

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 18 SEPTEMBER 2017



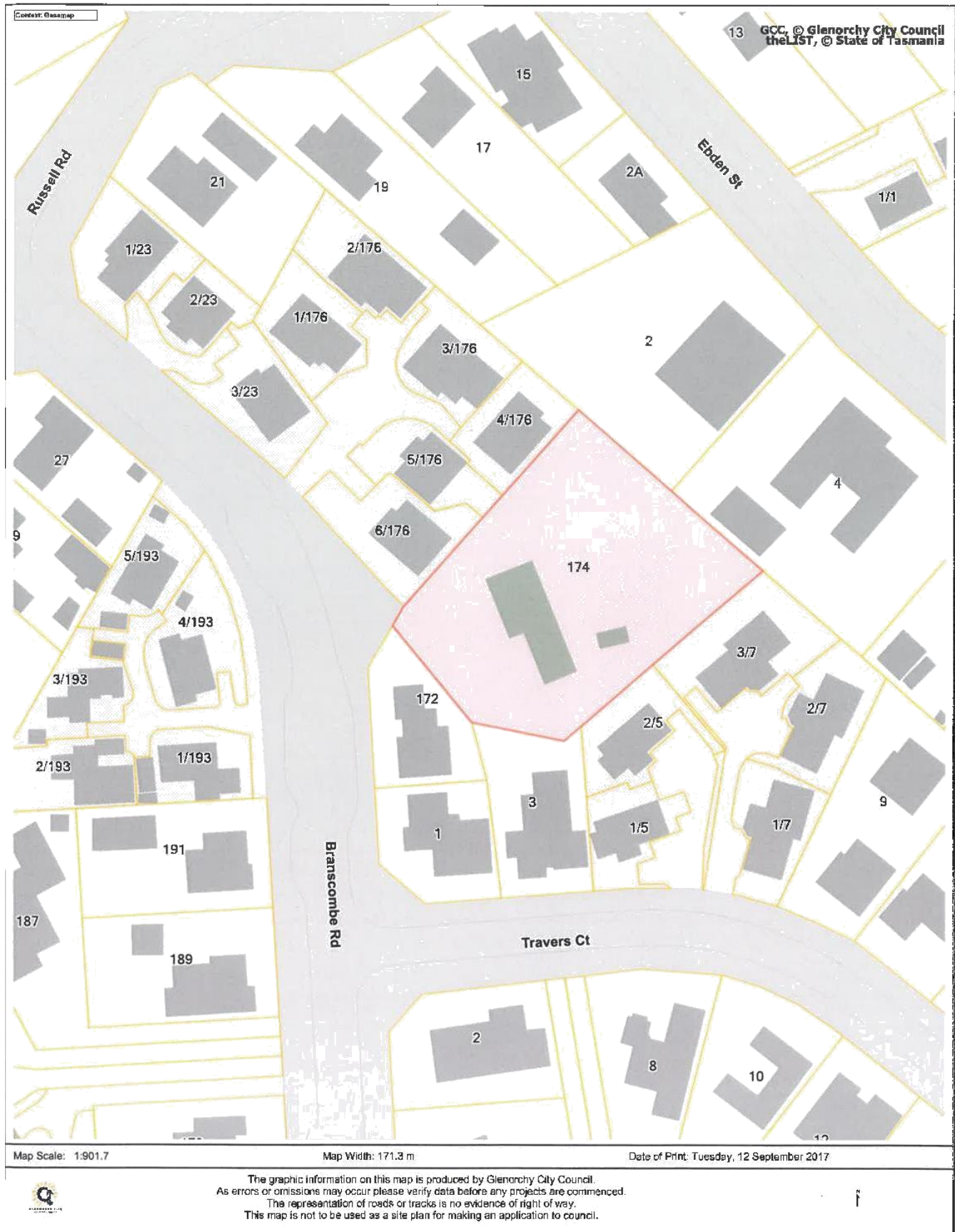
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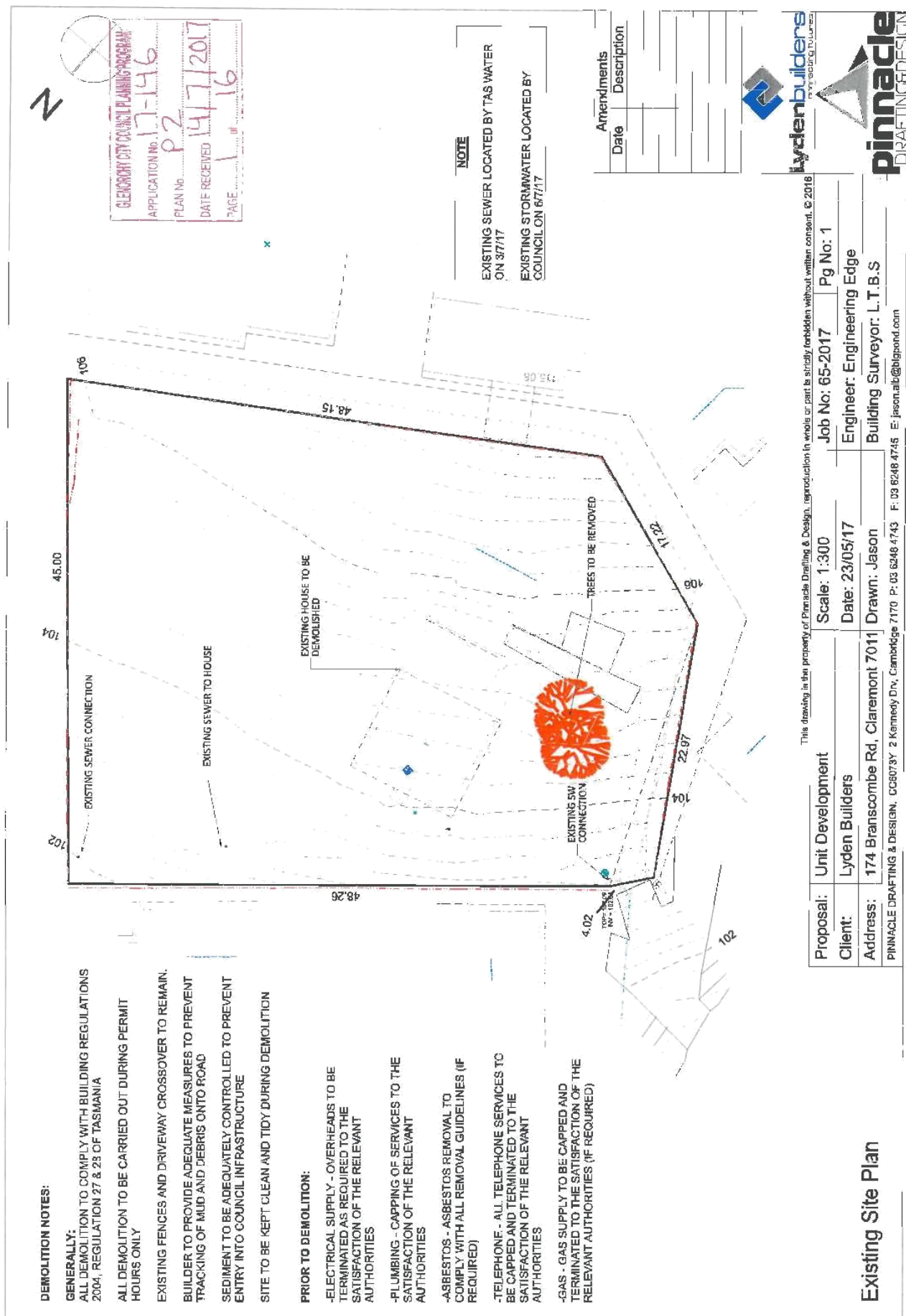
PLANNING

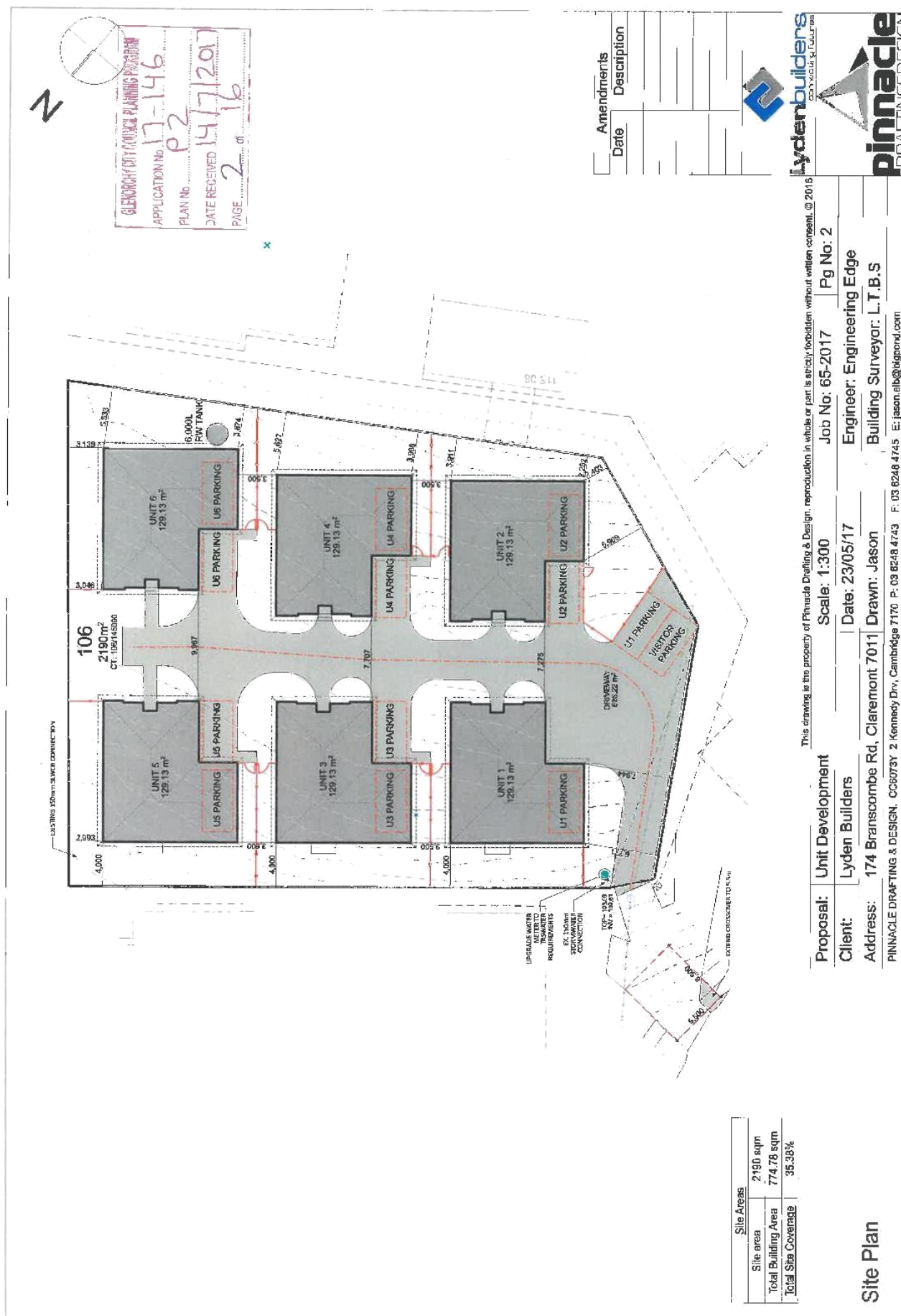
- 5. Proposed Use and Development - Demolition and Residential
(Six Multiple Dwellings) Relying on Performance Criteria - 174
Branscombe Road, Claremont**
- 1: 174 Branscombe Road, Claremont.....2

174 Branscombe Road, Claremont

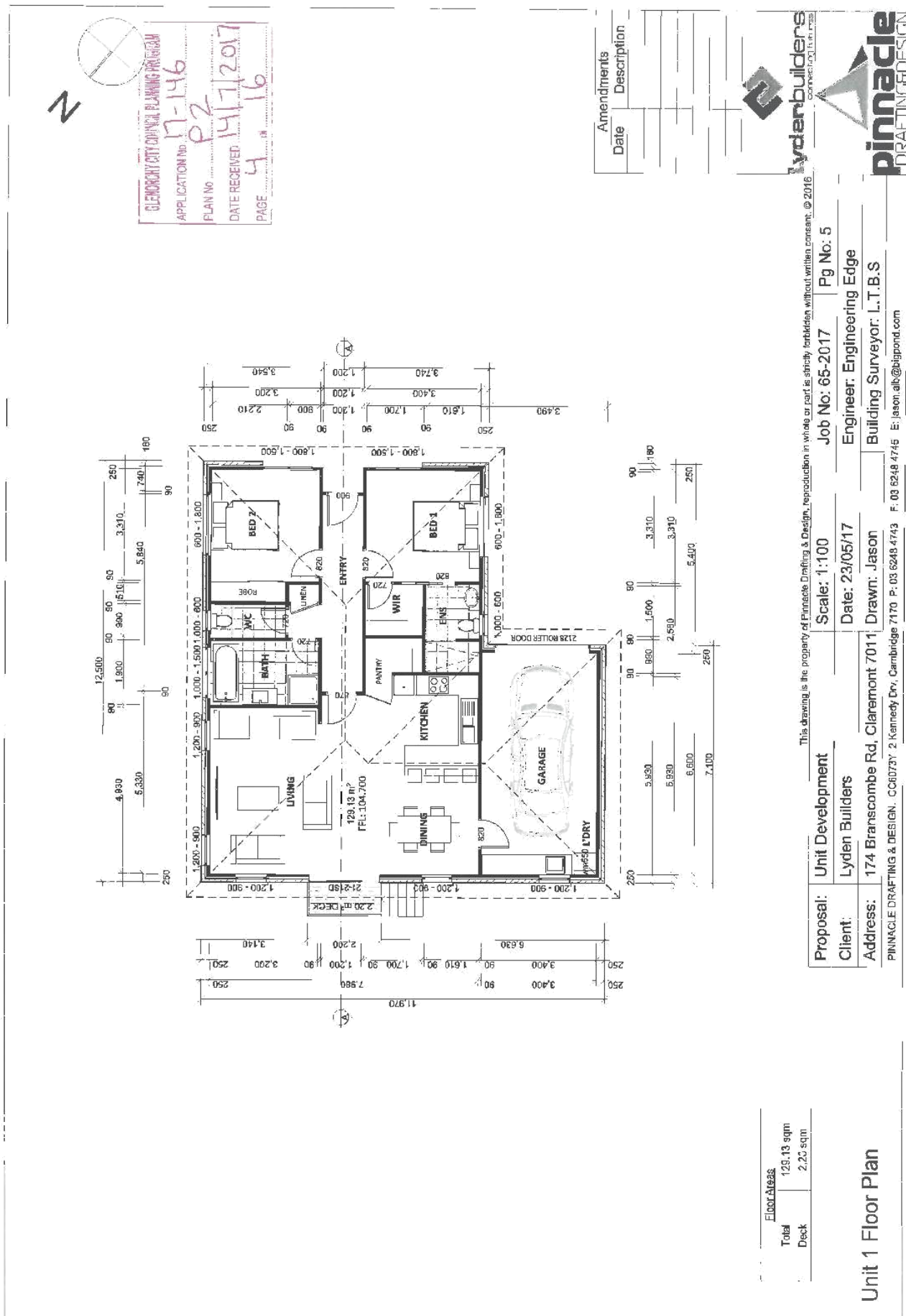
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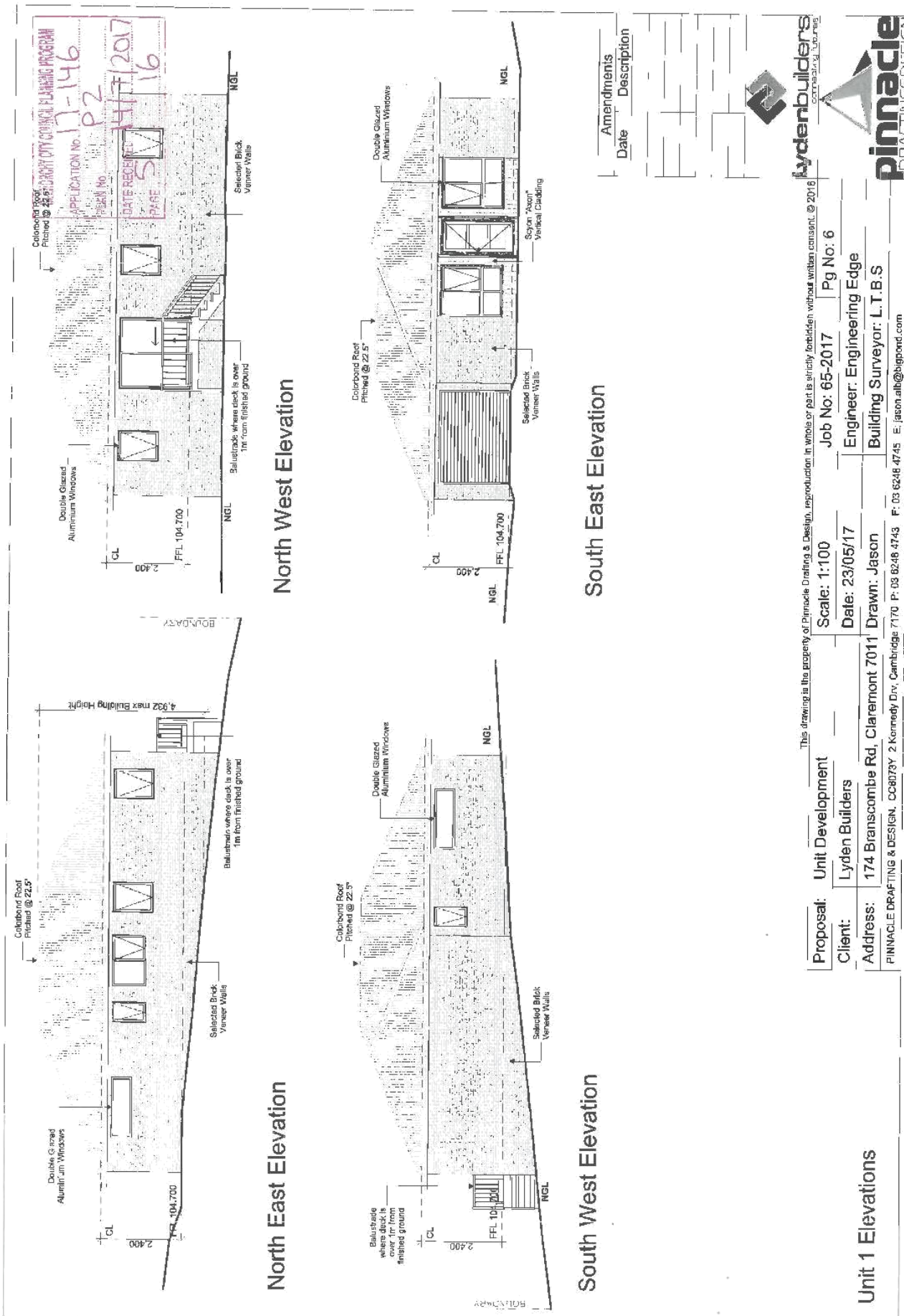


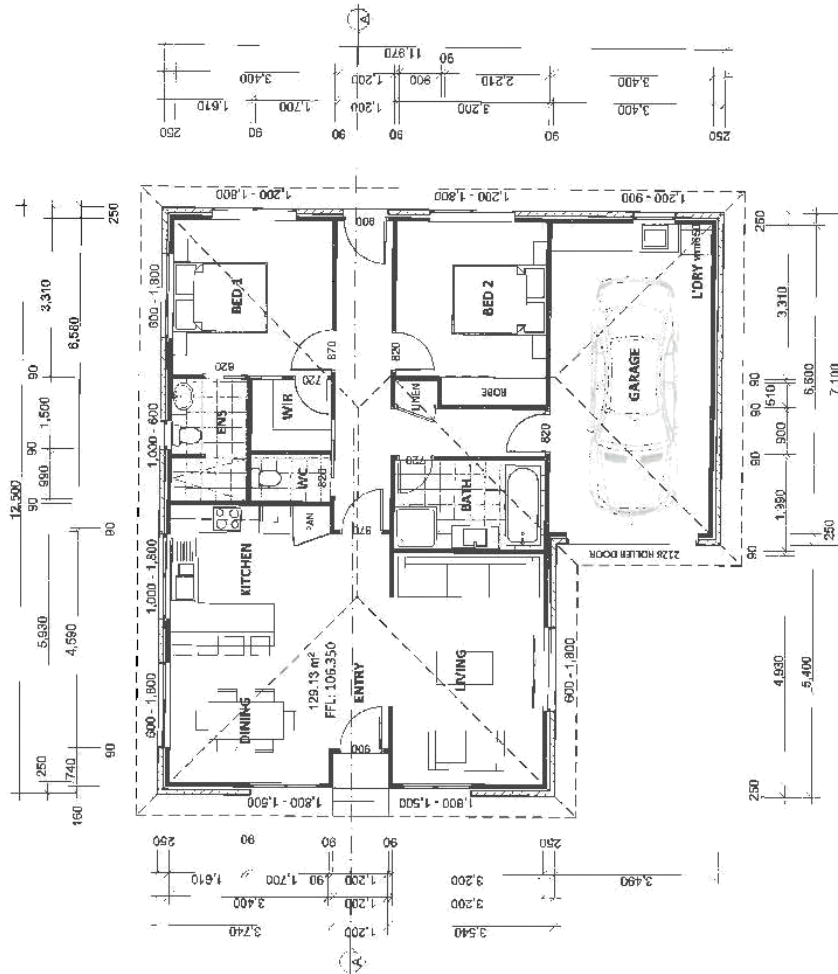
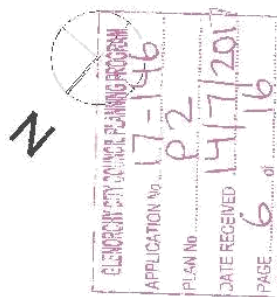












Floor Areas	
Total	129.13 sqm
Deck	2.20 sqm

Unit 2 Floor Plan

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Proposal:	Unit Development	Scale:	1:100	Job No:	65-2017	Pg No:	7
Client:	Lyden Builders	Date:	23/05/17	Engineer:	Engineering Edge		
Address:	174 Branscombe Rd, Claremont 7011	Drawn:	Jason				
PINNACLE DRAFTING & DESIGN, 060737Y 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4746 E: jason.alb@bigpond.com							

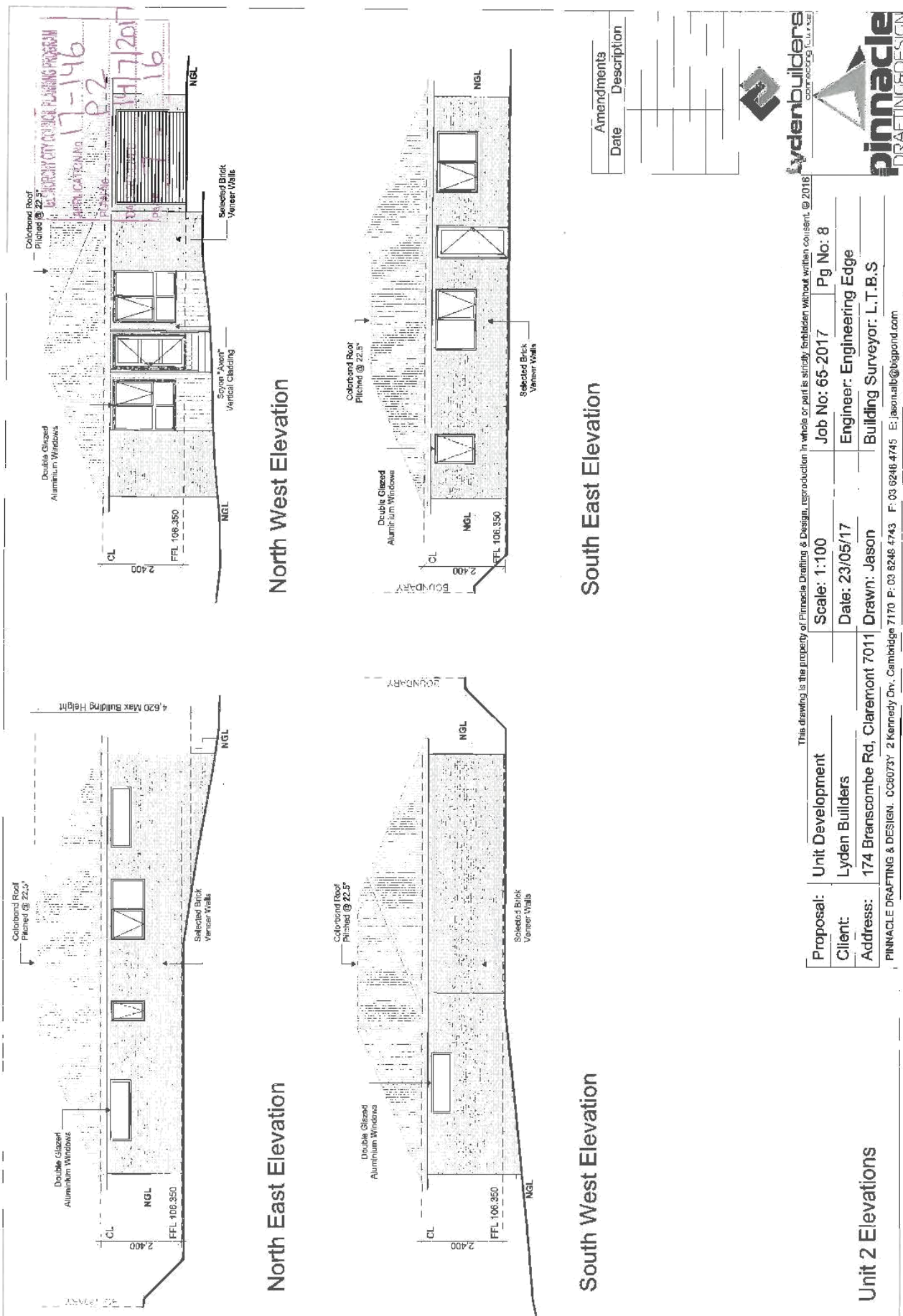


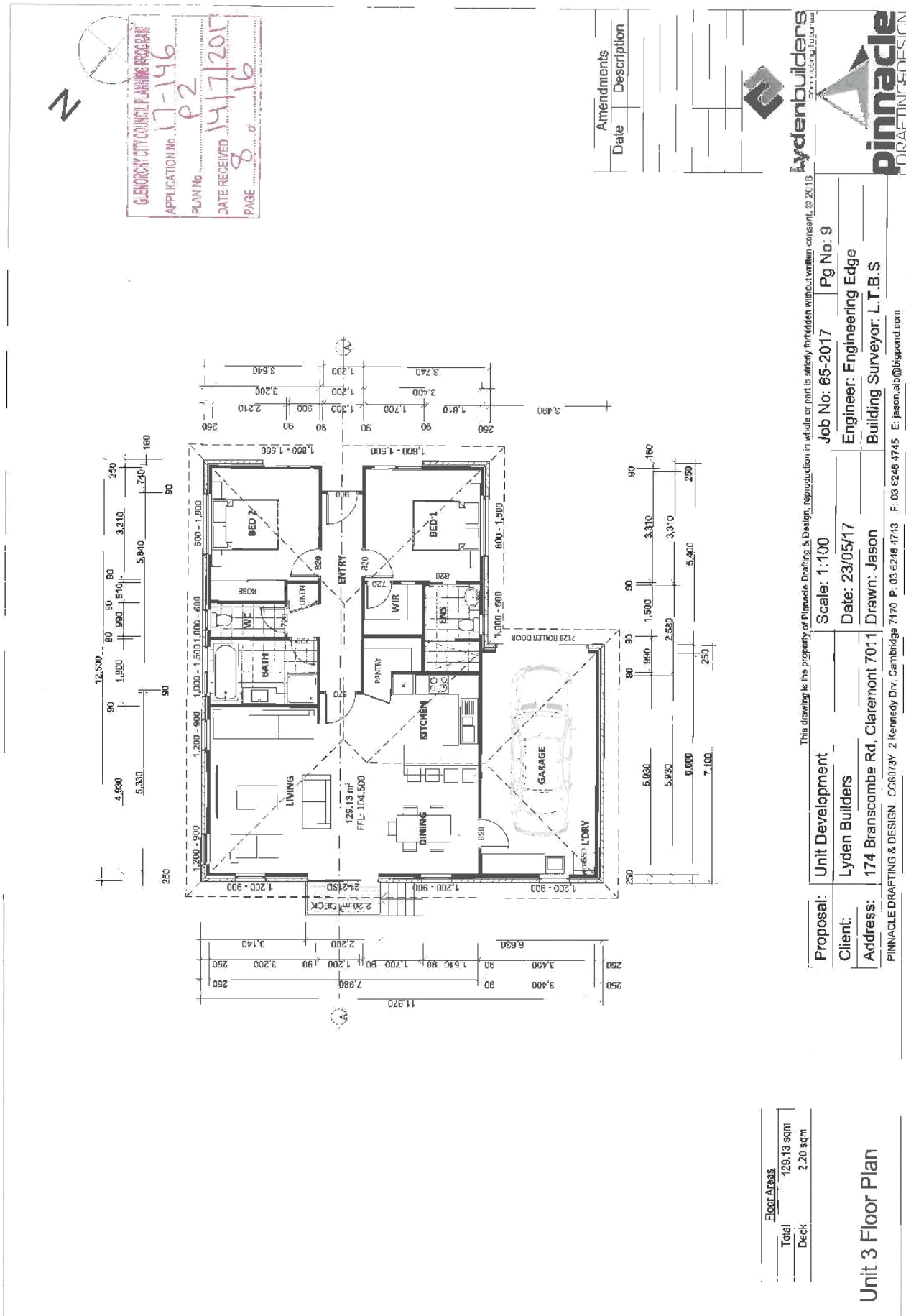
Lyden Builders
COMMERCIAL BUILDERS

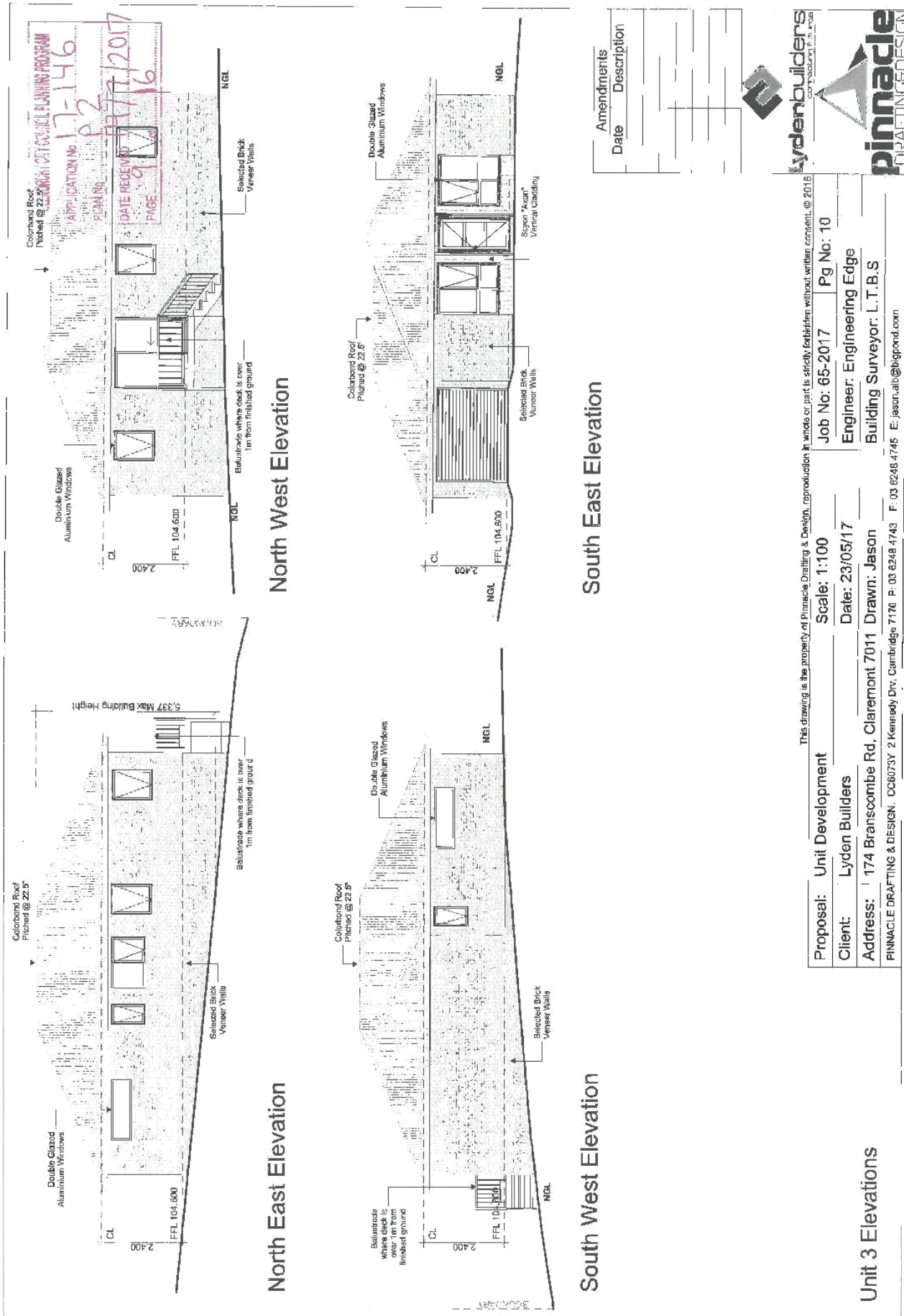


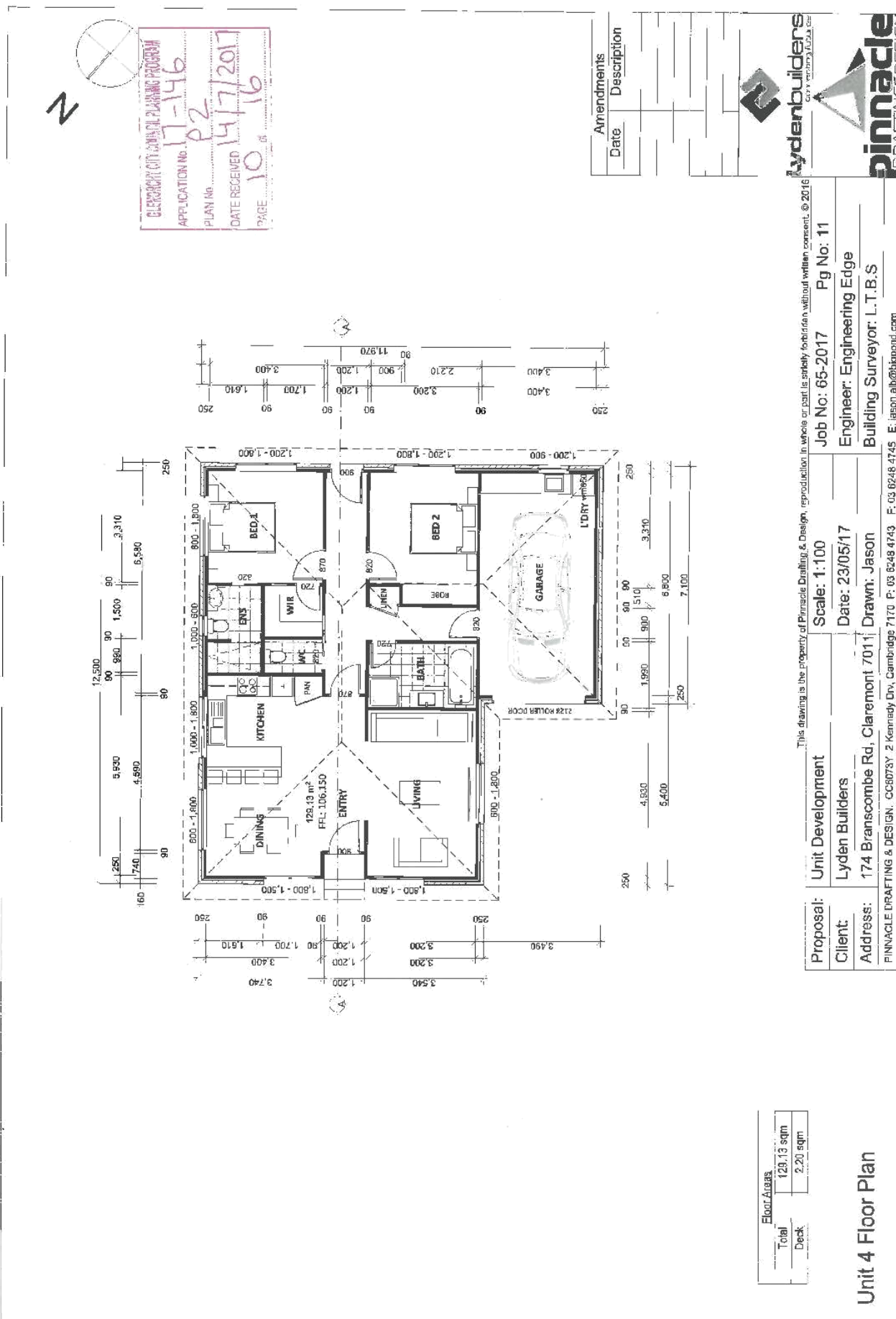
pinnacle
DRAFTING & DESIGN

Amendments	Date	Description

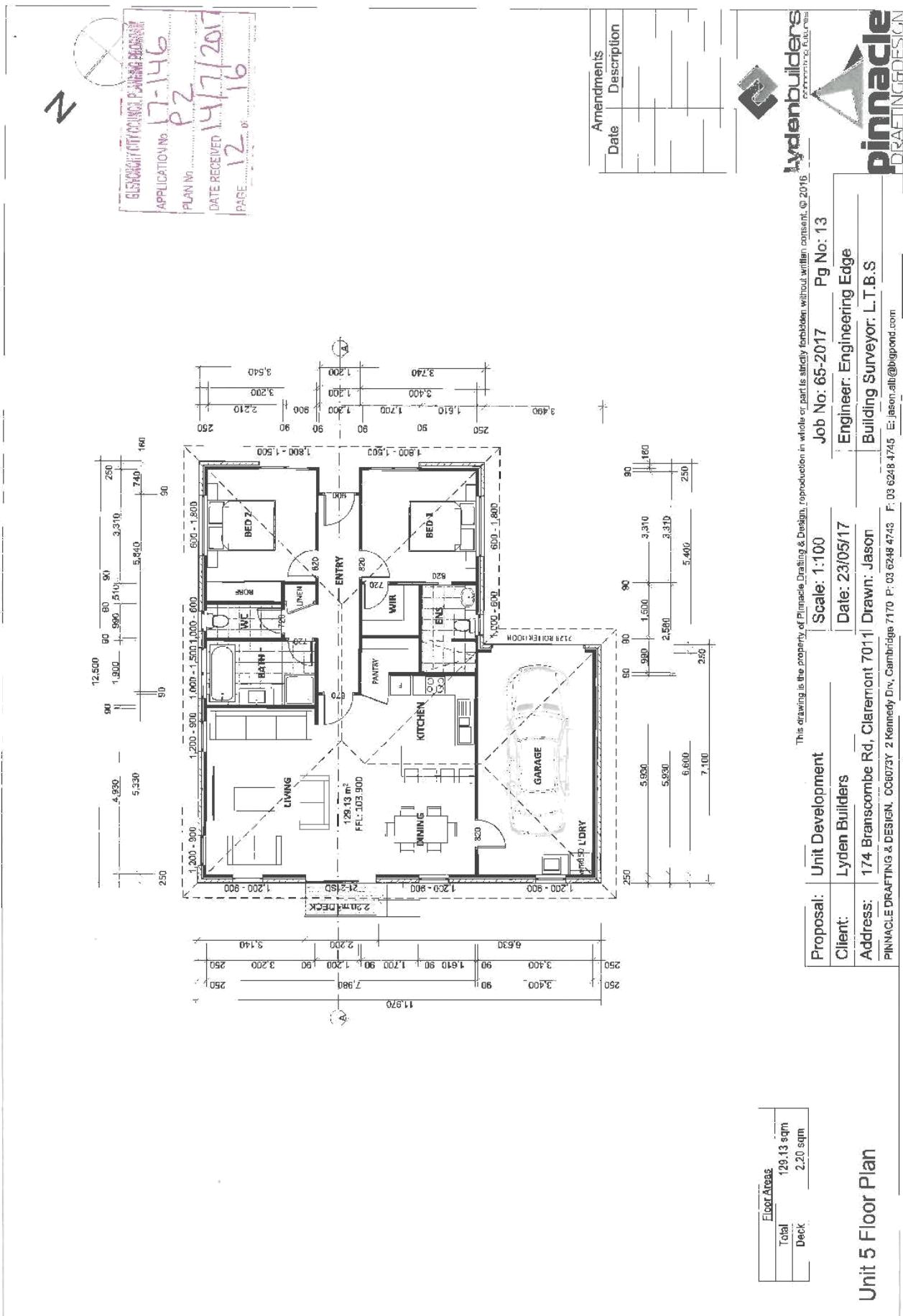


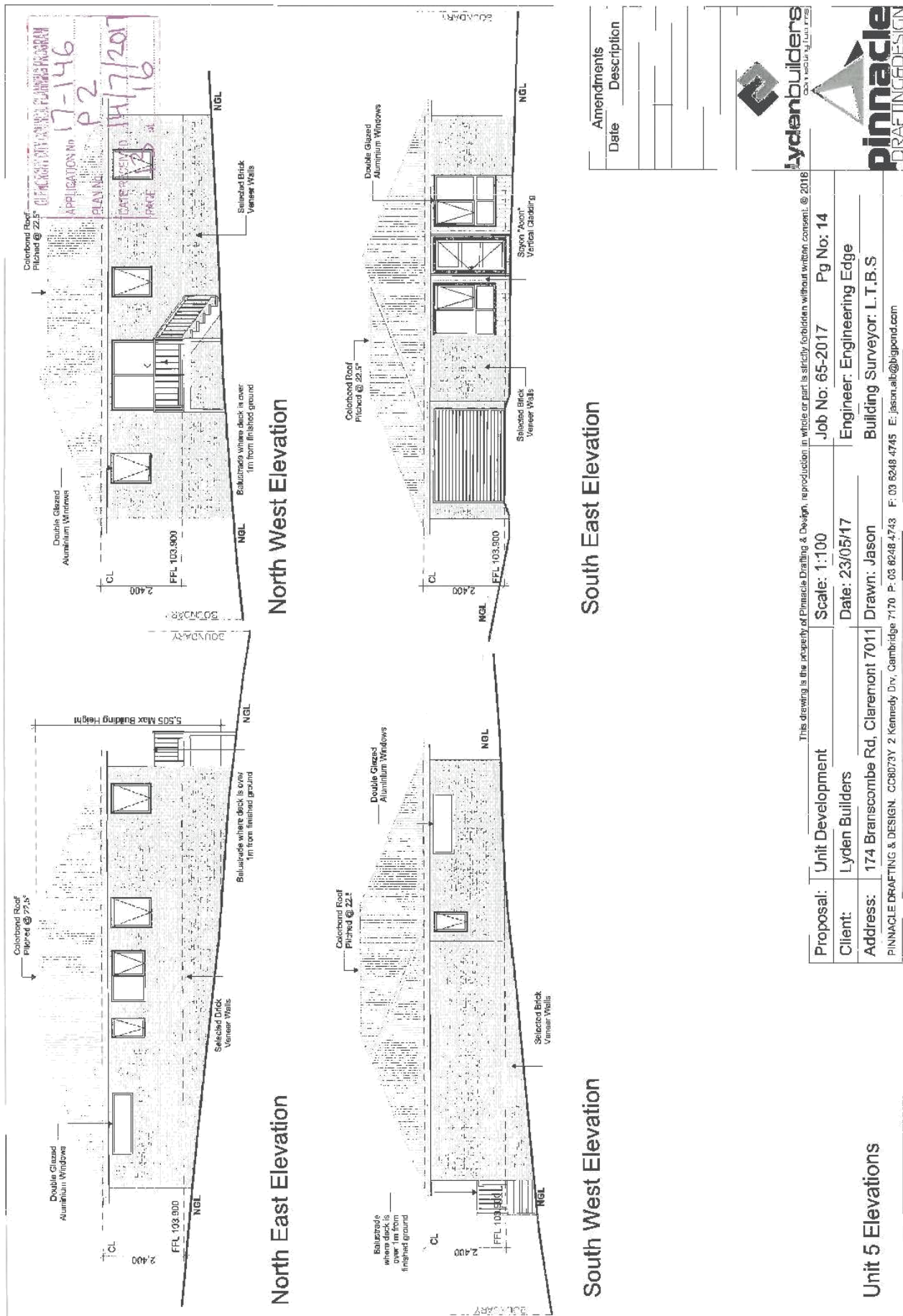


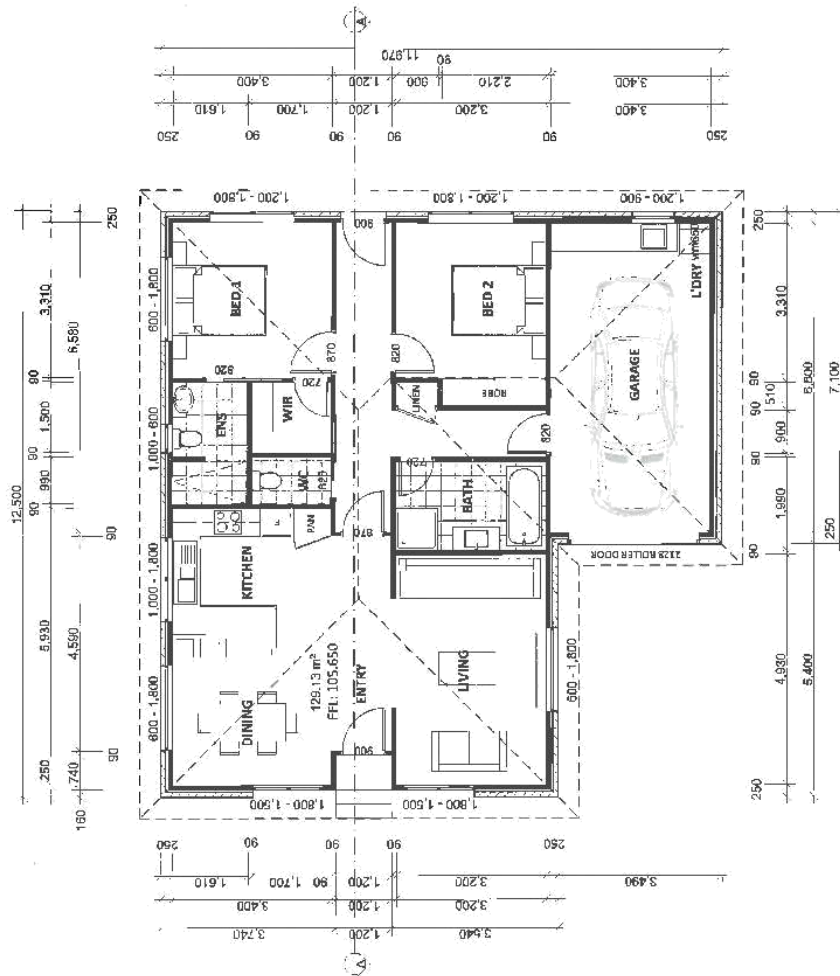
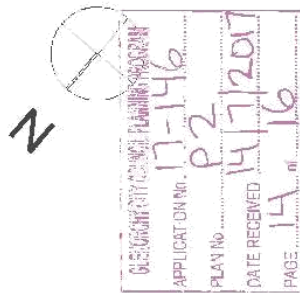












Floor Areas	
Total	129.13 sqm
Deck	2.20 sqm

Unit 6 Floor Plan

Amendments	Date	Description



Lydenbuilders
2007-2016



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Job No: 65-2017 Pg No: 15

Engineer: Engineering Edge

Building Surveyor: L.T.B.S

Proposal: Unit Development

Client: Lyden Builders

Address: 174 Branscombe Rd, Claremont 7011

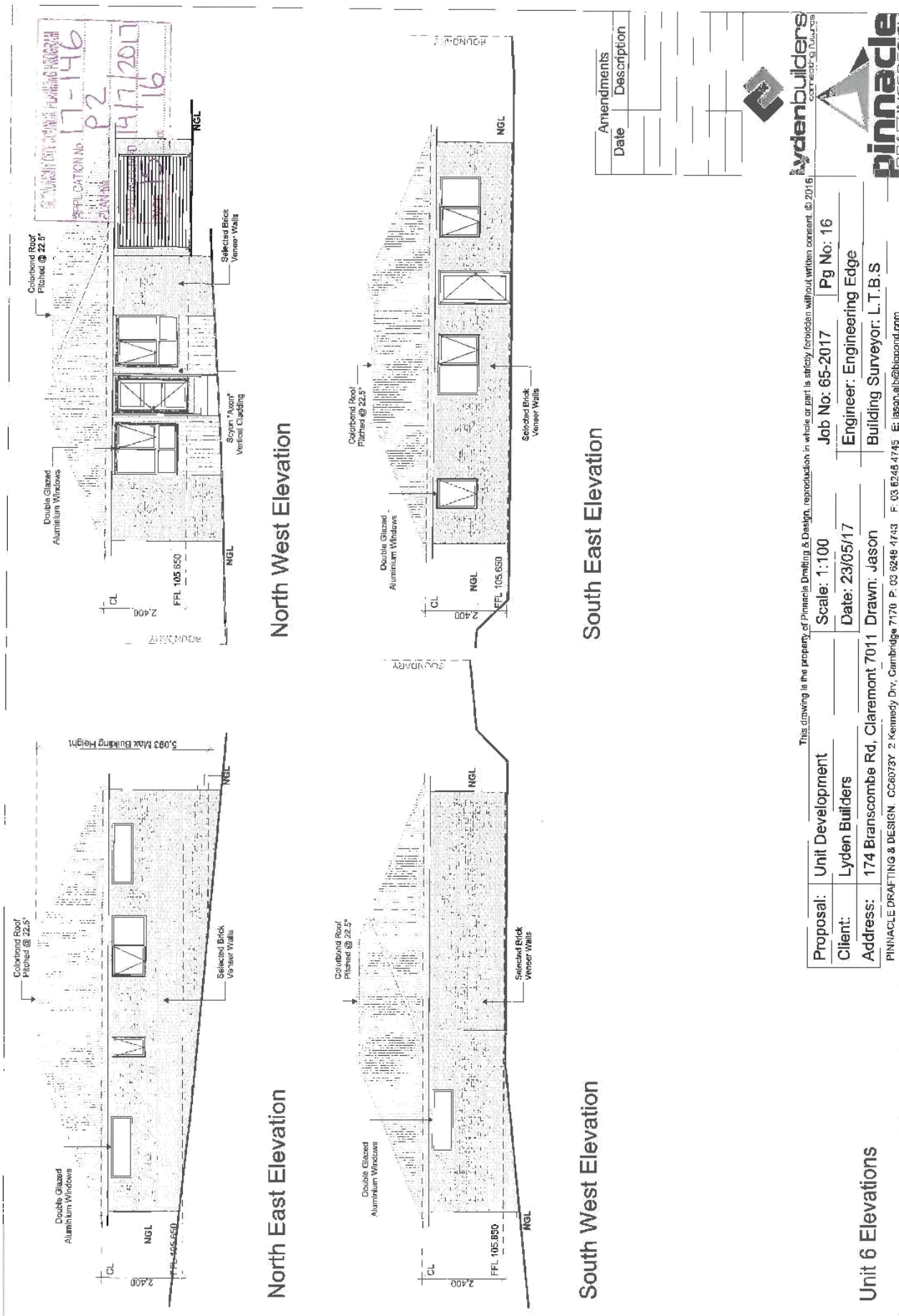
Drawn: Jason

Scale: 1:100

Date: 23/05/17

Drawn: Jason

PINNACLE DRAFTING & DESIGN, 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jason.alb@pinnacle.com







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-146	Council notice date	20/06/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00956-GCC	Date of response	19/07/2017
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	174 BRANSCOMBE RD, CLAREMONT	Property ID (PID)	2674914
Description of development	Multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Design & Drafting	65-2017 Sheets 1, 2		23/05/17
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
CONNECTIONS, METERING & BACKFLOW			
1. A suitably sized water supply with metered connections to each dwelling unit must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. The existing sewer connection must be utilised for the proposal. 3. 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. 4. Prior to commencing construction / use of the development, a boundary backflow prevention device and water meter must be installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
5. The applicant or landowner as the case may be, must pay a development assessment 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: a. \$343.55 for development assessment. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

General

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

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

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

Declaration

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

Authorised by

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

Jason Taylor
 Development Assessment Manager

TasWater Contact Details

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