

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 21 JANUARY 2019**



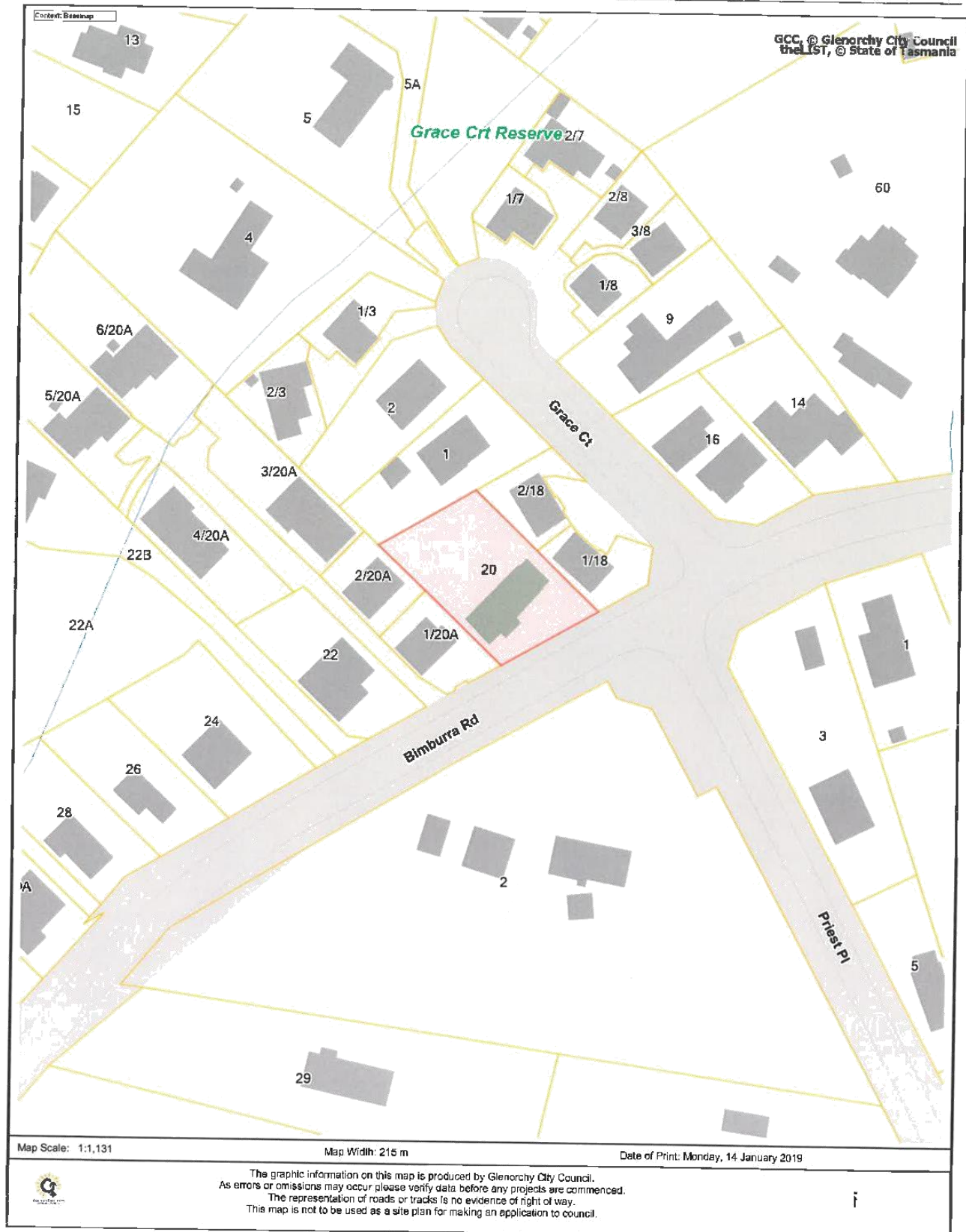
TABLE OF CONTENTS:

PLANNING

5.	Proposed Use and Development - Three Multiple Dwellings (One Existing and Two New) - 20 Bimburra Road, Glenorchy	
1:	20 Bimburra Road, Glenorchy	2
6.	Amendment PLS43A-18/01 - S.39 & S.43F (6) report to TPC - Consideration of representations on draft amendment to rezone 115 Allunga Road, Chigwell to a general residential zone combined with a 3 lot subdivision at 115 Allunga Road and 131A Allunga Road, Chigwell	
1:	Attachment 1 - 115 & 131A Allunga Road, Chigwell.....	13
2:	Attachment 2 - 115 & 131A Allunga Road, Chigwell.....	33

20 Bimburra Road, Glenorchy

Item:





Attachments - Glenorchy Planning Authority - 21 January 2019



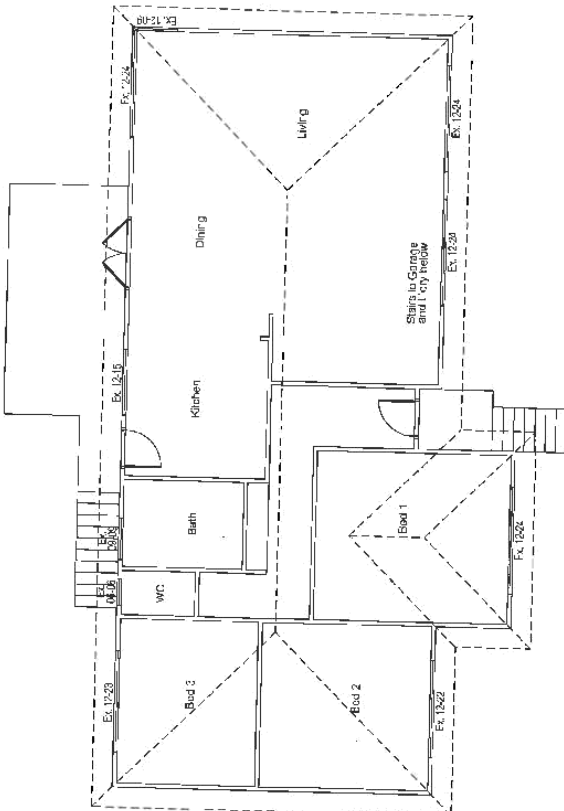
GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO **18-279**

PLAN NO **P2**

DATE RECEIVED **3/12/2018**

PAGE **3 of 8**



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 measurements are to be taken according to the Australian Standard AS/NZS 4586:2001.
- Dimensions to take perpendicular over slope.
- Do not scale from these drawings.

EXISTING UNIT 1 FLOOR PLAN

Drawn **15 November 2018**

Date **15 November 2018**

Scale **1:100**

01c/03

Designer: ANOTHER PERSPECTIVE PTY LTD
 10/100 CYRIL STREET, GLENORCHY, TASMANIA 7243
 PH: (08) 9231 4122
 FX: (08) 9231 4165
 Email: info@anotherperspective.com.au

Client / Project Info: PROPOSED HENRY UNIT DEVELOPMENT
 20 Bimburra Road
 GLENORCHY

Changes per cover sheet

A 15 Nov. 19 ST

Vo. Amendment Date

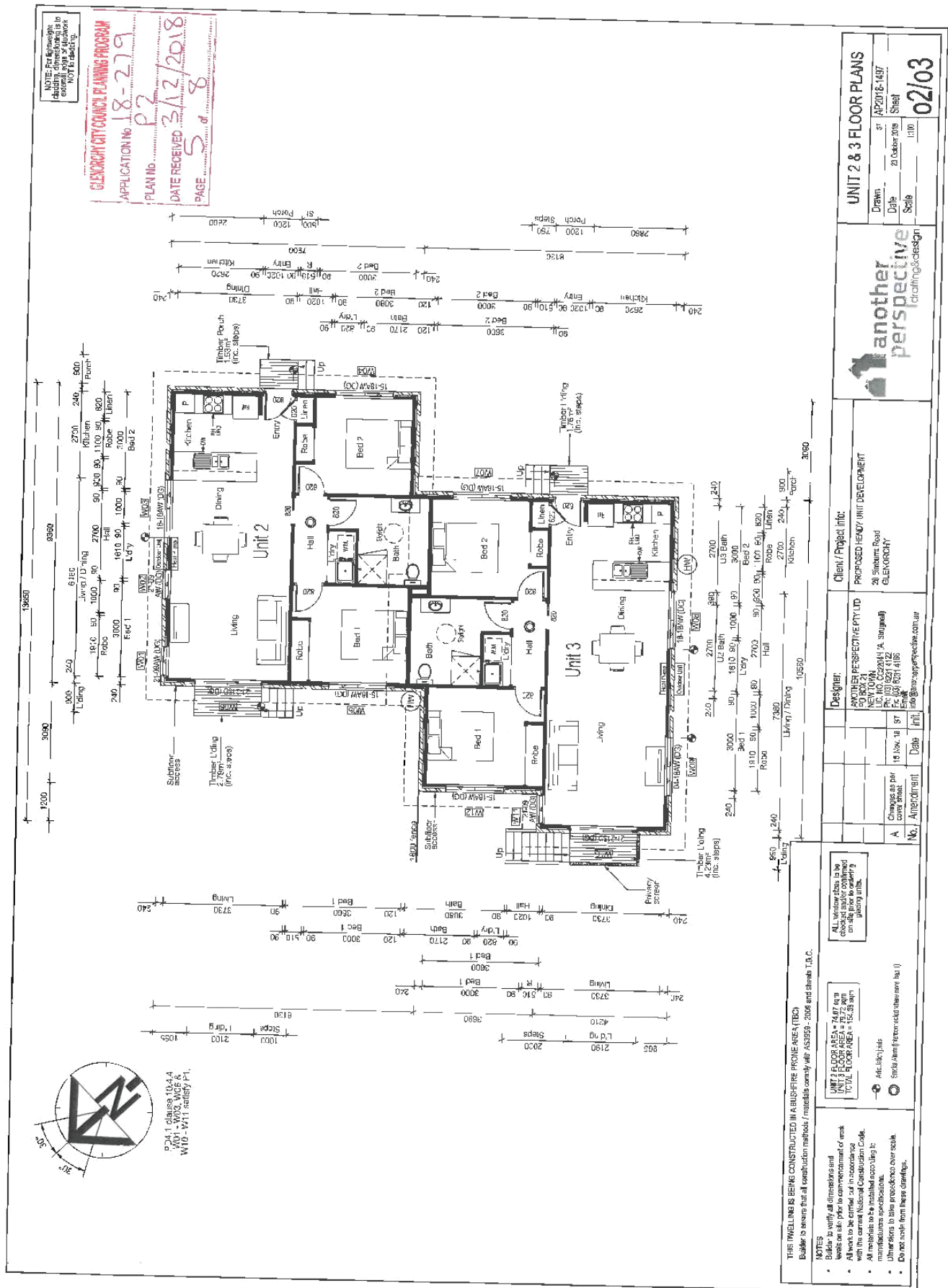
Notes:

• All window plans to be checked prior to ordering or site prior to ordering of glazing units.

• All site notes to be checked prior to ordering of glazing units.

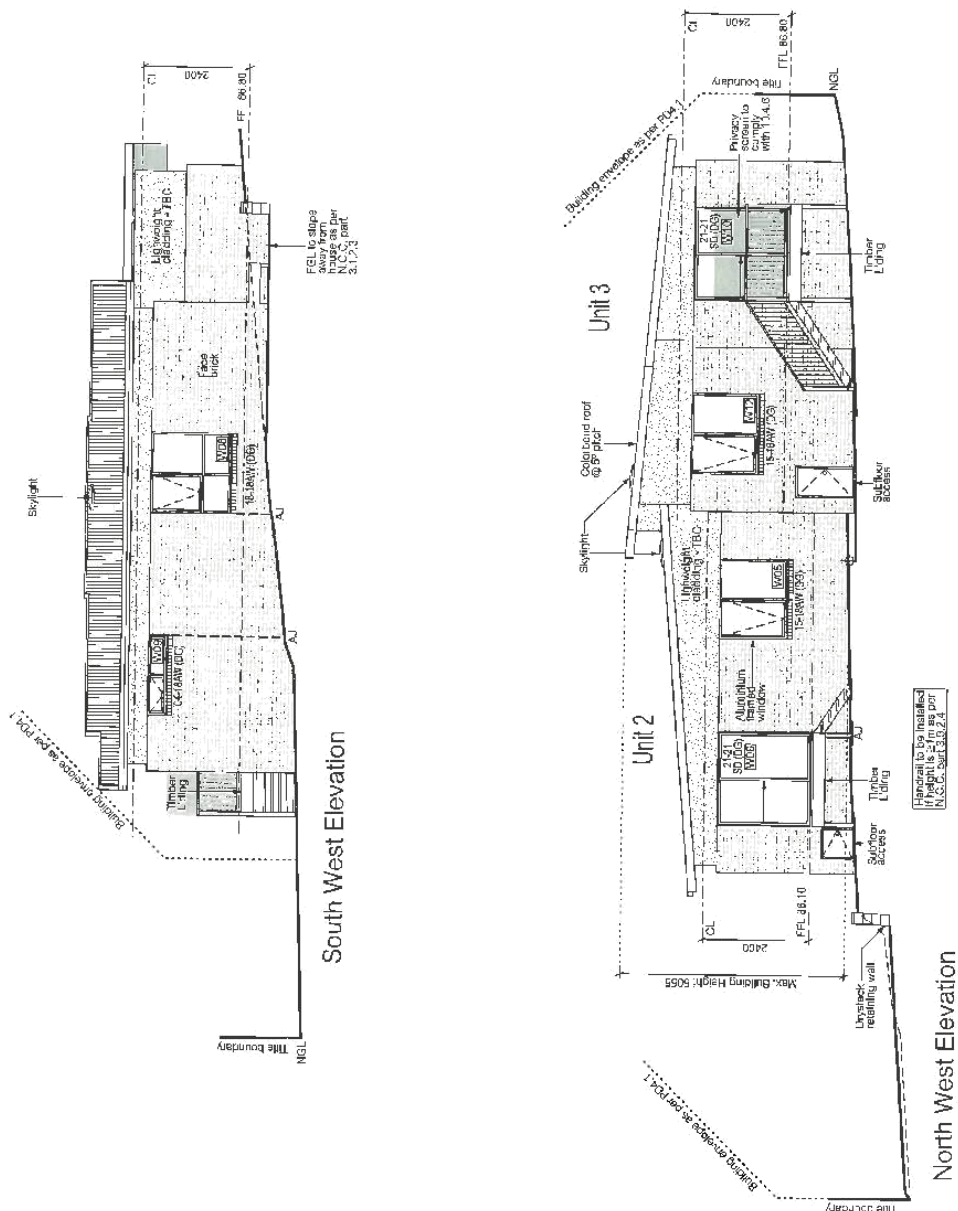
• All site notes to be checked prior to ordering of glazing units.

GLENORCHY CITY COUNCIL PLANNING PROGRAM APPLICATION No. 18-279 PLAN No. P2 DATE RECEIVED 3/12/2018 PAGE 4 of 8	North East Elevation	South East Elevation	South West Elevation	North West Elevation
NOTES THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (TBC). Builder to ensure that all construction methods / materials comply with AS2539 - 2009 and AS4524 T.B.C. - Builder to verify all dimensions and levels on site prior to commencement of work. - All work to be carried out in accordance with the relevant Building Code of Australia. - All materials to be installed according to manufacturer's instructions. - Dimensions to be provided, as per code. - Do not scale from these drawings.				
Designer: ANOTHER PERSPECTIVE PTY LTD 10/100/21 20 Bimburra Road GLENORCHY Ph: (08) 8231 1722 Email: info@anotherperspective.com.au		Client / Project info: PROPOSED RENDY UNIT DEVELOPMENT 20 Bimburra Road GLENORCHY		EXISTING UNIT 1 ELEVATIONS Drawn: [blank] ST AP2018-1487 Date: 15 November 2018 Sheet Scale: 1:100 01d/03



Attachments - Glenorchy Planning Authority - 21 January 2019

GLENDORCH CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 18-279
PLAN NO. P2
DATE RECEIVED 3/12/2018
PAGE 7 of 8



(THIS DWELLING IS BEING CONSTRUCTED IN A BUSHPFIRE PRONE AREA (BEC) Buiker in secure flammable construction materials comply with AS3959 - 2009 and suitable J.B.C.	NOTES • Buiker to verify all dimensions and loads 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 specification. • Dependence to take pre-emptive fire trials. • Do not scale from these drawings.	All windows shall be closed and locked on site prior to entering glazing unit.
--	--	---

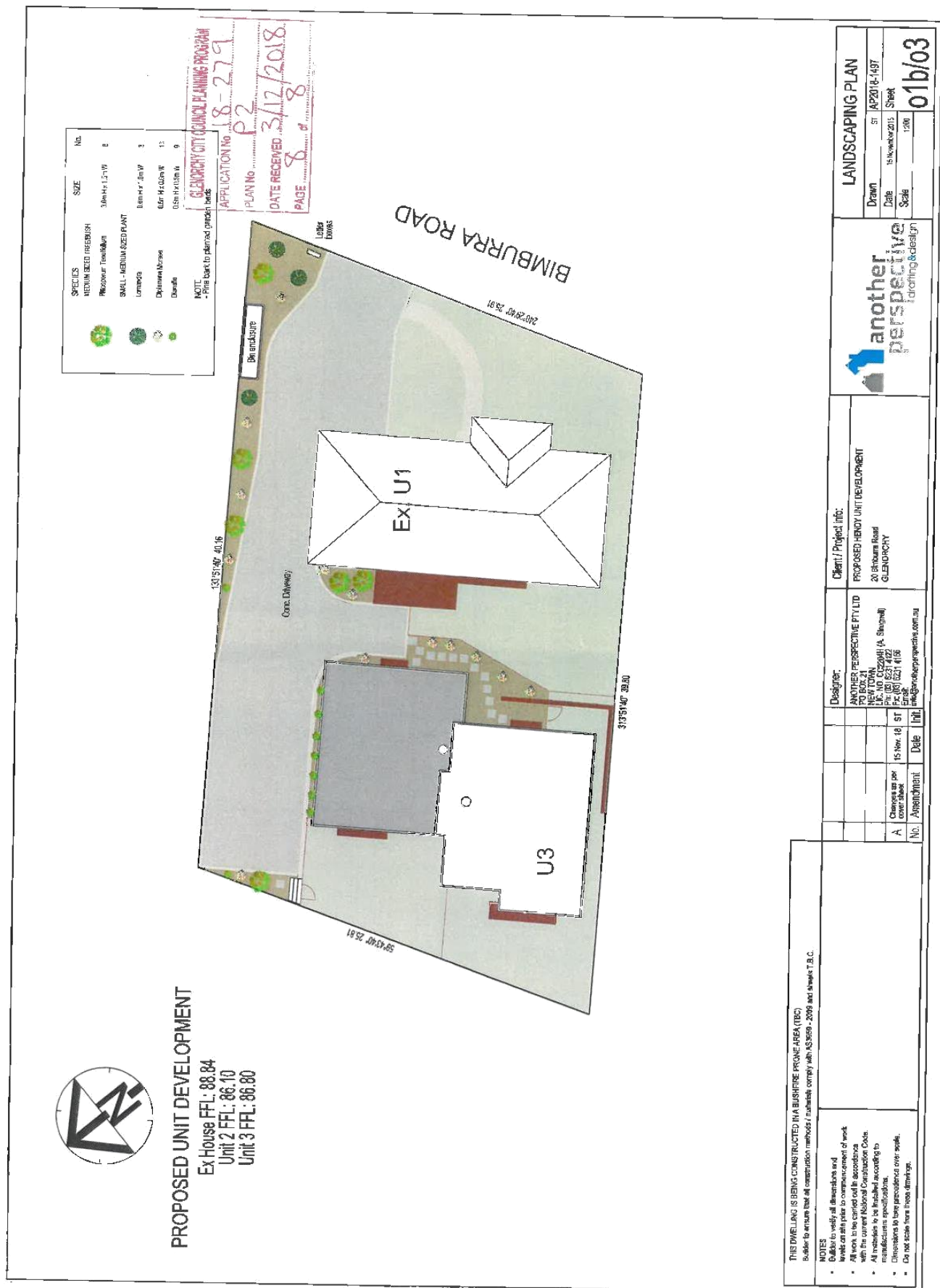
No.	Amendment	Date	Init.
A	Changes as per cover sheet	15 Nov. 19	ST

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
LIC. NO. C2204H (A. Snugrid)
Ph: (03) 631 4122
Fr: (03) 6231 4166
Email:
info@anotherperspective.com.au

ID	Client / Project info:
	PROPOSED HENDY UNIT DEVELOPMENT 20 Barkarra Road GLENDORCHY

another
perspective
drafting8d.com

ELEVATIONS SHEET 2	
Drawn	SR AP2018-1467
Date	11 October 2018 Sheet
Scale	1:100 03a/03





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-18-279	Council notice date	7/11/2018
TasWater details			
TasWater Reference No.	TWDA 2018/01819-GCC	Date of response	27 Nov 2018
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	20 BIMBURRA RD, GLENORCHY	Property ID (PID)	5355767
Description of development	Multiple dwellings - 3 units		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Another Perspective	Site Plan		11 Oct 2018
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 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 must be carried out by TasWater at the developer's cost. DEVELOPMENT ASSESSMENT FEES 3. 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 it is are paid to TasWater, and 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 copy of the GIS is included in email with this notice and should aid in updating of the documentation. 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

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

GLENORCHY INTERIM PLANNING SCHEME 2015 AMENDMENT PLS43A-18/01

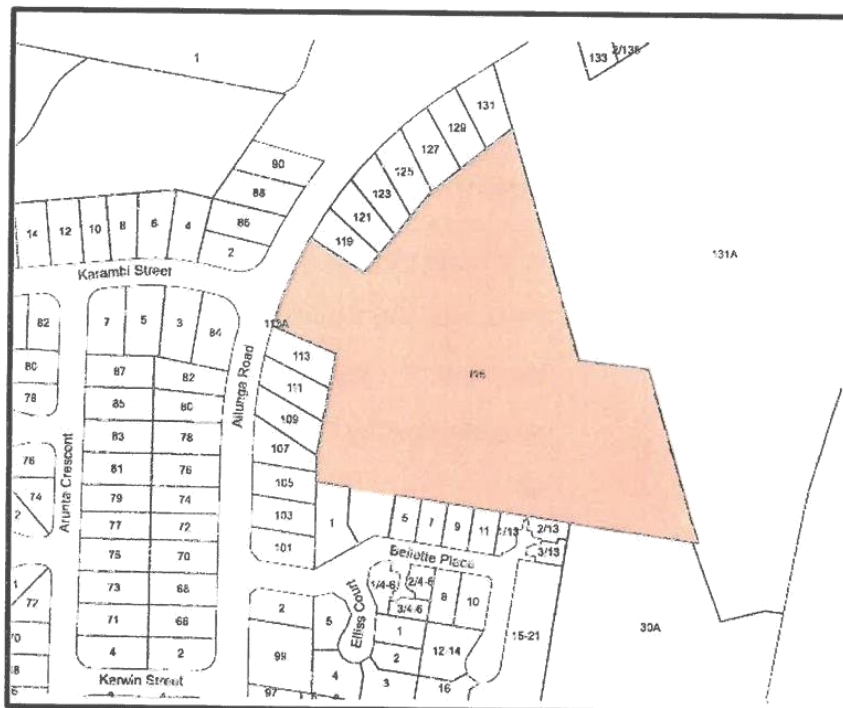
The Glenorchy Interim Planning Scheme 2015 is amended as follows:

The Plan

Land affected by this amendment: 115 Allunga Road Chigwell

Existing Zone: Community Purpose

Proposed Zone: General Residential



The Ordinance

- At Clause 10.2 Use Table to the General Residential Zone, insert the following additional qualification for the Discretionary use class of **Education and occasional care**:

‘Only if a secondary school on land described in CT 174668/1’



In witness whereof the common seal of
Glenorchy City Council has been affixed on
the *17th* day of *OCTOBER* 2018 as
authorised by Council in the presence of:

Council Delegate

**GLENORCHY INTERIM PLANNING SCHEME 2015
GLENORCHY CITY COUNCIL**

**CERTIFICATION OF DRAFT AMENDMENT UNDER SECTION 35,
FORMER PROVISIONS, LAND USE PLANNING AND APPROVALS
ACT 1993**

The Planning Authority has prepared the attached draft amendment, Amendment PLS43A-18/01, to the Glenorchy Interim Planning Scheme 2015.

The Planning Authority:

- has determined that it is satisfied that the draft amendment meets the requirements specified in Section 32, former provisions, of the Land Use Planning and Approvals Act 1993 (LUPAA); and
- in accordance with Section 35(1)(a), former provisions, of LUPAA, certifies that the draft amendment so meets those requirements.



In witness whereof the common seal of
Glenorchy City Council has been affixed on
the *17th* day of *OCTOBER* 2018
as authorised by Council in the presence
of:


Council Delegate

GLENORCHY PLANNING AUTHORITY

P L A N N I N G P E R M I T

GLENORCHY INTERIM PLANNING SCHEME
2015

Application No:	PLS43A-18/01
Applicant:	Johnstone McGee & Gandy Pty Ltd (JMG)
Proposed Use/development:	Rezone 115 Allunga Road, Chigwell to a General Residential Zone combined with a 3 lot subdivision at 115 Allunga Road and 131A Allunga Road, Chigwell
Address:	115 & 131A Allunga Road Chigwell

This permit allows the use/development of the land, subject to the conditions set out below.

This permit will lapse if the use/development is not substantially commenced within 2 years of the permit date, unless the Planning Authority has granted an extension of the permit.

Please Note: This is NOT a Building Permit.

THIS PERMIT IS NOT EFFECTIVE UNLESS AND UNTIL APPROVED BY THE TASMANIAN PLANNING COMMISSION.

CONDITIONS

Planning

1. Use and development shall be substantially in accordance with planning permit application No. PLS43A-18/01 and Drawing No. P5 submitted on 24/08/2018 and Drawing No. P4 pages 2-4 of 4 submitted on 23/08/2018, except as otherwise required by this permit.
2. Any conditions and/or advice as determined by TasWater and set out in the attached Submission to Planning Authority Notice, reference No. TWDA 2018/00679-GCC, dated 18/09/2018, form part of this permit.
3. Council having determined not to require the subdivider to increase areas of open space before approving the plan of subdivision, requires payment of an amount to Council in accordance with Section 117 of the Local Government (Building & Miscellaneous Provisions) Act 1993, to the equivalent of five percent of the unimproved value of the whole area shown on the plan of subdivision as determined by a registered valuer engaged by the subdivider.

4. An original and two copies of each of the Plan of Subdivision and Schedule of Easements must be submitted to Council for sealing.

Engineering

5. Soil and water management is to comply with best practice to prevent any transfer of soil material outside of the area specifically and necessarily disturbed for construction. Particular attention is to be paid to ensure no soil material is tracked onto roads and footpaths or to enter the Council's stormwater system. All aspects and protection measures in connection with soil and water management are to comply with the requirements of Council's Development Engineer and be installed prior to the removal of and/or disturbance of any soil or vegetation.
6. The loading and unloading of goods, including building materials and equipment, from vehicles must only be carried out on the land.
7. The construction details of specific components of the works must comply with LGAT Standard Drawings and accord with Tasmanian Subdivision Guidelines 2013. The developer must appoint a qualified experienced engineer who will be required to certify practical completion of subdivision construction works. The appointed supervising engineer must be the primary contact person on matters concerning the subdivision.
8. The materials used for roadworks are to be in accordance with State Growth General Specification for Roadworks.
9. Pavement depths shown on the Standard Drawings are the minimum required. Final depths will be determined by structural calculations based on actual sub-grade C.B.R. and design traffic loads and must be certified by an appropriate qualified engineer. All design plans submitted must be accompanied by pavement design calculations to demonstrate that the design is appropriate.
10. Prior to any works being undertaken within Council's road reservation (Allunga Road), the contractor must obtain a Road Opening Permit from Council's Facilities Coordinator; part of this permit will be the approval of a Traffic Management Plan that will include a public consultation process. This permit shall include items such as hours of work, road safety, reinstatement and soil and water management. Application Form is available on Council's website. Please contact Council's Development Engineer on (03) 62166439 to organise for Council to assess the application.
11. Kerb ramps must be provided at road crossings on pedestrian paths of travel, in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for Access and Mobility, Part 4.1. Tactile ground surface indicators must be provided for kerb ramps and pedestrian refuge crossings in accordance with Council's Standard Drawing GCC 11-11 and AS1428 Design for access and Mobility, Part 4.1.
12. Driveway access for each lot must be designed and constructed in accordance with Standard Drawings TSD-RO9. Designs for the driveway must include the full extent of the formation to achieve the maximum gradient of 20% (1:5) onto the lot as well as an area for on-site turning within each lot.
13. To comply with the above requirements, the developer must submit engineering drawings, demonstrating compliance with the requirements to the satisfaction of

Council's Development Engineer prior to the issuing of the Council's approved engineering drawing. All works required by this condition must be installed prior to the sealing of the Final Plan.

14. The proposed stormwater system, including overland flow paths must be sized to accommodate the estimate 1 in 100 years or 1% AEP (Annual Exceedance Probability) flow based on a possible future fully developed catchment with an allowance for predicted climate change up to the year 2100. All proposed piped mains must be sized to accommodate at least the estimated 1 in 20 year storm event based on a possible future fully developed catchment. Prior to the commencement of the work, the developer must submit hydraulic design calculations carried out by a suitably qualified engineer supporting the design, to the satisfaction of Council's Stormwater Engineer.
 - (a) The stormwater drainage arrangements must comply with the following:
 - (i) All lots must be serviced with a one hundred and fifty diameter (150mm.) house connection at the lowest point to adequately drain the entire lot;
 - (ii) All house connection must be discharged into a piped system (no connections to the kerb and gutter);
 - (iii) Side entry pits for road drainage to be type four (4); and
 - (b) Prior to the start of work, the developer must provide Council with a detailed engineering services plan indicating the location of all proposed easements and services, and how connection to public infrastructure is achieved to the satisfactory of Council's Stormwater Engineer, including but not limit to the followings;
 - (i) Lot connections, size and location. The lot connection must be at the lowest point of the lot;
 - (ii) A preliminary long sections along with invert levels and depths of all proposed new mains;
 - (iii) Any easement must be included and clearly identify as public or private;
 - (iv) Any proposed manholes and inspection openings must be sized appropriately; and
 - (v) The servicing plan must clearly indicate how all stormwater from the site, will be discharged to Council infrastructure with sufficient receiving capacity.

To satisfy with the above requirements, submit details demonstrating the above prior to the issuing of Council's approved Engineering drawings. All works required by this condition must be completed prior to the sealing of the Final Plan.

15. Any creation, diversion and augmentation of Council owned stormwater assets must be designed and constructed to the satisfaction of Council's Development Engineer. A twelve (12) month maintenance period will be applied to any creation, diversion and augmentation of Council owned assets after the practical completion, during which time the works must be maintained by the developer, prior to being handed over at the completion of the defects liability

period. During the period all defects must be rectified at the developers cost. A further twelve (12) month maintenance period may be applied to defects after rectification. The Council may, at its discretion, undertake rectification of any defects at the developers cost. Before the end of the maintenance period, the developer must arrange CCTV inspections of any stormwater assets subject to this permit, taken no more than one month before the end of the maintenance period, and submit the inspection reports to the requirements of the Councils' Stormwater Engineer and at full cost to the applicant. Any defect identified in the CCTV inspection must be rectified to the satisfaction of Council's Stormwater Engineer, before the Council takes over the stormwater assets.

16. The developer must provide underground electrical reticulation for power and street lighting. Underground TasNetwork cables must be used subject to any underground cables in joint use trenches complying with Council's Development Engineer and TasNetwork requirements.
17. Any proposed changes to the approved drawings must be properly documented, the construction drawings affected by any proposed change must be resubmitted for approval.
18. Prior to the issuing of Council's approved engineering drawing, Council will require a detailed estimate for the proposed works and payment of an engineering assessment fee of 1% of the value of those works.
19. The road lot on the Final Plan must be transferred to the Council for a nominal sum of \$1.00 and must be accompanied by a Memorandum of Transfer to the Glenorchy City Council, all documentation in relation to discharges of any Mortgages, caveats or the like, and all relevant registrable dealings. This Transfer must be executed by the vendor, identifying the lot(s) to be transferred and the applicant is responsible for all Land Titles Office and stamp duty fees and charges.

The applicant remains responsible for ensuring that any Land Titles Office requisitions are effectively resolved and the applicant must meet the costs of such requisitions.

Advice to Applicant

The Applicant is advised as follows:

The granting of this permit does not ensure compliance with the provisions of the Commonwealth Discrimination Act 1992, and the applicant will therefore be responsible for any complaints arising under that act in relation to non-compliance with the provisions of that legislation. Applicants are advised to check the current Australian Standards and seek independent advice regarding disability matters.

The designer must ensure that the needs of all providers including TasWater, TasGas, TasNetworks, and Telstra are catered for both in the design and construction of the works. Underground service providers should be contacted for line marking of their services and any requirements or conditions they may have prior to commencing any works on site. Phone 1100, Dial Before You Dig or visit www.dialbeforeyoudig.com.au for information on the location of underground services and cables in relation to the proposed development prior to commencing any works on site.

This permit does not give approval for the stormwater detention system proposed, this will be assessed when a valid application is submitted for the development of each individual site.

Waste Management

In the event of multiple dwellings development on lots 1 and 3, Waste Services would require a waste and recycling services plan and drawings as per Councils Waste Services Policy and in particular addressing Appendix A, and also in accordance with Glenorchy Interim Planning Scheme 2015 Clause 10.4.8.

Lyndal Byrne
Strategic Planner

15 October 2018



Submission to Planning Authority Notice

Council Planning Permit No.	PLS43A-18/01	Council notice date	3/05/2018
TasWater details			
TasWater Reference No.	TWDA 2018/00679-GCC	Date of response	18/09/2018
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	115 ALLUNGA RD, CHIGWELL	Property ID (PID)	3312245
Description of development	Combined Planning Scheme Amendment & 3 Lot Subdivision		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rogerson & Birch Surveyors	Proposed Subdivision JMG056 10920-01	C	24/08/2018
Holmes Dyer	Site Concept	V2	
JMG	J173135PH Sheet C01	P2	10/09/2018
JMG	J173135PH Sheets C02, C03 & C04	DA2	23/08/2018
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF DRAFT AMENDMENT TO PLANNING SCHEME <u>AND</u> PLANNING APPLICATION REFERRALS Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater makes the following submission(s): TasWater does not object to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connections / 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 subdivision/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.			



ASSET CREATION & INFRASTRUCTURE WORKS

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.
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.
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.
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.
8. Prior to the issue of a Consent to Register a Legal Document / Certificate of Water and sewerage Compliance (Building and/or Plumbing) 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 / applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), 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.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

14. 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.
15. 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.

DEVELOPMENT ASSESSMENT FEES

16. 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:
- a. \$351.28 for development assessment; and
 - b. \$149.20 for Consent to Register a Legal Document
- The payment is required within 30 days of the issue of an invoice by TasWater.
17. 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>

Declaration

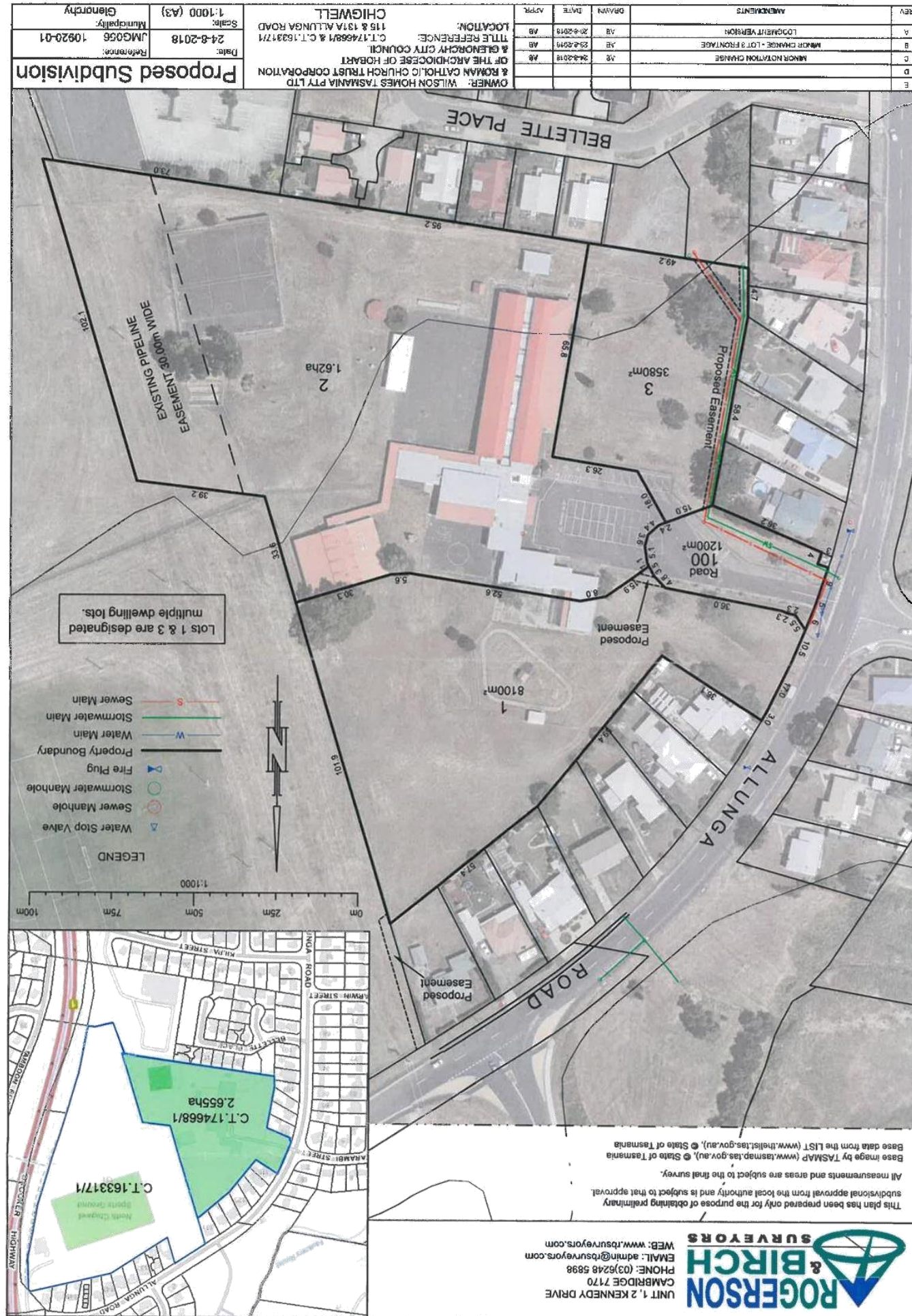
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

Authorised by

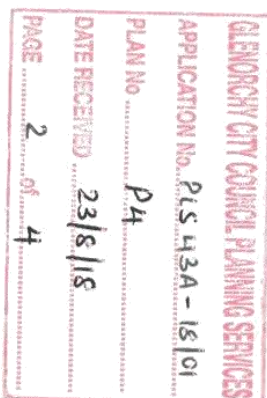
Jason Taylor
 Development Assessment Manager

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 PROGRAM
APPLICATION No. P543A-18/01
PLAN No. P5
DATE RECEIVED 24/08/18
PAGE 1 of 1



DA2	23.08.2018	LOT 3 ENTRANCE NOW 15m WIDE
DA1	17.08.2018	RE-ISSUED FOR DA APPROVAL
P2	15.06.2018	REVISED FOLLOWING GIC COMMENT
P1	11.04.2018	FOR CLIENT REVIEW
REV	DATE	REMARK

Johnstone McGee & Gandy Pty. Ltd
ACN 008 547 139 ABN 76 473 834 832
117 Homington Street, Hobart, Tas (03) 6231 2555
48-51 Elizabeth Street, Lunniston, Tas (03) 6334 5548
www.jmg.net.au info@jmg.net.au info@jmg.net.au

115 ALLUNGA ROAD
CHIGWELL

OVERALL SITE PLAN

Accepted SLA (Supplier/Client)	Date
Accepted MSC (Team/Leader)	Date
Approved MSC (Group Manager)	Date

This document must be signed "Approved" by JMS to authorize its use. JMS
 accepted on behalf of whatever is authorized to be authorized user.

DESIGNED BY	DRAWN BY
BBS	AH

1:1000

DO NOT SCALE. Use only figured dimensions. Locations of structural, fittings, services etc. on this drawing are indicative only. CONTRACTOR to check Architect's and other project drawings for co-ordination between structural, fabric, masonry, fittings, services etc. CONTRACTOR to also check all dimensions and exact locations of all items. JAG accepts no responsibility for dimensional information scaled or digitally derived from this document.

DWG NO.	REVISION
G02	DA2





Summary of Representations

PLS43A-18/01 – 115 Allunga Road, Chigwell			
Rep No.	Representor details	Date received	Summary
1	Taswater Development@taswater.com.au GPO Box 1393 HOBART TAS 7001	18 September 2018	No objection to the draft amendment to planning scheme and has no formal comments for the Tasmanian Planning Commission in relation to this matter and does not require to be notified of nor attend any subsequent hearings. No objection to the granting of the permit subject to the inclusion of TasWater conditions
2	Adjoining property owner Allunga Road	17 December 2018	Concerned about loss of open space that children and families can use for play areas (cricket / football). Indicated that the area is always in use. Concerns about losing play areas just to squeeze in more houses.