 | ST    | SS    |
| No. | Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Sheet                                                                                                                                                                                                                                                                                  | Date             | Drawn | Check |

|                                                                                                                                                                                    |                                                                                                                          |                                                                                                                                                                                                                                                      |                                                                                      |                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Designer:</b><br>ANOTHER PERSPECTIVE PTY LTD<br>NEW TOWN<br>LIC. NO. CC2204H (A. Shugwell)<br>Ph: (03) 8231 4122<br>Fx: (03) 8231 4166<br>Email: info@anotherperspective.com.au | <b>Client / Project Info:</b><br>PROPOSED UNIT DEVELOPMENT (BEDDING)<br>160A Springfield Avenue, STAGE 2A<br>WEST MOONAH | <b>TITLE REFERENCE:</b><br>FLOOR AREAS:<br>PORCH/DECK AREAS:<br>WIND SPEED:<br>SOIL CLASSIFICATION:<br>CLIMATE ZONE:<br>ALPINE AREA:<br>CORROSION ENVIRONMENT:<br>CERTIFIED B.A.L.<br>DESIGNED B.A.L.<br>(REFER TO SIGNBOARD NOTES FOR EXPLANATIONS) | CT173899/100<br>Refer to plans<br>Refer to plans<br>H-1<br>N/A<br>Moderate<br>Exempt | <b>COVER SHEET</b><br>Drawn<br>Date<br>Scale<br>AP2018-1426<br>22 February 2017<br>N/A<br>Sheet<br>00/11 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|



## PROPOSED UNIT DEVELOPMENT

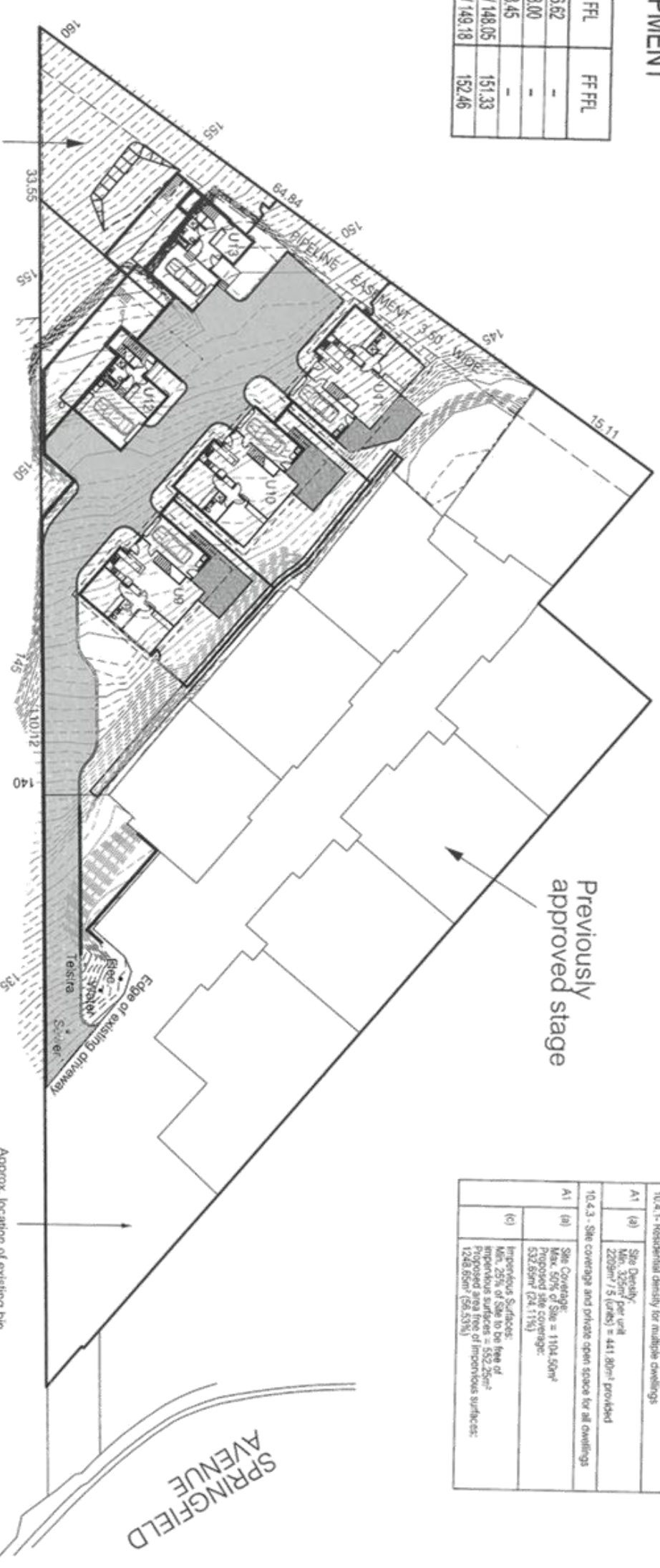
| DWELLING | LG FFL  | GF FFL          | FF FFL |
|----------|---------|-----------------|--------|
| 9        | 143.855 | 146.62          | -      |
| 10       | 145.235 | 148.00          | -      |
| 11       | 145.685 | 148.45          | -      |
| 12       | -       | 147.45 / 148.05 | 151.33 |
| 13       | -       | 148.58 / 149.18 | 152.46 |

**NOTE:**  
Refer to Gandy & Roberts' documentation (Project 17.02.13) for full details on:  
- Driveway design  
- Earthworks and surface level details  
- Retaining wall details  
- Drainage plans (continuation from I.O. 3)

**NOTE:**  
Where driveway drop edge is > 150:  
Conc. wheel stop fixed to slab (designed as per AS2890.1:2004)  
Where driveway drop edge is > 600:  
Barrier to be installed as per AS2890.1:2004 2.4.5.3

**NOTE:**  
Private open space provided on decks comply with 10.4.3 - P2(a)(b)(6)

Barrier to be installed if height is ≥ 21m as per N.C.C. part 3.3.2.2 on retaining walls



CT173899/100  
2209m<sup>2</sup>

**EXPLANATORY NOTES:**  
GLENORCHY COUNCIL INTERIM PLANNING SCHEME  
10.4.1 - Residential density for multiple dwellings  
A1 (a) Site Density:  
Min. 325m<sup>2</sup> per unit  
140 / 325m<sup>2</sup> (Units) = 441.86m<sup>2</sup> provided  
10.4.3 - Site coverage and private open space for all dwellings  
A1 (a) Site Coverage:  
Max. 50% of Site = 1104.50m<sup>2</sup>  
Proposed site coverage:  
532.65m<sup>2</sup> (24.11%)  
(c) Impervious Surfaces:  
Min. 25% of Site to be free of impervious surfaces = 552.25m<sup>2</sup>  
Proposed site coverage of impervious surfaces:  
1248.65m<sup>2</sup> (56.53%)

**NOTES**

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

| No. | Amendment                  | Date       | Init. | No. | Amendment | Date | Init. | Designer:                                                                                                                                               |
|-----|----------------------------|------------|-------|-----|-----------|------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| D   | Changes as per cover sheet | 13 Jan 20  | MM    |     |           |      |       | ANOTHER PERSPECTIVE PTY LTD<br>PO BOX 21<br>NEW TOWN<br>VIC. 3060<br>Ph: (03) 6231 4122<br>Fax: (03) 6231 4166<br>Email: info@anotherperspective.com.au |
| C   | Changes as per cover sheet | 18 Dec 19  | MM    |     |           |      |       |                                                                                                                                                         |
| B   | Changes as per cover sheet | 02 July 19 | MM    |     |           |      |       |                                                                                                                                                         |
| A   | Changes as per cover sheet | 25 July 18 | CK    |     |           |      |       |                                                                                                                                                         |

**Client / Project Info:**  
PROPOSED UNIT DEVELOPMENT (BEDDING)  
160A Springfield Avenue, STAGE 2A  
WEST MOONAH



another perspective  
crafting's design

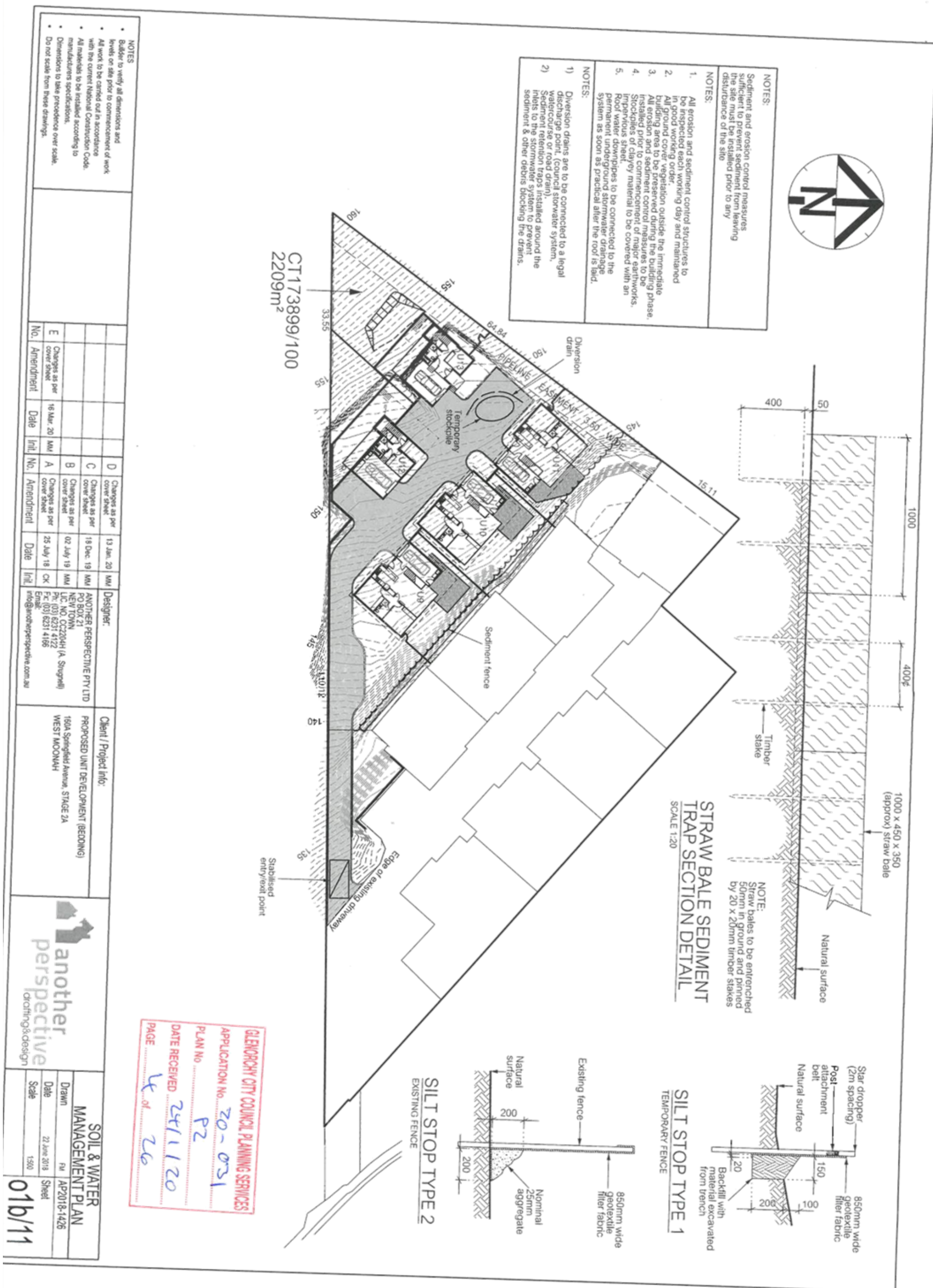
| LOCATION PLAN  |                  |
|----------------|------------------|
| Drawn          | ST               |
| Date           | 22 February 2017 |
| Scale          | 1:500            |
| Sheet<br>01/11 |                  |

**GLENORCHY CITY COUNCIL PLANNING SERVICES**  
 APPLICATION No. **20-031**  
 PLAN No. **P2**  
 DATE RECEIVED **24/11/20**  
 PAGE **2** of **26**





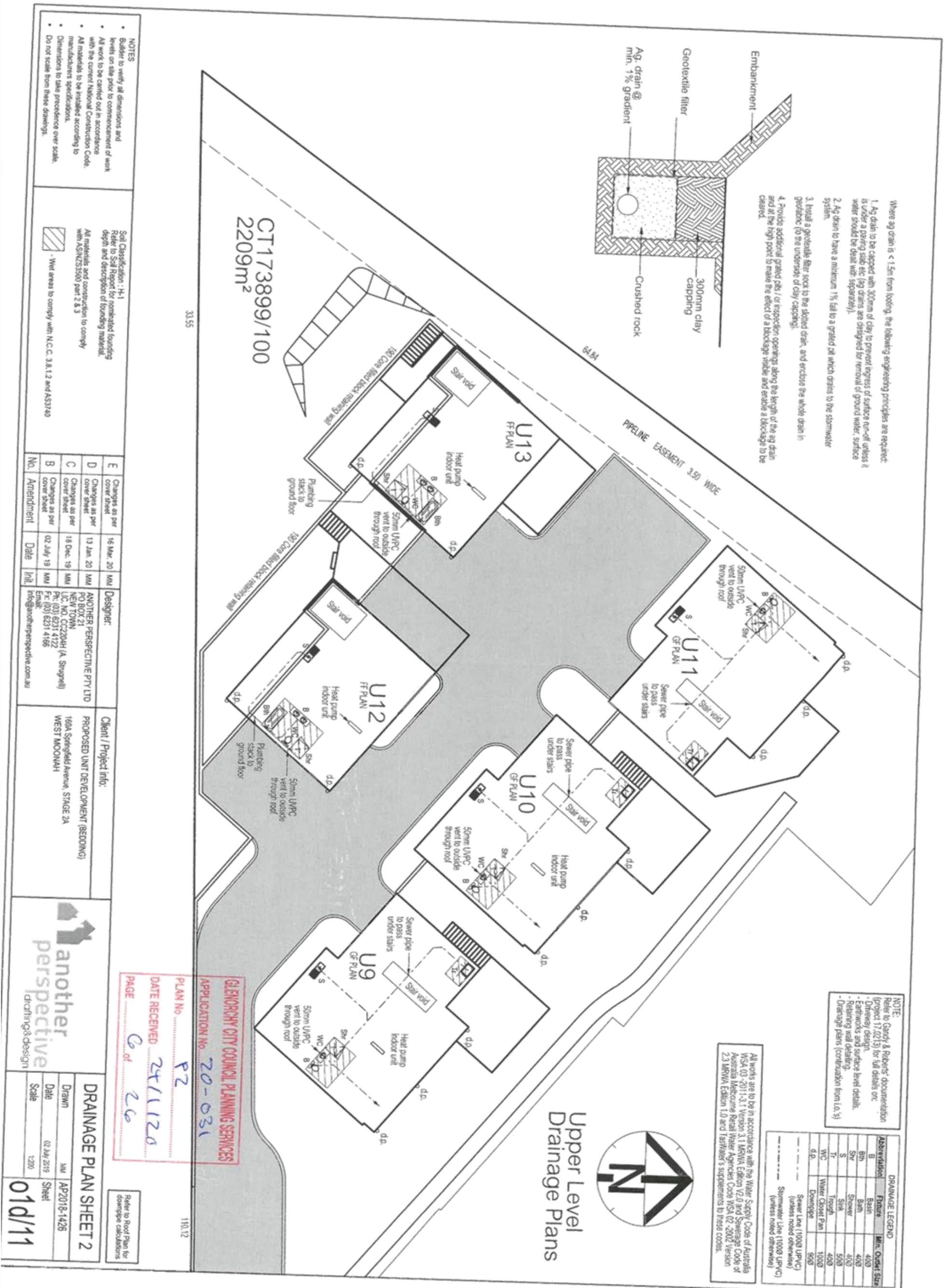
















GLENNBOROUGH CITY COUNCIL PLANNING SERVICES  
APPLICATION NO. 20-031  
PLAN NO. P2  
DATE RECEIVED 2/11/20  
PAGE 7 of 26

| NOTES                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                                                                                                                |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Dimensions to take precedence over scale.</li> <li>Do not scale from these drawings.</li> </ul> |           |                                                                                                                                                                                                |                  |
| <b>FLOOR AREA = 30.21 sqm</b><br><br><input checked="" type="radio"/> Approximate<br><input type="radio"/> Spot Area (interlocked where more than 1)                                                                                                                                                                                                                                                               |           | ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.                                                                                                       |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                    | E         | Changes as per cover sheet                                                                                                                                                                     | 16 Mar. 20 MM    |
|                                                                                                                                                                                                                                                                                                                                                                                                                    | C         | Changes as per cover sheet                                                                                                                                                                     | 18 Dec. 19 MM    |
|                                                                                                                                                                                                                                                                                                                                                                                                                    | B         | Changes as per cover sheet                                                                                                                                                                     | 02 July 19 MM    |
| No.                                                                                                                                                                                                                                                                                                                                                                                                                | Amendment | Date                                                                                                                                                                                           | Init.            |
|                                                                                                                                                                                                                                                                                                                                                                                                                    |           | <b>Designer:</b><br>ANOTHER PERSPECTIVE PTY LTD<br>PO BOX 21<br>NEW TOWN<br>U.C. NO CQ2234/ (A. Singrell)<br>Ph: (03) 6231 4122<br>Fax (03) 6231 4166<br>Email: info@anotherperspective.com.au |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                    |           | <b>Client / Project info:</b><br><br>PROPOSED UNIT DEVELOPMENT (BEDDING)<br><br>160A Springfield Avenue, STAGE 2A<br>WEST MOONAH                                                               |                  |
| <br><b>another perspective</b><br><i>lifestyle &amp; design</i>                                                                                                                                                                                                                                                                 |           |                                                                                                                                                                                                |                  |
| <b>UNIT 9 LOWER GROUND FLOOR PLAN</b>                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                                                                                                                |                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                    | Drawn     | Sf                                                                                                                                                                                             | AP2016-1426      |
|                                                                                                                                                                                                                                                                                                                                                                                                                    | Date      |                                                                                                                                                                                                | 22 February 2017 |
|                                                                                                                                                                                                                                                                                                                                                                                                                    | Scale     |                                                                                                                                                                                                | 1:100 Sheet      |
| 02/11                                                                                                                                                                                                                                                                                                                                                                                                              |           |                                                                                                                                                                                                |                  |

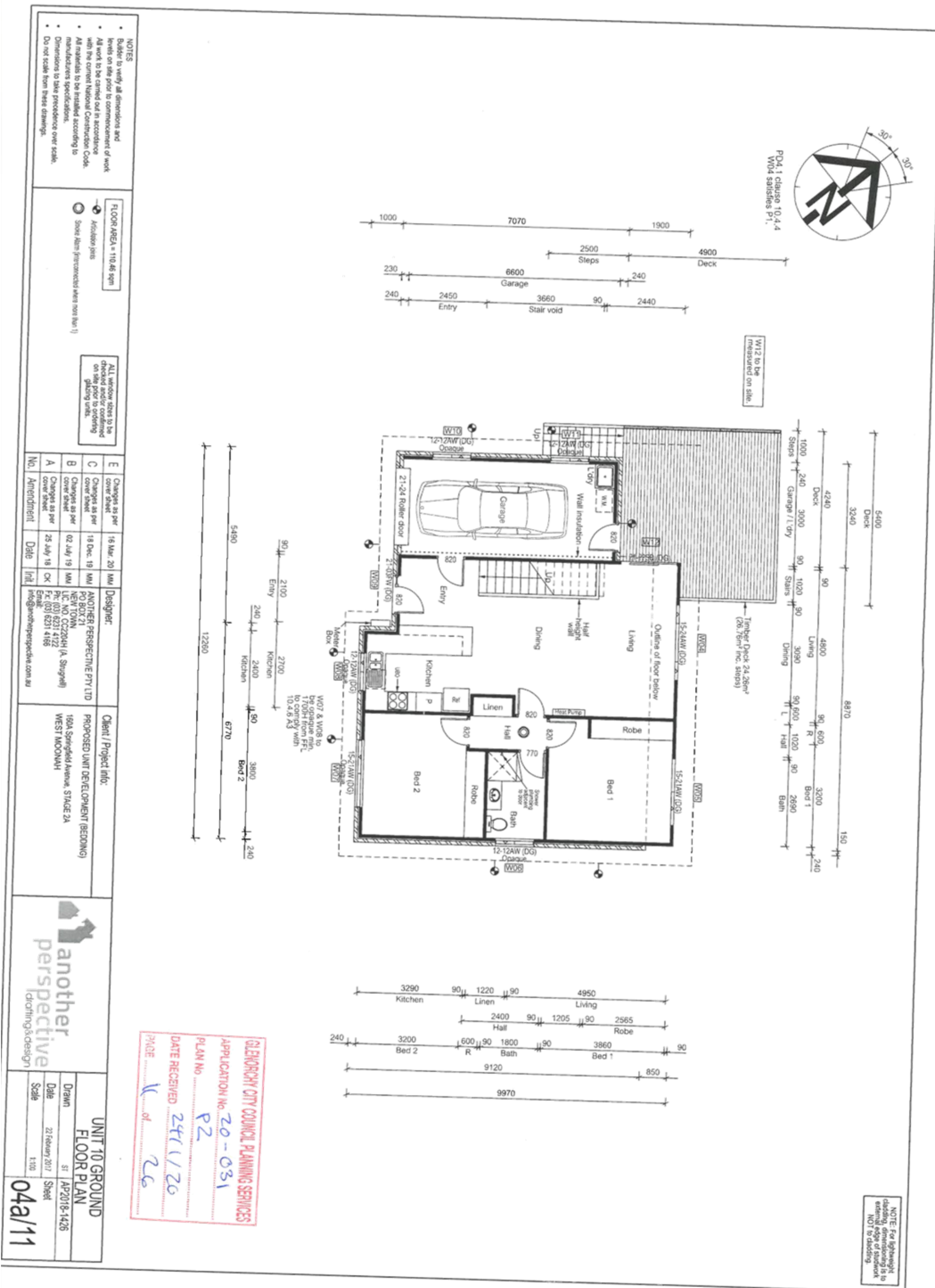






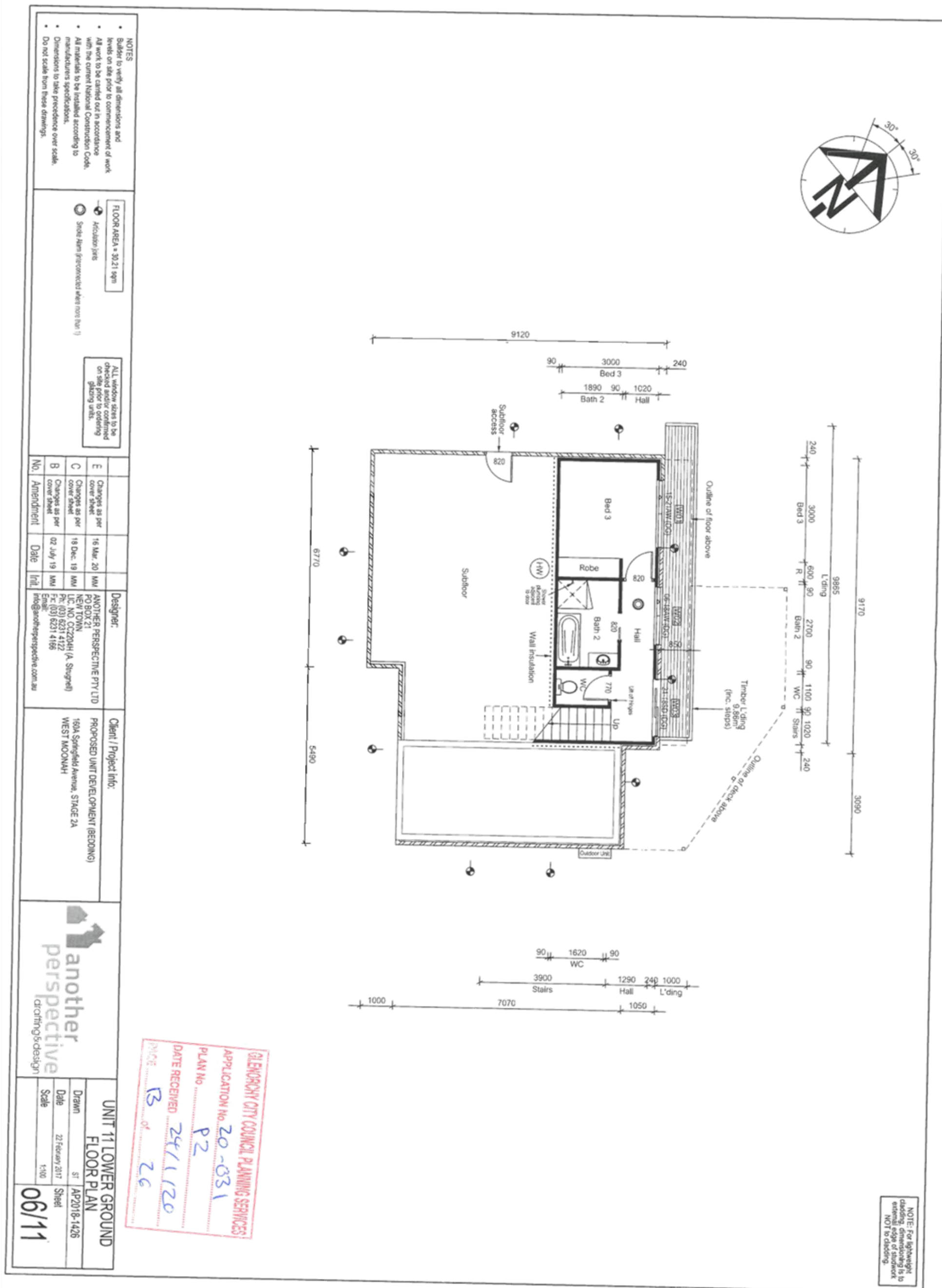




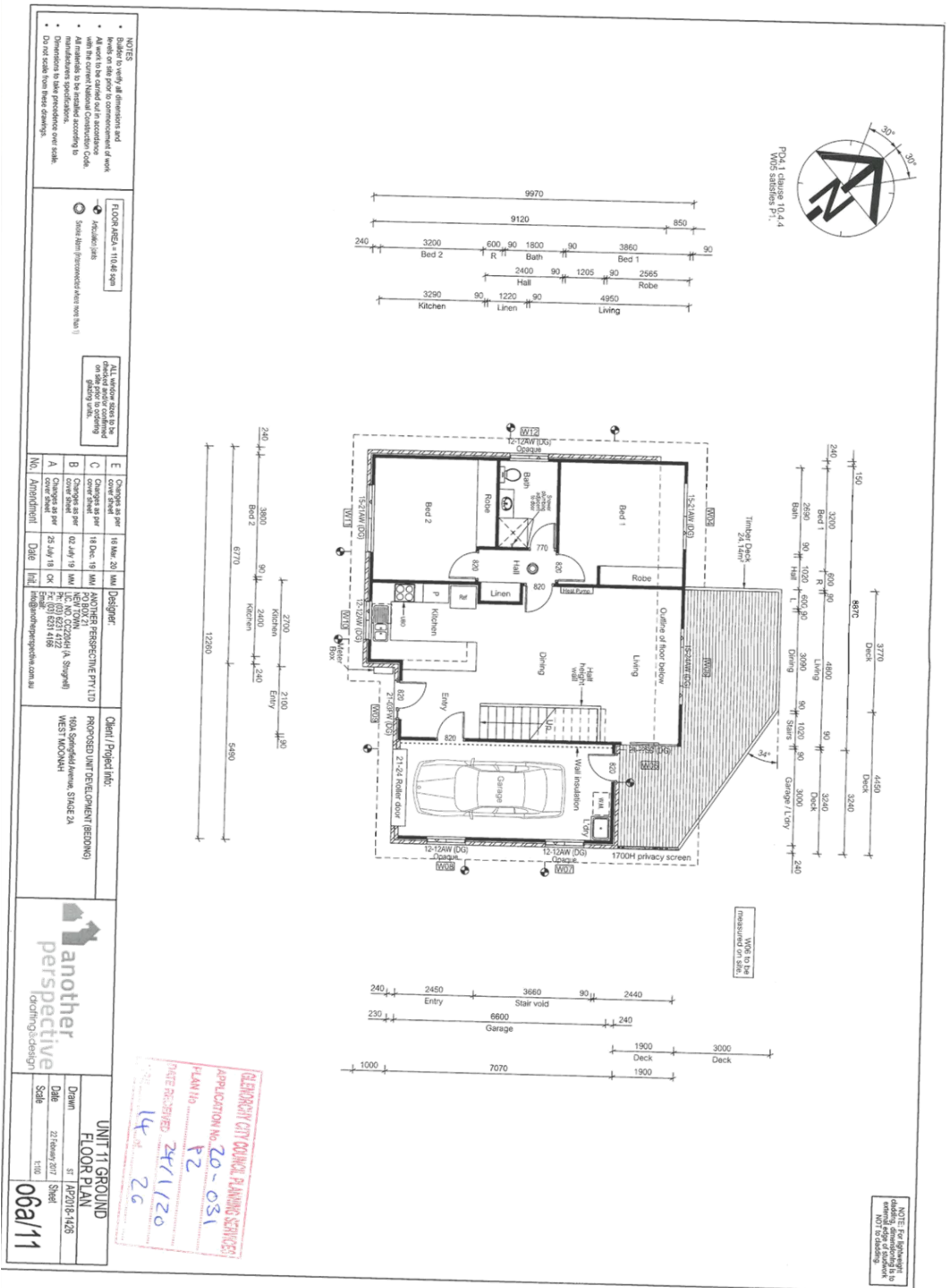


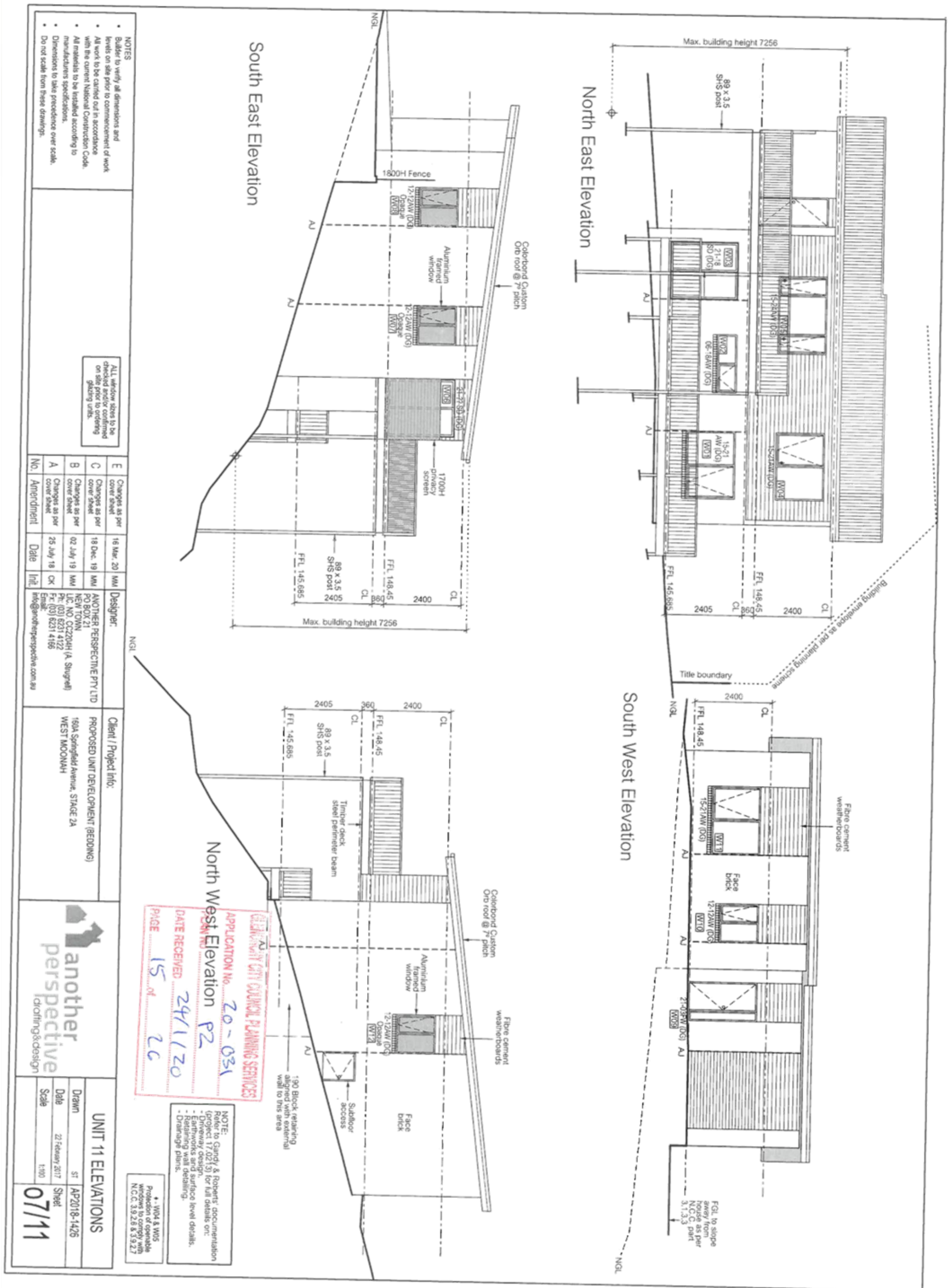




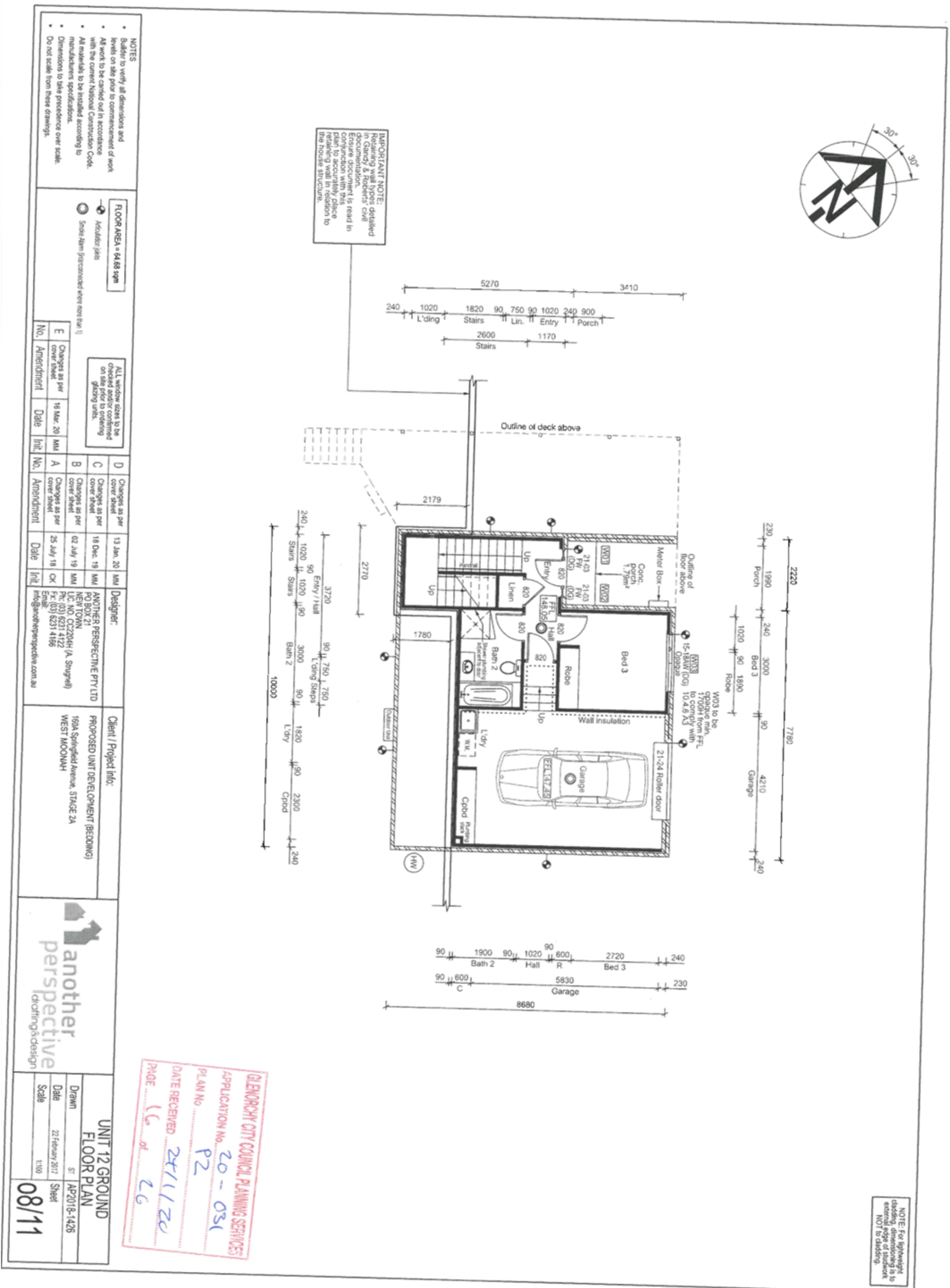


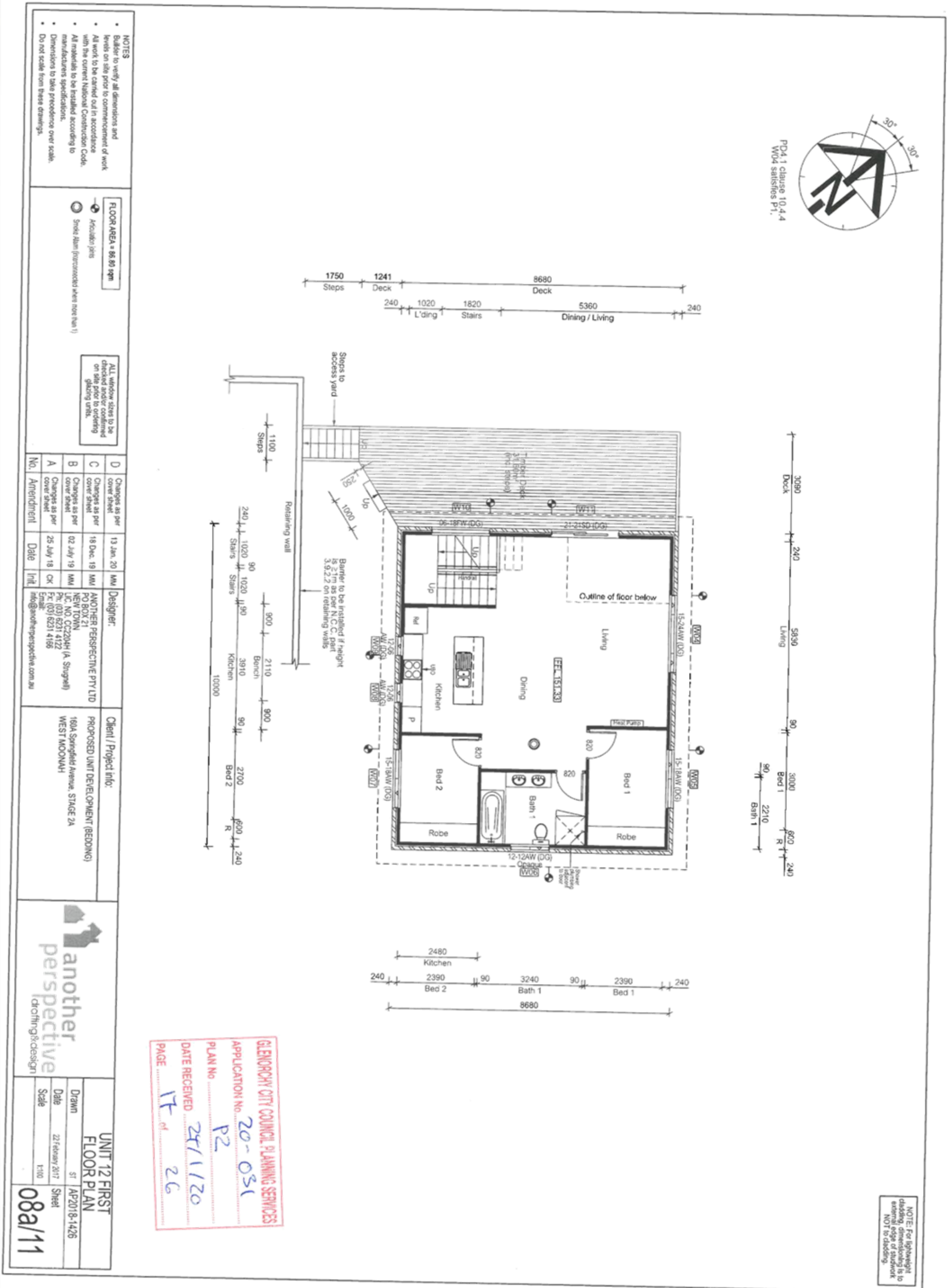




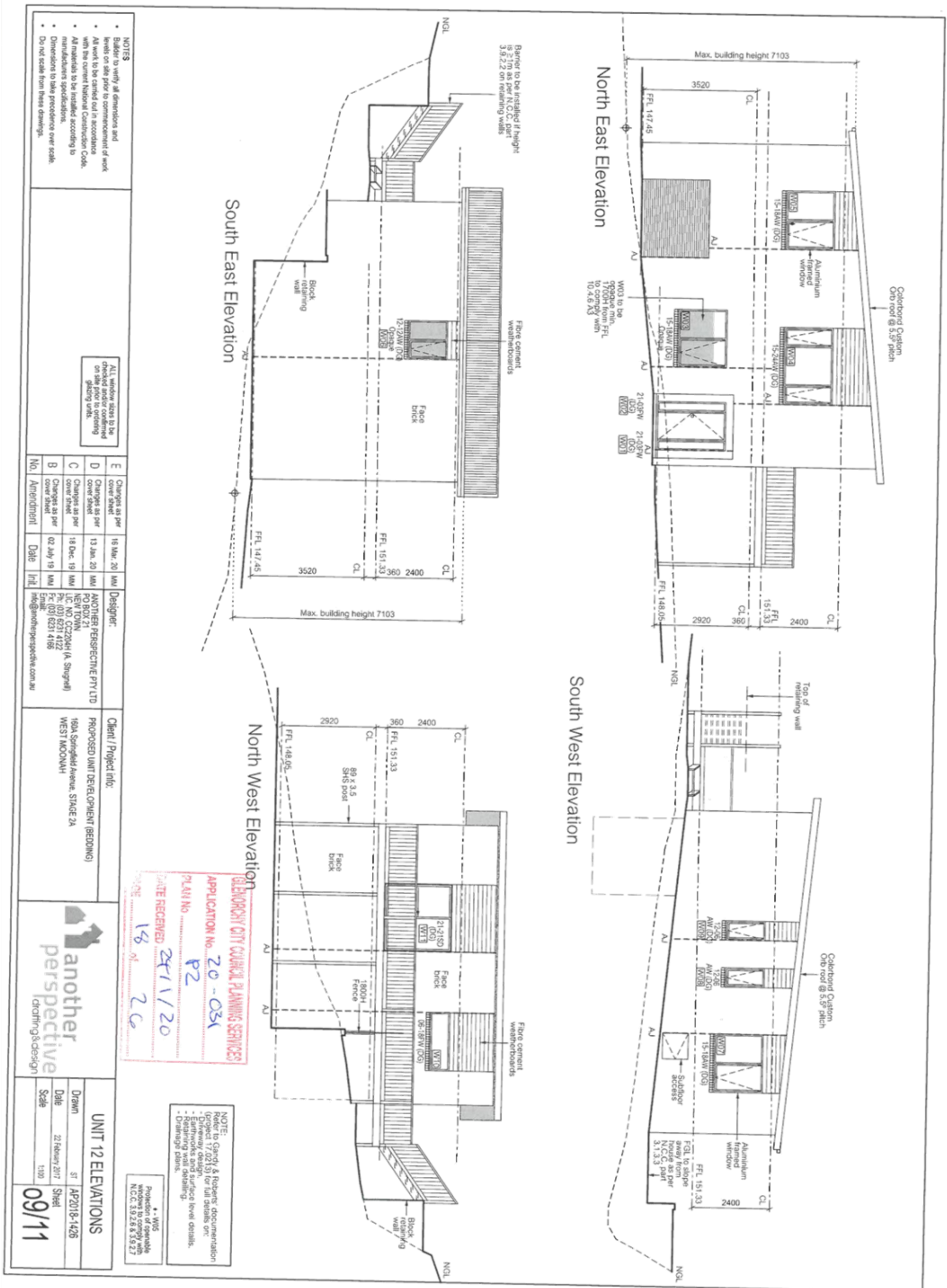


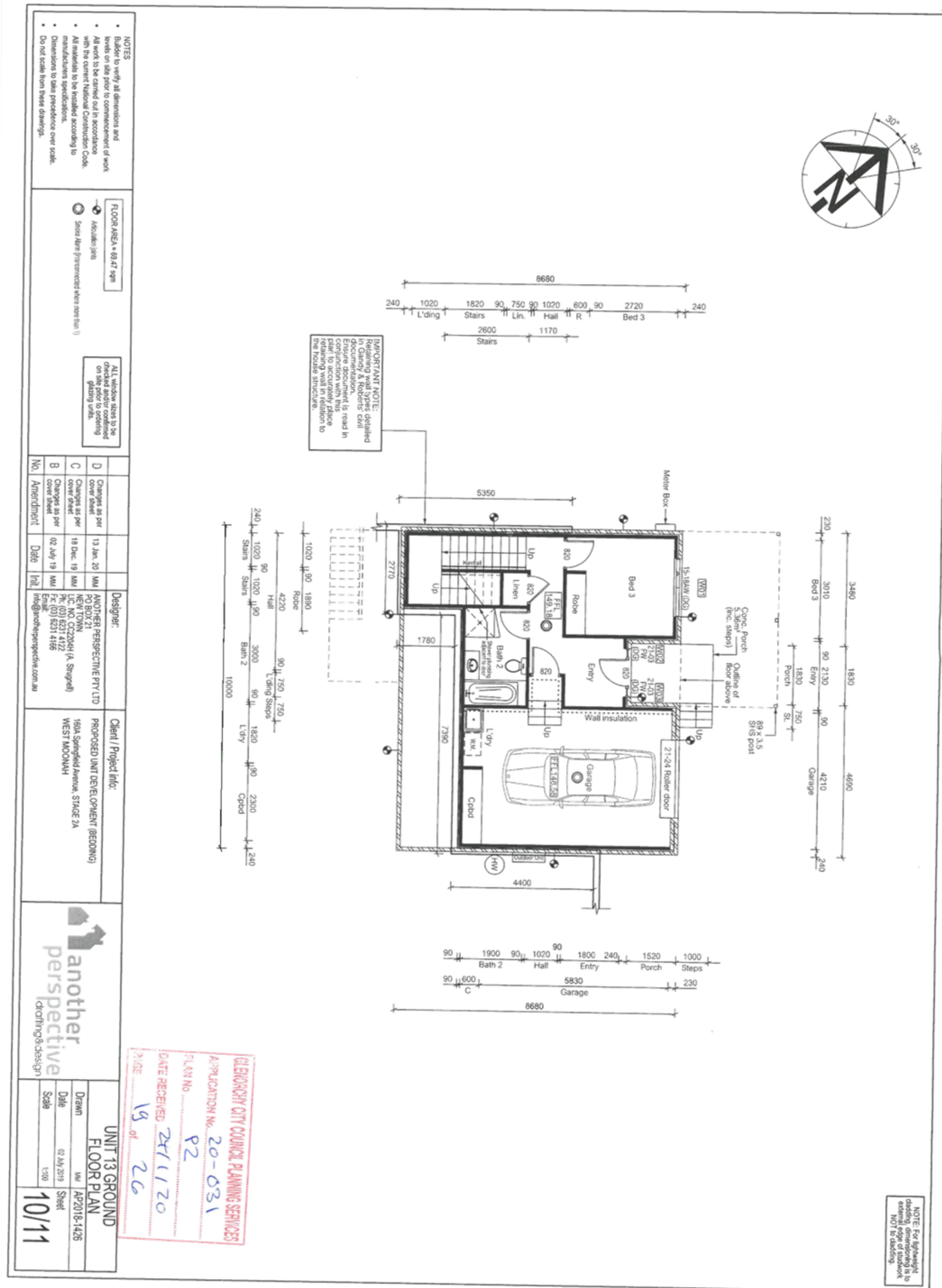




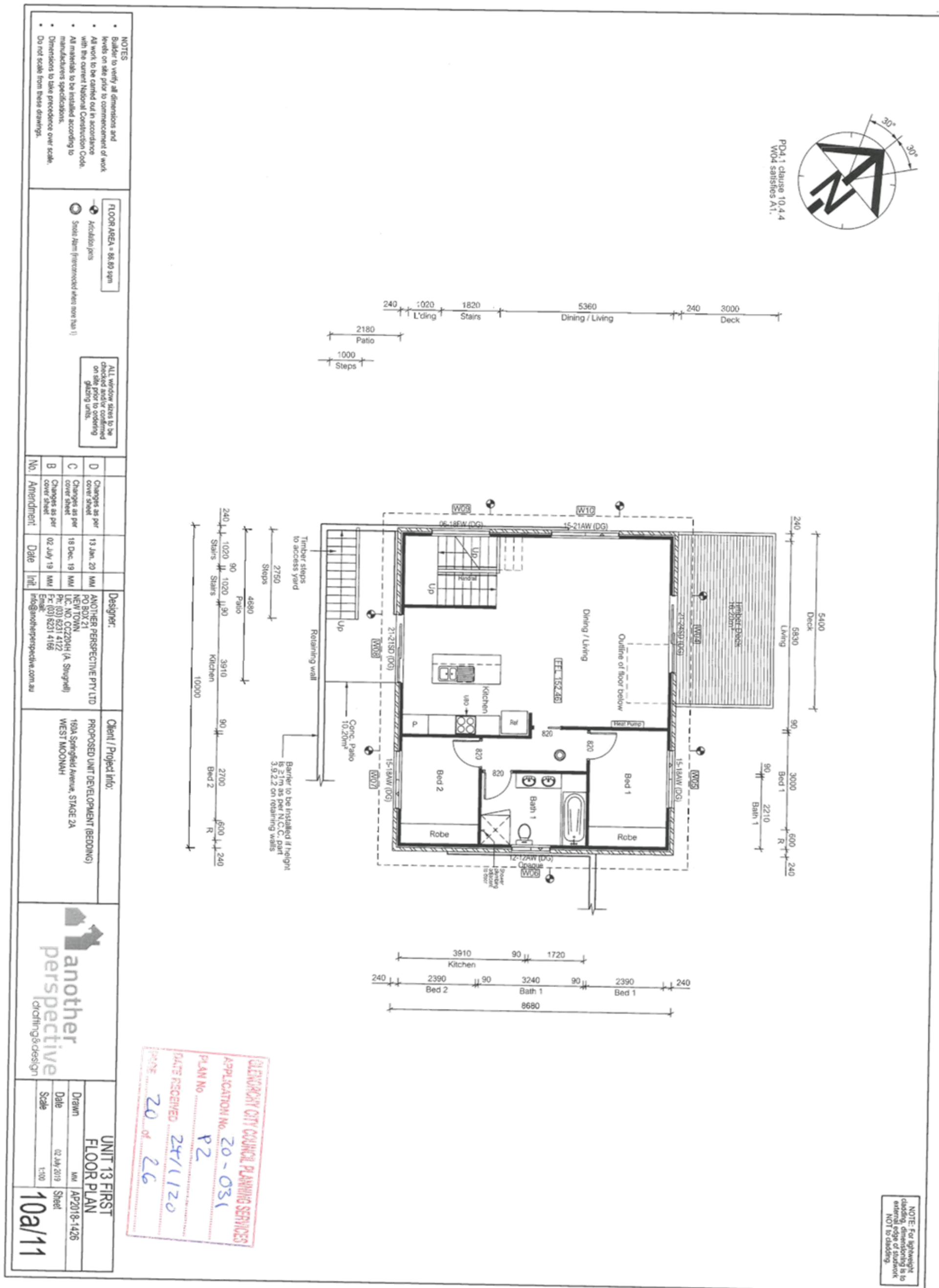












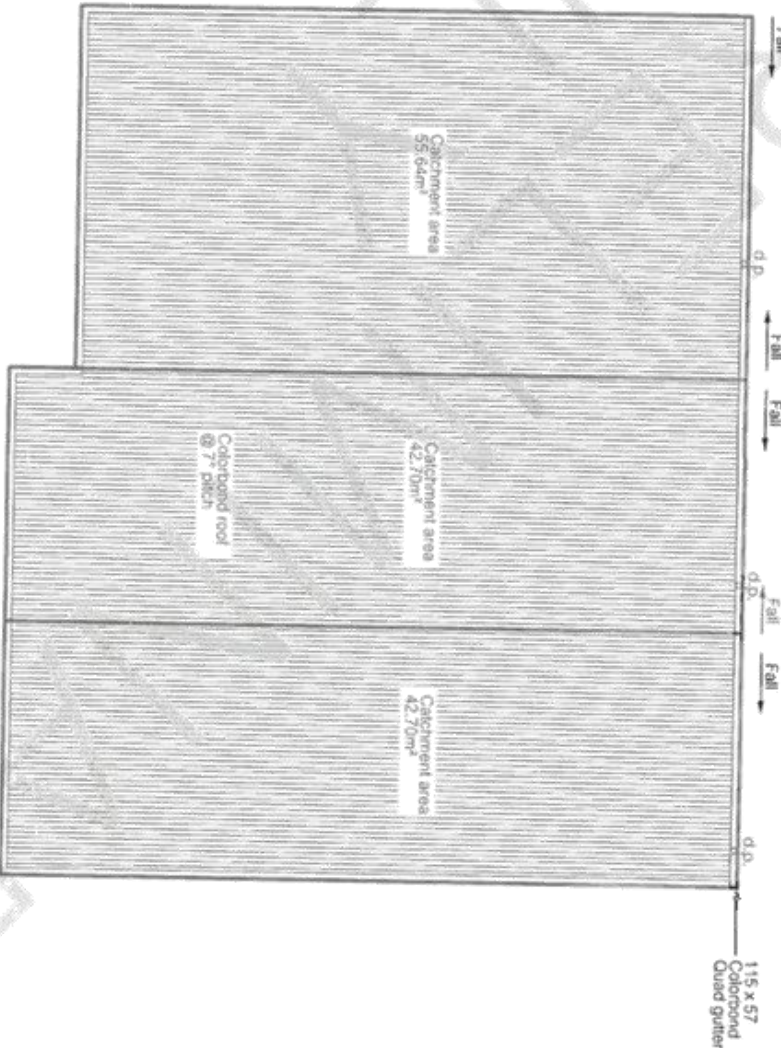


• - W05  
Protection of operable  
windows to comply with  
N.C.C. 3.9.2.6 & 3.9.2.7

|                    |              |
|--------------------|--------------|
| UNIT 13 ELEVATIONS |              |
| Drawn              | MM           |
| Date               | 02 July 2019 |
| Scale              | 1:100        |
| Sheet              |              |
| 11/11              |              |







**Position and quantity of downpipes are not to be altered without consultation with designer**

**Areas shown are surface areas / catchment areas, NOT plan areas.**

**NOTES**

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

**Designer:**

ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEWMAN  
VIC 3022  
PH: (03) 6231 4122  
FX: (03) 6231 4166  
Email: info@anotherperspective.com.au

**Client / Project Info:**

PROPOSED UNIT DEVELOPMENT (BEDDING)  
160A Springfield Avenue, STAGE 2A  
WEST MOONAH

**UNIT 9 ROOF PLAN**

| No. | Amendment | Date | Init. |
|-----|-----------|------|-------|
|     |           |      |       |

**another perspective**  
craftings.design

| Drawn | By | Date         | Scale |
|-------|----|--------------|-------|
|       |    | 22 June 2018 | 1:100 |

**SKILLION ROOF DRAINAGE NOTE:**  
Min. medium rectangular gutter & min. 900 downpipe specified as per N.C.C. part 3.5.2. These sizes and downpipe quantities are based on a max. roof catchment area of 70m²

**GUTTER OVERFLOW REQUIREMENTS AS PER N.C.C. Table 3.5.2.4:**  
Controlled front head height with the front head of the gutter installed a minimum of 10 mm below the top of the bricks.

**Batten fixings:**  
100mm type 17, 14g batten screws to comply with AS1554, or refer to AS1554 for alternatives.

**Batten spacing:**  
75 x 38 mm @ 900g pitch.

**Colorbond fixings:**  
50mm M6 11 x 50 EPDM seal to comply with AS3556 or refer to AS3556 for alternatives.

**GLENORCHY CITY COUNCIL PLANNING SERVICES**

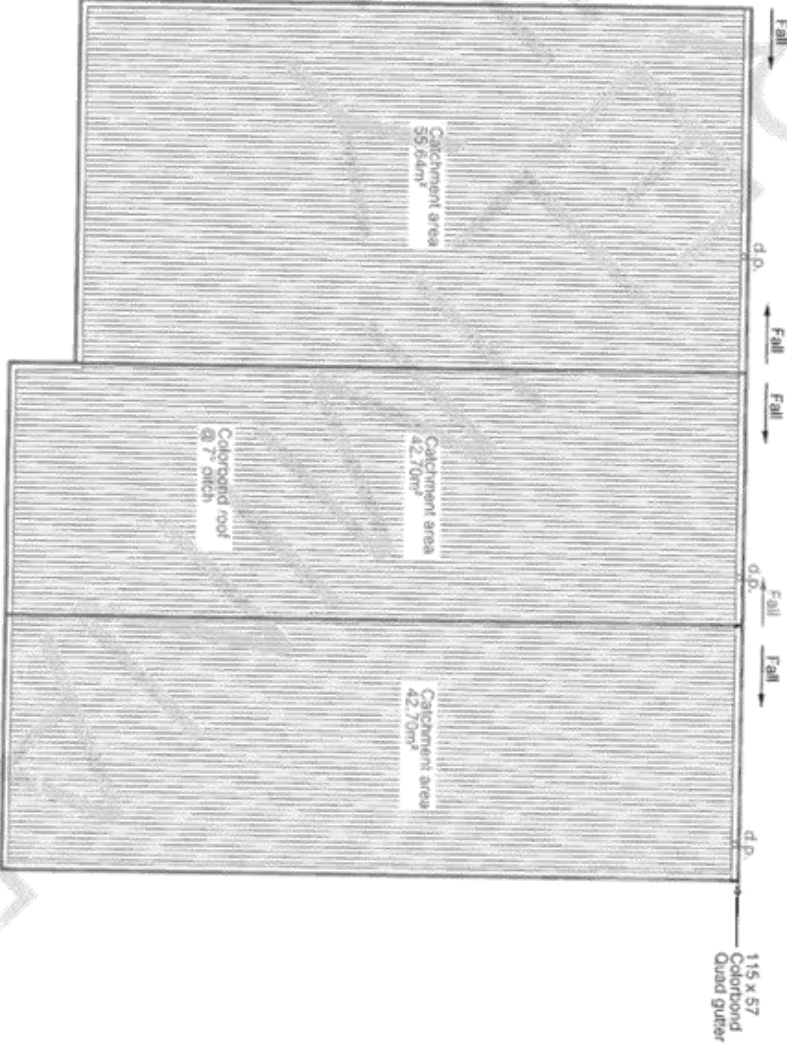
APPLICATION NO. 20-031

PLAN NO. P2

DATE RECEIVED 24/1/20

PAGE 22 of 26





**PROBLEM AND QUANTITY OF DOWNPipes**  
are not to be altered without consultation with designer.

**Areas shown are surface areas / catchment areas, NOT plan areas.**

**NOTES**

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

**Designer:**  
ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
VIC. NO. CC2204H (A. Stringer)  
Ph: (03) 6231 4122  
Fax: (03) 6231 4166  
Email: info@anotherperspective.com.au

**Client / Project Info:**  
PROPOSED UNIT DEVELOPMENT (BEDDING)  
160A Springfield Avenue, STAGE 2A  
WEST MOONAH

**UNIT 10 ROOF PLAN**

Drawn: 1/4  
Date: 22 June 2018  
Scale: 1:100

**another perspective**  
drafting & design

**SKILLION ROOF DRAINAGE NOTE:**  
Min. medium rectangular gutter & min. 900mm downpipe specified as per N.C.C. part 3.5.2. These quantities are based on a max. roof catchment area of 70m².

**GLLENORCHY CITY COUNCIL PLANNING SERVICES**

APPLICATION No. 20-031

PLAN No. P2

DATE RECEIVED 24/11/20

DATE 23 of 76

**GUTTER OVERFLOW REQUIREMENTS** as per N.C.C. 1806 3.5.2.4. Constructed to meet height with the finished level of the gutter installed a minimum of 10 mm below the top of the fascia.

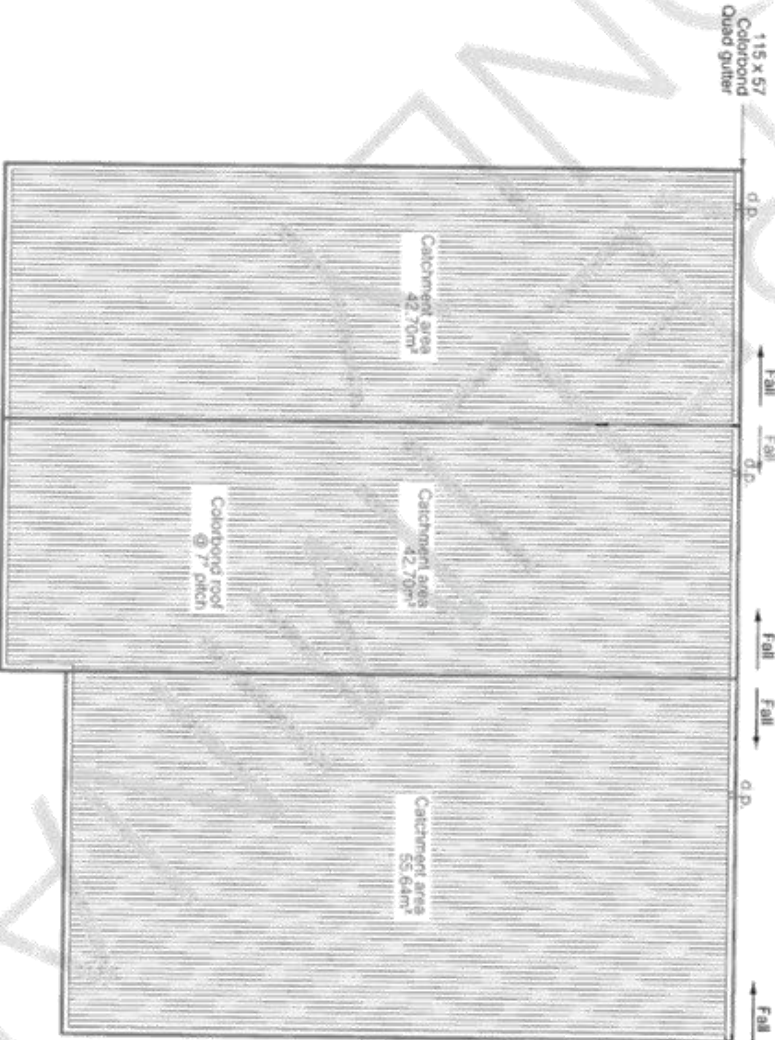
**Buildings:**  
100mm Dia 12.5mm single screens to comply with AS1564, or refer to AS1564 for alternatives.

**Buildings:**  
75 x 38 F8 @ 900mm nom.

**Coloured Roofing:**  
50mm M6 11 x 50 EPDM seal to comply with AS3566 or refer to AS3566 for alternatives.







**NOTES**

- Builder to verify all dimensions and levels on site prior to commencement of work.
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

Position and quantity of downpipes are not to be altered without consultation with designer.

Areas shown are surface areas / catchment areas, NOT plan areas.

**Designer:**

ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
VIC. 3005  
Ph: (03) 6231 4122  
Fax: (03) 6231 4166  
Email: info@anotherperspective.com.au

**Client / Project Info:**

PROPOSED UNIT DEVELOPMENT (BEDDING)  
160A Springfield Avenue, STAGE 2A  
WEST MOONAH

**UNIT 11 ROOF PLAN**

Drawn: FM  
Date: 22 June 2018  
Scale: 1:100

**another perspective**  
drafting&design

**SKILLION ROOF DRAINAGE NOTE:**

Min. drainage slope 1:80 (12.5mm per m).  
These slopes and drainage quantities are based on a max. roof catchment area of 70m².

**GUTTER OVERFLOW REQUIREMENTS:**

100mm type 17, 16g toggle screws to comply with AS1584, or refer to AS1584 for alternatives.

Batten spacing: 75 x 38 F8 @ 900mm.

Colorbond batten: 50mm x 65mm x 1.5mm E70M steel to comply with AS3556 or refer to AS3556 for alternatives.

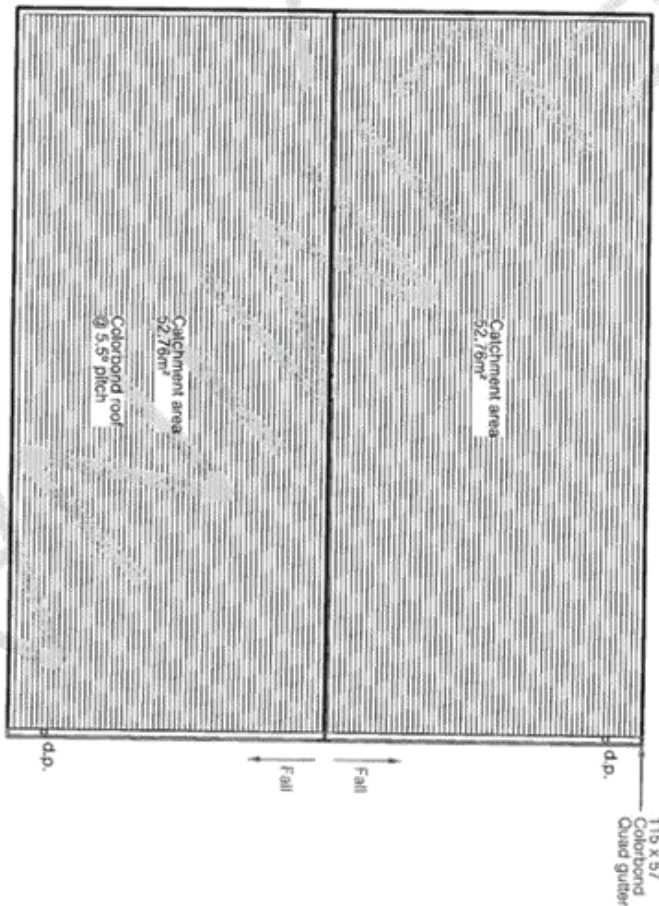
**GLENORCHY CITY COUNCIL PLANNING SERVICES**

APPLICATION NO: 20-031

PLAN NO: P2

DATE RECEIVED: 24/1/20

PAGE 24 of 26



**GUTTER OVERFLOW REQUIREMENTS** as per N.C. Table 3.2.4. Contained front bead hinged with the front bead of the gutter installed a minimum 10 mm below the top of the fascia.

**Batten fixings:**  
100mm type 17, 14g bays  
screws to comply with AS1684, or refer to AS1684 for alternatives.

**Batten spacing:**  
75 x 38 F8  
@ 900mm nom.

**50mm deep fasciae:**  
Colour M6 11 x 50 EPDM seal to comply with AS3565 or refer to AS3565 for alternatives.

Batten spacing:  
75 x 38 F8  
@ 900¢ nom.

Colorboard fittings:  
Minimum M6 11 x 50 EPDM  
will comply with A53566  
or refer to A53566 for  
alternatives.

**SKILLION ROOF DRAINAGE NOTE:**  
Min. medium rectangular gutter & min. 900  
downpipe specified as per N.C.C. part 3.5.2.  
These sizes and downpipe quantities are

UNIT 12 ROOF PLAN

| Drawn | FW |
|-------|----|
|-------|----|

Date 22 June 2015

Scale 1:100

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APPLICATION NO. 20-031  
 PLAN NO. P2

DATE RECEIVED 24/11/20  
25 of 20

Position and quantity of downpipes are not to be altered without consultation with designer

Aren't shown are surface areas / catchment areas, NOT plan areas.

NOTES

- Levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Directions to take precedence over scale.
- Do not scale from these drawings.

Designer:

ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
WINDYBUSH NSW 2333

NEW IOWA  
LIC. NO. CC2204H (A. Strugnell)  
PH: (031) 6231 4177

Fax: (03) 6231 4166  
Email:

Client / Project info:

PROPOSED UNIT DEVELOPMENT (BEDDING)

160A Springfield Avenue, STAGE 2A  
WEST MOONAH

another

UNIT 12 ROOF PLAN

| Drawn | FW |
|-------|----|
|-------|----|

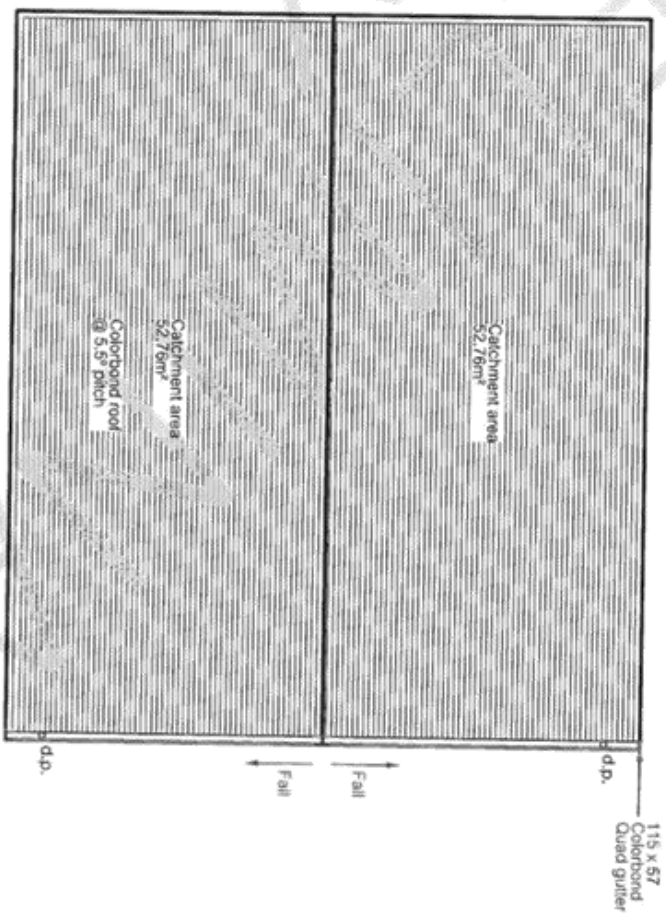
Date 22 June 2015

Scale 1:100

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|                                                                                                                                                                         |                                                                                                                                                                               |                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Colabond fittings:</b><br/>         50mm M11 x 50 EPDM<br/>         seal to comply with AS3556<br/>         or refer to AS3556 for<br/>         alternatives.</p> | <p><b>Batten clamping:</b><br/>         100mm type 17, 14g bangle<br/>         screws to comply with<br/>         AS1694 or refer to AS1694<br/>         for alternatives</p> | <p><b>GUTTER OVERFLOW<br/>         REQUIREMENTS</b> as per<br/>         N.C.C. Table 3.5.2.4:<br/>         Contained from head height<br/>         with the front bead of the<br/>         gutter installed a minimum of<br/>         10mm below the top of the<br/>         fascia.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Batten spacing:  
75 x 38 F8  
@ 9004 nom.

Colorbond fittings:  
50mm MS 11 x 50 EPDM  
seal to comply with AS3566  
or refer to AS3566 for  
alternatives.

**CLEBURN CITY COUNCIL PLANNING SERVICES**

APPLICATION NO. 20-031

PLAN # P2

DATE RECEIVED 2/11/20

PAGE 26 OF 26

**SKILLION ROOF DRAINAGE NOTE:**  
Min. medium rectangular gutter & min. 900 downspout specified as per N.C.C. part 3.5.2. These sizes and downspout quantities are based on a max. roof catchment area of 70m<sup>2</sup>

UNIT 13 ROOF PLAN

|       |    |             |
|-------|----|-------------|
| Drawn | MM | AP2018-1426 |
|-------|----|-------------|

Scale 1:100

**another**  
perspective  
drafting & design

Client / Project info:

PROPOSED UNIT DEVELOPMENT  
160A Springfield Avenue, STAGE 2A  
WEST MOONAH

Designer

ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
QLD. NO. CG2204H (A. Shugrell)  
Ph: (03) 6231 4122  
Fax: (03) 6231 4166  
Email:  
info@anotherperspective.com.au

[illegible]

NOTES

- levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

position and quantity of downpipes  
are not to be altered without  
consultation with designer

Areas shown are surface areas / catchment areas, NOT plan areas



## Submission to Planning Authority Notice

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                      |                     |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------|----------------|
| Council Planning Permit No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PLN- 20-031                                          | Council notice date | 24/02/2020     |
| <b>TasWater details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                      |                     |                |
| TasWater Reference No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | TWDA 2020/00236-GCC                                  | Date of response    | 02/03/2020     |
| TasWater Contact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Anthony Cengia                                       | Phone No.           | (03) 6237 8243 |
| <b>Response issued to</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                      |                     |                |
| Council name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | GLENORCHY CITY COUNCIL                               |                     |                |
| Contact details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | gccmail@gcc.tas.gov.au                               |                     |                |
| <b>Development details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                      |                     |                |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 160A SPRINGFIELD AVE, WEST MOONAH                    | Property ID (PID)   | 3559061        |
| Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MULTIPLE DWELLINGS (FIVE ADDITIONAL, EIGHT EXISTING) |                     |                |
| <b>Schedule of drawings/documents</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                      |                     |                |
| Prepared by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Drawing/document No.                                 | Revision No.        | Date of Issue  |
| Another Perspective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | AP2018-1426 Sheets 01 to 01d, 03, 05, 08 to 11       | D                   | 13/01/2020     |
| Another Perspective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | AP2018-1426 Sheets 02, 02a, 04, 04a, 06 to 07        | D                   | 13/01/2020     |
| <b>Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                      |                     |                |
| <p><b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b></p> <p>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:</p> <p><b>CONNECTIONS, METERING &amp; BACKFLOW</b></p> <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections / sewerage system and connections to each dwelling unit must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.</li> <li>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.</li> <li>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.</li> </ol> <p><b>DEVELOPMENT ASSESSMENT FEES</b></p> <ol style="list-style-type: none"> <li>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 fees will be indexed, until the date paid to TasWater.</li> </ol> <p>The payment is required by the due date as noted on the statement when issued by TasWater.</p> |                                                      |                     |                |



**Advice****General**

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

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

**Declaration**

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

**Authorised by**

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

**Jason Taylor**

Development Assessment Manager

**TasWater Contact Details**

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

## 38 Wallcrest Road, Berriedale







## Submission to Planning Authority Notice

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |                     |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------|----------------|
| Council Planning Permit No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PLN-19-104                        | Council notice date | 6/05/2019      |
| <b>TasWater details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                   |                     |                |
| TasWater Reference No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | TWDA 2019/00617-GCC               | Date of response    | 24/03/2020     |
| TasWater Contact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Anthony Cengia                    | Phone No.           | (03) 6237 8243 |
| <b>Response issued to</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                   |                     |                |
| Council name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | GLENORCHY CITY COUNCIL            |                     |                |
| Contact details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | gccmail@gcc.tas.gov.au            |                     |                |
| <b>Development details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |                     |                |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 38 WALLCREST ROAD, BERRIEDALE     | Property ID (PID)   | 3111531        |
| Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Subdivision - 15 lot plus balance |                     |                |
| <b>Schedule of drawings/documents</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                   |                     |                |
| Prepared by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Drawing/document No.              | Revision No.        | Date of Issue  |
| Ross Cumming Engineering                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | I.R.-19-02 Sheets 1 & 6           | C                   | 09/12/2019     |
| Leary & Cox                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10059                             | 5                   | 14/08/2019     |
| <b>Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |                     |                |
| 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |                     |                |
| <b>CONNECTIONS, METERING &amp; BACKFLOW</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |                     |                |
| <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections / sewerage 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.</li> <li>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.</li> <li>3. Prior to commencing construction of the subdivision, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.</li> </ol>                                                                                                                                                                                                                                                                                              |                                   |                     |                |
| <b>ASSET CREATION &amp; INFRASTRUCTURE WORKS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                     |                |
| <ol style="list-style-type: none"> <li>4. 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.</li> <li>5. Prior to applying for a Permit 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.</li> <li>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.</li> <li>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.</li> </ol> |                                   |                     |                |



8. 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.
9. 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.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document 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. As constructed drawings 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.

#### **FINAL PLANS, EASEMENTS & ENDORSEMENTS**

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 existing or proposed





TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

17. The Plan of Subdivision Council Endorsement Page 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 to lots 39 & 40 on the plan.

#### DEVELOPMENT ASSESSMENT FEES

18. The applicant or landowner as the case may be, must pay a development assessment and Consent to Register a Legal Document fee to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows:
- \$675.71 for development assessment; and
  - \$149.20 for Consent to Register a Legal Document

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

19. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

#### Advice

##### General

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

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

##### Service Locations

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

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

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

#### Declaration

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

#### Authorised by

Jason Taylor



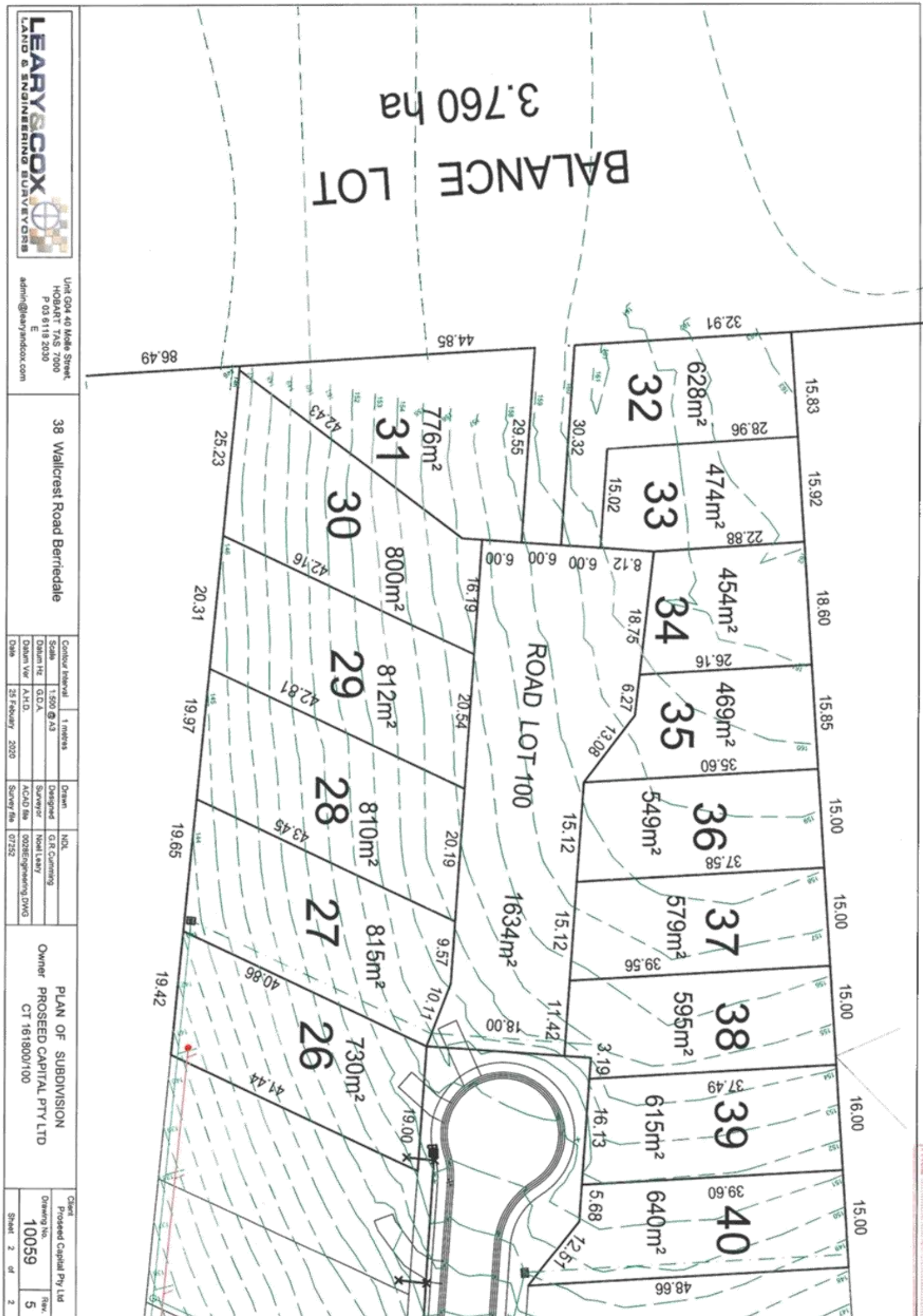
|                                |                              |       |                             |
|--------------------------------|------------------------------|-------|-----------------------------|
| Development Assessment Manager |                              |       |                   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





PROCEED CAPITAL PTY LTD  
SUBDIVISION WALLCREST ROAD PLN-19-104  
STORMWATER MANAGEMENT REQUEST FOR INFORMATION REPORT AMENDMENT 1  
ROSS CUMMING ENGINEERING 05/03/2020

A



GLENORCHY CITY COUNCIL PLANNING SERVICES  
APPLICATION No. PLN-19-104  
PLAN No. P4  
DATE RECEIVED 5/03/2020  
PAGE 1 of 1





## 115 Allunga Road, Chigwell







## Submission to Planning Authority Notice

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                     |                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------|----------------|
| Council Planning Permit No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PLN-19-274                       | Council notice date | 23/10/2019     |
| <b>TasWater details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                     |                |
| TasWater Reference No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | TWDA 2019/01579-GCC              | Date of response    | 11/11/2019     |
| TasWater Contact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Anthony Cengia                   | Phone No.           | (03) 6237 8243 |
| <b>Response issued to</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |                     |                |
| Council name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | GLENORCHY CITY COUNCIL           |                     |                |
| Contact details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | gccmail@gcc.tas.gov.au           |                     |                |
| <b>Development details</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  |                     |                |
| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 115 ALLUNGA RD, CHIGWELL         | Property ID (PID)   | 3312245        |
| Description of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Multiple dwellings x 10          |                     |                |
| <b>Schedule of drawings/documents</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                  |                     |                |
| Prepared by                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Drawing/document No.             | Revision No.        | Date of Issue  |
| AD Design & Consulting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 19072 Sheets C210 to C810        | A                   | 16/10/2019     |
| Another Perspective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | AP2018-1544 Sheet 01             | C                   | 17/10/2019     |
| Another Perspective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | AP2018-1544 Sheets 01a, 02 to 21 | B                   | 27/09/2019     |
| Another Perspective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | AP2018-1544 Sheet 01b            | A                   | 23/05/2019     |
| <b>Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |                     |                |
| <b>SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                     |                |
| 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                     |                |
| <b>CONNECTIONS, METERING &amp; BACKFLOW</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                     |                |
| <ol style="list-style-type: none"> <li>1. A suitably sized water supply with metered connections / 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.</li> <li>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.</li> <li>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.</li> </ol> |                                  |                     |                |
| <b>INFRASTRUCTURE WORKS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                     |                |
| <ol style="list-style-type: none"> <li>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.</li> <li>5. Prior to applying for any connection related works, the developer must have in place Engineering Design Approval and the works reached practical completion for any TasWater infrastructure required to service the development.</li> </ol>                                                                                                                                                                                                         |                                  |                     |                |



NOTE: Infrastructure extensions are understood to be covered within the conditions of Council Permit PLS43A-18/01.

#### DEVELOPMENT ASSESSMENT FEES

6. 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 fees will be indexed, until the date paid to TasWater.

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

#### Advice

##### General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/Development/Technical-Standards>

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

#### Declaration

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

#### Authorised by

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

Jason Taylor

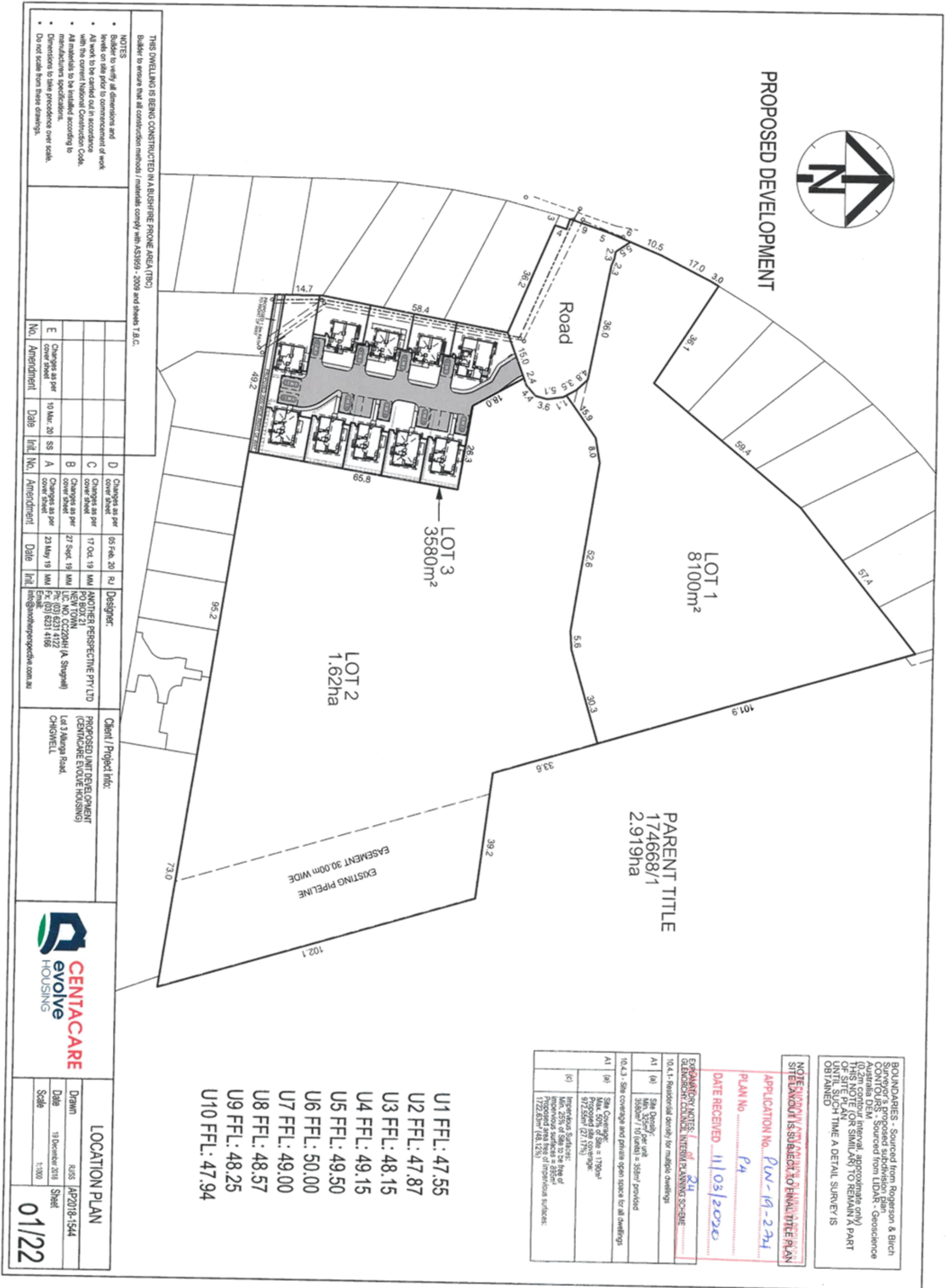
Development Assessment Manager

#### TasWater Contact Details

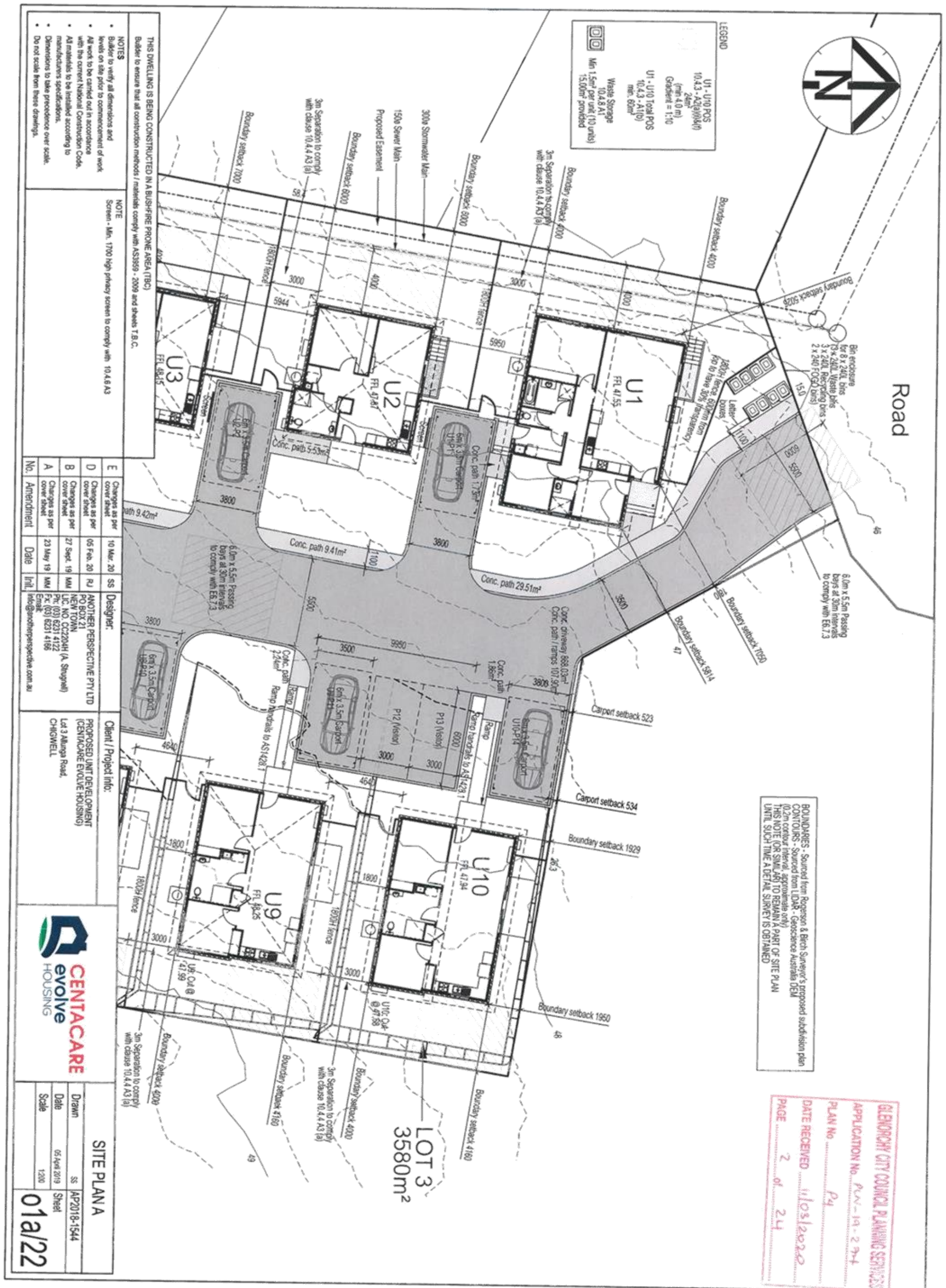
|       |                              |     |                     |
|-------|------------------------------|-----|---------------------|
| Email | development@taswater.com.au  | Web | www.taswater.com.au |
| Mail  | GPO Box 1393 Hobart TAS 7001 |     |                     |







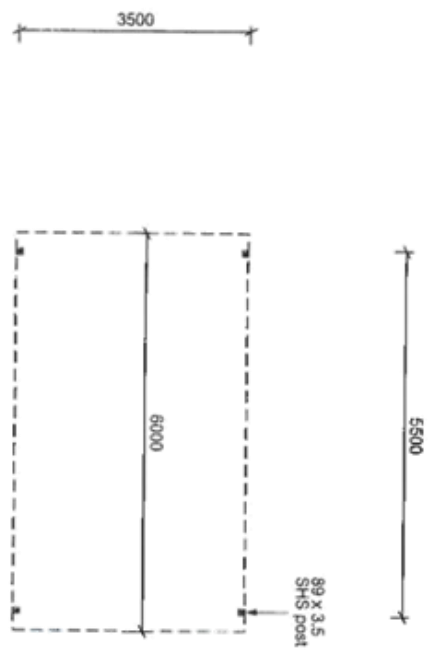








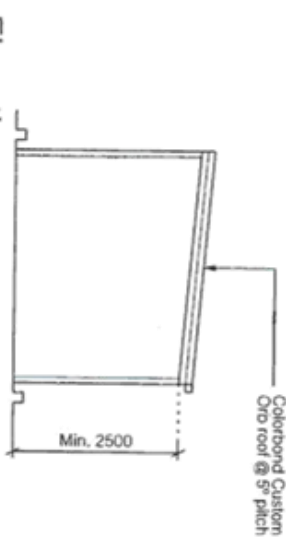




## TYPICAL CARPORT FLOOR PLAN



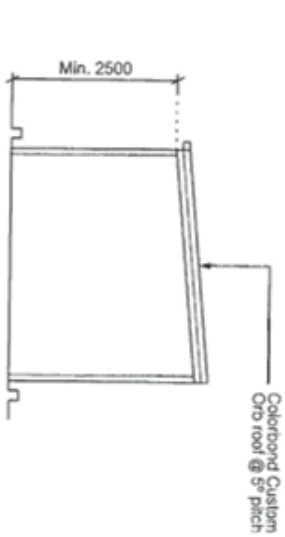
## Elevation



## Elevation



## Elevation



## Elevation

**THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)**  
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

## NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ROOF AREA = 21.00 sqm

|               |                                                                                                                                                                              |  |  |  |  |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| Designer:     | ANOTHER PERSPECTIVE PTY LTD<br>PO BOX 21<br>NEW TOWN<br>VIC. NO. CC220AH (A. Shingief)<br>Ph: (03) 8231 4172<br>Fax: (03) 8231 4166<br>Email: info@anotherperspective.com.au |  |  |  |  |
| No. Amendment |                                                                                                                                                                              |  |  |  |  |
| Date          |                                                                                                                                                                              |  |  |  |  |
| Initi         |                                                                                                                                                                              |  |  |  |  |

**Client / Project info:**

PROPOSED UNIT DEVELOPMENT  
(CENTACARE EVOLVE HOUSING)  
Lot 3 Allunga Road,  
CHIGWELL



## TYPICAL CARPORT PLANS

|       |               |             |
|-------|---------------|-------------|
| Drawn | SS            | AP2018-1544 |
| Date  | 10 April 2019 | Sheet       |
| Scale | 1:100         |             |

APPLICATION NO. PLN-19-234  
 PLAN NO. P4  
 DATE RECEIVED 11/03/2020  
 PAGE 44 of 24





### North Elevation

### East Elevation

### South Elevation

### West Elevation

**THIS DWELLING IS BEING CONSTRUCTED IN A BUSIFIRE PRONE AREA (TBC)**  
 Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

**NOTES**

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

**ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.**

**Designer:**  
 ANOTHER PERSPECTIVE PTY LTD  
 PO BOX 21  
 NEW TOWN  
 VIC 3026  
 Ph: (03) 8231 4122  
 Fax: (03) 8231 4186  
 Email: info@anotherperspective.com.au

**Client / Project Info:**  
 PROPOSED UNIT DEVELOPMENT  
 (25/10/2019 EVOLVE HOUSING)  
 Lot 3 Allunga Road,  
 CHIGWELL

**UNIT 1 ELEVATIONS**

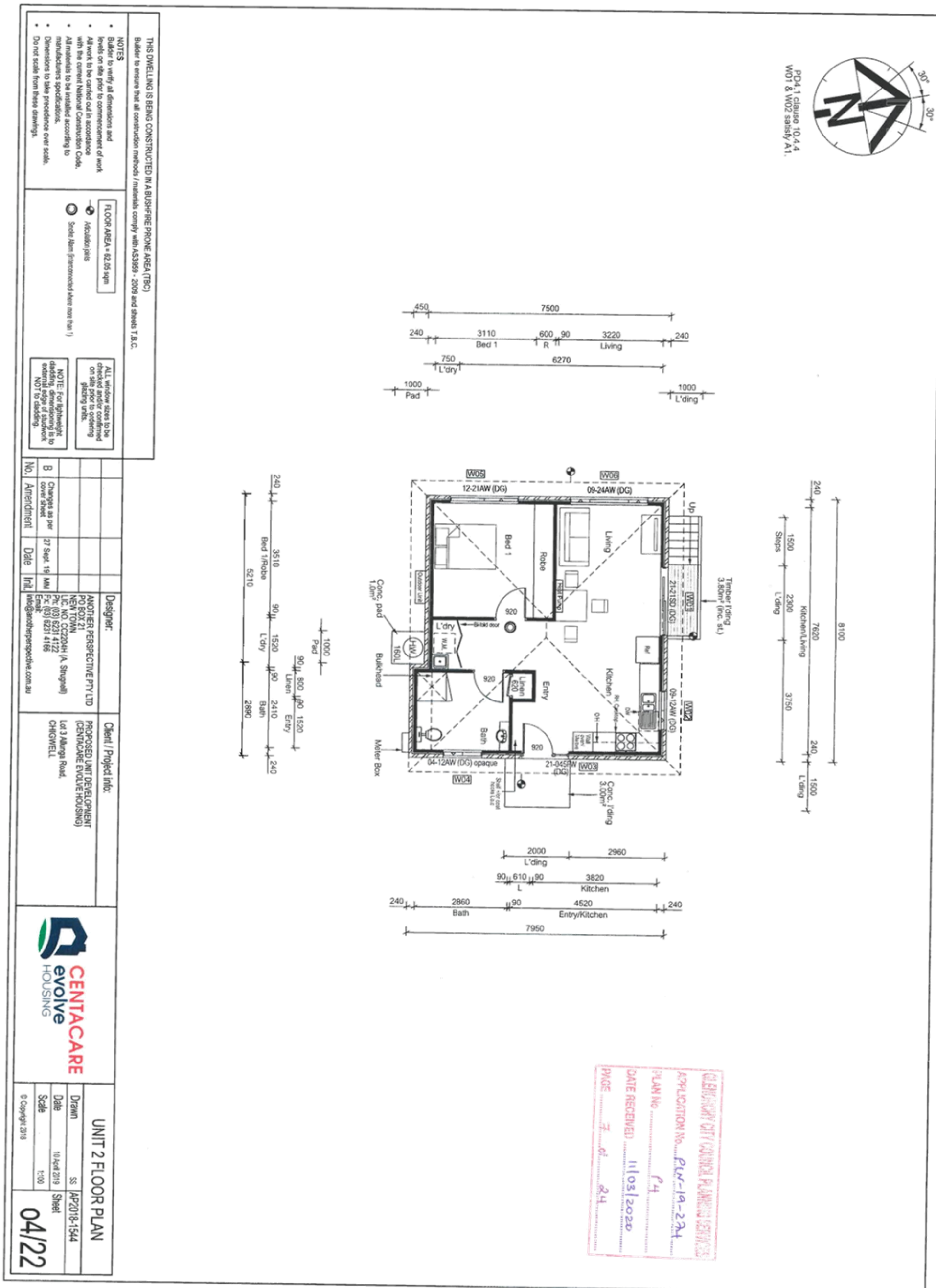
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Date: 10 April 2019 Sheet

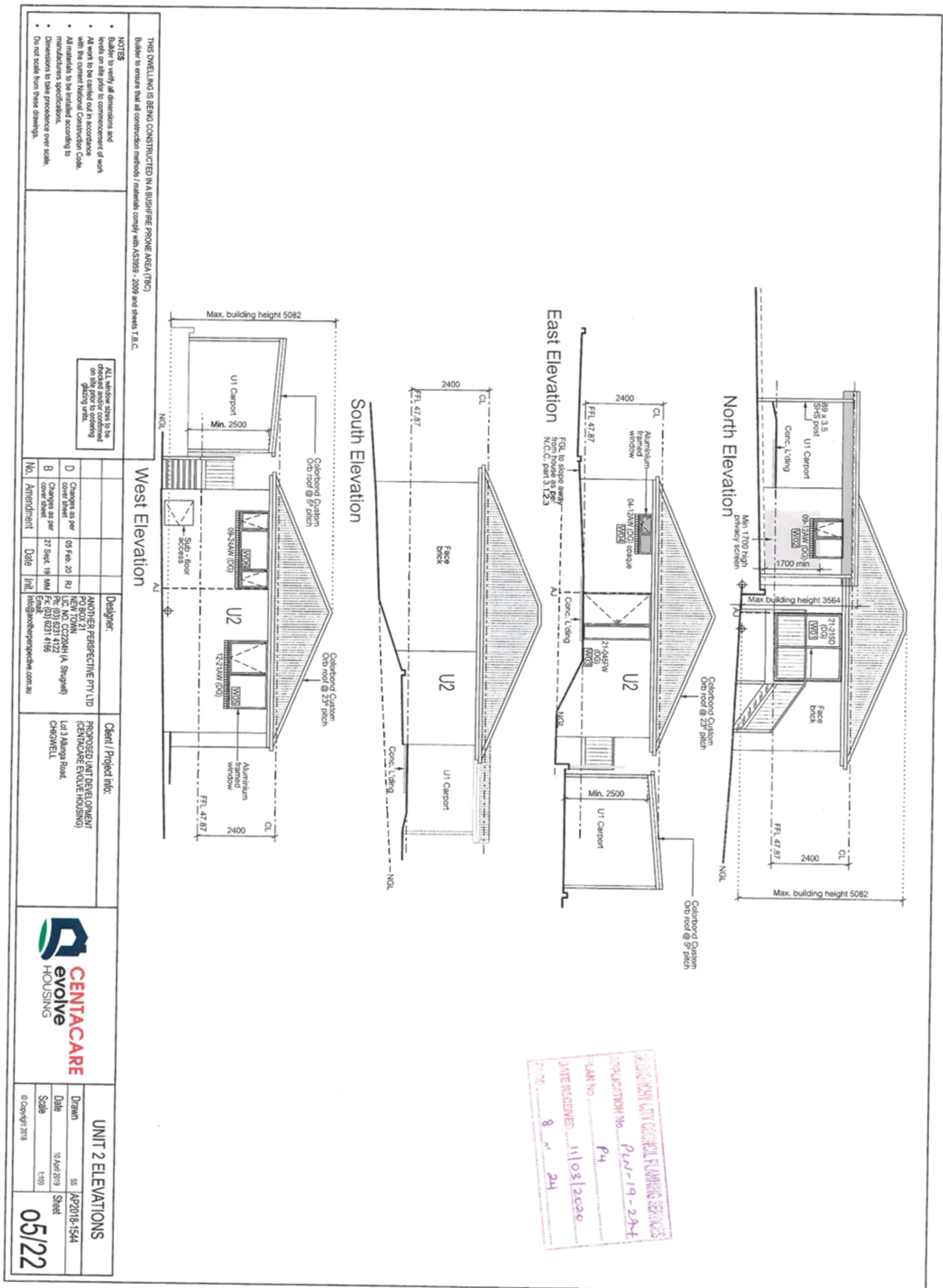
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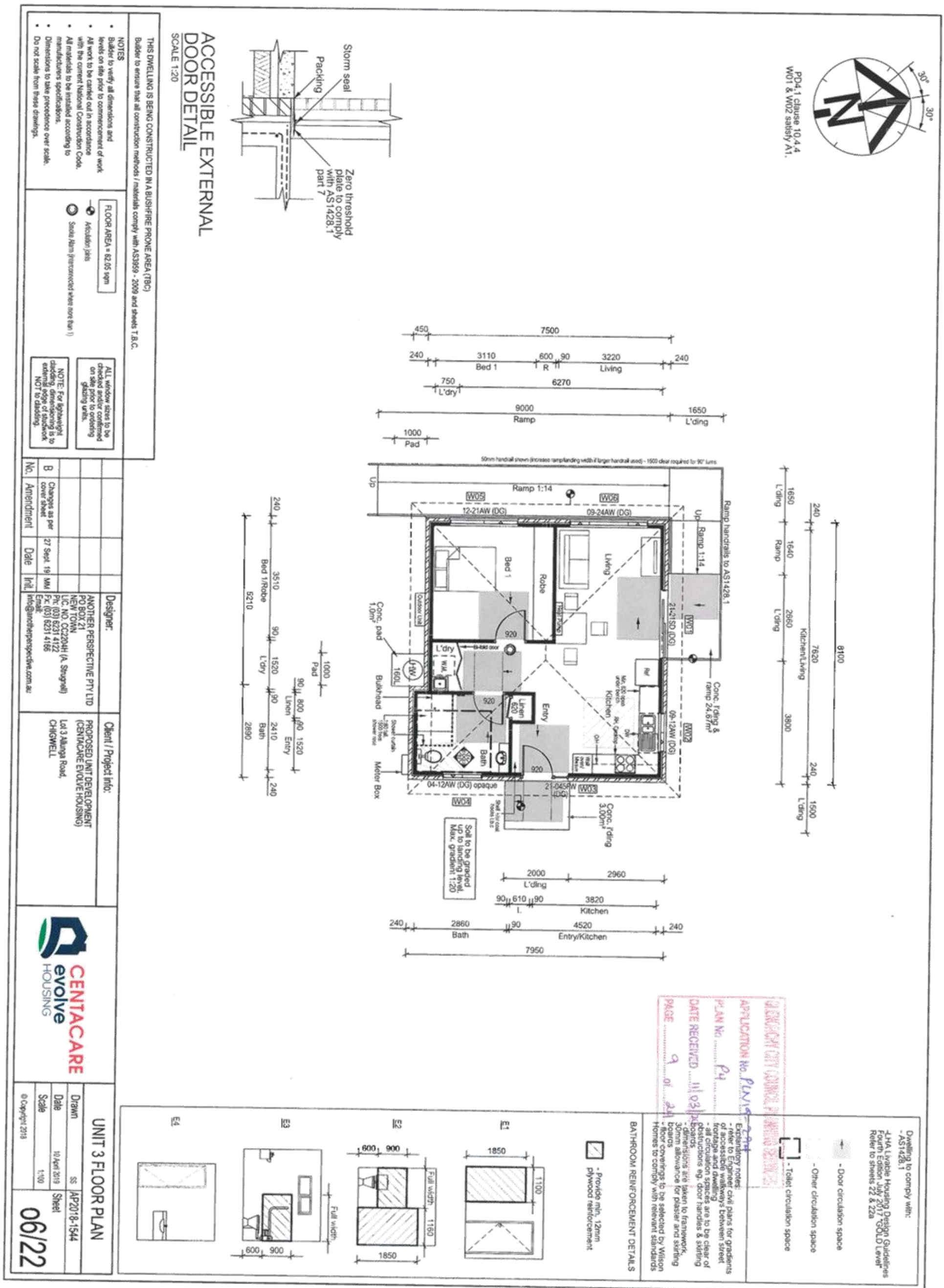
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 DATE RECEIVED *11/03/2020*  
 PAGE *5* of *24*











THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)  
 Builder to ensure that all construction methods / materials comply with AS1559 - 2009 and sheets T.B.C.

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.

Max. building height 4933

2400

CL

F.F.L. 48.15

1800H fence

Colorbond Custom Orb roof @ 23° pitch

Aluminium framed window

12.21AW (OG)

25.24AW (OG)

W08

W05

W02

W03

W04

W06

W07

W09

W10

W11

W12

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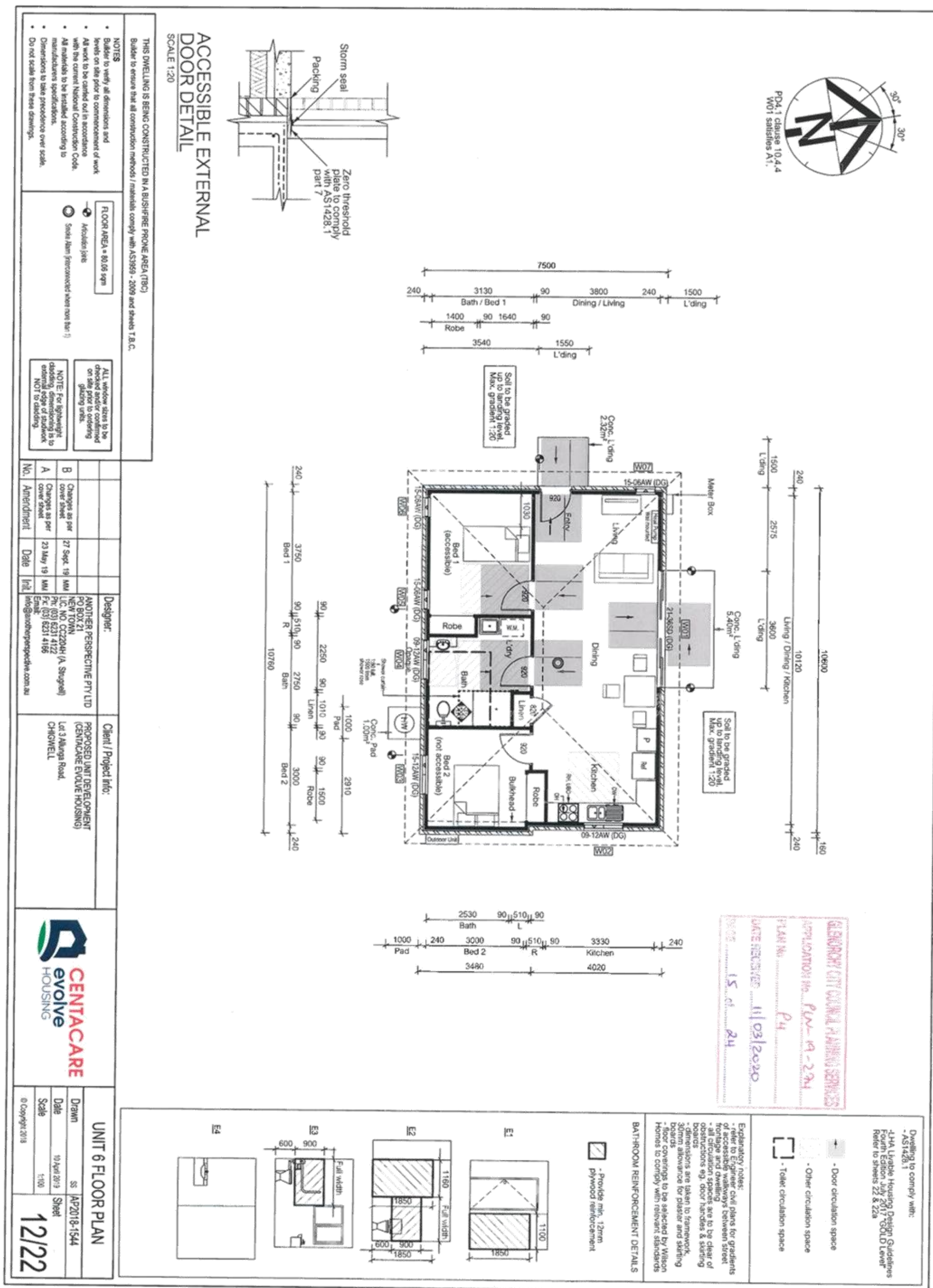


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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)</p> <p>Builder to ensure that all construction methods / materials comply with AS3859 - 2009 and sheets T.B.C.</p>                |  | <p>ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.</p>                                  |  | <p>NOTES</p> <ul style="list-style-type: none"> <li>• Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>• All work to be carried out in accordance with the current National Construction Code.</li> <li>• All materials to be installed according to manufacturers specifications.</li> <li>• Dimensions to take precedence over scale.</li> <li>• Do not scale from these drawings.</li> </ul> |  |                                                                                                                                                                                              |  |
| <p>West Elevation</p>                                                                                                                                                                                  |  | <p>South Elevation</p>                                                                                                           |  | <p>East Elevation</p>                                                                                                                                                                                                                                                                                                                                                                                                                     |  | <p>North Elevation</p>                                                                                                                                                                       |  |
| <p>Designer:</p> <p>ANOTHER PERSPECTIVE PTY LTD<br/>PO BOX 21<br/>NEW TOWN<br/>VIC. NO. CC22044 (A Shingell)<br/>P: (03) 8231 4122<br/>F: (03) 8231 4186<br/>Email: info@anotherperspective.com.au</p> |  | <p>Client / Project Info:</p> <p>PROPOSED UNIT DEVELOPMENT<br/>(BUSHFIRE PRONE HOUSING)<br/>Lot 3 Allunga Road,<br/>CHIGWELL</p> |  | <p>UNIT 4 ELEVATIONS</p> <p>Drawn SS AP2018-1544</p> <p>Date 10 April 2019 Sheet</p> <p>Scale 1:100</p> <p>09/22</p>                                                                                                                                                                                                                                                                                                                      |  | <p>GLENORCHY CITY COUNCIL PLANNING SERVICES</p> <p>APPLICATION No. <b>P19-19-234</b></p> <p>PLAN No. <b>P4</b></p> <p>DATE RECEIVED <b>11/03/2020</b></p> <p>PAGE <b>12</b> of <b>24</b></p> |  |

**Attachments - Glenorchy Planning Authority - 18 May 2020**









**THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)**  
Builder to ensure that all construction methods / materials comply with AS3659 - 2009 and sheets T.B.C.

**NOTES**

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- All materials to be installed according to manufacturers specifications.
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**ALL window sizes to be checked and confirmed on site prior to ordering glazing units.**

**North Elevation**

**East Elevation**

**West Elevation**

**Amendment**

| No. | Amendment                  | Date       | Init. |
|-----|----------------------------|------------|-------|
| A   | Changes as per cover sheet | 23 May 19  | MM    |
| B   | Changes as per cover sheet | 27 Sept 19 | MM    |
| D   | Changes as per cover sheet | 05 Feb. 20 | RJ    |

**Designer:** ANOTHER PERSPECTIVE PTY LTD  
PO BOX 21  
NEW TOWN  
VIC. 3022 (A. Shugart)  
Ph: (03) 6231 4122  
Fax: (03) 6231 4166  
Email: info@anotherperspective.com.au

**Client / Project Info:** PROPOSED UNIT DEVELOPMENT (CENTACARE EVOLVE HOUSING)  
143 Allunga Road,  
CHIGWELL

**CENTACARE evolve HOUSING**

**UNIT 6 ELEVATIONS**

| Drawn | SS            | AP2018-1544 |
|-------|---------------|-------------|
| Date  | 10 April 2019 | Sheet       |
| Scale | 1:100         |             |

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PAGE 16 of 24

**Attachments - Glenorchy Planning Authority - 18 May 2020**

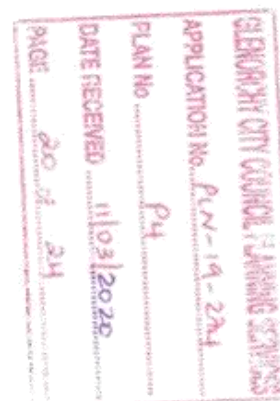


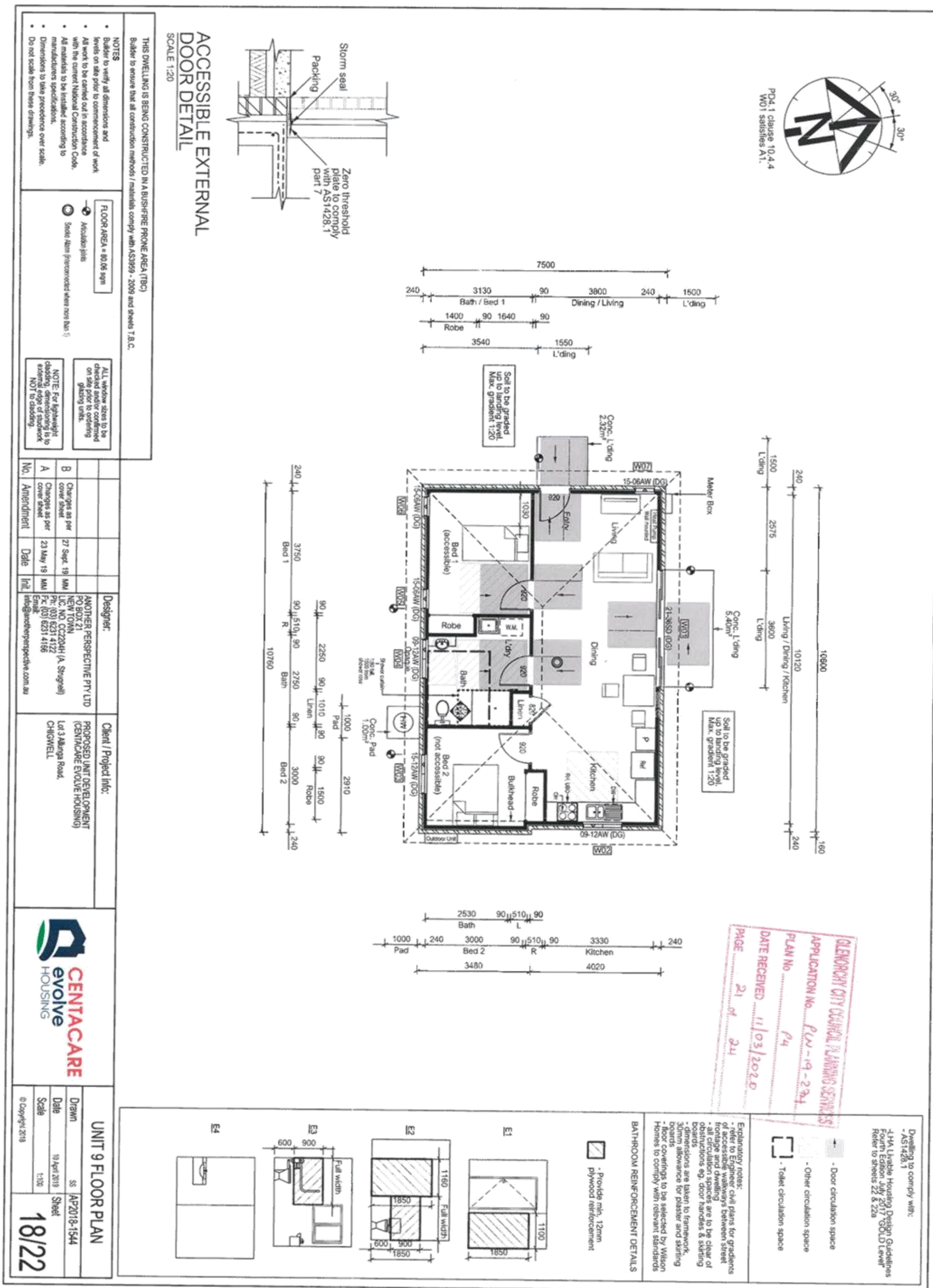
|                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                           |  |                                                                                                                                               |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>NOTES</b></p> <ul style="list-style-type: none"> <li>• Builder to verify all dimensions and levels on site prior to commencement of work.</li> <li>• All work to be carried out in accordance with the current National Construction Code.</li> <li>• All materials to be installed according to manufacturers specifications.</li> <li>• Dimensions to take precedence over scale.</li> <li>• Do not scale from these drawings.</li> </ul> |  | <p>THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)</p> <p>Builder to ensure that all construction methods / materials comply with AS1559 - 2009 and sheets T.B.C.</p>   |  | <p>ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.</p>                                               |  |
| <p><b>West Elevation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                      |  | <p><b>South Elevation</b></p>                                                                                                                                                             |  | <p><b>East Elevation</b></p>                                                                                                                  |  |
| <p><b>North Elevation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                     |  | <p><b>Design:</b></p> <p>ANOTHER PERSPECTIVE PTY LTD<br/>PO BOX 21<br/>NEW TOWN<br/>VIC 3068<br/>Ph: (03) 6231 4122<br/>Fax: (03) 6231 4166<br/>Email: info@anotherperspective.com.au</p> |  | <p><b>Client / Project Info:</b></p> <p>PROPOSED UNIT DEVELOPMENT<br/>(CENTACARE EVOLVE HOUSING)<br/>Lot 3 Allunga Road,<br/>CHIGWELL</p>     |  |
| <p><b>UNIT 7 ELEVATIONS</b></p> <p>Drawn: SS<br/>Date: 10 April 2019<br/>Scale: 1:100</p>                                                                                                                                                                                                                                                                                                                                                         |  | <p>APPROVED BY: [Signature]<br/>DATE: 15/03/2020</p>                                                                                                                                      |  | <p>GLENORCHY CITY COUNCIL PLANNING SERVICES<br/>APPLICATION No. PLN-19-274<br/>PLAN No. P4<br/>DATE RECEIVED 11/03/2020<br/>PAGE 18 of 24</p> |  |

**Attachments - Glenorchy Planning Authority - 18 May 2020**



|                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                           |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC)</p> <p>Bulker to ensure that all construction methods / materials comply with AS1859 - 2009 and sheets T.B.C.</p>                                                                                                                                                                                                                                                 |  | <p>ALL window sizes to be checked and/or confirmed on site prior to ordering glazing units.</p>                                           |  |
| <p><b>NOTES</b></p> <ul style="list-style-type: none"> <li>Builder to verify all dimensions and levels on site prior to commencement of work</li> <li>All work to be carried out in accordance with the current National Construction Code.</li> <li>All materials to be installed according to manufacturers specifications.</li> <li>Dimensions to take precedence over scale.</li> <li>Do not scale from these drawings.</li> </ul> |  |                                                                                                                                           |  |
| <p><b>North Elevation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                          |  | <p><b>East Elevation</b></p>                                                                                                              |  |
| <p><b>South Elevation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                          |  | <p><b>West Elevation</b></p>                                                                                                              |  |
| <p><b>Designer:</b></p> <p>ANOTHER PERSPECTIVE PTY LTD<br/>PO BOX 21<br/>NEW TOWN<br/>VIC 3022 (A. Stuyell)<br/>Ph: (03) 8231 4122<br/>Fic: (03) 8231 4165<br/>Email: info@anotherperspective.com.au</p>                                                                                                                                                                                                                               |  | <p><b>Client / Project Info:</b></p> <p>PROPOSED UNIT DEVELOPMENT<br/>(CENTACARE EVOLVE HOUSING)<br/>Lot 3 Allunga Road,<br/>CHIGWELL</p> |  |
| <p><b>UNIT 8 ELEVATIONS</b></p> <p>Drawn: SS AP2018-1544</p> <p>Date: 10 April 2019</p> <p>Scale: 1:100</p> <p>Sheet: 17/22</p>                                                                                                                                                                                                                                                                                                        |  | <p><b>CENTACARE evolve HOUSING</b></p> <p>© Copyright 2018</p>                                                                            |  |







### North Elevation

### East Elevation

### South Elevation

### West Elevation

**THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BPA)**

Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets T.B.C.

**NOTES**

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

**ALL window sizes to be checked and confirmed on site prior to ordering glazing units.**

| No. | Amendment                  | Date        | Init. | Designer:                                                                                                                                                              | Client / Project Info:                                                                     |
|-----|----------------------------|-------------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| A   | Changes as per cover sheet | 23 May 19   | MM    | ANOTHER PERSPECTIVE PTY LTD<br>PO BOX 21<br>NEW TOWN<br>VIC. 3022 (A. Strugnell)<br>Ph: (03) 6231 4122<br>Fax: (03) 6231 4166<br>Email: info@anotherperspective.com.au | PROPOSED UNIT DEVELOPMENT<br>(CENTACARE EVOLVE HOUSING)<br>Lot 3 Allunga Road,<br>CHIGWELL |
| B   | Changes as per cover sheet | 27 Sept. 19 | MM    |                                                                                                                                                                        |                                                                                            |

**UNIT 9 ELEVATIONS**

Drawn: SS AP2018-1544

Date: 10 April 2019 Sheet

Scale: 1:100

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**GLENORCHY CITY COUNCIL PLANNING SERVICES**

APPLICATION No. **PV-19-234**

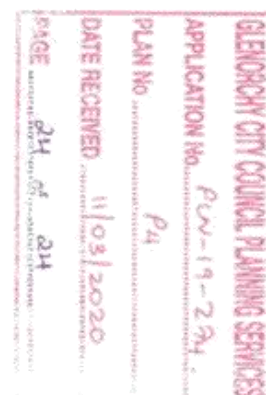
PLAN No. **P4**

DATE RECEIVED **11/03/2020**

PAGE **22** OF **24**

**Attachments - Glenorchy Planning Authority - 18 May 2020**

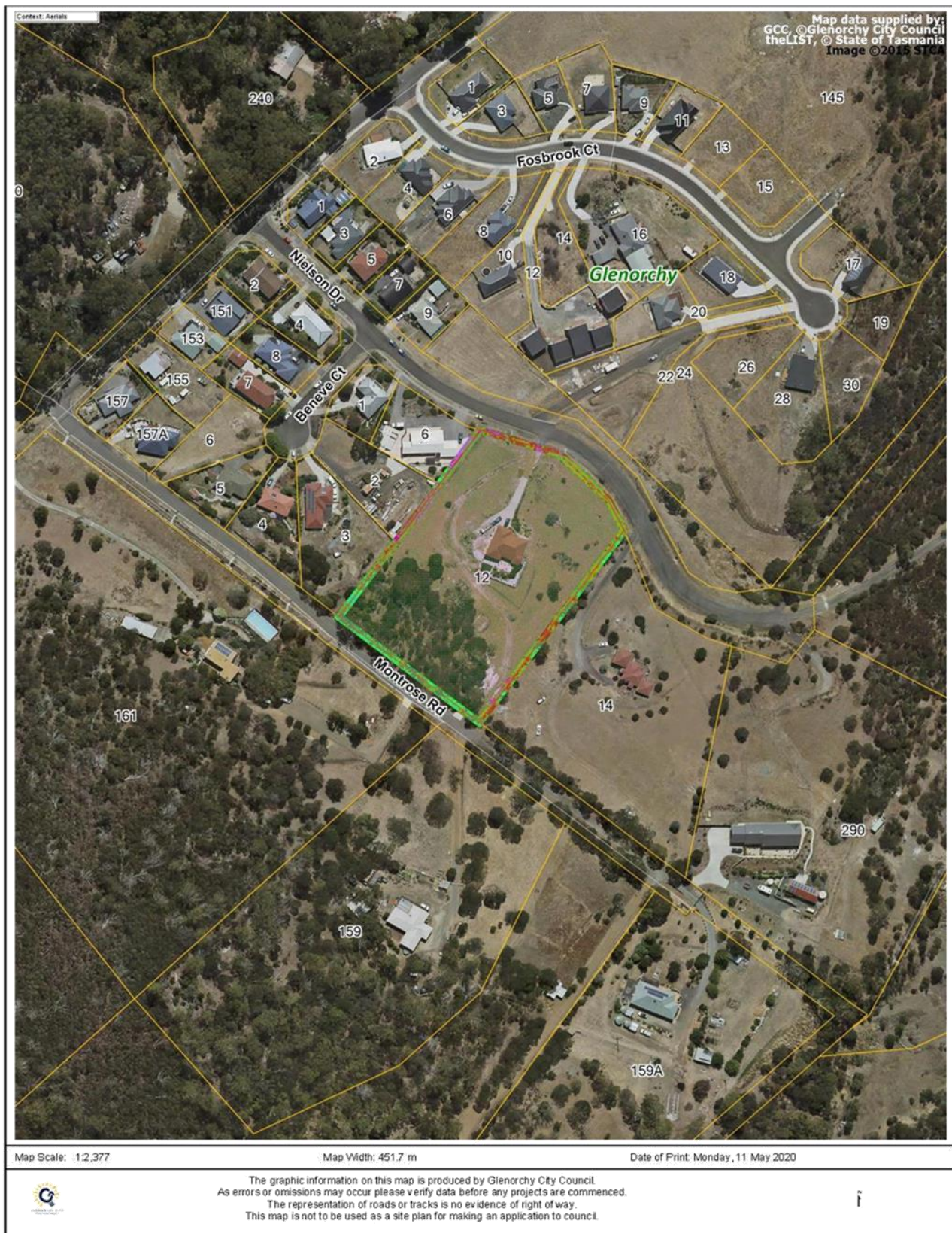




21/22



## 12 Nielson Drive, Montrose







Document Set ID: 2815998  
Version: 1, Version Date: 24/03/2020

PO BOX 224 LINDSAY TASMANIA 7015  
P: 0437489238 E: matt.gilley@bigpond.com

MATT GILLEY

building designer

| issue | description                      | date     |
|-------|----------------------------------|----------|
| A.    | FRONT SET-BACK AMENDED TO 20.00m | 23.03.20 |
|       |                                  |          |
|       |                                  |          |
|       |                                  |          |
|       |                                  |          |

Project

PROPOSED GARAPORT  
112 NIELSON DRIVE  
MONTROSE

Proprietor

A. GARVEY

drawing

scale

1:500

project no.

1588

date

MAR 2020

drawn

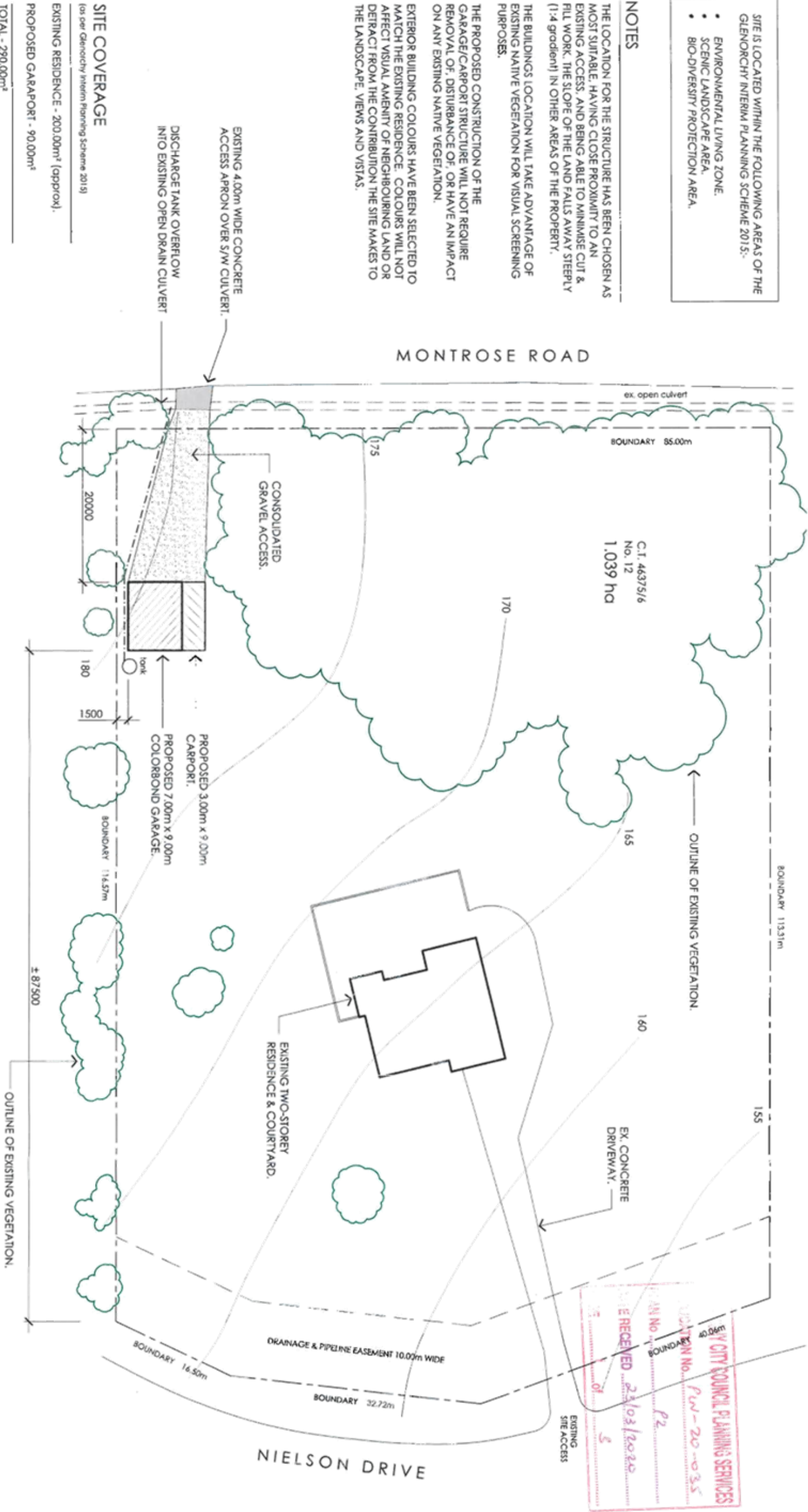
MJS

SITE PLAN

AO1

| SITE COVERAGE                                   |
|-------------------------------------------------|
| (as per Glenorchy Interim Planning Scheme 2015) |
| EXISTING RESIDENCE - 200.00m² (approx).         |
| PROPOSED GARAPORT - 90.00m²                     |
| TOTAL - 290.00m²                                |
| SITE AREA - 10 390m²                            |
| TOTAL SITE COVERAGE - 2.79%                     |

SITE PLAN 1:500



- SITE IS LOCATED WITHIN THE FOLLOWING AREAS OF THE GLENORCHY INTERIM PLANNING SCHEME 2015:
- ENVIRONMENTAL LIVING ZONE.
  - SCENIC LANDSCAPE AREA.
  - BIO-DIVERSITY PROTECTION AREA.

NOTES

THE LOCATION FOR THE STRUCTURE HAS BEEN CHOSEN AS MOST SUITABLE, HAVING CLOSE PROXIMITY TO AN EXISTING ACCESS, AND BEING ABLE TO MINIMISE CUT & FILL WORK. THE SLOPE OF THE LAND FALLS AWAY STEEPLY (1:4 gradient) IN OTHER AREAS OF THE PROPERTY.

THE BUILDINGS LOCATION WILL TAKE ADVANTAGE OF EXISTING NATIVE VEGETATION FOR VISUAL SCREENING PURPOSES.

THE PROPOSED CONSTRUCTION OF THE GARAGE/CARPORT STRUCTURE WILL NOT REQUIRE REMOVAL OF, DISTURBANCE OF, OR HAVE AN IMPACT ON ANY EXISTING NATIVE VEGETATION.

EXTERIOR BUILDING COLOURS HAVE BEEN SELECTED TO MATCH THE EXISTING RESIDENCE. COLOURS WILL NOT AFFECT VISUAL AMENITY OF NEIGHBOURING LAND OR DETRACT FROM THE CONTRIBUTION THE SITE MAKES TO THE LANDSCAPE, VIEWS AND VISTAS.



WALL KEY

64mm TOPHAT WALL GIRTS OVER 'C' SECTION PORTAL FRAME.  
REFER TO DRAWINGS PROVIDED BY 'STEELINE'.  
COLORBOND CLASSIC CREAM (LRY 69%) 'CORRUGATED' SHEET  
WALL CLADDING OVER.

R/D 3000 high x 3380 wide 'SERIES A' ROLLER-DOOR COLORBOND - CLASSIC CREAM (LRV 69%).

820mm WIDE PA DOOR COLOUR - CLASSIC CREAM (LRV 69%)

## PLUMBING NOTES

ALL PLUMBING & DRAINAGE SHALL COMPLY WITH AS 3500, THE PLUMBING CODE OF AUSTRALIA & THE MUNICIPAL STANDARD DRAWINGS.

UNLESS NOTED OTHERWISE, ALL SEWER AND STORMWATER DRAINS SHALL BE PVC SEWER CLASS "SN6" TO AS 1260.

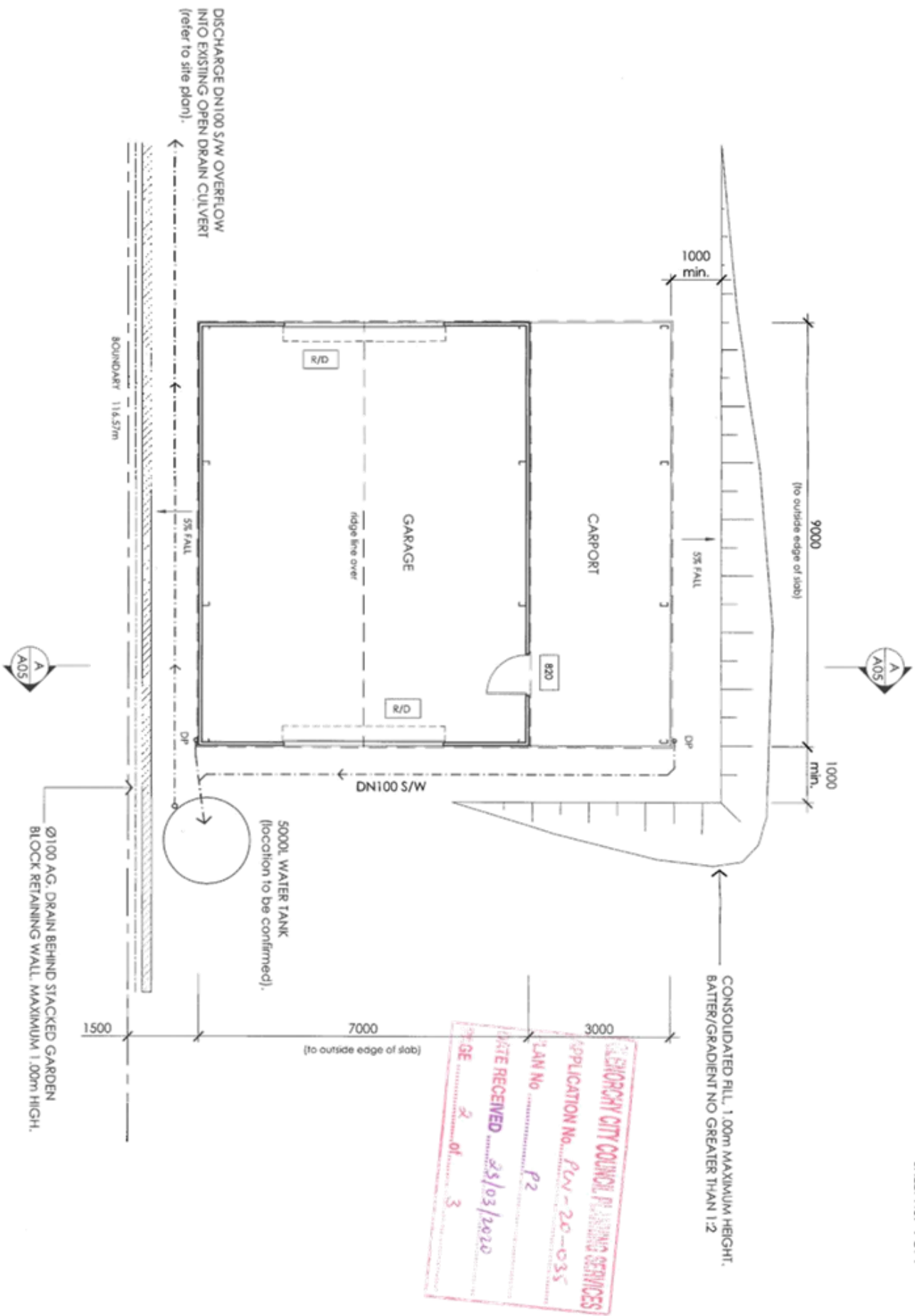
ALL CONNECTIONS TO COUNCIL OR Tas water SERVICES SHALL BE UNDERTAKEN BY THE COUNCIL OR Tas water AUTHORITY AT THE DEVELOPER'S COST.

THE BUILDER SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS. ALL DANGEROUS SERVICES (underground & overhead) MUST BE CLEARLY IDENTIFIED.

MINIMUM PIPE GRADES:- STORMWATER - 1.00% (1:100)

DP - NEW Ø75 UPVC DOWNPIPE, PAINTED.

FLOOR PLAN 1:100

PROPOSED GARAPORT - 90.00m<sup>2</sup>

**MATT GILLEY** | building designer

PO BOX 224 LINCOLN TASMANIA 7015 P: 0437499238 or matt.ogley@bigpond.com

Set ID: 2815996

Version: 1, Version Date: 24/03/2020

[illegible]

|             |                                                   |
|-------------|---------------------------------------------------|
| project     | PROPOSED GARAPORT<br>12 NIELSON DRIVE<br>MONTROSE |
| proposition | A. GARVEY                                         |

|         |          |             |             |  |
|---------|----------|-------------|-------------|--|
| drawing |          |             | FLOOR PLAN  |  |
| scale   | 1:100    | project no. | 1586        |  |
| date    | MAR 2020 | drawn       | MIG         |  |
|         |          |             | drawing no. |  |
|         |          |             | <b>A03</b>  |  |

PO BOX 224 LINDISFAIRNE TASMANIA 7015

P 0437499239

W: matt.gilley@bigpond.com

Document Set ID: Z815998

Version: 1, Version Date: 24/03/2020

MATT GILLEY

building designer

| issue | description | date |
|-------|-------------|------|
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |
|       |             |      |

project

PROPOSED GARAPORT  
12 NIELSON DRIVE  
MONTROSE

proprietor

A. GARVEY

| drawing |          |             | ELEVATIONS |             |
|---------|----------|-------------|------------|-------------|
| scale   | 1:100    | project no. | 1598       | drawing no. |
| date    | MAR 2020 | drawn       | MG         | A04         |

EXTERNAL MATERIALS & FINISHES

A

CORRUGATED 0.42 BMT SHEET WALL CLADDING.  
COLORBOND - CLASSIC CREAM (LRV 69%).

B

CORRUGATED 0.42 BMT ROOF SHEETING, BARGE & RIDGE  
CAPPING. COLORBOND - MANOR RED (LRV 9%).

C

3000 high x 3380 wide SERIES A ROLLER-DOOR.  
COLORBOND - CLASSIC CREAM (LRV 69%).

D

115mm QUAD GUTTERING, MINIMUM 1,500 FALL.  
COLORBOND FINISH - MANOR RED (LRV 9%).

COLORBOND WALL CLADDING

INSTALL COLORBOND WALL SHEETING IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. PROVIDE COLORBOND FLASHINGS TO ALL WINDOW HEAD, SILL & JAMBS; AND ALL INTERNAL/EXTERNAL CORNERS. COLORBOND TRIM/FLASHING TO BASE OF SHEETS.

REFER TO MANUFACTURERS SPECIFICATION FOR SCREW FIXING GAUGE & SPACINGS.

TOP OF ROOF

TOP OF PORTAL FRAME

FFL

820mm WIDE PA DOOR.  
COLOUR - CLASSIC CREAM  
(LRV 69%).

B

TOP OF ROOF

TOP OF PORTAL FRAME

FFL

1/2 MAX.

1000 max.

CONSOLIDATED FILL, 1:2 GRADIENT  
1.00m MAXIMUM HEIGHT.

3200

3820

2940

1/2 MAX.

WEST ELEVATION 1:100

TOP OF ROOF

TOP OF PORTAL FRAME

FFL

820mm WIDE PA DOOR.  
COLOUR - CLASSIC CREAM  
(LRV 69%).

B

TOP OF ROOF

TOP OF PORTAL FRAME

FFL

1/2 MAX.

1000 max.

CONSOLIDATED FILL, 1:2 GRADIENT  
1.00m MAXIMUM HEIGHT.

3200

3820

2940

1/2 MAX.

EAST ELEVATION 1:100

TOP OF ROOF

TOP OF PORTAL FRAME

FFL

820mm WIDE PA DOOR.  
COLOUR - CLASSIC CREAM  
(LRV 69%).

B

TOP OF ROOF

TOP OF PORTAL FRAME

FFL

1/2 MAX.

1000 max.

CONSOLIDATED FILL, 1:2 GRADIENT  
1.00m MAXIMUM HEIGHT.

3200

3820

2940

1/2 MAX.

NORTH ELEVATION 1:100

TOP OF ROOF

TOP OF PORTAL FRAME

FFL

820mm WIDE PA DOOR.  
COLOUR - CLASSIC CREAM  
(LRV 69%).

B

TOP OF ROOF

TOP OF PORTAL FRAME

FFL

1/2 MAX.

1000 max.

CONSOLIDATED FILL, 1:2 GRADIENT  
1.00m MAXIMUM HEIGHT.

3200

3820

2940

1/2 MAX.

SOUTH ELEVATION 1:100

LAN No

P2

DATE RECEIVED

23/03/2020

PAGE

3 of 3

APPLICATION No.

P24-20-035

GLORCHY COUNCIL PLANNING SERVICES

Attachments - Glenorchy Planning Authority - 18 May 2020