

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 20 JANUARY 2020**



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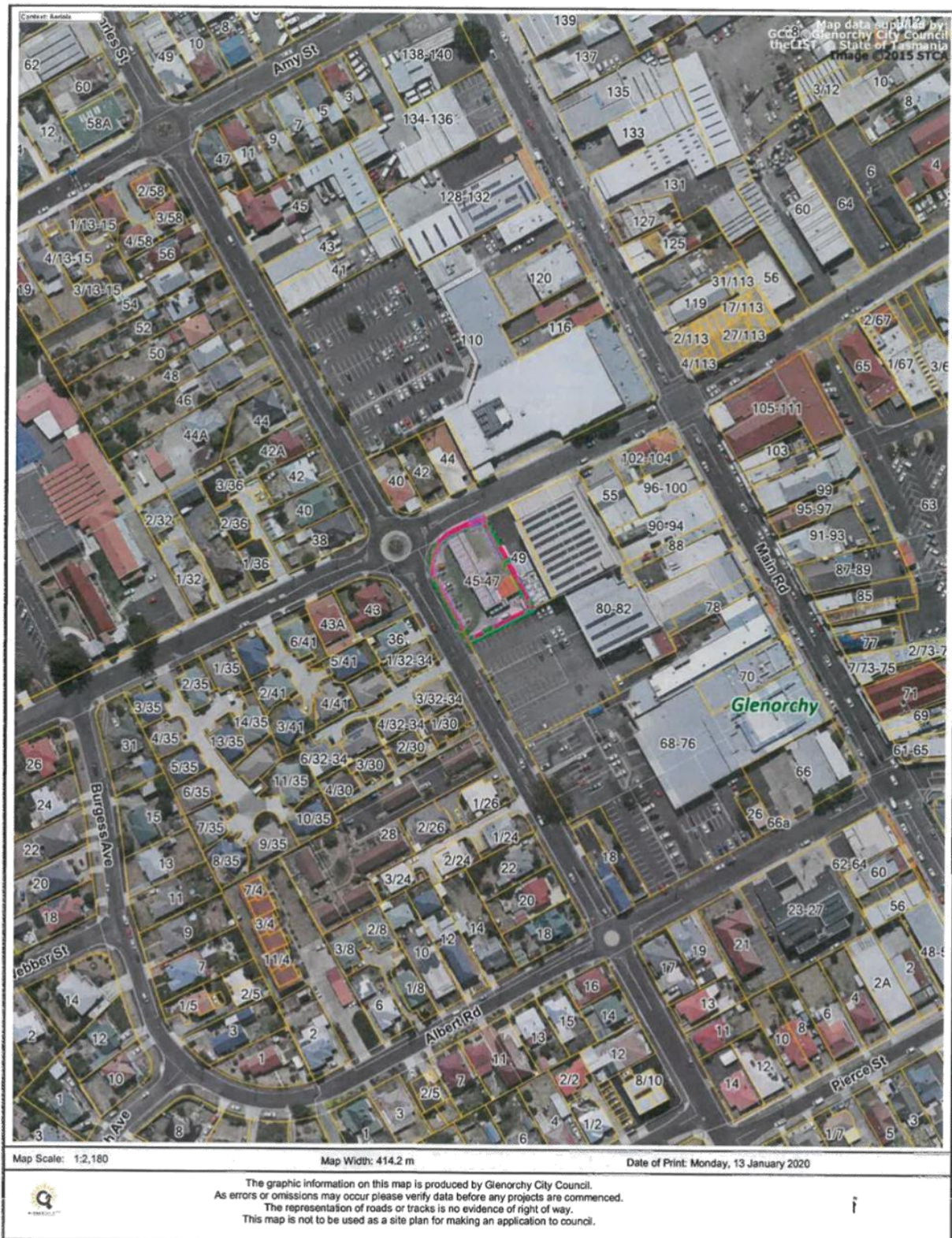
PLANNING

- 5. Proposed Use and Development - Extension to Car Wash
(Service Industry) - 45-47 Hopkins Street Moonah**
 - 1: GPA Attachments - 45-47 Hopkins Street, Moonah 2

- 6. Proposed Use and Development - Multiple Dwellings (13) Re-
Design of Block 3.1 & 3.2 - 100/1B Bournville Crescent,
Claremont**
 - 1: GPA Attachments - 1B Bournville Crescent, Claremont..... 7

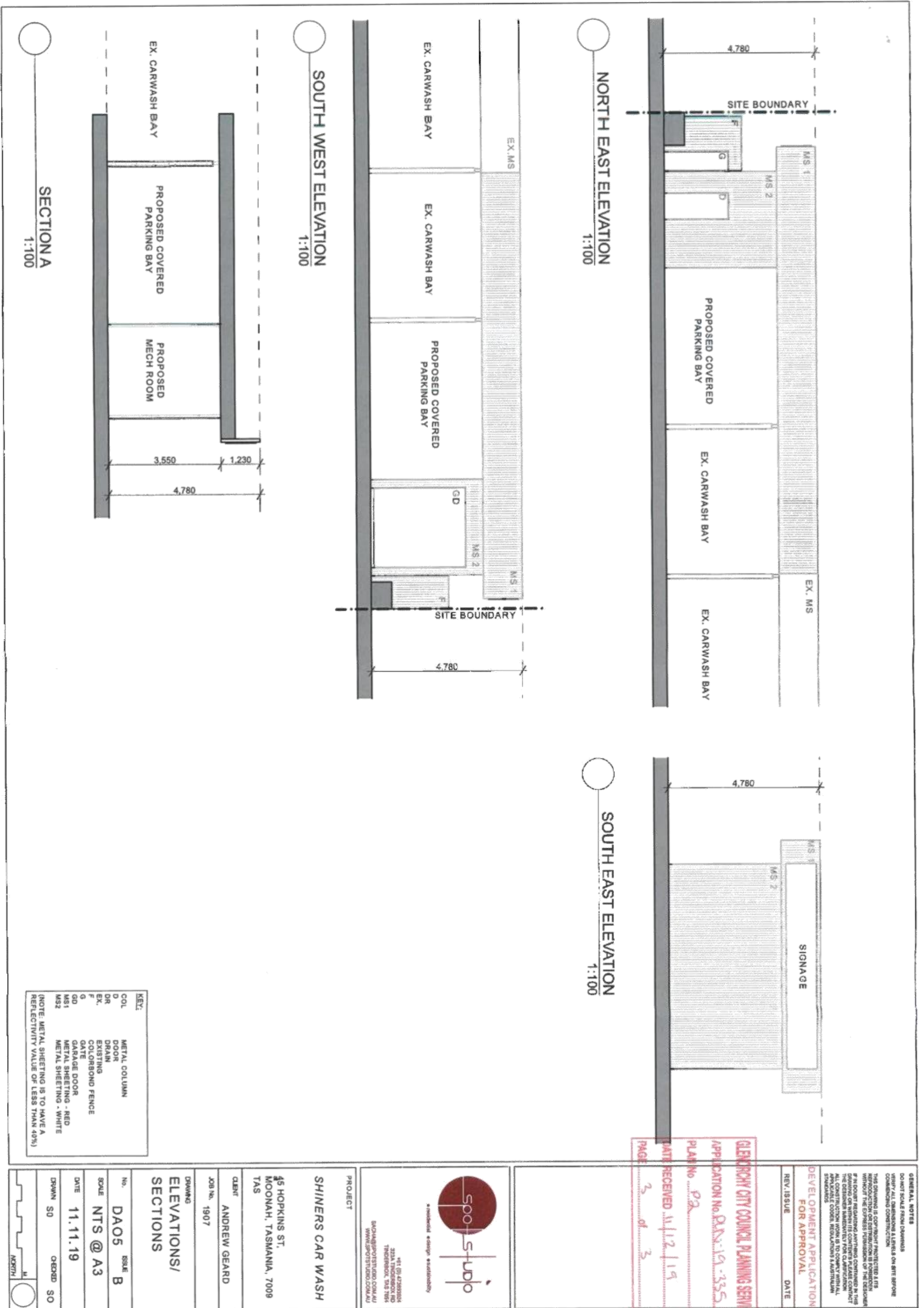
- 7. Proposed Use and Development - Multiple Dwellings (2) - 5
Crossin Court, Chigwell**
 - 1: GPA Attachments - 5 Crossin Court, Chigwell..... 21

45-47 Hopkins Street, Moonah



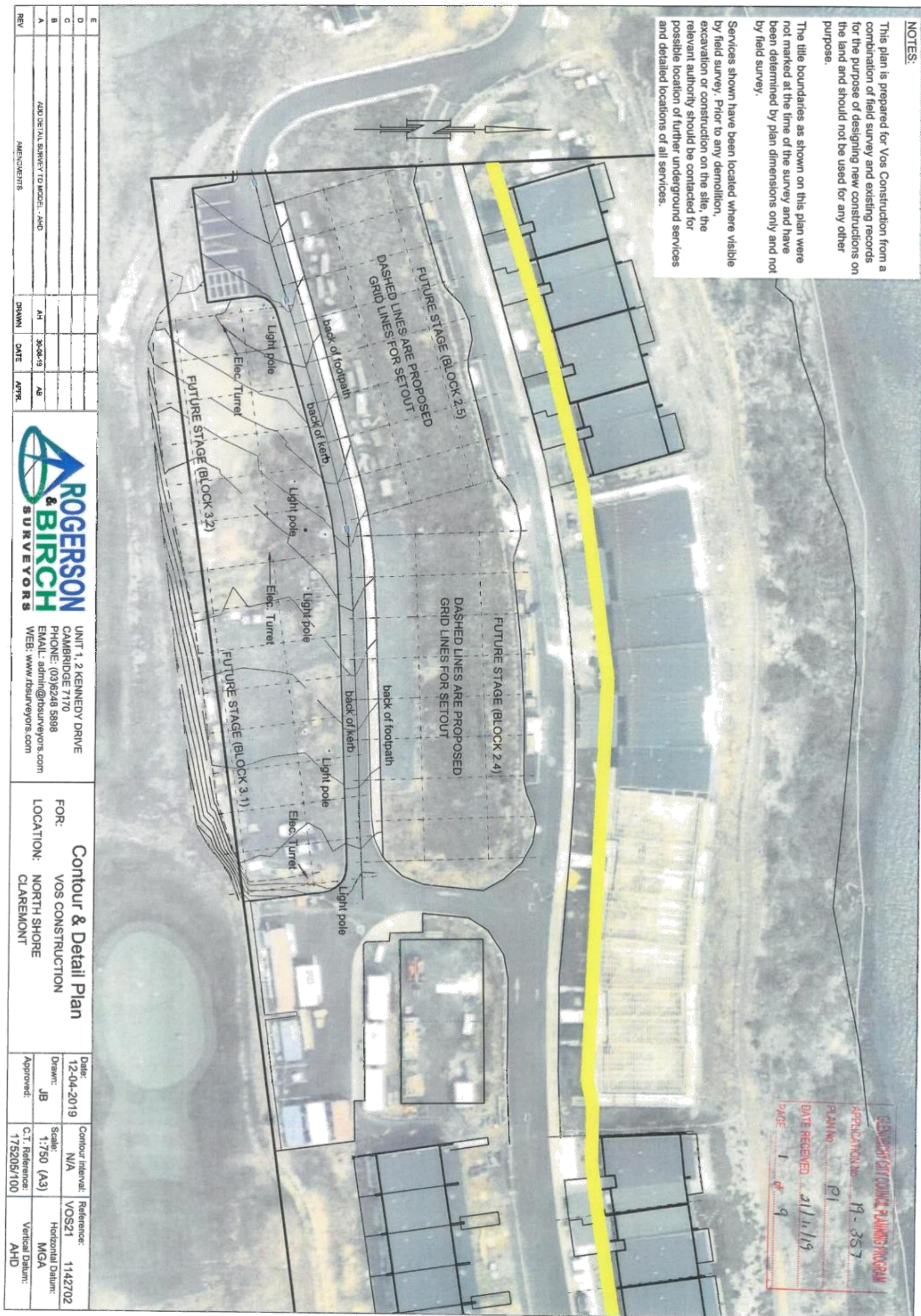


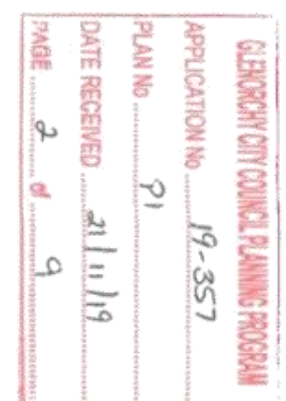




100/1 B Bournville Crescent, Claremont

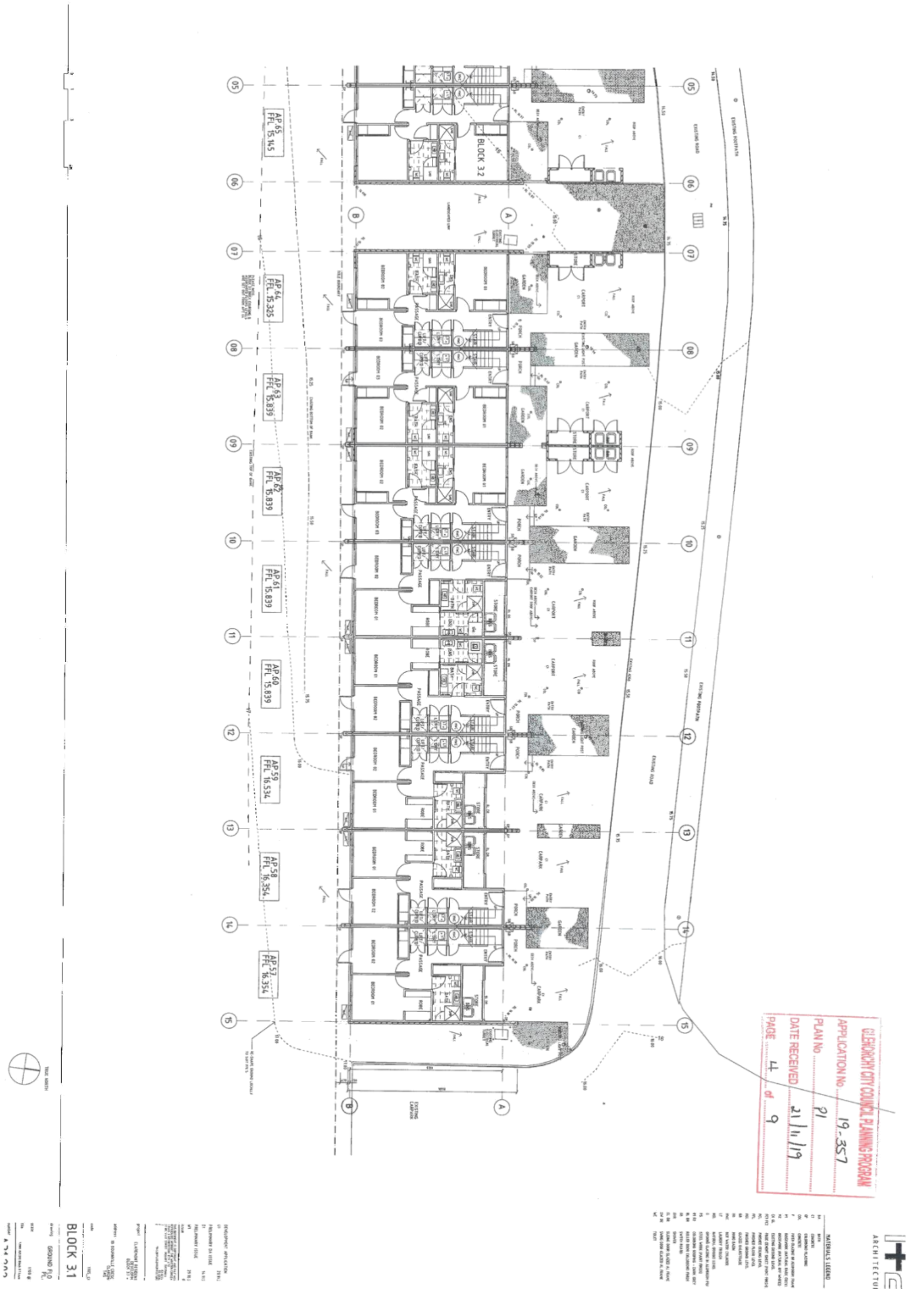






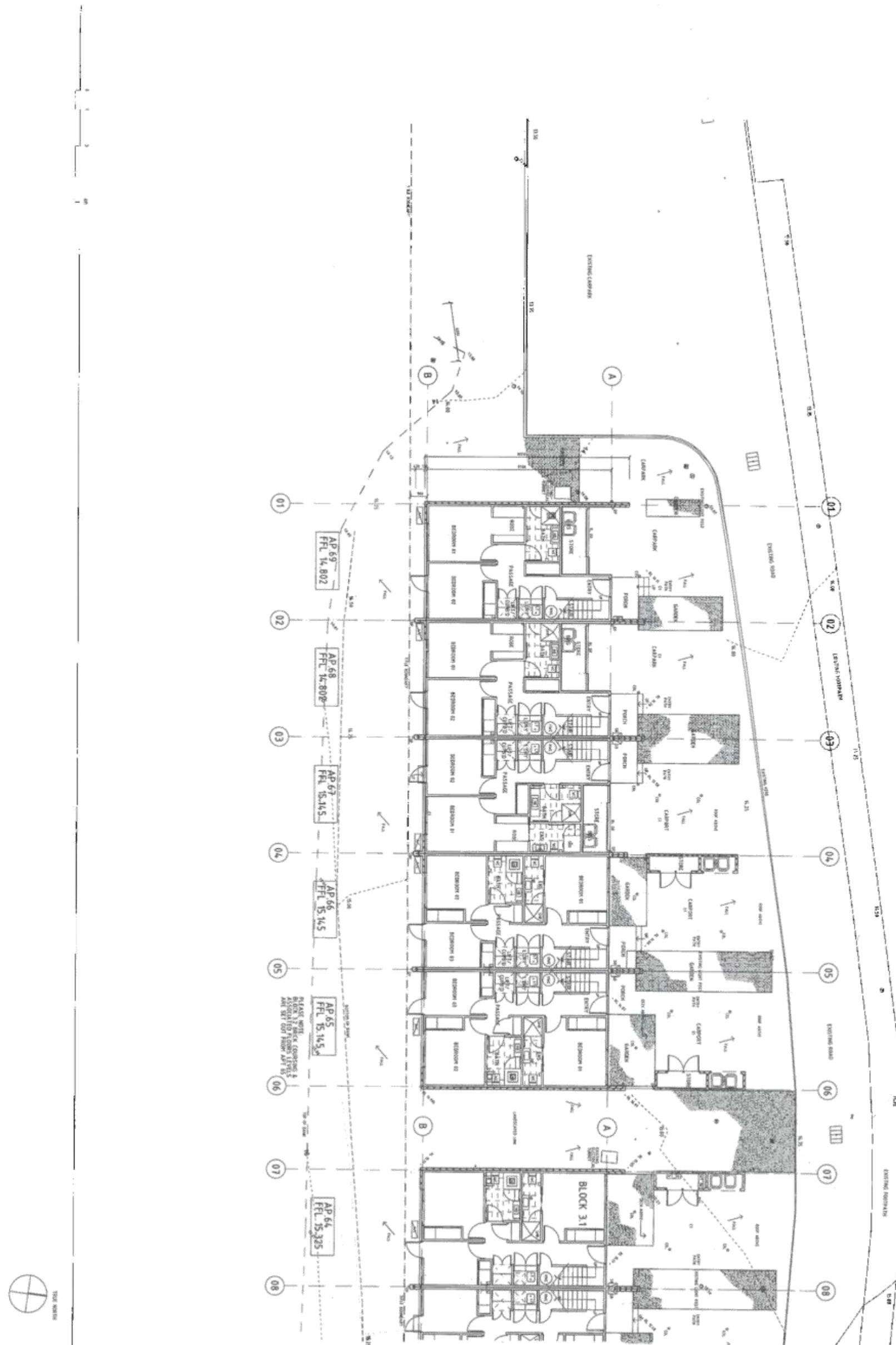
PATIENTS (Legend)	
1	1. HISTORY
2	2. PHYSICAL EXAMINATION
3	3. LABORATORY DATA
4	4. RADIOLOGY
5	5. PATHOLOGY
6	6. MEDICATIONS
7	7. SURGERY
8	8. THERAPY
9	9. FOLLOW-UP
10	10. OTHER
11	11. PATIENT HISTORY
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99	99. FOLLOW-UP
100	100. OTHER









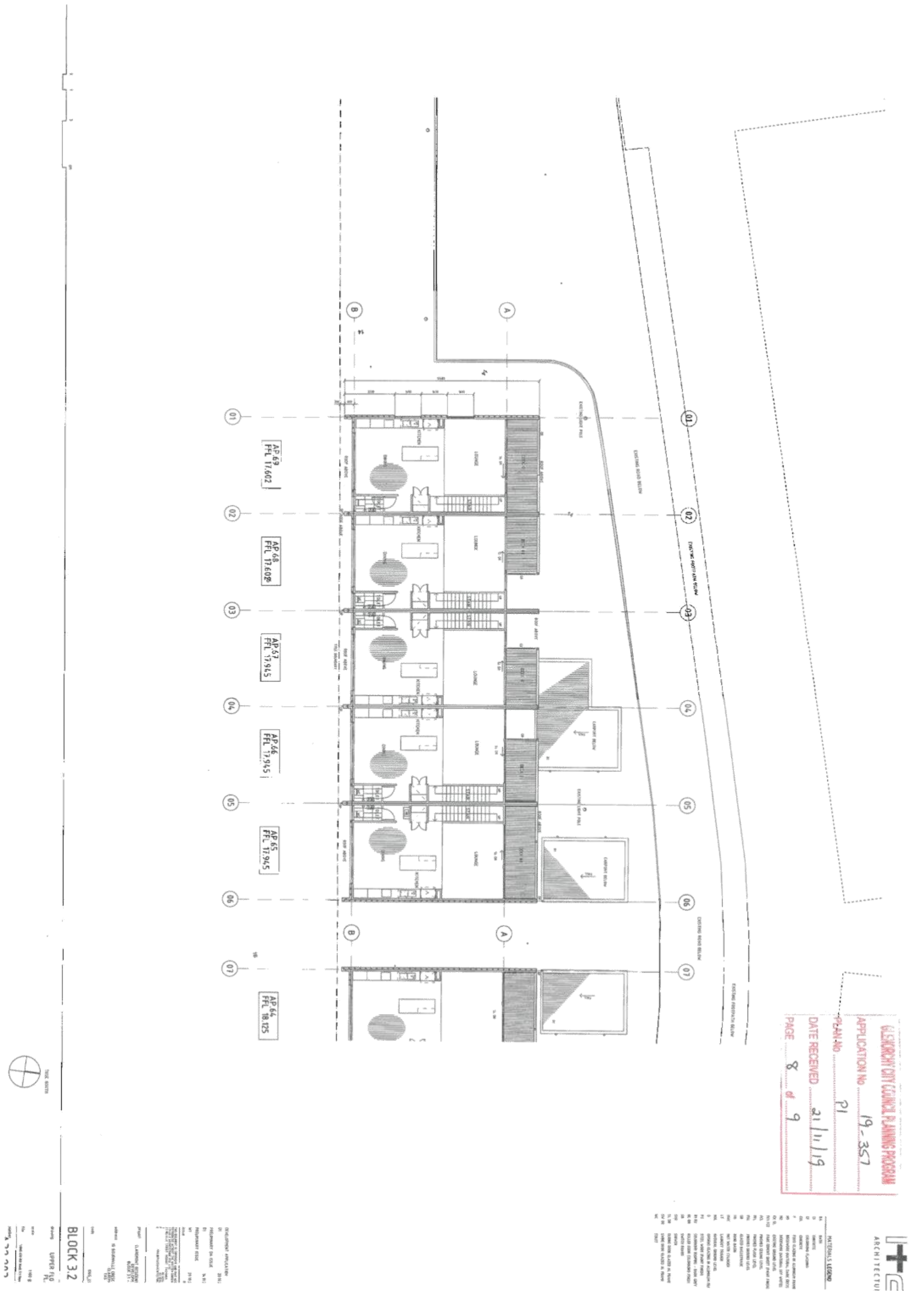


GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 19-357
PLAN No P1
DATE RECEIVED 21/11/19
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NATIONALS LEGEND	
1	EXISTING BUILDING
2	EXISTING ROOF
3	EXISTING WALLS
4	EXISTING FLOORS
5	EXISTING ROADS
6	EXISTING RAILWAYS
7	EXISTING UTILITIES
8	EXISTING LANDSCAPE
9	EXISTING PLANTING
10	EXISTING FURNITURE
11	EXISTING LIGHTING
12	EXISTING SIGNAGE
13	EXISTING FENCES
14	EXISTING GATES
15	EXISTING WALLS
16	EXISTING ROOF
17	EXISTING FLOORS
18	EXISTING ROADS
19	EXISTING RAILWAYS
20	EXISTING UTILITIES
21	EXISTING LANDSCAPE
22	EXISTING PLANTING
23	EXISTING FURNITURE
24	EXISTING LIGHTING
25	EXISTING SIGNAGE
26	EXISTING FENCES
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32	EXISTING RAILWAYS
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96	EXISTING ROADS
97	EXISTING RAILWAYS
98	EXISTING UTILITIES
99	EXISTING LANDSCAPE
100	EXISTING PLANTING

PROJECT: GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 19-357
PLAN No P1
DATE RECEIVED 21/11/19
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BLOCK 3.2
GROUND FLOOR
1:100
1/11/19





NATURAL S. LEGEND	
6A	6000
6B	6000
6C	6000
6D	6000
6E	6000
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6EW	6000
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6EZ	6000
6FA	6000
6FB	6000
6FC	6000
6FD	6000
6FE	6000
6FF	6000



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-357	Council notice date	13/12/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01848-GCC	Date of response	19/12/2019
TasWater Contact	Daria Rech	Phone No.	(03) 6237 8222
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	1B BOURNVILLE CRES, CLAREMONT	Property ID (PID)	9084568
Description of development	Multiple dwellings x 13 Redesign of Block 3.1 & 3.2		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
1+2 Architecture Pty Ltd	Email to Glenorchy City Council	--	21/11/2019
1+2 Architecture Pty Ltd	Site Plan / 1905_CRNG / A1.01	D1	20/11/2019
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 / sewerage system and connections to each dwelling unit of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
DEVELOPMENT ASSESSMENT FEES			
4. The applicant or landowner as the case may be, must pay a development assessment fee of \$675.71 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			
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 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

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





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-19-313	Council notice date	11/11/2019
TasWater details			
TasWater Reference No.	TWDA 2019/01661-GCC	Date of response	03/12/2019
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	5 CROSSIN CT, CHIGWELL	Property ID (PID)	3047381
Description of development	Multiple dwellings x 2		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PhilpLighton Architects	018.19136 Sheets SK01, SK02 SK03, SK04, SK05 & SK06	A	25/10/2019
Aldanmark Pty Ltd	18E99-194 Sheet C1.01	B	26/11/2019
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 / 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. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. 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 two metres of TasWater infrastructure. The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) must show footings of proposed buildings located over or within 2.0m from TasWater pipes and must 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 must 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.

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 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

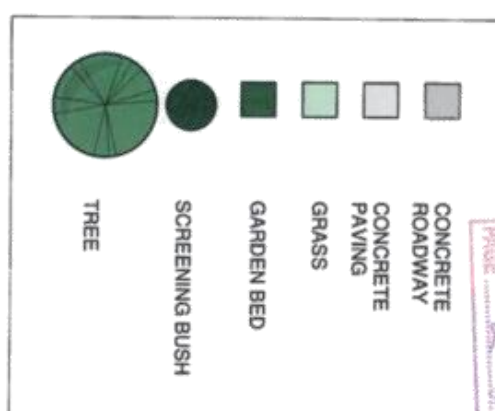
Jason Taylor

Development Assessment Manager

TasWater Contact Details

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





GLENORCHY CITY COUNCIL PLANNING SERVICES
 APPLICATION No. **PLN-19-33**
 PLAN No. **P2**
 DATE RECEIVED **26/11/19**
 PAGE **2** OF **11**

A

10.4.4 PERFORMANCE SOLUTION P1
 UNIT 1 LIVING ROOM HAS A LARGE WINDOW
 FACING 34 DEGREES EAST OF NORTH
 ALLOWING DIRECT MORNING SUNLIGHT TO
 ENTER THIS HABITABLE ROOM

B

10.4.4 PERFORMANCE SOLUTION P1
 UNIT 2 DINING ROOM HAS A LARGE GLAZED
 SLIDING DOOR FACING 56 DEGREES WEST
 OF NORTH ALLOWING DIRECT AFTERNOON
 SUNLIGHT TO ENTER THIS HABITABLE ROOM

C

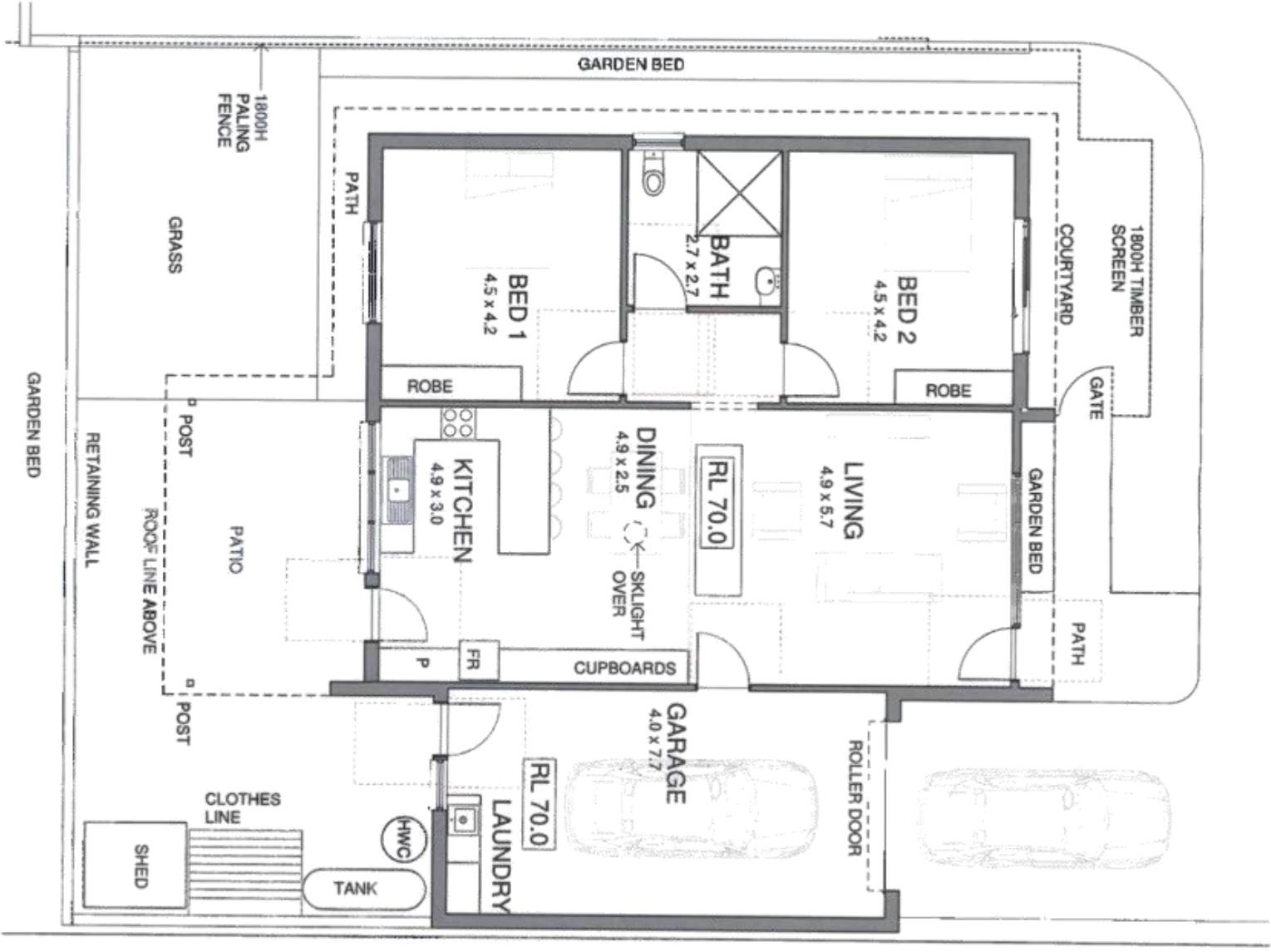
10.4.3 PERFORMANCE SOLUTION P2
 MAIN AREA OF PRIVATE OPEN SPACE
 LOCATED TO THE SOUTH WEST OF UNIT 1.
 THIS AREA IS COMPLETELY PLANT, PARTIALLY
 COVERED, AND DIRECTLY ACCESSED FROM
 THE KITCHEN AREA SO THAT IT CAN
 AFFECTIVELY CATER FOR OUTDOOR
 RELAXATION, DINING, ENTERTAINING AND
 CHILDRENS PLAY. THE AREA EXTENDS
 BEYOND THE WESTERN WALL OF THE
 BUILDING SO THAT DIRECT SUN ENTERS
 THIS AREA IN THE MORNING AS WELL AS
 THE AFTERNOON
 (PREFER SOUTH ELEVATION FOR
 10.4.4 SUNLIGHT AND OVERSHADOWING
 ACCEPTABLE SOLUTION)

Philplighton Architects

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Department of Communities Tasmania
 5 Crossin Court
 Chigwell
 Landscape & Turn Paths

25.10.2019
 1 : 200 @ A3
 018.19136
 REV A
 SK02



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. **PLN-19-313**
PLAN No. **P2**
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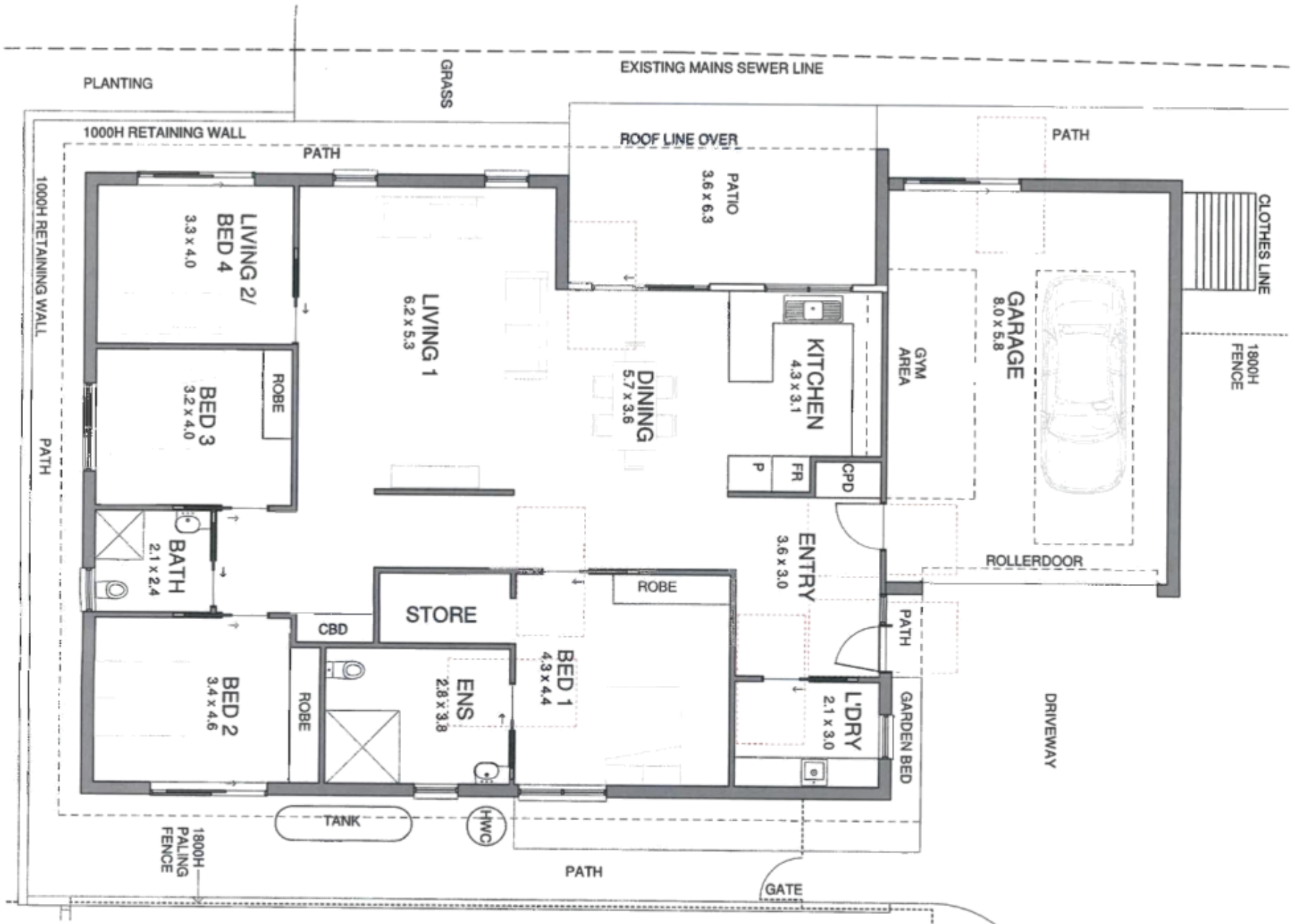
Philplighton Architects

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Department of Communities Tasmania
5 Crossin Court
Chigwell
Floor Plan - Unit 1



25.10.2019
1 : 100 @ A3
018.19136
REV -
SK03



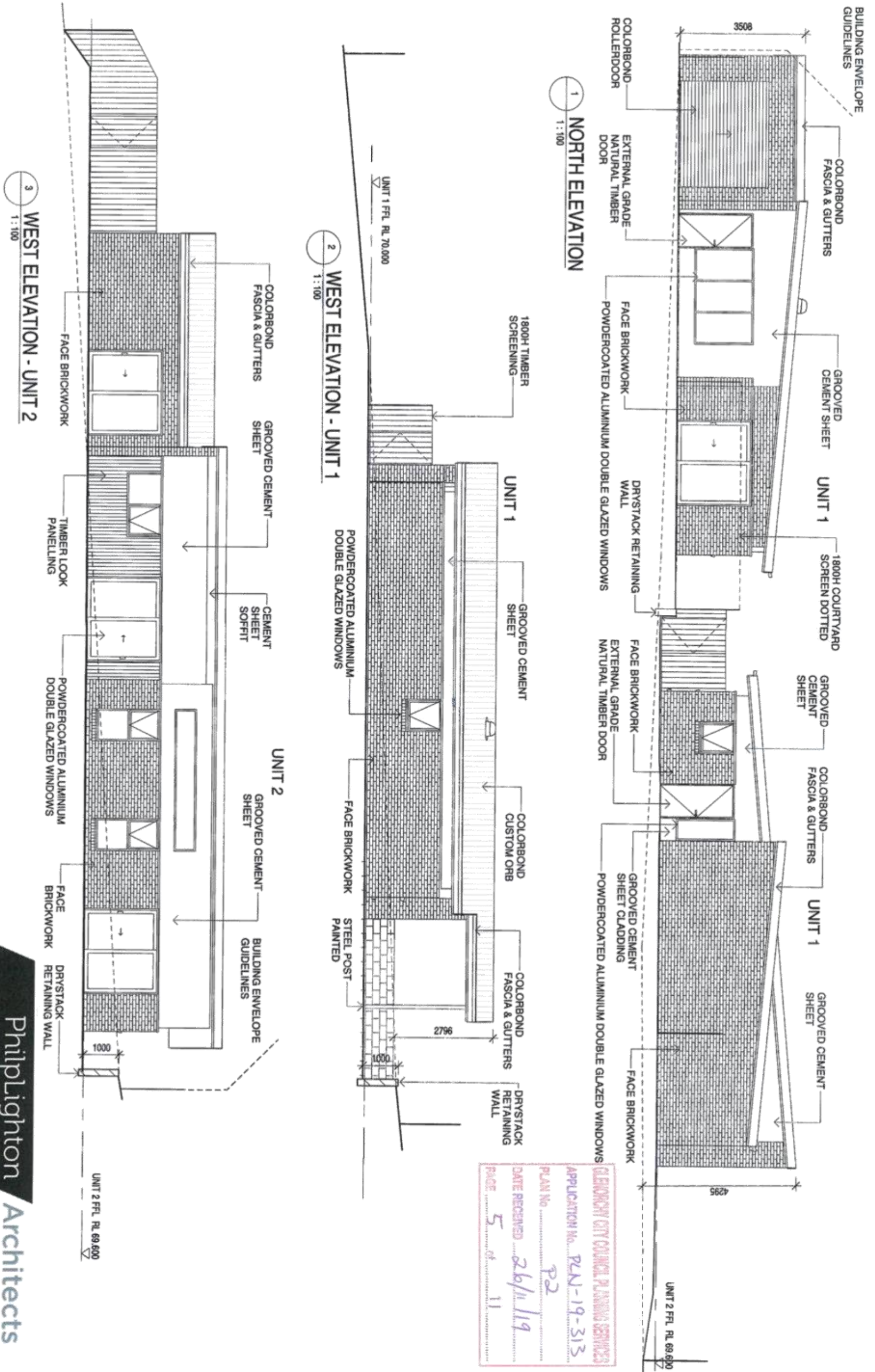
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APPLICATION No.	PLN-19-313
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Department of Communities Tasmania
5 Crossin Court
Chigwell
Floor Plan - Unit 2

25.10.2019
1 : 100 @ A3
REV -
SK04

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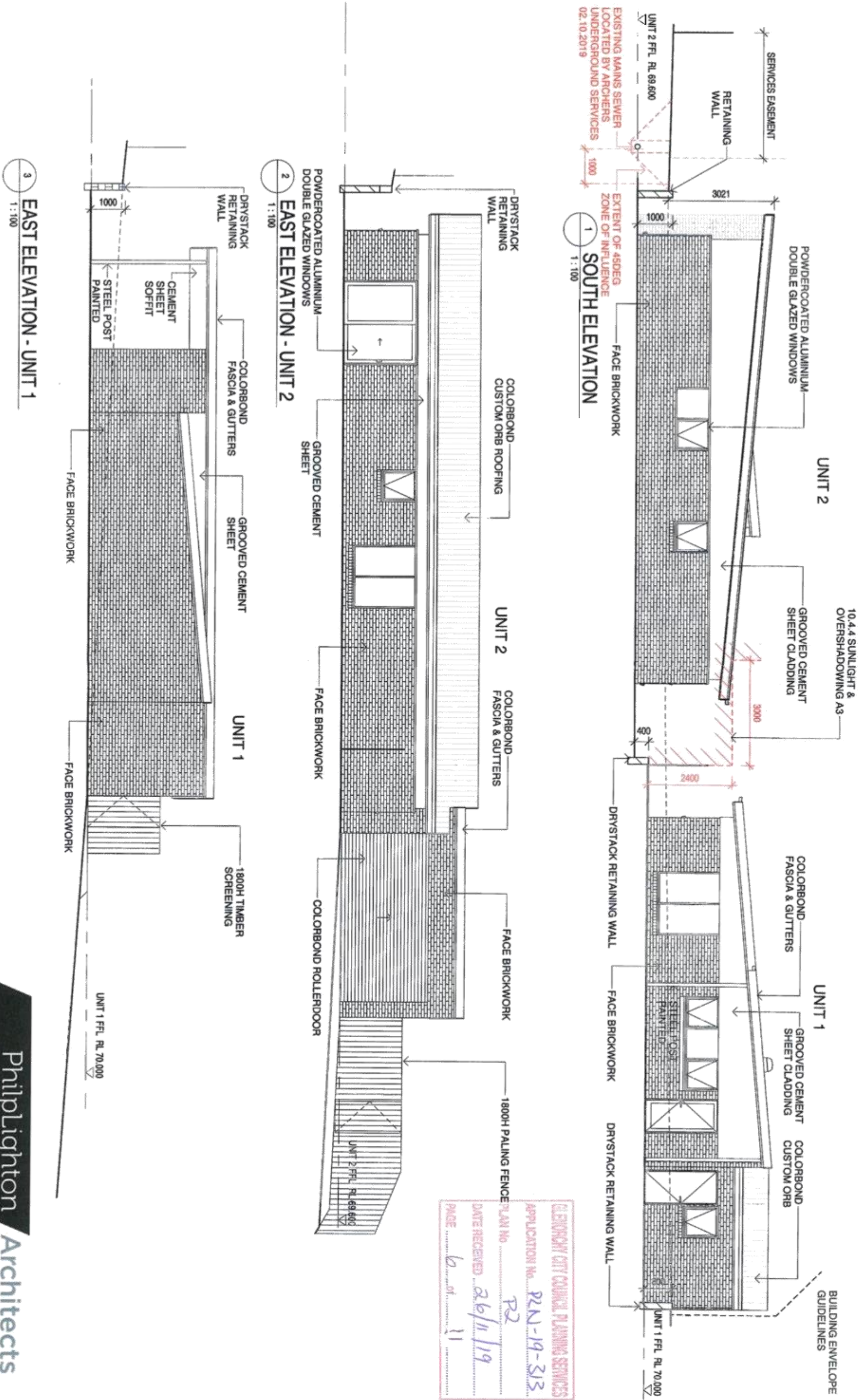


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Department of Communities Tasmania
5 Crossin Court
Chigwell
Elevations

25.10.2019
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018.19136
REV -
SK05



GLENORCHY CITY COUNCIL PLANNING SERVICES
APPLICATION No. **P21-19-313**
PLAN No. **P2**
DATE RECEIVED **26/11/19**
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Department of Communities Tasmania
5 Crossin Court
Chigwell
Elevations
25.10.2019
1:100 @ A3
018.19136
REV A
SK06

C0.01	OVERALL INDEX
C0.02	NOTES AND OVERALL PLAN
C1.01	DETAIL SITE PLAN
C1.02	DESIGN LEVELS AND GRADING PLAN
C2.01	SECTIONS

0	26/11/2019
0	26/11/2019
0	26/11/2019
0	26/11/2019
0	26/11/2019

GLENBORO CITY CODE
 APPLICATION NO. PLU-19-313
 PLAN NO. P2
 DATE RECEIVED 06/11/19
 PAGE 7 of 11

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