

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 19 APRIL 2021



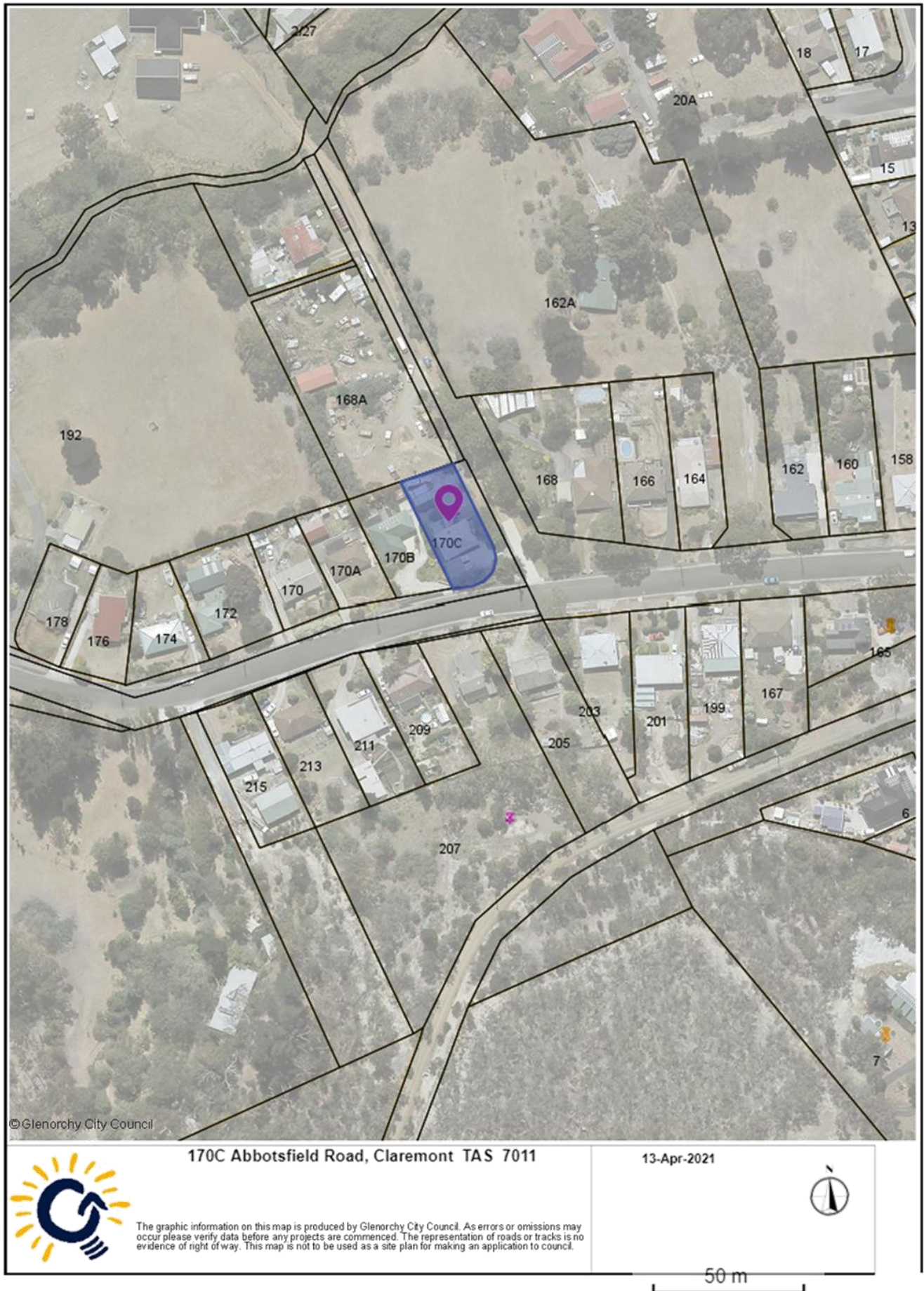
TABLE OF CONTENTS:

PLANNING

- 5. Proposed Use and Development - Multiple Dwellings (One Existing, One New) - 170C Abbotsfield Road Claremont**
1: GPA Attachment - 170C Abbotsfield Road 2

- 6. Proposed Use and Development - Gazebo Addition (Single Dwelling) - 4 Dickenson Drive Granton**
1: GPA Attachment - 4 Dickenson Drive 13

- 7. Proposed Use and Development - Addition and Alteration to Existing School (Educational and Occasional Care) - 71 Bowden Street Glenorchy**
1: GPA Attachment - 71 Bowden Street 18



EXISTING SITE PLAN

SCALE 1:200



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-064
DATE RECEIVED 10/02/2021

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

Kevin J. Roberts

m. 0408 882283
a. p.o. box 2018
howorth 7018
e. tasbuildingdesign@gmail.com

CC 652

residential commercial

© COPYRIGHT
This document is the property of Kevin Roberts (designer).
Any reproduction without permission of design and drawings is
strictly prohibited.

Project and Address:
Proposed Additional
Dwelling at 170C
Abbotsfield Rd., Claremont.

Client:
Mr. J. Roberts

Drawing Title:
Existing Site Plan

Please note: Verify all dimensions on site. Figured
dimensions take precedence over scale readings.

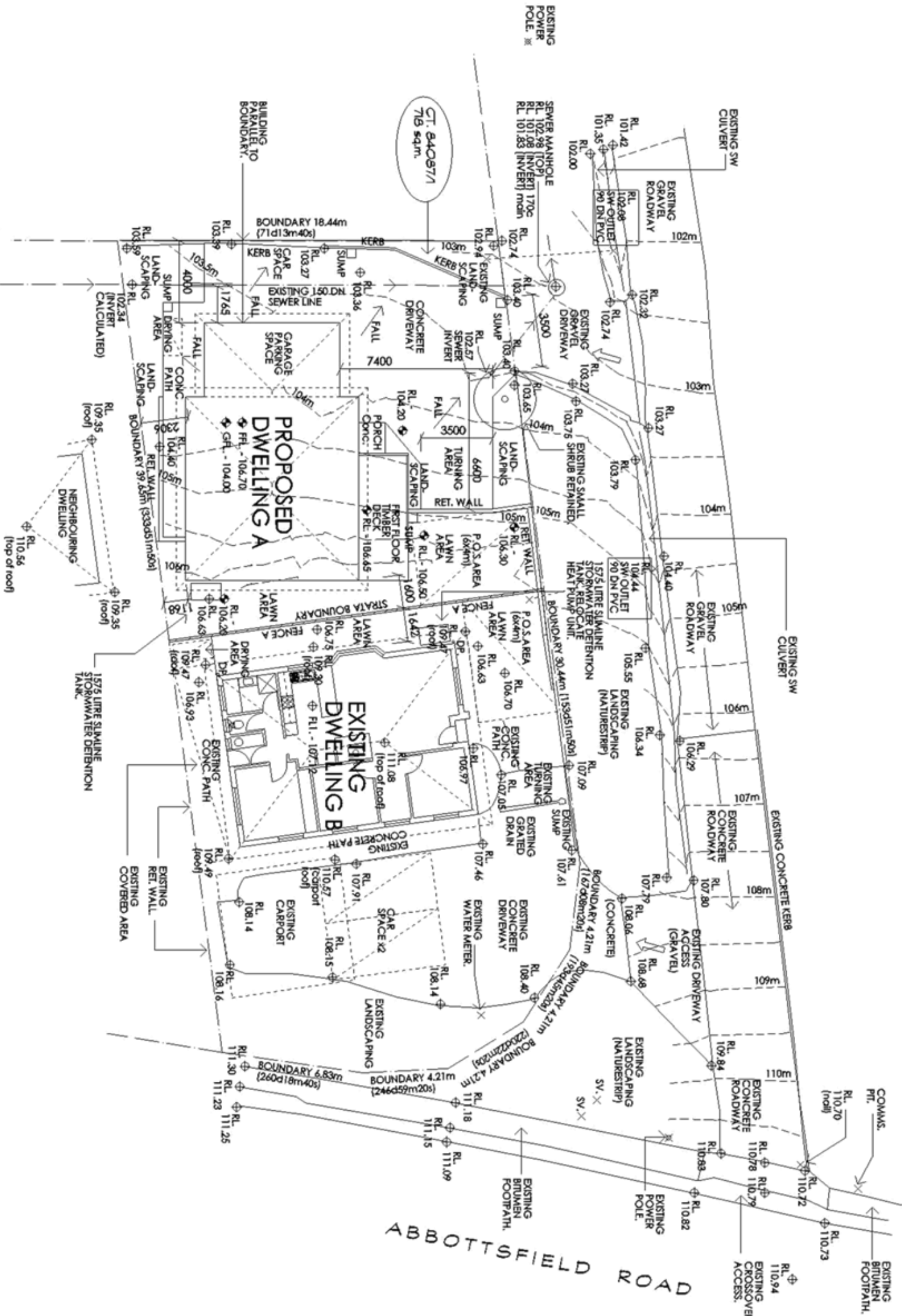
Plot Date: 09/02/2021
Drawn: KJR
Approved: preliminary
Scale: 1:200 @ A3

Project No.:
20.06
Drawing No.: SK01
Rev.: -

North
SK01

SITE PLAN

SCALE 1:200



DEVELOPMENT SPECIFICS

CALCULATIONS BELOW UNDER THE GLENORCHY INTERIM PLANNING SCHEME 2015
ZONE: GENERAL RESIDENTIAL
PLOT RATIO:
SITE AREA - 718sq.m.
2 DWELLINGS ARE SHOWN TO THE DEVELOPMENT (2 MAXIMUM DWELLINGS)
359 sq.m. PER DWELLING SITE AREA.
SITE COVERAGE - 50% MAX. BUILDING AREA REQUIREMENT
UNDER THE SITE AREA OF 718 sq.m. THE ROOFED FLOOR AREA
(INCLUDING DECKS OVER 1 METRE) IS - 302 sq.m.
THEREFORE THE CALCULATION IS - 42.1 % (UNDER THE 50% REQUIREMENT)

25% MIN. LANDSCAPED AREA REQUIREMENT
UNDER THE SITE AREA OF 718 sq.m. THE LANDSCAPED AREA
NOT INCLUDING ROADS, DWELLINGS PATHS ETC IS - 194 sq.m.
THEREFORE THE CALCULATION IS - 27% (OVER THE 25% REQUIREMENT)
CARPORTING
2 CARPORT CAR SPACES ARE PROVIDED - 1 EACH PER DWELLING
2 VISITOR CAR SPACES IS PROVIDED
4 CAR SPACES TOTAL (4 CAR SPACES REQUIRED)
PRIVATE OPEN SPACES
GRABBIT MIN. 1/5
MIN. 4 METRE WIDTH
REFER TABLE FOR AREAS OF NORTH FACING COURTYARDS.

LAND AREA EACH DWELLING	FLOOR AREA EACH DWELLING	NORTH FACING PRIVATE OPEN SPACE	PRIVATE OPEN SPACE TOTAL
PROPOSED DWELLING A 353 sq.m.	98 sq.m.	39 sq.m. -	110 sq.m. (TOTAL)
EXISTING DWELLING B 335 sq.m.	144 sq.m.	27 sq.m. -	75 sq.m. (TOTAL)
TOTAL	718 sq.m.	242 sq.m.	
TOTAL REMAINING BODY CORPORATE AREA - 0 sq.m.			
NO COMMON AREA			

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-064
DATE RECEIVED 10/02/2021

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

Kevin J. Roberts

m. 0408 882283

a. p.o. box 2018
hobart 7018

e. tash@tasbuildingdesign.com

CC 652

residential
commercial

© COPYRIGHT
This document is the property of Kevin Roberts (designer).
Any reproduction without permission of design and drawings is
strictly prohibited.

Project and Address:
**Proposed Additional
Dwelling at 170C
Abbotsfield Rd., Claremont.**

Client:
Mr. J. Roberts

Drawing Title:
Site Plan

Please note: Verify all dimensions on site. Figured
dimensions take precedence over scale readings.

Print Date: 09/02/2021

Approved: preliminary

Project No.: 20.06

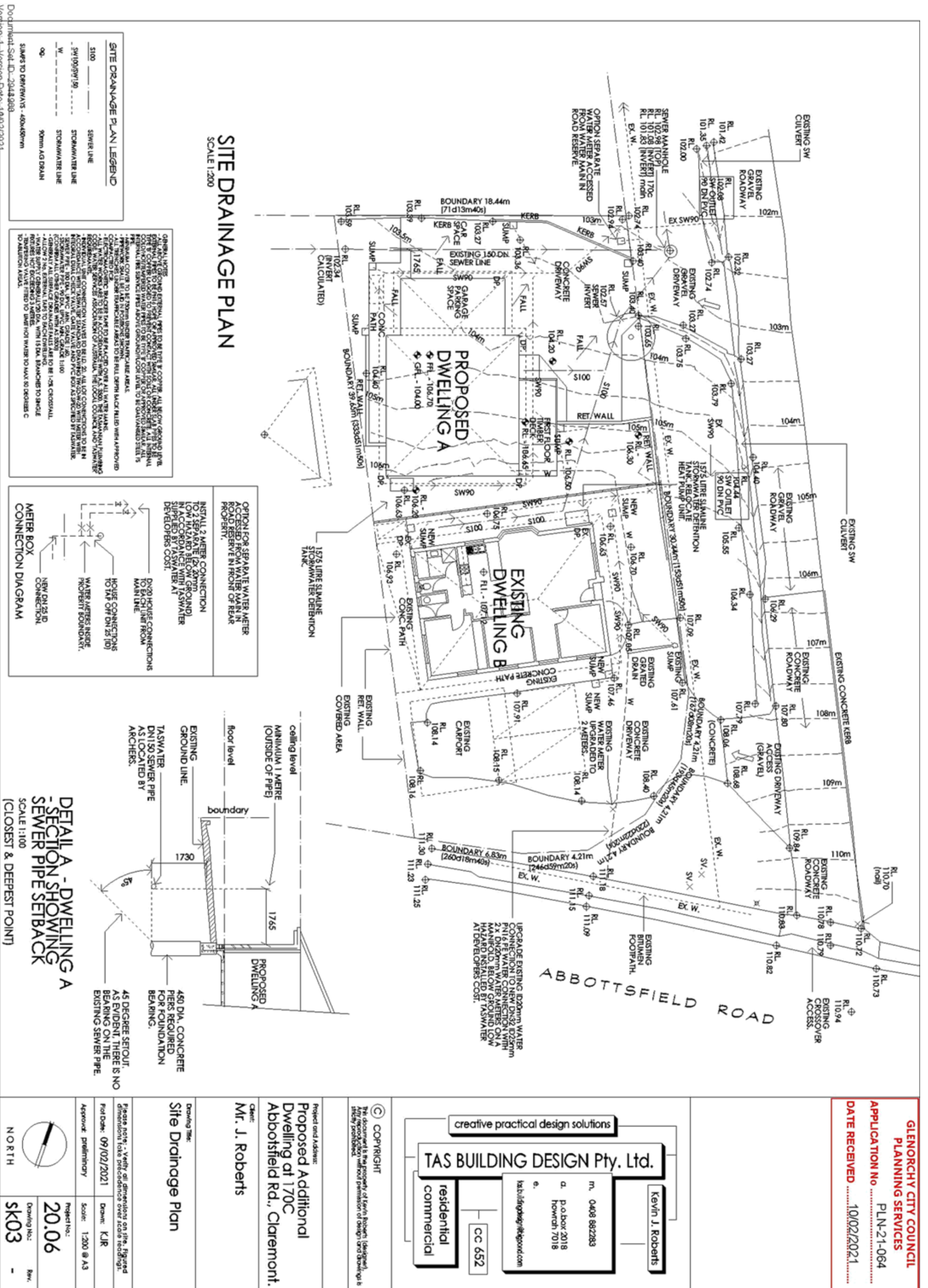
Drawing No.: SK02

Rev: -



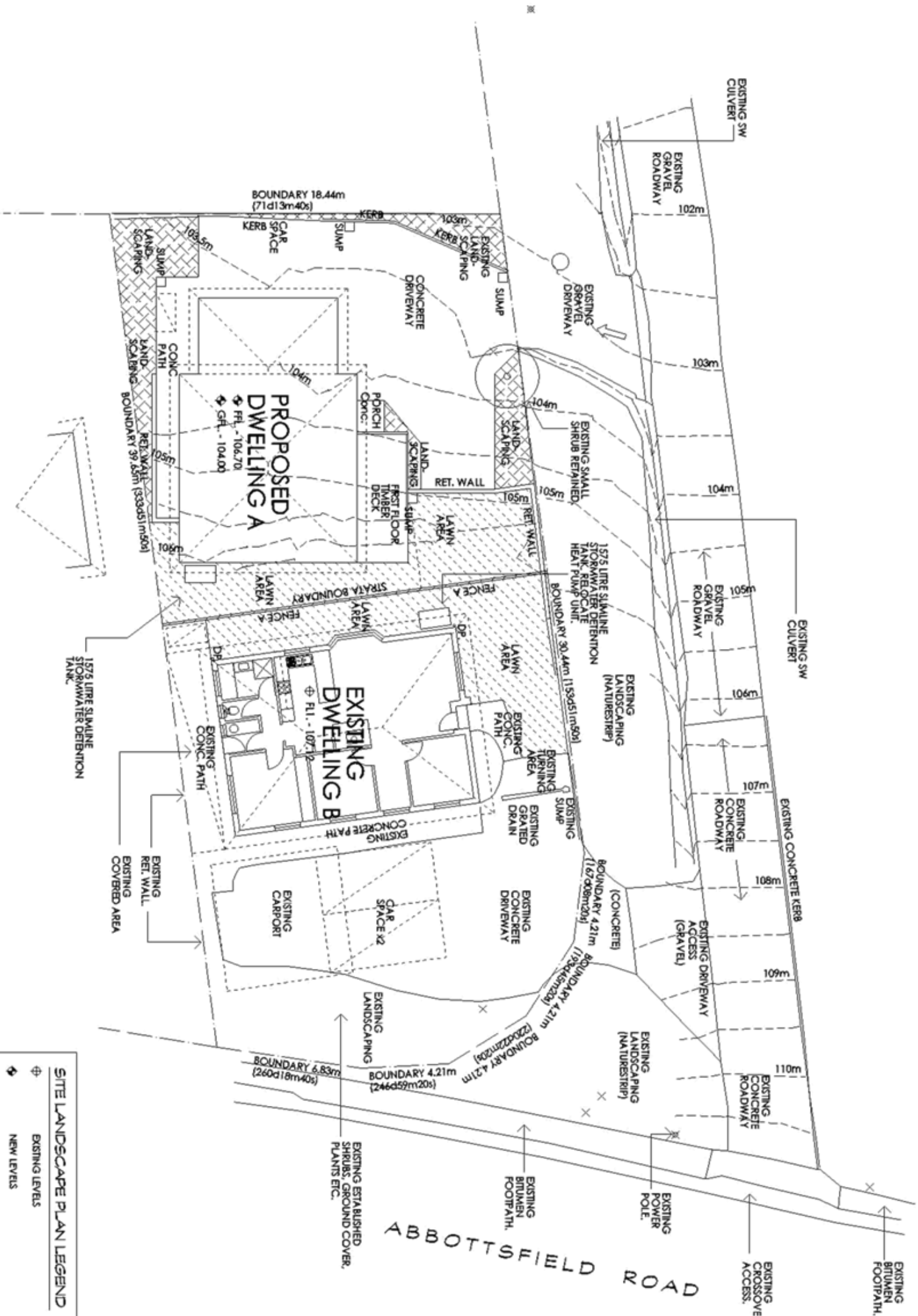
Document Set ID: 2948988

Version: 1, Version Data: 10/02/2021



Document Set ID: 2948988
Version: 1, Version Date: 10/02/2021

SITE LANDSCAPE PLAN
SCALE 1:200



SITE LANDSCAPE PLAN LEGEND	
	EXISTING LEVELS
	NEW LEVELS
	FENCE A
	1800 HIGH TIMBER PALING FENCE
	800S (LOCATED WITHIN P.O.S.)
	LAWN AREA
ROCKERY GARDEN/LANDSCAPING - WITH LOW SHRUBS (S), HEDGING (H) & GROUNDCOVERS (G) INCLUDING: - ANISODONTEA CAFFENSIS (S) 1m x 1m - CALLISTEMON SPECIES (H) 3m x 1.5m - CONVIVULUS SPECIES (G) 30cm x 1m - DANIELLA VARIETIES (GRASS SPECIES) 1m x 1m - LAVENDER - DIVERSE VARIETIES (S) 1m x 1m - ROSEMARY GROUNDCOVER (G) 20cm x 75cm - WESTRINGIA JERVIS GRAM (S) 1m x 1m	

NOTE:
QUANTITIES OF SHRUBS TO BE CO-ORDINATED
ON SITE WITH BUILDER/LANDSCAPER.

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-21-064
DATE RECEIVED 10/02/2021

creative practical design solutions

TAS BUILDING DESIGN Pty. Ltd.

Kevin J. Roberts
m. 0408 882283
a. p.o. box 2018 howrah 7018
e. kj@tasbuildingdesign.com

residential commercial

CC 652

© COPYRIGHT
This document is the property of Kevin Roberts (designer).
Any reproduction without permission of design and drawings is
strictly prohibited.

Project and Address:
Proposed Additional Dwelling at 170C Abbotsfield Rd., Claremont.

Client:
Mr. J. Roberts

Drawing Title:
Site Landscape Plan

Please note: Verify all dimensions on site. Figured dimensions take precedence over scale readings.

Plot Date: 09/02/2021

Approved: preliminary

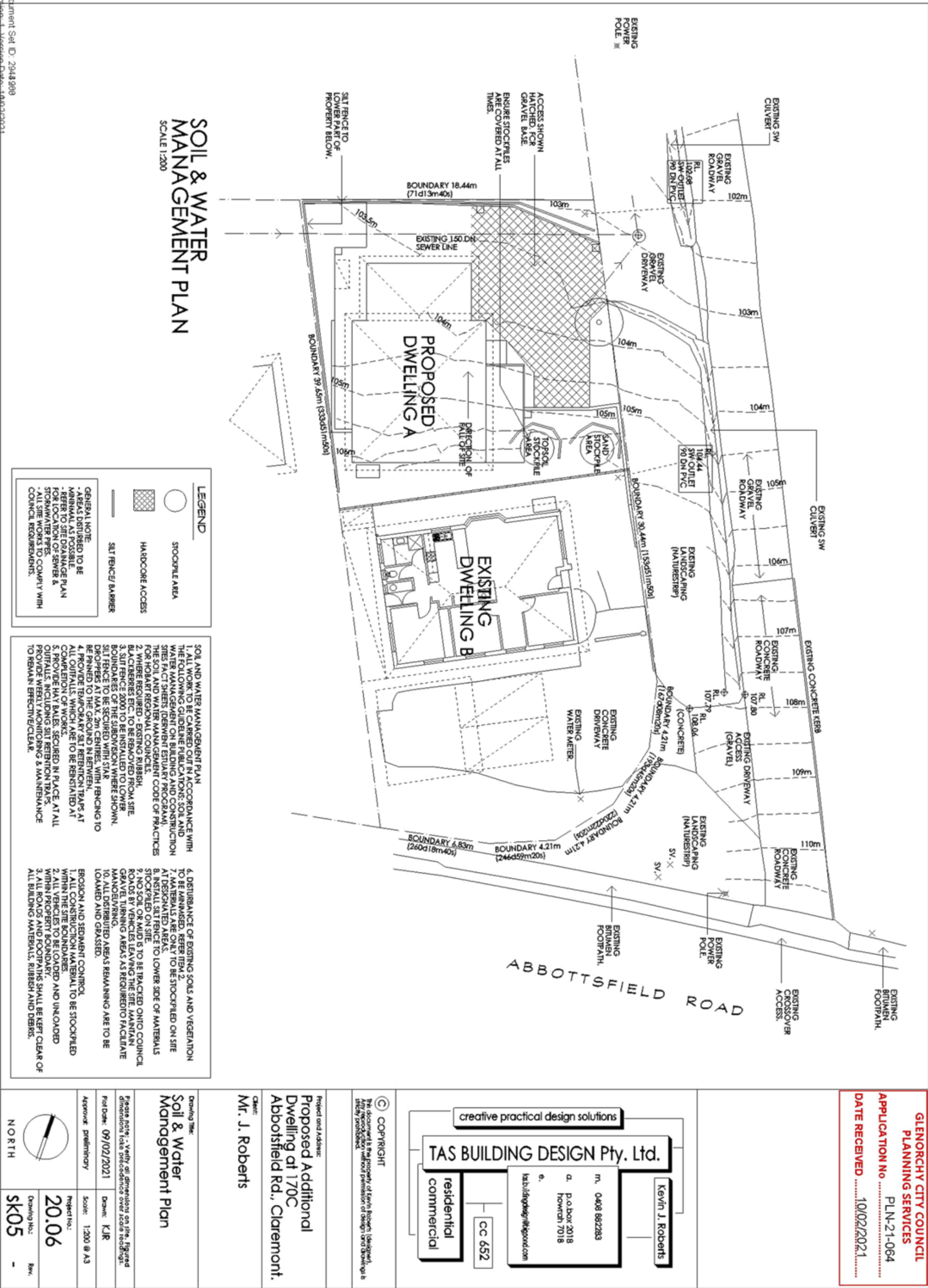
Project No.: 20.06

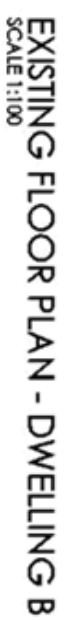
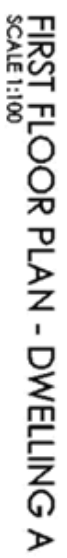
Scale: 1:200 @ A3

Drawing No.: SK04

North

Document Set ID: 2948908
Version: 1, Version Date: 10/02/2021





ENRILLING LOOK
SCALE 1:100

DATE RECEIVED 10/02/2021

CC 652

activity per unit biomass

Abbotsfield Rd., Claremont

Mr. J. Roberts

Floor F

dimensions take precedence over scale readings.

Plot Date: 07/02/2021	DRAWN: NJK
-----------------------	------------

Approximate percentage of	Source
	1990 to 1995

7006

ZORR

0000



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-21-064**

DATE RECEIVED **10/02/2021**

creative practical design solutions TAS BUILDING DESIGN Pty Ltd residential commercial m. 0408 862283 a. p.0408 2018 f.0408 7018 e. tasabldg@bigpond.com CC 652	Project and Address: Proposed Additional Dwelling at 170C Abbotsfield Rd., Claremont.	Drawing Title: Proposed Dwelling A - Elevations	© COPYRIGHT This document is the property of Kate Roberts (designer). Any reproduction without permission of design rights drawings is strictly prohibited.	Please Note: - Verify all dimensions on file. Figure dimensions take precedence over scale readings.
	Project No.: 20.06	Drawn: KJR		
	Project Date: 09/02/2021	Scale: 1:100 @ A3		
	Approved: preliminary	Drawing No.: SK07 -		

Attachments - Glenorchy Planning Authority - 19 April 2021



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-064	Council notice date	17/02/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00245-GCC	Date of response	02/03/2021
TasWater Contact	Georgia Bowen	Phone No.	0467 795 944
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	170C ABBOTSFIELD RD, CLAREMONT	Property ID (PID)	5293340
Description of development	Multiple Dwellings x2		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Tas Building Design – KJR	Site Plan / SK02	--	09/02/2021
Tas Building Design – KJR	Site Drainage Plan / SK03	--	09/02/2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections and sewerage system and connections to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction 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. 56W CONSENT 4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the <i>Water and Sewerage Industry Act 2008</i> for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure. DEVELOPMENT ASSESSMENT FEES 5. The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

General

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

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

Service Locations

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

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

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

Declaration

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

Authorised by

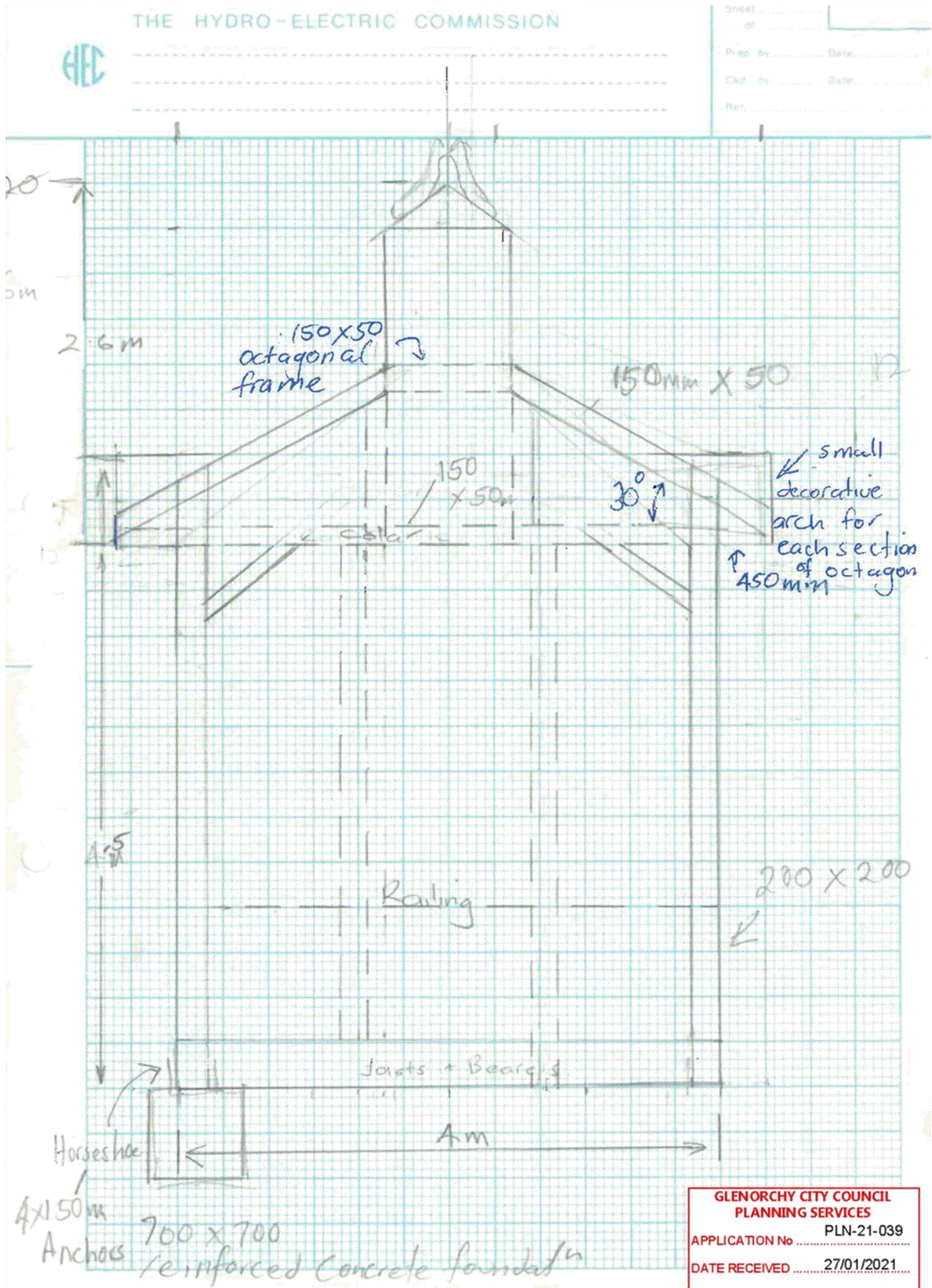
Jason Taylor
Development Assessment Manager

TasWater Contact Details

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







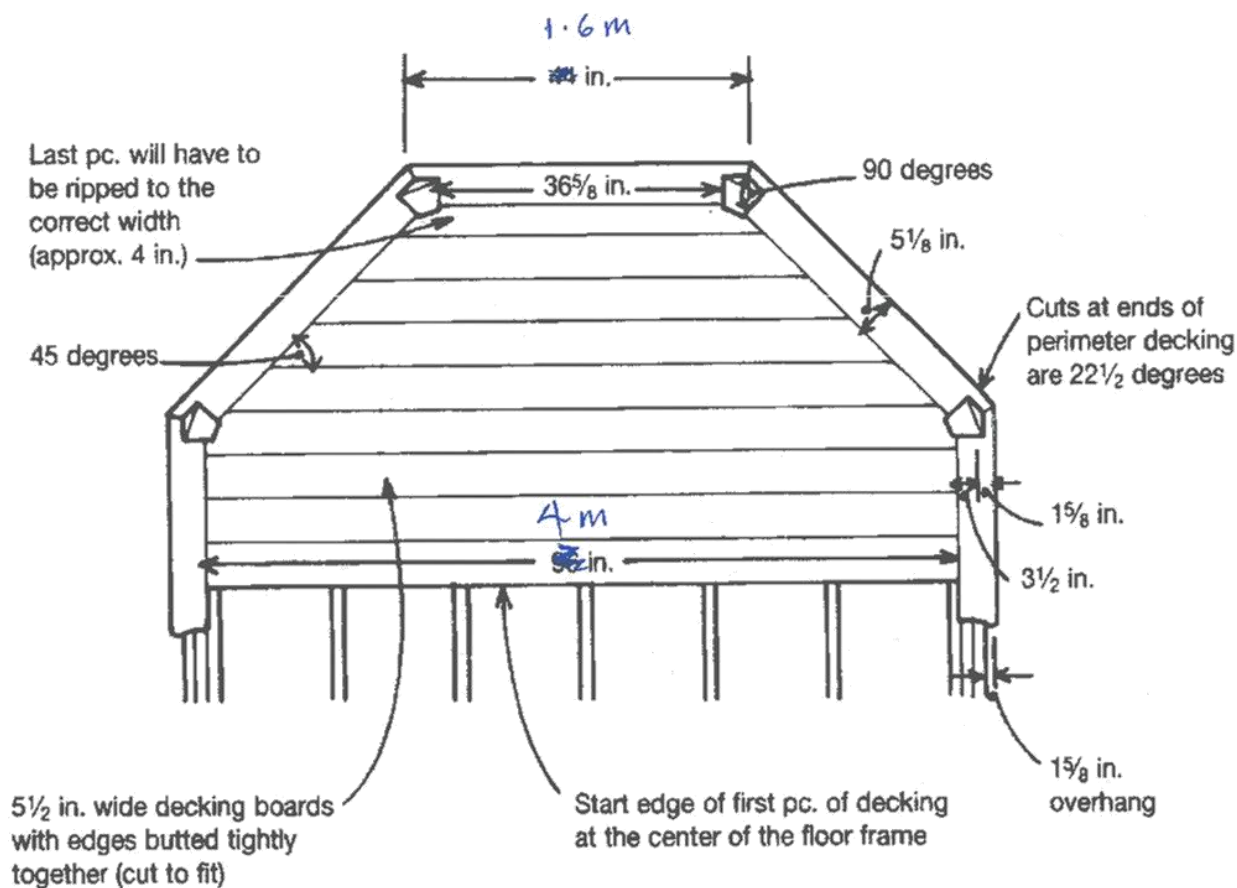
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. PLN-21-039

DATE RECEIVED 27/01/2021

Decking layout

**Note: Verify dimensions before
cutting deck pcs.**



Attach decking to frame with
8d stainless steel ring shank nails

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

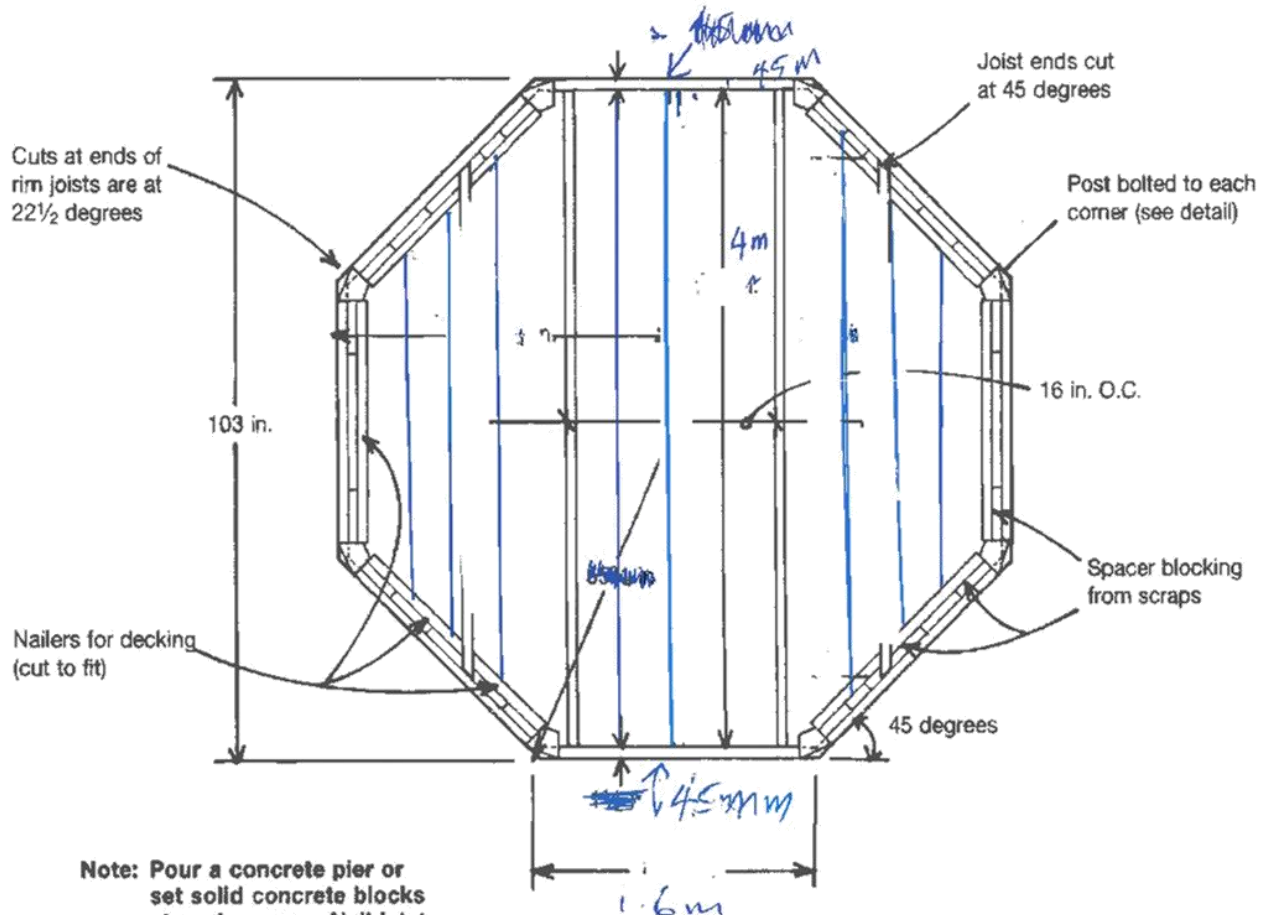
PLN-21-039

APPLICATION No. PLN-21-039

DATE RECEIVED 27/01/2021

Floor frame

Note: All floor framing is 2 x 6
P.T. Southern Yellow Pine
1½ in. thick.



Note: Pour a concrete pier or set solid concrete blocks at each corner. Nail joist and blocking together with 12d or 16d galvanized common nails



© Glenorchy City Council

71 Bowden St, Glenrochy

30-Mar-2021

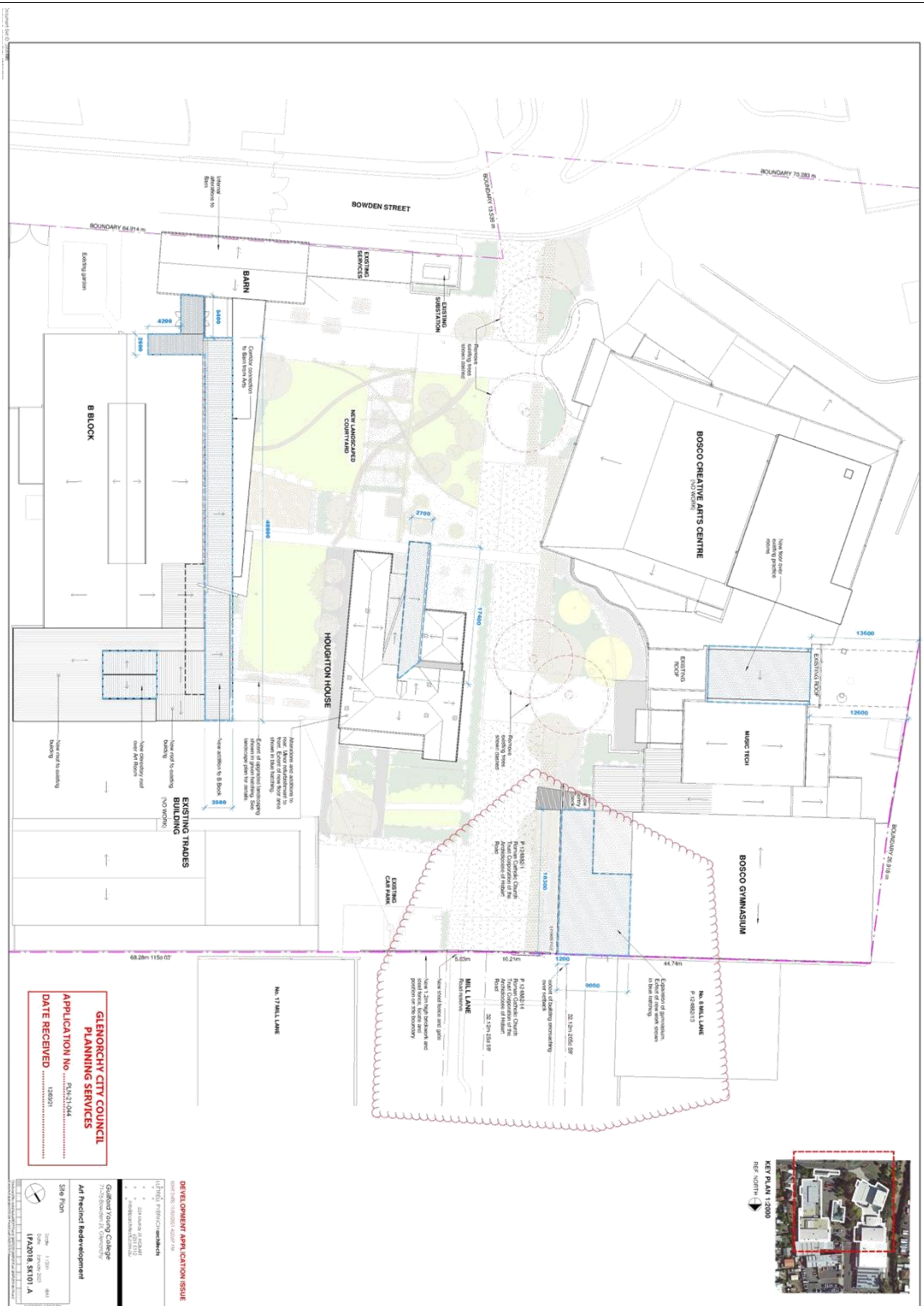


The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to council.



50 m



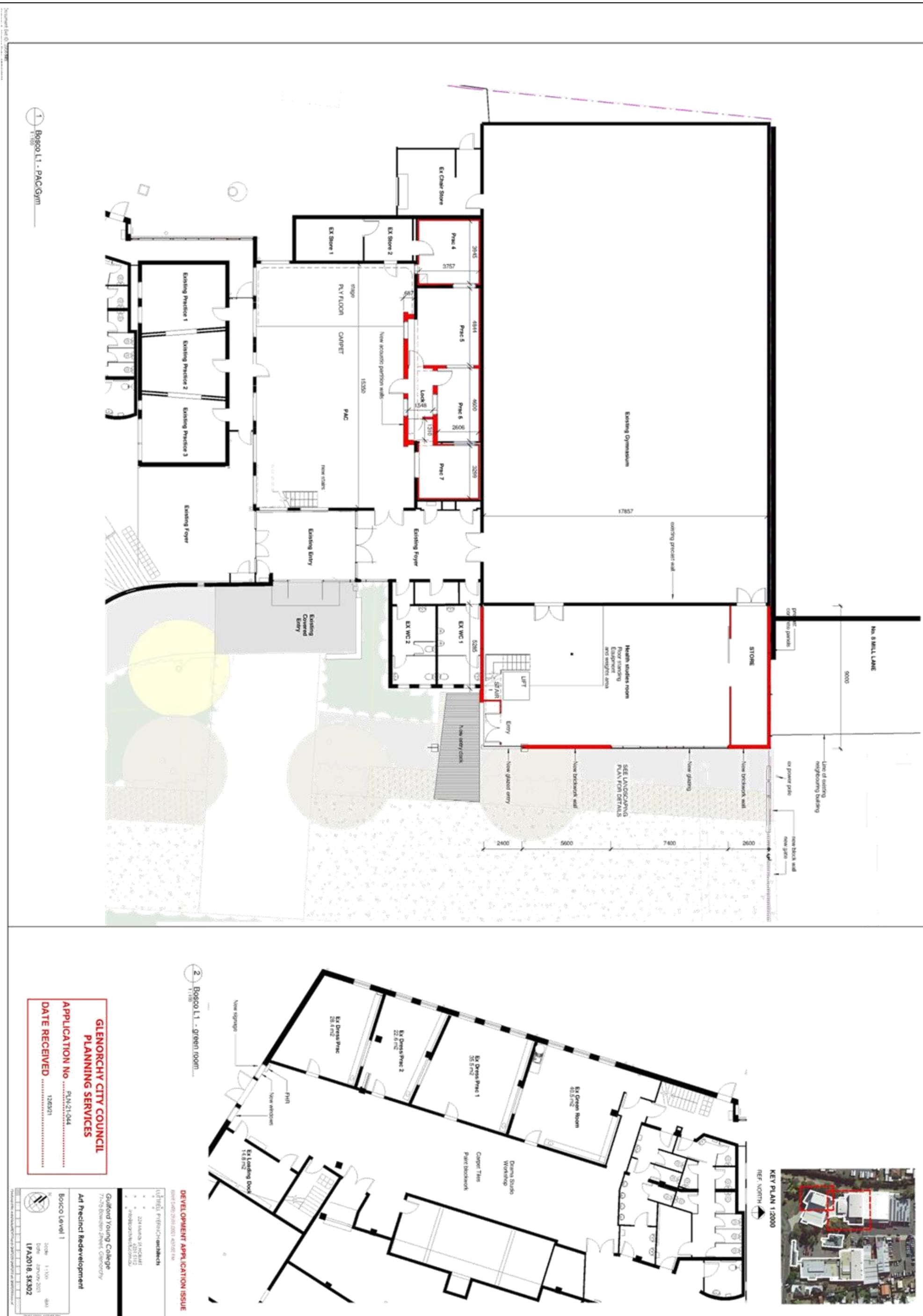








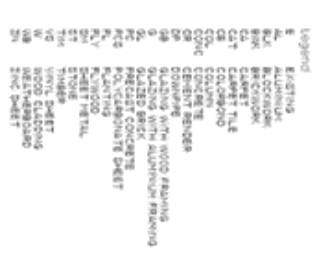












DEVELOPMENT APPLICATION ISSUE

more Data: <http://www.irs.gov/efile> and <http://www.irs.gov/efile>

LÜHNEN, FRITZSCH architects

1992年10月1日

P

Guilford Young College
71-76 Bowdoin St., Glenhurst

Art Precinct Redevelopment

Elevations at

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd







View from Barry Street up Mill Lane



Pedestrian approach to Houghton House



Vehicular approach to Houghton House



Existing best view to Houghton House
Broken line top of existing metal lattice
Red area indicates brick wall



yellow line approximate location of title boundary
800mm zone of wall at road reserve

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-21-044
DATE RECEIVED 12/03/21

These photos show the streetscape setting for the proposed development.
The yellow lines represent the location of the proposed addition and area of the wall as indicative only

Gulford Young College
Arts Precinct Redevelopment
Mill Lane Streetscape
11 March 2021
LUTTRELL PYEFINCH architects

Existing best view to Houghton House
Broken line top of existing metal lattice
Red area indicates brick wall

Red area indicates brick wall

DATE RECEIVED 12/03/21

Document Set ID: 29568805
Version: 1 Version Date: 15/03/2021



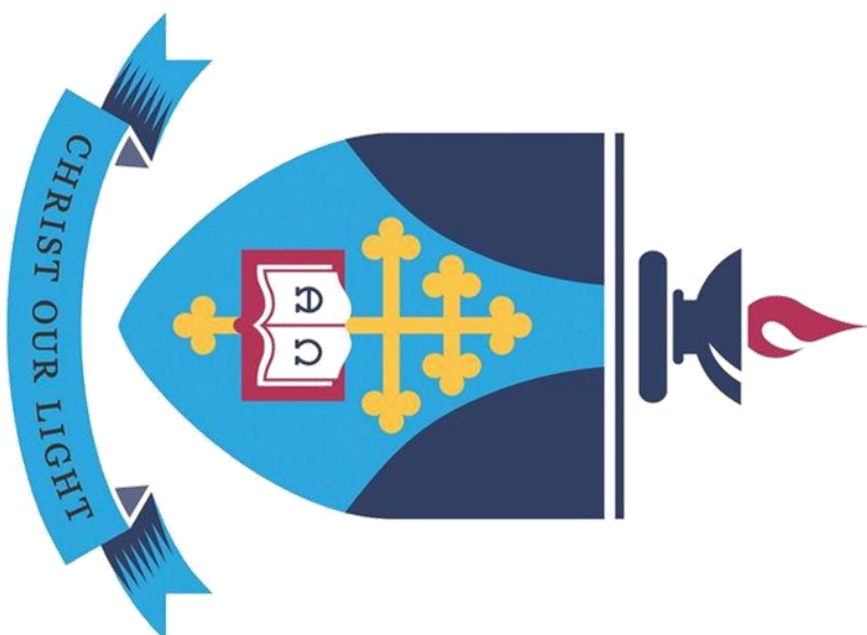


Paint colours to walls, doors and windows to be retained.



Guilford Young College
Arts Precinct Redevelopment
Barn and Houghton House - Colours

LUTTRELL PYEFINCH architects

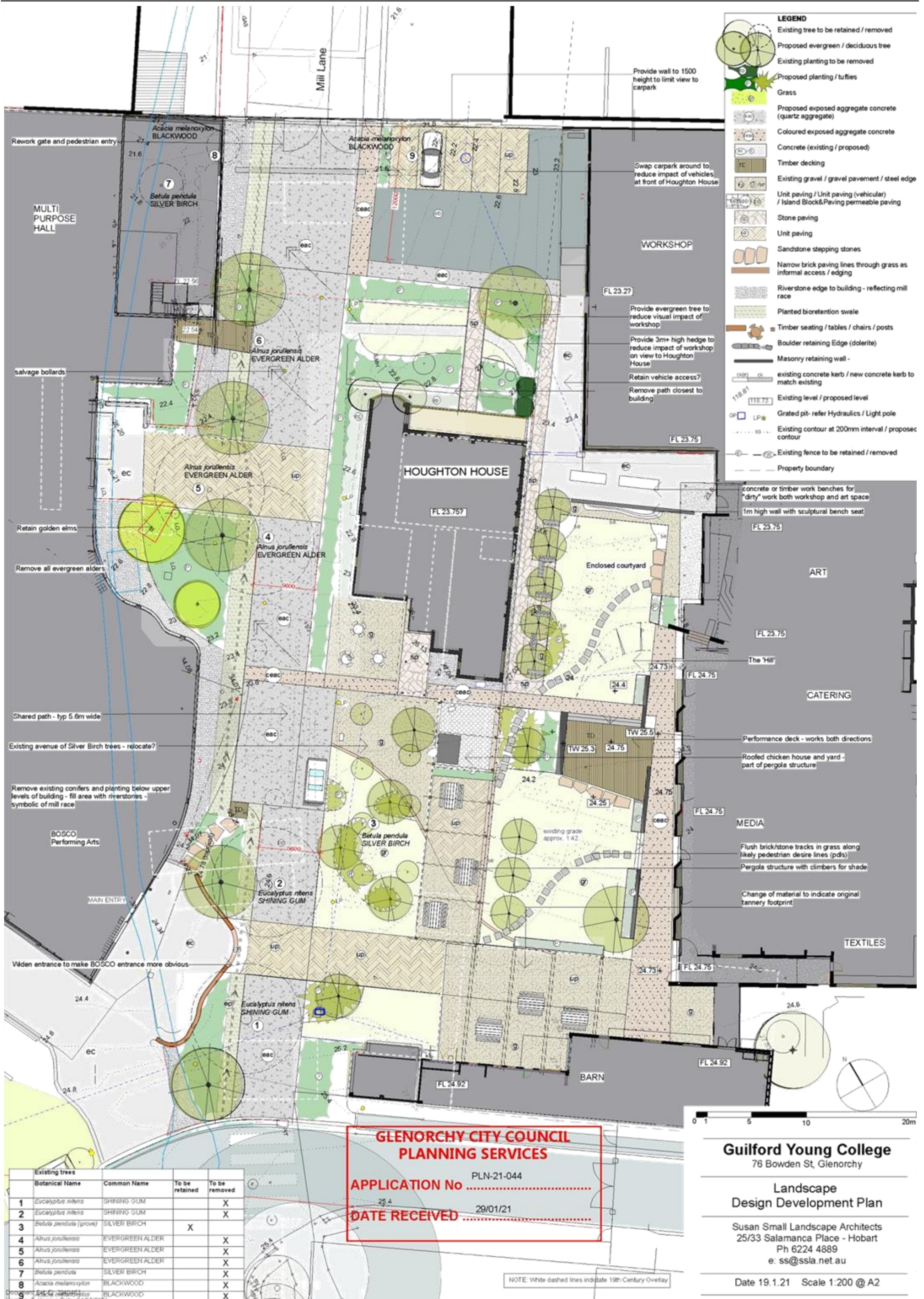


**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN.21.004

DATE RECEIVED 12/03/21

GYC GRAPHIC LAYOUT
FOR SIGN TO MILL LANE





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-044	Council notice date	10/02/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00185-GCC	Date of response	24/02/2021
TasWater Contact	Phil Papps Ben Coventry (Trade Waste)	Phone No.	0474 931 272 0436 914 395
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	71 BOWDEN ST, GLENORCHY	Property ID (PID)	5356583
Description of development	Addition and Alteration to existing School		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Luttrell Pyefinch Architects	Site Plan / SK101	--	Jan 2021
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008</i> (TAS) Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW - The proposed development must be serviced by a suitably sized water metered connection and sewerage connection in accordance with TasWater's standards and any other conditions in this permit. - Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. TRADE WASTE - Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. - The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. - The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent DEVELOPMENT ASSESSMENT FEES - The applicant or landowner as the case may be, must pay a development assessment fee of \$211.63 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

General

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

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

Service Locations

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

Trade Waste

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

- Location of all pre-treatment devices
- Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
- Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.

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

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

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

Further information regarding Trade Waste can be found at www.taswater.com.au

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