

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 21 AUGUST 2017**



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PLANNING

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REQUEST FOR PLANNING SCHEME AMENDMENT – PLAM-17/01:

TO CORRECT AN ERROR IN TABLE E13.1 TO THE HISTORIC HERITAGE CODE FOR LAND AT LOTS 1 AND 2, 36 CADBURY ROAD, CLAREMONT

SUMMARY OF REQUEST

The amendment seeks to correct a typographical error in Table E13.1 Heritage Places, of the Historic Heritage Code to the Glenorchy Interim Planning Scheme 2015 (GIPS 2015).

The current listing land at Lots 1 and 2, 36 Cadbury Road, Claremont identifies the Heritage Listed Certificate of Title as 167249/1 (refer to Figure 1).

However the heritage place (which includes Lots 1 and 2) is more correctly identified by the title references of 167249/0, 167249/1 and 167249/2 – as this encompasses both of the strata lots the common property and ensures the whole site is covered as it was under the Glenorchy Planning Scheme 1992 (GIPS 1992).

Figure 1 – Extract from Table E13.1

REF_ No.	THR_No.	Heritage Listed Certificate of Title	Extent	Particular Exempt Development	Property Name	UNIT_ NO	Street_ No	Street	Suburb	General Description
0366	11600 part CT 167249/1 only	167249/1			Former Claremont Primary School		1/36 and 2/36	Cadbury Road	Claremont	

Council officers have become aware that the translation of the GPS 1992 to the GIPS 2015 has resulted in only part of this site now being clearly identified as subject to heritage controls (ie only Lot 1 or CT 167249/1) rather than the entire site, and seek to amend the table to correct this error.

The error occurred due to an atypical approach by the Titles Office to include a lot number on the front page of the strata plan. This was then perpetuated and erroneously transcribed into the GIPS 2015 when the updated title information was recorded. The Titles Office have subsequently corrected the plan and removed the lot number reference from the front page of the subject title (Refer to Attachment 1 – CT dated 20 April 2017).

Glenorchy City Council is initiating this request of its own motion under Section 34(1)(b), former provisions, of the *Land Use Planning and Approvals Act 1993* (the Act).

Council also requests the Commission consider it appropriate under Section 37 (1), former provisions of the Act to dispense with requirements of Section 38,

and subsequently Sections 39, 40, and 41, former provisions of the Act for the subject amendment.

It is considered that the amendment is a simple correction [Section 37 (1) (a) (i)] and the public interest will not be prejudiced as:

- The amendment that introduced heritage protection (PLAM-11/08), referred to the whole site and there has not been a subsequent amendment to reduce the heritage coverage.
- The community consider the whole site to be protected, and if the GPS 1992 was a direct translation, this would still be the case.
- The amendment corrects an error and it is in the public interest to have a clear and certain planning scheme.

SITE AND LOCALITY:

The subject site is located on the 'neck' of the Claremont Peninsular between Bilton Bay and Windermere Bay (refer to Figure 2 – Site location). The site is relatively flat, sloping gently up to the east, and is 3.747Ha in area. Land to the north, east and west of the site is generally developed with residential properties, with the Claremont Shopping Centre to the west and the Cadbury Industrial Estate to the east.

The western section of the site contains several buildings which make up the former Claremont Primary School, which was built in 1923. The eastern portion forms the former school oval and is currently vacant.

A number of mature Monterey pine trees (*Pinus radiata*) approximately 350 metres in extent - follow the curve of Cadbury Road, north-east of the former school entrance. Save for a gap of approximately 150 metres where plantings are absent around the Somerdale Road junction, these constitute the western section of an extant - approximately 650 metre long - avenue of trees that defined the landscaped approaches to the heritage-listed Cadbury Factory (refer to Figure 3 – aerial and Figures 4, 5 and 6 site images).

Figure 2 – Site location

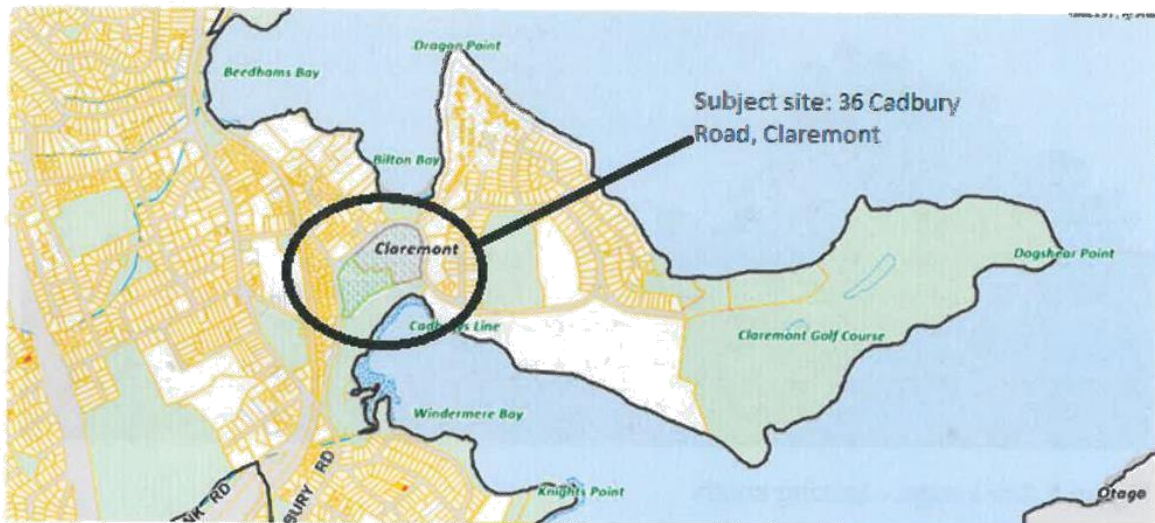


Figure 3 – Subject site – aerial image



Figure 4 site image – looking south east



Figure 5 Site image – looking south



Figure 6 Site image – looking west



Provisions under the Glenorchy Interim Planning Scheme 2015 (GIPS 2015)

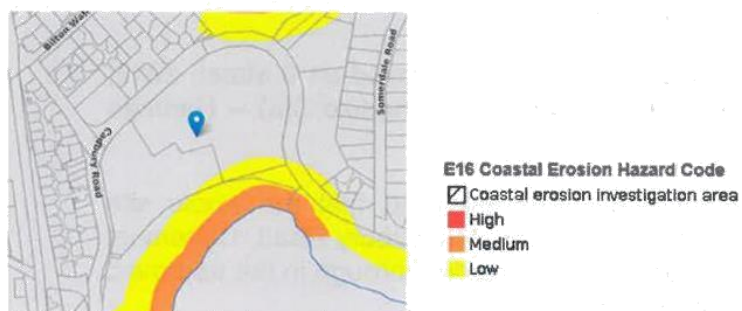
The land at Lots 1 and 2, 36 Cadbury Road, Claremont is currently within an Inner Residential Zone (refer to Figure 7 – zoning extract) with the southern portion of both Lots 1 and 2 affected by the Coastal Erosion Hazard Area under E16.0 Coastal Erosion Hazard Code (see Figure 8 – Extent of Coastal Erosion Hazard Area).

The site is also identified as a heritage place under E13.0 Historic Heritage Code (refer to Figure 1 (above) – Extract from Table E13.1).

Figure 7 – Extract from Zoning Map (GIPS 2015)



Figure 8 – Extent of Coastal Erosion Hazard Area



Tasmanian Heritage Register

While the site is locally listed under the GIPS 2015, portion of the site is also listed on the Tasmanian Heritage Register (THR ref 11600 – refer to Figure 9 and Attachment 2A – THR data sheet and Attachment 2B THR CPR sheet). The site is identified as 36 Cadbury Road, Claremont on the THR listing (refer to Attachment 3 – Extract from THR list), however the data sheet refers to an address of 34 Cadbury Road, but it does identify both Lots 1 and 2. It is noted that reference to the property address and Property ID on the data sheet does not match the information on the LIST.

Figure 9 – extent of THR listing for the site (boundary outlined in red- covers Lots 1 and Lot 2)



BACKGROUND:

Planning Scheme Amendment PLAM-11/08

Planning Scheme Amendment PLAM – 11/08 was approved on 9 March 2013, and listed the subject site (along with 84 others) in Schedule 5(a) – Heritage Places of the GPS 1992.

The planning scheme amendment documents identified that the whole site (school buildings and oval), at that time known as 36 Cadbury Road, Claremont was to be listed (refer to Figure 10) and this was carried through in the approved amendment ordinance (refer to Figure 11).

Figure 10 – Extract from Council GPA Report identifying the subject land

36 Cadbury Road, Claremont

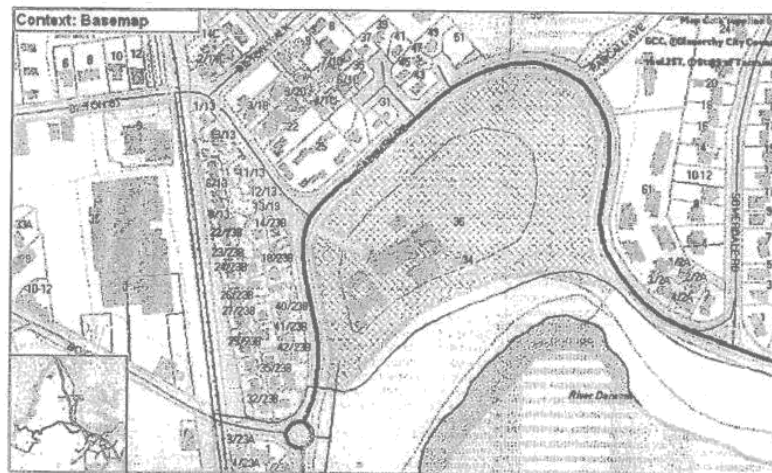


Figure 11 – Approved amendment – ordinance change (PLAM-11/08)

3. Insert into Schedule 5a: Heritage under the suburb of Claremont in alpha-numerical order the following rows:

Suburb	Address	Other Site Name	Site Type	Specific Exclusions
	11 Abbotsfield Road		Dwelling	
	13 Abbotsfield Road		Dwelling	
	2 Cadbury Road	Claremont High School sign	Sign	
	36 Cadbury Road	Former Claremont Primary School		
	Cadbury Road	Former Cadbury Branch Line Rail Formation	Railway	
	109 Cadbury Road	Claremont Golf Club	Clubhouse	
	13 Main Road		Dwelling	
	14 Main Road	Claremont House Gate Post	Gate Post	
	65 Main Road		Dwelling	
	107 Main Road		Dwelling	
	9 Pascoe Avenue		Dwelling	
	15 Pascoe Avenue		Dwelling & Garden	
	5 Somerdale Road		Dwelling	
	2 Wyndham Road		Dwelling	

Translation of Schedule 5(a) into the GIPS 2015

The regional model for the interim planning schemes provided a more detailed table incorporating a reference to the Certificate of Title (refer to Figure 12 – Interim schemes heritage table).

Figure 12 – Interim schemes heritage table

Table E13.1 Heritage Places

Ref. No.	Name, Location and/or Address	C.T.	General Description	Specific Extent	Particular Exclusions from Listing	Particular Exempt Development

Council records and a review of the archive version of the draft interim planning scheme, saved on 14 March 2014, shows the draft version of the Heritage Code table for the GIPS 2015 was submitted showing the previous title reference 162777/1 (refer to Figure 13).

Figure 13 – Extract from saved archive version of draft IPS

South - Glenorchy - 2014-Mar 14 IPS archive

☒ Edit Mode |
 ☐ Draft |
 ☐ For Review |
 ☒ Approved |
 ☐ Rejected |
 ☐ Archived |
 ☐ Deleted |
 ☐ Public |
 Show: ☐ Children ☒ Defns ☒ Empty Pages

All Types

		C.T., No C.T., No C.T., Part 28542/8	N5261902 (GDA94, MGA Zone 55)						
0249		55222/36			St Albans Church	56	Main Road	Claremont	Stain glass window
0366	11600	Part 162777/1			Former Claremont Primary School	36	Cadbury Road	Claremont	
0384		65596/1				11	Abbotsfield Road	Claremont	Dwelling

An email of 12 November 2014, sent to Claire Hynes and Sean McPhail (DoJ) with the subject heading: 'changes for consideration prior to declaration' identifies that the word 'part' should be removed from the CT reference listing of the title for the site, noting in the attachment to the email, that the intent was to list the entire site (refer to Figure 14).

Figure 14 – Extract from list of changes for consideration prior to declaration of GIPS

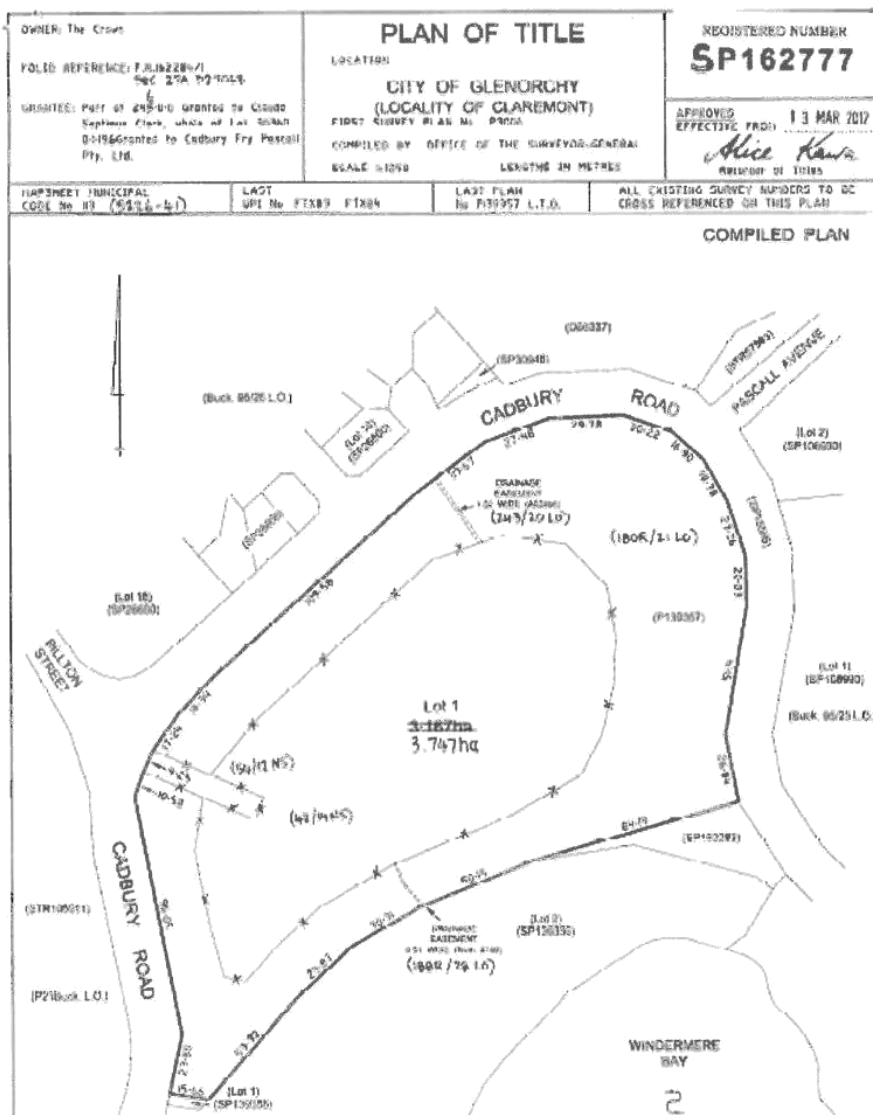
91	List of Application	The beginning of the sentence	Of these heritage controls
92	Table E13.1	Delete the word 'Part' from the Heritage listed certificate of title column for 36 Cadbury Road, Claremont (Table 13.1 Claremont)	The Heritage Listed Certificate of Title is described as Part 162777/1, but there is no description under extent. The intent was to list the entire site, despite the fact that the THC only lists part of the site. As such the term "Part" should be removed.

Around 20 January 2015, Council was given editing rights to access the draft IPS through Iplan and address matters identified in the Minister's Section 36D Notice and correct any typographical errors. It was during this process that Council officers – in literally transcribing the updated Title – perpetuated the error in the title reference and only identified part of the site as subject to heritage controls.

Title History

Prior to the issue of the Strata Plan, the former Claremont Primary School site was described as Lot 1 on Sealed Plan 162777 (refer to Attachment 4 CT 13 March 2012 and Figure 15).

Figure 15 – CT 162777/1



A Strata Plan for the site was subsequently registered on 27 February 2014 with the registered number: 167249. However the new plan showed the whole site as 'Lot 1' on page 1 of 3 (refer to Figure 16), but the new strata titles, on page 2 of 3, as 'Lot 1' and 'Lot 2' (refer to Figure 17). (Refer to Attachment 5 CT 27 Feb 2014)

Figure 16 – 27 Feb 2014 Title showing a lot number on the front page

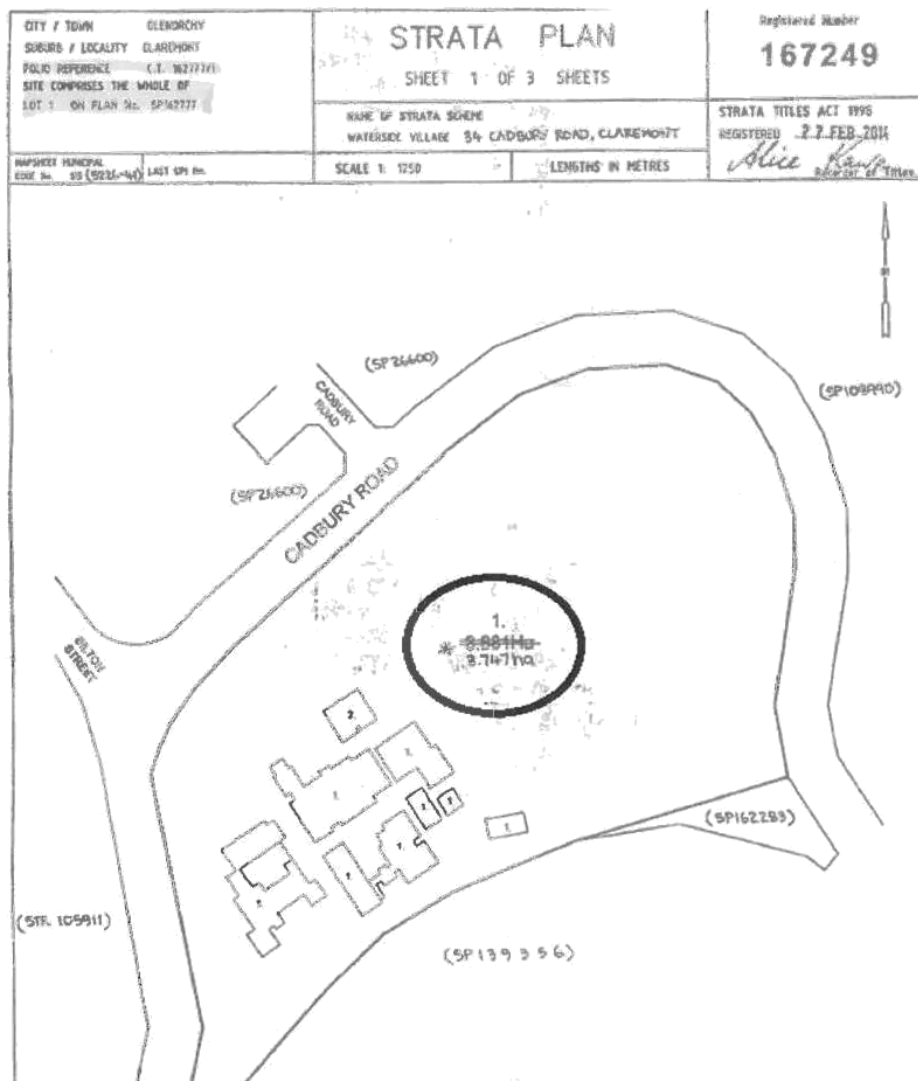
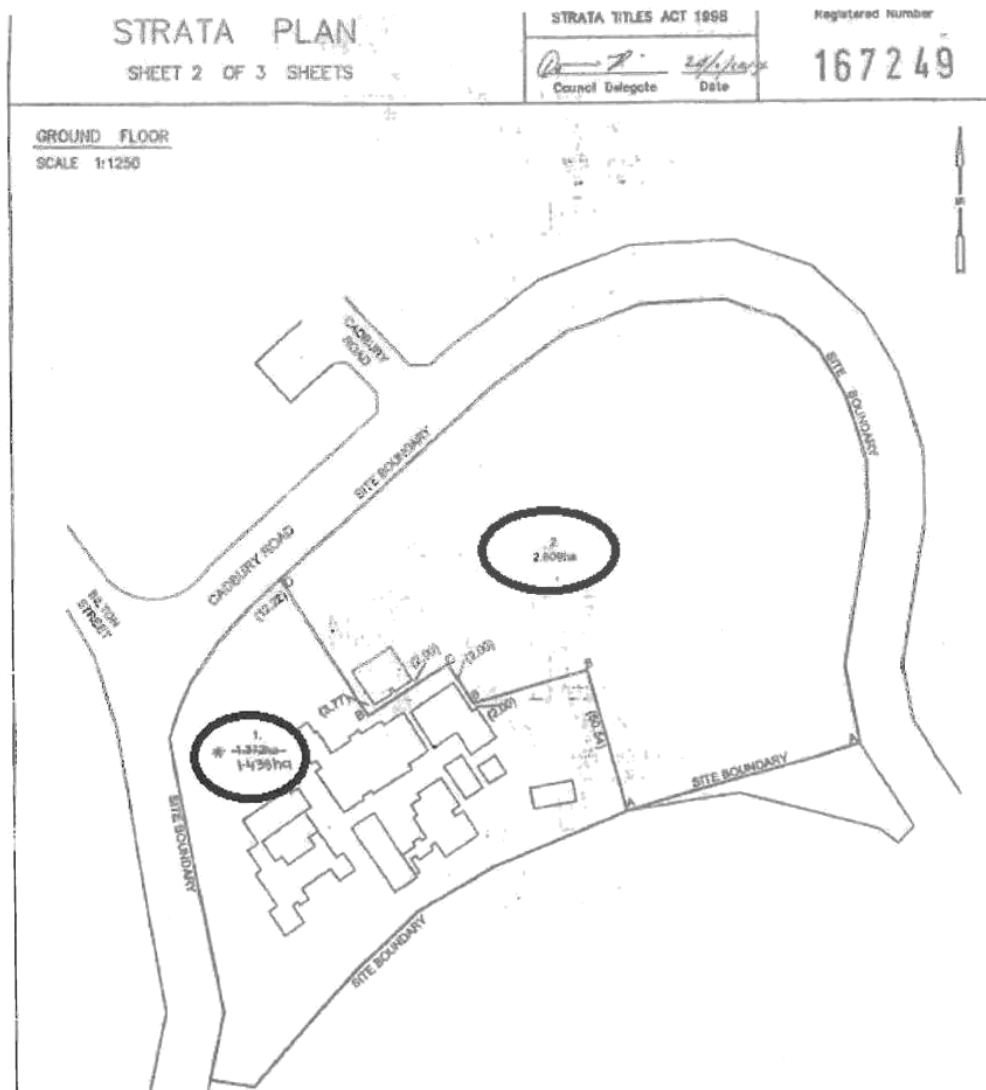


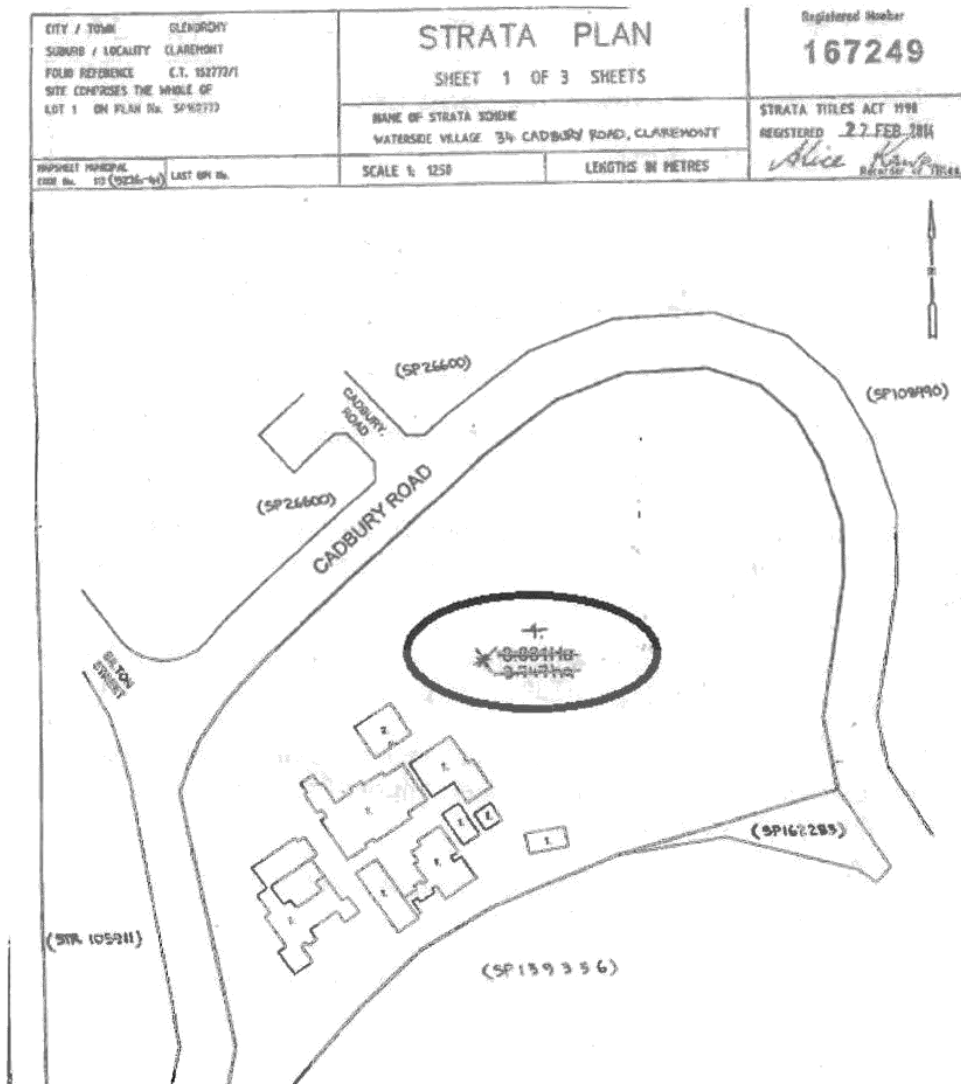
Figure 17 - Showing a lot numbers on the second page



Note that Lot 1 is shown on the front page as 3.747ha and on the second page as 1.438ha.

The Titles Office has confirmed that normally the front page does not show the area of the lot and a lot number, and have subsequently amended the plan to remove the lot number reference (refer to Figure 18 and Attachment 1 – CT dated 20 April 2017).

Figure 18 – Current Title with reference to Lot 1 on the front page removed.



In making corrections to the draft Interim Planning Scheme prior to declaration Council officers, in viewing the front page and noting the reference to Lot 1, erroneously translated the title reference into Table E13.1 as CT 167249/1 – rather than CT 167249/0. This was clearly an error, as a result of anomalies in the title plan.

Further, applying the heritage controls only to Lot 1 does not reflect a direct translation of the GPS 1992 and this needs to be corrected as a matter of urgency.

STATUTORY REQUIREMENTS:

Matters for consideration under the Land Use Planning and Approvals Act 1993 (the Act)

Section 20(1), former provisions, of the Act is relevant in that a planning scheme amendment is also considered to be the making of a planning scheme. Under this provision, the amendment must, in the opinion of the planning authority:

- Seek to further the objectives set out in Schedule 1 of the Act.
- Be prepared in accordance with State Policies made under section 11 of the State Policies and Projects Act 1993.
- Have regard to the strategic plan of a council referred to in Division 2 of Part 7 of the Local Government Act 1993 as adopted by the council at the time the planning scheme is prepared.
- Have regard to the safety requirements set out in the standards prescribed under the Gas Pipelines Act 2000.

Section 33(2B), former provisions, of the Act requires that before making a decision as to whether or not to initiate an amendment of the planning scheme, the planning authority must consider: -

- Whether the requested amendment is consistent with the requirements of section 32, former provisions; i.e.
 - Must as far as practicable, avoid the potential for land use conflicts with use and development permissible under the planning scheme applying to the adjacent area.
 - Must not conflict with the requirements of section 30O, former provisions, (i.e., be to a local provision of the scheme, not conflict with a planning directive, and be, as far as practicable, consistent with the regional strategy).
 - Must have regard to the impact that the use and development permissible under the amendment will have on use and development of the region as an entity in environmental, economic and social terms.
- Any representation made under section 30I, former provisions, and any statements in any report under section 30J, former provisions, as to the merit of a representation, that may be relevant to the amendment.
- The advice of a person with the necessary qualifications and experience (section 65 of the *Local Government Act 1993*).

PLANNING ASSESSMENT:

Consistency with the Objectives of Schedule 1 of the Act

The 'Part 1' objectives of the resource management and planning system of Tasmania are –

- (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;**

The site was used as a primary school until 2010, with the majority of the land being vacant (forming the school oval). The site is not subject to the Biodiversity Code or the Waterway and Coastal Protection Code under the GIPS 2015 and is therefore not considered to be of significance in terms of the provision of natural habitats or wildlife corridors. Restoring the heritage controls over the land will have little if any impact on natural values.

- (b) to provide for the fair, orderly and sustainable use and development of air, land and water;**

The amendment will correct a typographical error in the GIPS 2015, making the provision certain, this promotes the objectives of fair and orderly development.

- (c) to encourage public involvement in resource management and planning;**

The statutory process for consideration of an amendment request normally involves a public notification period. The amendment to apply heritage controls across the whole of the site (PLAM-11/08) was considered through a public exhibition process. There has been no public process to specifically consider the removal of controls from part of the site.

While the translation of the GPS 1992 into the GIPS 2015 was subject to public exhibition, the intent was that the GPS 1992 be a direct translation. However this has not occurred in respect to the subject site.

Correcting the title reference and restoring the heritage controls to their GPS 1992 status, will ensure the public have not been excluded from the assessment process.

- (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);**

The amendment corrects a typographical error to confirm that heritage controls apply across the entire site. Economic impacts of heritage controls on the potential development of the land were considered through the original amendment (PLAM-11/08) and were considered to be in accordance with the objectives of the Act.

- (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State;**

The amendment is a minor correction to typographical error and does not conflict with this objective.

The 'Part 2' objectives of the resource management and planning system of Tasmania are –

- (a) to require sound strategic planning and co-ordinated action by State and local government;**

The *Southern Tasmania Regional Land Use Strategy 2010-2035*, 14 September 2016, (the STRLUS) is a statutory planning instrument under Section 30C(3) of the former provisions of the Act. All interim planning schemes within the Southern Region are to be consistent with and further the objectives and outcomes of the Strategy pursuant to Section 30E(6), former provisions, of the Act.

Correcting an error to ensure the heritage values of a site can be fully assessed is consistent with and promoted the regional policies of the STRULS – particularly:

CV 2: Recognise, retain and protect historic cultural heritage values within the region for their character, culture, sense of place, contribution to our understanding history and contribution to the region's competitive advantage.

Correction to the typographical error and reinstating heritage controls across the whole site, will ensure the GIPS 2015 is consistent with the following regional policy:

CV 3 Undertake the statutory recognition (listing) and management of heritage values in an open and transparent fashion in which the views of the community are taken into consideration.

- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;**

The correction to the heritage table at E13.1 will re-affirm that heritage controls apply to the entire site using the most appropriate provisions in the planning scheme.

- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;**

The amendment will ensure that the heritage values of the land, previously identified under Amendment PLAM-11/08, are clear. This will ensure that any social impacts relating to redevelopment of the land are fully considered.

- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;**

The amendment is a minor typographical correction. More detailed assessment against State Policies is undertaken below, however the correction is considered to be consistent with all relevant State, regional and municipal policies and is considered to be supportive of the above objective.

- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;**

The proposal does not conflict with this intent.

- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation;**

The proposal does not conflict with this intent.

- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;**

The original amendment which identified heritage values on the land applied to the entire site (ie the land now known as Lot 1 and Lot 2, 36 Cadbury Road). If the correction is not made, these values will be lost, without the opportunity for the community to consider the impacts of this change.

- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;**

The proposal does not conflict with this intent.

- (i) to provide a planning framework which fully considers land capability.**

The amendment corrects an error in the GIPS 2015. If the controls are not clearly stated in respect to the land a full assessment of land capability cannot be undertaken. The amendment is essential to enable this objective to be met.

Consistency with State Policies

State Policy on Water Quality Management 1997

The proposed amendment *per se* would not result in an increase in sediment transport to surface waters or impact on water quality management. It is considered to be consistent with this State Policy.

State Policy on the Protection of Agricultural Land 2000

The proposal does not involve the conversion of prime agricultural land to non-agricultural use.

State Coastal Policy 1996.

The subject land is within the Coastal Zone. As the amendment corrects an error to reaffirm heritage controls over the land, it is not inconsistent with the key outcomes of the policy, being:

- *Protection of Natural and Cultural Values of the Coastal Zone* - the amendment will require heritage values of the site to be assessed and balanced against any coastal values when considering any proposed use or redevelopment of the land.
- *Sustainable Development of Coastal Areas and Resources* – the amendment seeks to reaffirm heritage values on the site, it does not facilitate use or development which is unsustainable or inconsistent with the objectives of the Coastal Policy.
- *Shared Responsibility for Integrated Management of Coastal Areas and Resources* – the amendment is not inconsistent with this outcome.

National Environmental Protection Measures

National Environment Protection Measures (NEPM) are automatically adopted as State Policies under section 12A of the *State Policies and Projects Act 1993* and are administered by the Environment Protection Authority.

Principle 5 of the NEPM states that planning authorities *'that consent to developments, or changes in land use, should ensure a site that is being considered for development or a change in land use, and that the authorities ought reasonably know if it has a history of use that is indicative of potential contamination, is suitable for its intended use.'*

The site was used as a 'sensitive use' (a primary school) and there are no known contamination issues associated with the land. Therefore the amendment is not inconsistent with the NEPM.

Consistency with the Glenorchy City Council Strategic Plan 2016-25

The amendment is consistent with the following objectives of Council's strategic plan:

- Objective 3.1: Create a liveable and desirable City.

- Objective 4.2: Prioritise resources to achieve our communities' goals.

Gas Pipelines Act 2000

The declared gas pipeline corridor is located approximately 60m the east of the site (primarily over the existing disused railway corridor). The amendment will not impact on any of the safety requirements prescribed under the *Gas Pipelines Act 2000*.

Potential for Land Use Conflict with Adjacent Planning Scheme Areas

The site is not located in the vicinity of any adjacent planning scheme area.

Consistency with the requirements of Section 30O of the Act

The amendment is considered to be consistent with the requirements of Section 30O of the Act as it:

- Involves a change to the local content of the planning scheme as it seeks to amend Table E13.1 Heritage Places of the Historic Heritage Code.
- Is consistent with the *Southern Tasmanian Regional Land Use Strategy, 2010-2035*, (refer to discussion above) as it seeks to correct an error to reaffirm heritage controls previously applied to the site and appropriate at a local level.

Impact of Permissible Use and Development on the Region

The proposal will not have impacts for the wider region. It is assessed as being consistent with the relevant regional policies.

Consideration of any representation under section 30I and statements under section 30J of the Act

No representations were made regarding the subject land, and no statements as to the operation of the Historic Heritage Code, relevant to the site, were made during the exhibition and assessment of the Glenorchy Interim Planning Scheme 2015.

Consistency with the Glenorchy Interim Planning Scheme 2015

- Is the draft amendment clear and concise and will it achieve its intended purpose?

The amendment makes the application of heritage controls to the entire site certain. It relies on a correction to the existing reference to the site within Table E13.1 Heritage Places, which is the appropriate mechanism to identify heritage values for the site.

- Is the draft amendment consistent with the strategy, intent and all relevant objectives and provisions of the planning scheme?

The amendment is consistent with the objectives of 3.0.10 Liveability, particularly desired outcome (e): *The City's heritage places and character areas including places of significance to the Aboriginal community are protected.* This outcome is achieved in respect of the subject amendment through (a) *Applying a Historic Heritage Code to places identified as being of cultural heritage significance* (as identified in Clause 3.0.10).

By making a minor correction to Table E13.1 Heritage Places, it ensures consistency with the relevant objectives and provisions of the scheme as assessment of any application for use or development of the site will be considered in the context of the relevant applicable standards.

- What is the effect of the proposed amendment on the status of use and development?

The amendment will make it clear all development (including signs considered under E17.0 Sign Code) on the site is discretionary, subject to any exemptions that may apply under the Codes, such as works incidental to the maintenance of the grounds or tree pruning, removal of damaged wood, or removal of trees or branches where there is an unacceptable risk to public safety.

The amendment will also make it clear that there is the opportunity to consider prohibited uses across the entire site, subject to the provisions under Clause 9.5 Change of Use of a Heritage Place under GIPS 2015.

Where applicable, the heritage values of the site, will also require consideration under E6.0 Parking and Access Code (E6.7.1 and E6.7.12) if the acceptable solution for these applicable standards is not met.

- What is the effect of the proposed amendment on any specific land and adjacent land?

The amendment will ensure that heritage controls, which applied to the land under the former planning scheme, have been correctly translated into the current scheme. The amendment will require a planning permit for buildings and works on CT 167249/2 to be assessed under the Historic Heritage Code, including removal of vegetation. It will also allow an application for a use of the site that would otherwise be prohibited, to be considered as discretionary in accordance with Clause 9.5 of the GIPS 2015.

The amendment will ensure that the heritage values identified for the former primary school, and able to be considered on the adjacent land at Lot 1, are also considered for Lot 2.

CONCLUSION

The community expectation is that heritage values of the whole site are considered as part of any planning application – as was the intent of Amendment PLAM 11/08. There has been no public process to remove the controls from Lot 2 – this has only occurred due to a typographical error and it is in the public interest that this matter be corrected.

The proposed amendment is considered to be consistent with the objectives and other requirements of the *Land Use Planning and Approvals Act 1993*, the tenor of the Glenorchy Interim Planning Scheme 2015 and is not contrary to any State Policies.

RECOMMENDATION:

- A. That pursuant to Section 34(1)(b), former provisions, of the *Land Use Planning and Approvals Act 1993*, the Planning Authority agree to initiate Amendment PLAM-17/01 to the Glenorchy Interim Planning Scheme, to correct Table E13.1 Heritage Places for land at Lots 1 and 2 36 Cadbury Road, Claremont as shown in the Attachment to this report.
- B. That having decided to initiate an amendment, and having prepared that amendment, the Planning Authority certifies pursuant to Section 35, former provisions, of the *Land Use Planning and Approvals Act 1993* that the draft amendment meets the requirements specified in Section 32, former provisions, of the *Land Use Planning and Approvals Act 1993*.
- C. That, having decided that the amendment seeks to correct a typographical error, the Planning Authority request the Commission consider it appropriate under Section 37(1), former provisions, of the *Land Use Planning and Approvals Act 1993*, to dispense with requirements of Section 38, and subsequently Sections 39, 40, and 41, former provisions, of the *Land Use Planning and Approvals Act 1993* for the subject amendment.



14 June 2017

Planning Officer: Lyndal Byrne, Strategic Planner



Council Delegate: Kylie Williams, Co-ordinator Planning Services

Date

14/6/2017



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



SEARCH OF TORRENS TITLE

VOLUME 167249	FOLIO 0
EDITION 1	DATE OF ISSUE 27-Feb-2014

SEARCH DATE : 20-Apr-2017

SEARCH TIME : 08.58 AM

DESCRIPTION OF LAND

City of GLENORCHY

The Common Property for Strata Scheme 167249

Derivation : Part of 246 Acres Gtd. to C S Clerk and Whole of

Lot 30360, 0A-1R-19.6P Gtd. to Cadbury Fry Pascall Pty Ltd

Prior CT 162777/1

SCHEDULE 1

STRATA CORPORATION NUMBER 167249, WATERSIDE VILLAGE, 34
CADBURY ROAD, CLAREMONT

SCHEDULE 2

D27063 Land is limited in depth to 15 metres, excludes
minerals and is subject to reservations relating to
drains sewers and waterways in favour of the Crown
SP162777 EASEMENTS in Schedule of Easements
68006, 69935, 69936, 103173, 118693, & 118694 CONDITIONS in
Transfer
M355205 Application by Aurora Energy Pty Ltd for Noting of a
Notable Interest pursuant to Section 12(1) (2) (a) &
(b) of the Electricity Wayleaves and Easement Act
2000 Registered 09-Dec-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

the **List**...**FOLIO PLAN**
RECORDER OF TITLES

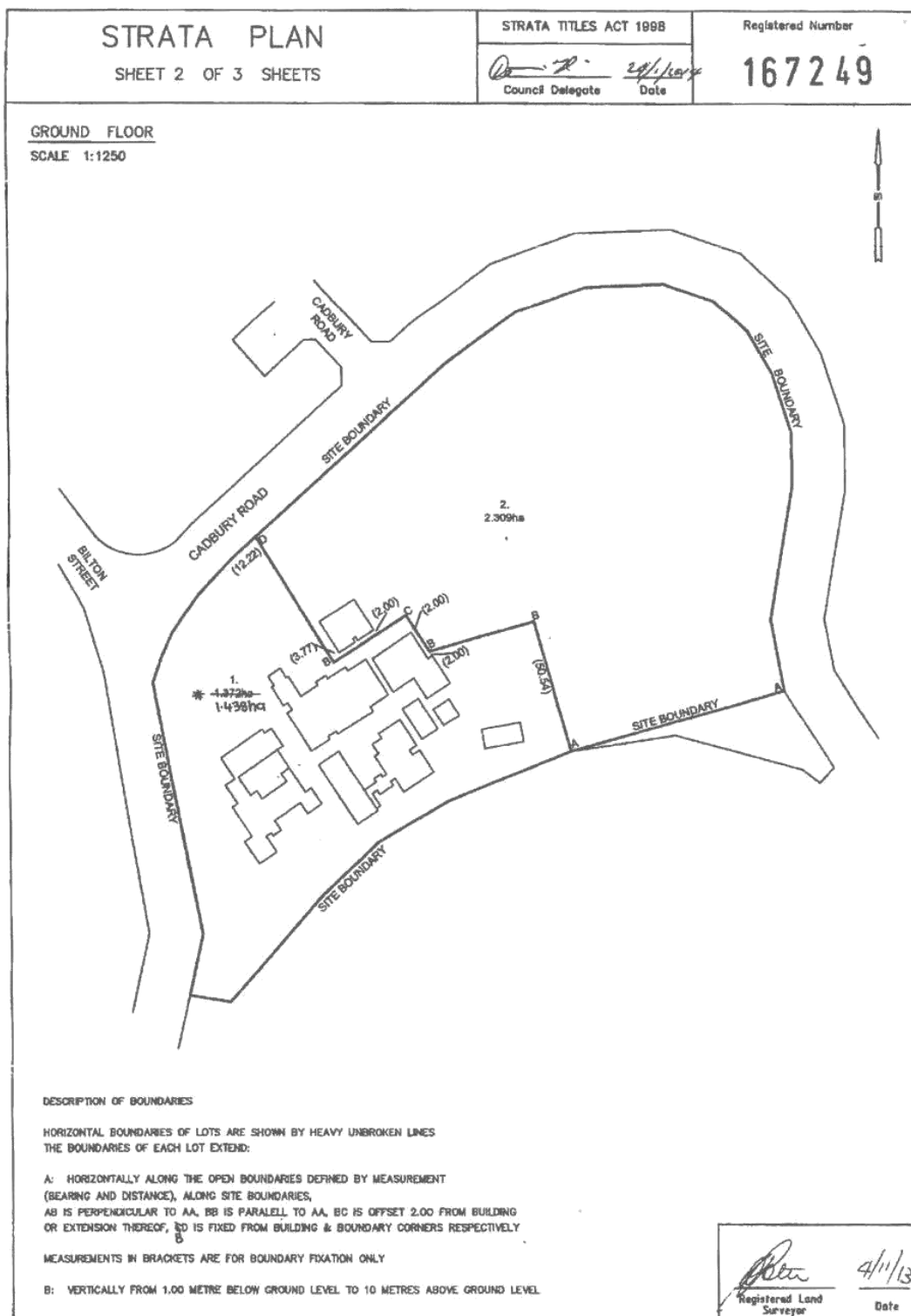
Issued Pursuant to the Land Titles Act 1980



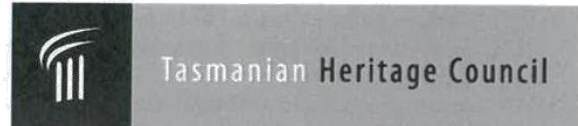
CITY / TOWN GLENORCHY		STRATA PLAN		Registered Number 167249	
SUBURB / LOCALITY CLAREMONT				SHEET 1 OF 3 SHEETS	
FOLIO REFERENCE C.T. 162777/1		NAME OF STRATA SCHEME WATERSIDE VILLAGE 34 CADBURY ROAD, CLAREMONT		STRATA TITLES ACT 1998 REGISTERED 27 FEB 2014	
SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. SP162777		SCALE 1:1250		LENGTHS IN METRES	
HYDROGRAPHIC MAP CODE No. 113 (9224-4)		LAST ERM No.		<i>Alice Karp</i> Recorder of Titles	

The map shows a large irregular lot bounded by Cadbury Road to the north and east, and Bilton Street to the west. Inside the lot, there are several buildings numbered 1 through 12. A central area is marked with a cross and the text "0.9811 Ha" and "2.747 Ha". Surrounding the lot are various other lots identified by their SP numbers: (SP26600) to the north, (SP109990) to the east, (SP162283) to the southeast, (SP139356) to the south, and (SP105911) to the southwest. A north arrow is located in the top right corner of the map area.

NOTES: (1) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1 (2) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1		Council Delegate <i>[Signature]</i> 29/10/13 Date		Registered Land Surveyor <i>[Signature]</i> 4/11/13 Date	
STAGED / COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE) NA		TIERNEY LAW LODGED BY - B.G. POTTER - 8 WARREN STREET, HOBART 7000 -			



Tasmanian Heritage Register Datasheet



103 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: Claremont Primary School
Status: Permanently Registered
Tier: State

THR ID Number: 11600
Municipality: Glenorchy City Council
Date Listed: 20/01/2011

Location Addresses

34 CADBURY RD, CLAREMONT 7001 TAS
34 CADBURY RD, CLAREMONT 7001 TAS

Title References **Property Id**
167249/1 3278526
167249/2 3278526



Claremont Primary School Block A
DPIPWE May 2012

Claremont Primary School, detail of entry
DPIPWE May 2012

Block A (centre), Block D (left), Block C (right)
DPIPWE May 2012

Block A (centre), Block B (left)
DPIPWE May 2012

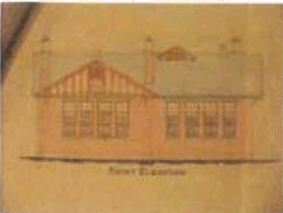


Block A, southern elevation
DPIPWE May 2012

Claremont Primary School, view from Cadbury Road
DPIPWE May 2012

Claremont Primary School (Blocks J & K)
DPIPWE May 2012

Cadbury under construction, Claremont in foreground from A.Alexander 2005:169



Front elevation of State School
4/12/1922
TAHO AOT
PWD54/1/962

Eastern elevation of State School
4/12/1922
TAHO AOT
PWD54/1/962

State School Claremont detail of gable 9/12/1922
TAHO AOT
PWD54/1/962

Claremont State School c1938
Glenorchy City Council

Setting: Claremont Primary School has been built on the strip of land that joins the suburb of Claremont to the Monday, January 23, 2017

Cadbury peninsula, located 13 kilometres north of Hobart's city centre. The school sits on the neck of the peninsula, between Bilton Bay and Windermere Bay, on which the Cadbury Estate is located. The Cadbury Estate includes the factory complex, former workers housing, sports ground and Claremont Golf Club. The area to the north and north-west is largely residential. Claremont Village shopping centre is located approximately 200m to the west.

Description: Claremont Primary School is situated on a large parcel of land that includes an expansive grassed area. The former railway line to the Cadbury factory, now a walking/cycling path, marks the southern boundary of the school. The remaining boundary is formed by the sweeping bend of Cadbury Road. A number of mature pine trees line Cadbury Road, remnants of rows of pine trees flanked Cadbury Road (see aerial image). There is a large bitumen car park at the entrance to the school, on the north-western boundary. The main school building is an important and prominent element in the streetscape of Cadbury Road. The school is formed by a complex of single-storey red brick and weatherboard buildings, constructed during different periods of the twentieth century.

The original school (**Block A**), built in two stages between 1924 and 1936, forms the main entrance to the school. A grassed area with native plantings is located in front. The building is a red brick structure characterised by gable roofs, and gable roof vents, clad in colorbond. Boxed eaves feature timber panelling underneath. Brick chimneys evident in the original drawings and c1960 aerial photographs (see images) have been removed.

The northern, eastern and western elevations have prominent bracketed and half timbered gable ends with scrolled bargeboards. The gables have centrally placed venting grate, finial and decorative panel (that on the original plans was intended to display the year of construction). Gable ends to the southern elevation have timber panelling laid horizontally.

Window openings to the northern elevation have triple sashes with six-panes in each. The windows are grouped in fours and have painted sills and lintels. Window configurations to the remainder of the building varies, however, each have multi-paned windows with painted sills and lintels.

The northern elevation features a projecting red brick entrance porch with separate skillion roof clad in colorbond. The porch has a large window to the front with doors to each side. A semi-circular roof sits above the doorway on the eastern side. A wide painted band below the roofline features 'Claremont School' in raised and painted lettering. In front of the porch is an access ramp and rendered wall, which are recent additions and are of low cultural heritage significance.

The floor plan of the 1924/1936 building forms a 'U' shape, half of the original design that formed a square, and was intended to be built in stages (see plan). The void between the two sections has been filled. Internally the 1924/36 building retains many of its original features, including pressed tin Wunderlich panels to the high ceiling of the main corridor, plain panelled ceiling with circular air vents and corner fireplaces with timber mantelpieces to the classrooms, three-sash windows between the two front classrooms and the main corridor, panelled timber doors and hardware, and brick archway between the main entrance and main corridor.

To the east of the 1924/1936 building is an 'L' shaped weatherboard addition (**Block D**) with gable roofs clad in corrugated iron. The building has red brick foundations. Skillion roof verandahs project from the northern and eastern elevations. Bays of large timber framed windows extend down each side of the building. These buildings are of low cultural heritage significance.

To the west of the 1924/1936 building is a group of weatherboard buildings (**Blocks J, K & L**), built at various stages, which form an irregular shape with a central courtyard. The northern and southern elevations are formed by two rectangular shaped buildings with gable roofs clad in colorbond. Bays of large timber framed windows extend down each side of the buildings. A skillion roof that forms a covered walkway extends down the eastern side of the group of buildings, and at the southern end terminates with a projecting section with a gable roof. Various additions to the western side of the group feature skillion roofs and a stepped footprint.

A large grassed oval and former playground is located to the east of the school buildings. The open space, used for recreation and sport, emulates the Quaker ideals and vision for modern industry through the 'factory in a garden', which the Cadbury Estate formed. These buildings are of low cultural heritage significance.

Located in front of the 1924/1936 building are two modern red brick structures (**Blocks B & C**) that mimic its features. These buildings are of low cultural heritage significance.

There is an 'H' shaped group of buildings located at the rear of the 1924/1936 building. These buildings date from c1990s – 2000s, and are of low heritage significance (**Blocks E, F, G, H & I**).

History: Education in the Claremont area began with the opening of a state school in Abbotsfield Road in 1890. During the early twentieth century student numbers increased and with only one classroom, the school quickly became overcrowded. In 1919 there were 44 children enrolled at the school, with some children attending lessons in the neighbouring Methodist Church. There were two teachers, one tall and one short, known as Big Miss and Little Miss. During the late nineteenth and early twentieth centuries Claremont Primary School did not have an academic reputation, and very few of the children went on to High School

(Alexander 1986:193).

During this period the northern suburbs of Hobart expanded, with the establishment of manufacture and industry in these areas, including the Electrolytic Zinc Works (1916) and Cadbury (1921).

Cadbury was founded in Birmingham, England in 1830 by Quaker John Cadbury. In 1879 the factory was relocated to an area south of Birmingham that was named Bourneville. During the 1890s more land was purchased in the area and construction of a model village began. The village incorporated housing, parks, and facilities for sports, education, healthcare and recreation for workers and their families. Bourneville became a 'factory in a garden'

(<http://www.cadbury.com.au/About-Cadbury/The-Story-of-Cadbury/The-Story-of-Cadbury---Continued.aspx>).

Cadbury began exporting to Australia in 1881, however, after World War One a period of global expansion began in earnest. A Commission was dispatched to find a suitable site and visited Melbourne and Sydney before a chance meeting with the Tasmanian Premier, Sir Walter Lee, saw members of the Commission travel to Hobart. In Tasmania they found an eager workforce, plentiful electricity, international and interstate shipping and a cooler climate. Cadbury purchased a large peninsula at Claremont which would enable them to develop an antipodean version of the Bourneville 'factory in a garden' – the Quaker vision for modern industry. The area was called 'Cadbury's Estate' and provided housing, sporting, recreational and other facilities for employees.

Even prior to the construction of the Cadbury factory, the area, known as Triffett's Point, had had an interesting history. During the early 1800s the area was granted to early settler John Pascoe Fawcner, well-known for his involvement in the founding of the city of Melbourne. In 1826 business man John Bilton acquired Fawcner's land, on which he built Claremont House (THR 1593), a local landmark. In 1889, upon the death of Bilton, the property was sold to merchant and speculator Frank Bond. During the early twentieth century the property was subdivided, with the ownership of Triffett's Point transferring to Claude Clerk in 1911. During this period there was a farm at Triffett's Point, the homestead was apparently located where Claremont Primary School is now situated. During the late 1990s remnants of the farm garden could be seen, and local resident, Mr Don Rust, a descendant of the family that farmed the area, stated that part of the homestead was incorporated into the primary school (pers. comm. Don Rust). In 1914 the Commonwealth Government acquired Triffett's Point and established the Claremont Army Camp (see images), after the training camp established at Pontville was found to be unsuitable (Evans 1998: 5,8). In 1921 construction of the factory began on the 100 hectare peninsula. The official opening took place on 21 October 1921, with production commencing in January 1922 under the leadership of expatriate confectioners from England. Workers settled in the adjacent garden suburb. Several members of the original Commission stayed on as directors of the local board and built fine houses in the district (Best 2005:62). The preliminary design of 'Claremont Industrial Garden Village' (c1921) shows that the area where Claremont Primary School is located was originally intended as a recreation and sporting ground, with the area around the factory surrounded by housing, parks and tree lined avenues (see images for plan). The ambitious plan for the garden suburb, however, was significantly scaled back and a more modest site plan for the area was adopted.

At the meeting of the Directors of Cadbury on 21 April 1922 the matter of providing school facilities for workers families was discussed. Minute number 114 states, 'Owing to the rearrangement of the Estate Layout Plan caused by the decision to have the Recreation Ground on the site originally suggested, and in view of the desirability of having a school in such position that it would be easily accessible to residents on the Estate and also of the Claremont Village, it was suggested that the site should be reserved near the Claremont Railway Station. TE Cooper to make a rough sketch of the proposed site and submit to Bourneville for approval.' (Nomination document 20 January 2011).

In July 1922 the then Director of Education, Mr E Rowland, wrote a letter to Cadbury stating, 'The building now is use as a school at Claremont is overcrowded and it is necessary to make immediate provision for more accommodation. In conversation with Mr Colleyshaw some weeks ago he spoke of the possibility of a suitable site on or near your "Peninsula" but close to the present Claremont Railway Station. A school on such a site should suit your employees as well as the people of Claremont. It is proposed to erect a brick structure capable of accommodating 100 children, with arrangements for enlargement when necessary.' (TAHO AOT ED11/1/181).

Director's Minute number 214 details a discussion of the 'School Site', noting that 'a letter from the Director of Education dated 26 July (1922) was read. TE Cooper reported that after an interview with the Director in which he stated it was the Education Department's intention to proceed in November with the building of a school, he cabled Bourneville asking for their decision with reference to granting of land for this purpose' (Nomination document 20 January 2011).

At a later meeting of the Directors, Minute number 292 records, 'It was reported that the Minister for Education, Sir Walter Lee and the Director of Education, Mr Brooks had inspected the suggested site for a Public School and considered the area mapped out on the rough proof already sent to Bourneville would be the most satisfactory and that it was left to the Company to have the same carefully mapped and formally offered in writing with any reservations considered necessary.' It was decided to ask Mr Fowler to draw a plan and to peg out the area, and the plan to be submitted to the Board and the ground inspected before finally dealing with the matter (Nomination document 20 January 2011).

In August 1922 the Department of Education requested that the Public Works Department 'kindly furnish plans and estimate for the erection of a new school at Claremont, two rooms approximately 25' x 25'; and so constructed as to allow for future extension if necessary'. By mid August the Government Architect, Mr

Robert Flack Ricards, provided plans, according to the requirements, at an estimated cost of £1500 (TAHO AOT ED11/1/181).

In October 1922 the Head Teacher wrote to the Director of Education 'I have the honor to inform you that I enrolled the hundredth scholar last week. The average for the week was 88. This is a rapidly growing district – I have been told on good authority there are 17 houses in course of construction. Every week finds new foundations being put in. The houses are all designed to accommodate families. I respectfully suggest that when consideration is being given to the new school the building should be designed large enough to seat at least 150 children.' (TAHO AOT ED11/1/181).

By November 1922 the parents of Claremont School children submitted a letter 'protesting against the removal of [the] school site which we understand has been proposed near the Claremont Railway Station. The objections to a new school at the locality mentioned are considered 1st that the site would be very inconvenient for children from the direction of Mt Faulkner (West Claremont) which is the chief building centre of Claremont. 2nd owing to having to cross both Main Road and Railway Line it would be most dangerous for children...'. A petition was submitted with the letter. The protest was later officially dismissed by the Education Department (TAHO AOT ED11/1/181).

In January 1923 Cadbury wrote to Mr GV Brooks, Director of Education stating, 'Referring to recent conversations I have now to say that my Company is prepared to give the Crown a piece of land, part of the Company's property at Claremont containing 1 ¾ acres...for the purposes of enabling the government to erect a state school thereon.'. The gift of land was subject to a number of conditions (TAHO AOT PWD54/1/962). Minutes from the Cadbury Director's meeting record that the offer was 'received and approved' (Nomination document 20 January 2011).

In July 1923 the tender for the construction of brick classrooms at Claremont State School was awarded to James Andrewartha, at a cost of £2630 18s (*Mercury* 6 August 1923 p6). In November 1923 Andrewartha was awarded the contract for the construction of the outbuildings, at a cost of £215 (see images for plans) (TAHO PWD ED11/1/181).

Plans drawn up by the Public Works Department show that the two classrooms initially built formed one quarter of the intended floor plan of the school, designed to gradually grow according to increasing student numbers. The completed plan formed a square with a central open courtyard area. The girls and boys outbuildings were located at a distance, to the south of the classrooms.

The newly completed Claremont State School opened in 1924. Correspondence submitted to the Minister for Education noted that as the Department has provided a new school building at Claremont the old premises are not required, it was 'RECOMMENDED that necessary steps be taken for their disposal'. In November 1927 the former school site was sold to Mr AJ Upton for £300 (TAHO AOT ED11/1/274).

Former pupil Thelma Brooker (nee Witzerman) recalled how her school days in Claremont started at the small school in Abbotsfield Road. When the new school opening in 1924, Thelma remembers walking down Abbotsfield Road with the other pupils on the hard metal road to the new red brick building which had three classrooms, 'we assembled each morning and marched into class. Monday mornings we saluted the flag and repeated our Allegiance to King and Country' (Nomination document 20 January 2011).

In 1927 the tender for provision of fencing at the school site was awarded to Mr HR Rollins, at a cost of £65 4s (TAHO PWD ED11/1/181, (*Mercury* 7 March 1927 p4). In 1931 the *Mercury* reported on recent gales that had blown down the Claremont State School fence. It was acknowledged that 'The school had a garden in which it took pride, and there was a risk of cattle getting in' (*Mercury* 21 January 1931 p5).

Enrolment numbers of students at Claremont steadily increased from 117 in 1924 to 163 in 1929. In August 1935 the *Mercury* reported, 'At the request of the Claremont School Parents' and Friends' Association, Mr Edward Brooker, MHA, recently visited the school, in company with the president of the association, to enquire into suggested improvements to the school grounds and fencing. Later Mr Brooker conferred with the Acting Director (Mr W Wright), and asked that a drain should be cut through the school ground: that a depressed area should be filled with asphalt: and that an additional gate should be provided on the eastern side of the fence...' (*Mercury* 27 August 1935 p5).

In August 1936 improvements and additions to Claremont Primary School were authorised (*Mercury* 1 August 1936 p16). In the following December Mr G Robottom of Granton was awarded the tender to construct stage two of the original design. The cost of the addition was £1297 (*Mercury* 25 December 1936 p12).

In 1938 a new wing and teachers residence was added, and in June of that year it was officially opened by the Minister for Education, Mr EJ Ogilvie. The *Mercury* reported, 'The head master said that the occasion marked the entry of Claremont in the renaissance of education. The Government of Tasmania had recognised the fact that schools were life that they were not merely places where a certain amount of knowledge was gained, but where they must make the children see that life was worth while. Put the children in a good environment and they would react to it. The school must be the ideal...The Minister...said he agreed with the head master that there was a renaissance in educational matters. They had added a new wing to the school and he was pleased that they had been able to provide a new residence. It was the endeavour of the Department and the Government to see that the teachers and the children were properly housed...The new wing, which was inspected by the visitors, includes a library (with 700 books provided by the Parents' and Friends' Association), a head master's office, teachers' room, domestic science kitchen, storeroom, and an enlarged enclosed verandah. The rooms are nicely furnished...The new wing cost £1207 and the enrolment was now 135.' (*Mercury* 30 June 1938 p6).

A new wing was added in 1941 (*Mercury* 12 December 1941 p5). The 1941 addition is likely to be one of the

weather board wings located to the west and the east of the main brick building. The *Mercury* article noted 'The attendance at the school is mounting steadily. The chief factor in the growth of the school has been the Cadbury Fry Pascall factory at Claremont.' (*Mercury* 12 December 1941 p5).

Growing numbers of students at the school came from the local area and also further field. In 1944 a letter to the editor of the *Mercury* commented on the lack of adequate transportation to the school, 'Sir – In October last, when it was brought to the public notice that the Old Beach schoolchildren were being conveyed across the river to Claremont School in an open rowing boat, the Premier said that the children would be conveyed by motor-boat. They are still travelling in the open rowing boat, and, because of the sea breezes, arriving home pretty wet on most nights. Why? Old Beach, Parent.' (*Mercury* 16 February 1944 p3).

In September 1944 Cadbury Fry Pascall gave an additional 2 acres 2 roods and 6 perches, adjacent to Claremont Primary School, to the Education Department (Property Register, File No 221-9/44, see images). The area wrapped around the existing school site and provided an expansive area for sports and recreation. Expansion of the school building continued in 1953, with the construction of one of the timber structures, to accommodate the 350 pupils attending the school. More timber buildings were added in 1957 for the 395 pupils, with more buildings added over the following decades.

In 2009 a plan was devised to accommodate the falling numbers of primary students in Glenorchy, which resulted in the amalgamation of a number of schools and new buildings erected at other sites. Claremont Primary School was vacated in 2010.

REFERENCES

Alexander, A (1986) *Glenorchy 1804-1964*, Glenorchy City Council, Glenorchy.

Best, T, 'Cadbury' in A Alexander (ed) (2005) *The Companion to Tasmanian History*, University of Tasmania, Hobart. p62.

Best, T & K Wells, 'Cadbury's Claremont Factory – an Engineering, Planning and Technology Heritage', 16th Engineering Heritage Australia Conference Hobart November 2011.

Evans, K, 'Claremont Army Camp (1914-1918)', Unpublished Report, 1998.

Sprod, M, 'Education' in A Alexander (ed) (2005) *The Companion to Tasmanian History*, University of Tasmania, Hobart. p113-115.

Statement of Significance: (non-statutory summary)

Claremont Primary School is of historic cultural heritage significance because it has historical and social associations with the development of State education infrastructure within communities during the early twentieth-century. Claremont Primary School is a rare example of collaboration between private enterprise (Cadbury) and the Education Department in establishing a school to service both the Cadbury workers families and the general community. Claremont Primary School demonstrates the principal characteristics of an Inter-war Educational style building. The 1924/36 building is an important and prominent element in the streetscape of Cadbury Road. Claremont Primary School has special association with Cadbury and the symbiotic relationship between the school and Cadbury workforce is widely recognised by the community.

Significance:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

a) The place is important to the course or pattern of Tasmania's history.

Claremont Primary School reflects the development and evolution of Claremont from a rural area into a densely populated suburban district of Glenorchy. Claremont Primary School has historical and social associations with the development of State education infrastructure within communities during the early twentieth-century. Of specific importance, the school was constructed to meet the needs of the growing workforce and their families at the neighbouring Cadbury factory. With its commitment to providing housing and also social, recreational and educational opportunities and facilities for employees and their families, Cadbury donated the land to the Education Department to construct the school.

b) The place possesses uncommon or rare aspects of Tasmania's history.

Claremont Primary School is a rare example of collaboration between private enterprise (Cadbury) and the Education Department in establishing a school to service both the Cadbury workers families and the general community.

c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.

Claremont Primary School demonstrates the principal characteristics of an Inter-war Educational style building. These characteristics are found in the unusual form and general characteristics of the structure that identify it as an educational building, especially the 1924/1936 building that features fenestration of multi-paned windows, proportioned casements and double and triple hung sashes of multiple panes. The 1924/36 building is an important and prominent element in the streetscape of Cadbury Road.

e) The place is important in demonstrating a high degree of creative or technical achievement.

f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.

Claremont Primary School carries strong meaning for the people of the Claremont community. The school functioned as the principal primary educational facility in Claremont for over 85 years. The school was built on part of the Cadbury Estate. The symbiotic relationship between the school and Cadbury workforce is widely recognised by the community.

g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.

Claremont Primary School has special association with Cadbury. Cadbury has played an important role within Tasmania, being one of the first international companies attracted to Tasmania because of its clean , water, regular milk supply, hydro-electric power and available work force. Cadbury continues to function as one of Tasmania's largest and important manufacturing and industrial sites.

h) The place is important in exhibiting particular aesthetic characteristics.

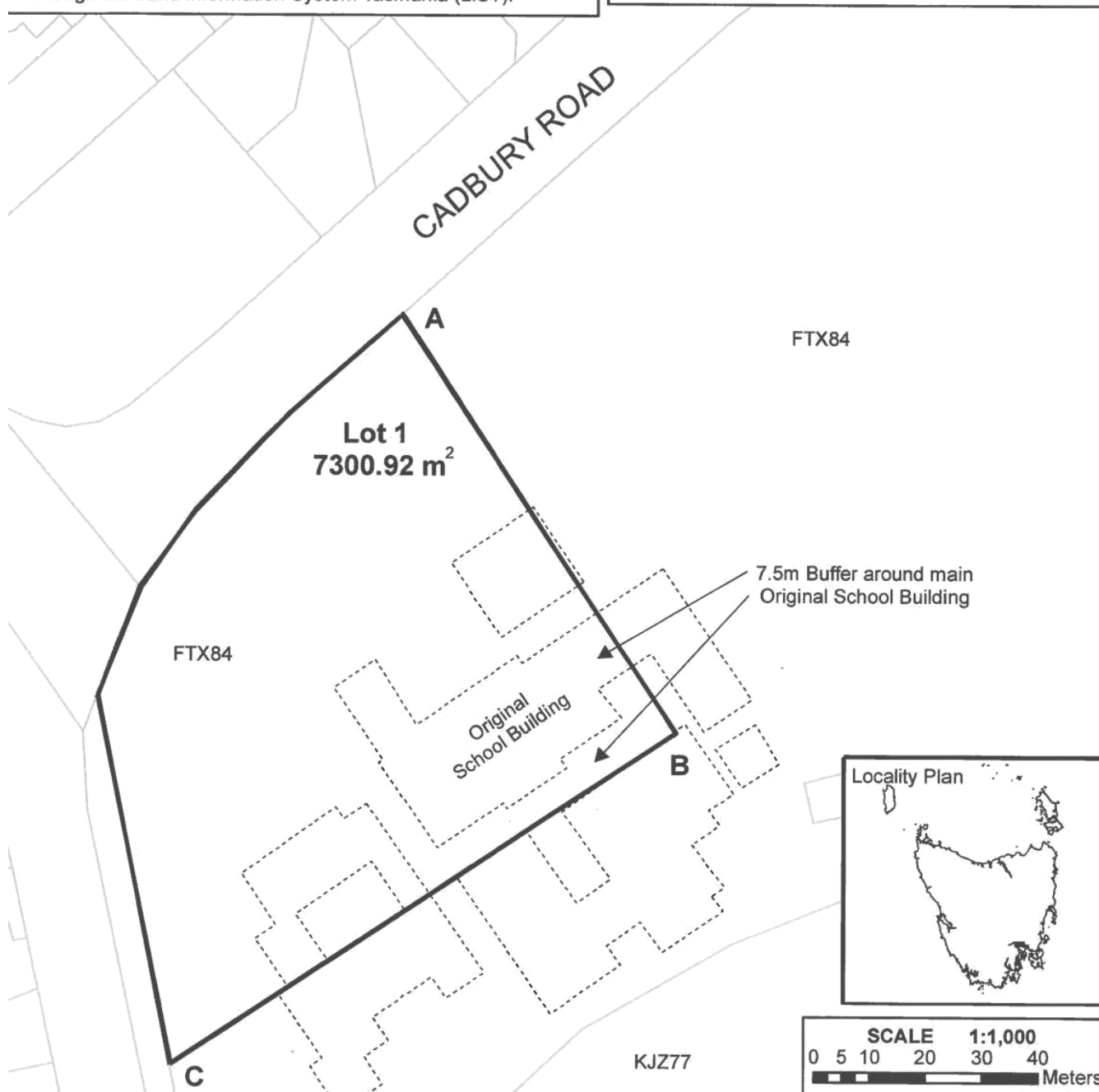
PLEASE NOTE This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

Note

1. Lot 1 is part of Title 162777/1, the boundary of which is marked with a heavy black line and described below.
2. All boundaries are parcel boundaries unless otherwise marked.
3. Dotted lines represent features digitised from rectified aerial photography.
4. Details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).

Point & Boundary Description

- A. Intersection of 5262445N and parcel boundary.
 B. Point 521138.5E, 5262372N (approx.)
 C. Intersection of 5262313.5N and parcel boundary.
- Lines A-B and B-C are straight lines.
 - Line A-C represents the parcel boundary.
 - Line A-C represents the parcel boundary.



ASMAP: RICHMOND - 5226		GRID: MGA94 / ZONE 55		DATUM: AHD		CONTOUR INTERVAL: N/A	
D.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE	 Tasmania
	Production	THC	11600	JS			



Claremont Primary School
 36 Cadbury Road, Claremont

PREPARED BY
 HERITAGE TASMANIA

**CENTRAL PLAN REGISTER**

Surveyor General: _____

Date Registered: _____

CPR
????

Tasmanian Heritage Register
Permanent and Provisional Registrations
as at 21 December 2016

Plot ID	Name	Address	City	Postcode	Status	Municipality
752	House	88 STATION ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
753	House	60 MAIN RD	BERRIEBUR	7011	Permanently Registered	Glenorchy City Council
754	House	30 CHURCH RD	COLLINSVALE	7012	Permanently Registered	Glenorchy City Council
755	House	256 COLLINSVALE RD	COLLINSVALE	7012	Permanently Registered	Glenorchy City Council
756	House	21 BALMAIN ST	GLENORCHY	7010	Permanently Registered	Glenorchy City Council
757	House	1103 CONNIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
758	House	85 BOWEN RD	MOONAH	7008	Permanently Registered	Glenorchy City Council
759	House	54 MAIN RD	MOONAH	7008	Permanently Registered	Glenorchy City Council
760	House	20 WHIDOR ST	GLENORCHY	7010	Permanently Registered	Glenorchy City Council
761	House	18 CHURCH RD	COLLINSVALE	7012	Permanently Registered	Glenorchy City Council
762	House	144 FAIRY GLEN RD	COLLINSVALE	7012	Permanently Registered	Glenorchy City Council
763	House	508 COLLINSVALE RD	COLLINSVALE	7012	Permanently Registered	Glenorchy City Council
764	House	548 COLLINSVALE RD	COLLINSVALE	7012	Permanently Registered	Glenorchy City Council
765	House	812 MAIN RD	BRANTON	7030	Permanently Registered	Glenorchy City Council
766	House	85 COLEMAN ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
767	House	81 MAIN RD	CLAREMONT	7011	Permanently Registered	Glenorchy City Council
768	House	14 LALLARY RD	LUTANA	7009	Permanently Registered	Glenorchy City Council
769	House	88 GARRY RD	GLENORCHY	7011	Permanently Registered	Glenorchy City Council
770	House	18-183 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
771	House	18-183 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
772	House	187 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
773	House	197 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
774	House	215-216 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
775	House	233 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
776	House	234 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
777	House	240 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
778	House	132 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
779	House	242 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
780	House	SUITE 2 277 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
781	House	277 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
782	House	307 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
783	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
784	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
785	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
786	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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792	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
793	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
794	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
795	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
796	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
797	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
798	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
799	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
800	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
801	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
802	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
803	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
804	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
805	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
806	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
807	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
808	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
809	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
810	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
811	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
812	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
813	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
814	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
815	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
816	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
817	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
818	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
819	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
820	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
821	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
822	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
823	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
824	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
825	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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828	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
829	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
830	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
831	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
832	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
833	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
834	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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837	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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840	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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842	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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844	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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846	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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848	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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850	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
851	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
852	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
853	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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861	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
862	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
863	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
864	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
865	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
866	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
867	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
868	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
869	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
870	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
871	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
872	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
873	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
874	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
875	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
876	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
877	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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900	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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915	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
916	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
917	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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919	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
920	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
921	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
922	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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929	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
930	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
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934	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
935	House	330 MACQUARIE ST	MOONAH	7008	Permanently Registered	Glenorchy City Council
936						



FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



OWNER: The Crown FOLIO REFERENCE: F.R.162284/1 SEC. 27A D27063 GRANTEE: Part of 248-0-0 Granted to Claude Septimus Clerk, whole of Lot 30360 0-1-196 Granted to Cadbury Fry Pascall Pty. Ltd.		PLAN OF TITLE LOCATION CITY OF GLENORCHY (LOCALITY OF CLAREMONT) FIRST SURVEY PLAN No P3006 COMPILED BY OFFICE OF THE SURVEYOR-GENERAL SCALE 1:1250 LENGTHS IN METRES		REGISTERED NUMBER SP162777 APPROVED EFFECTIVE FROM 13 MAR 2012 <i>Alice Kawa</i> Recorder of Titles	
MAPSHEET MUNICIPAL CODE No 113 (5226-41)	LAST UPI No FTX83 FTX84	LAST PLAN No P139357 L.T.O.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

COMPILED PLAN

180R/21 LO
54/12 NS, P162284
Compiled from P139357 & SP162283

20/00059

CROWN COUNCIL DELEGATE
 DATE 27/11/2011

Department of Primary Industries, Parks, Water and Environment
LAND TITLES OFFICE



Inquiries: Michael Young
Phone: (03) 61654168
Fax: (03) 62 238089
Email: Michael.Young@dpiwwe.tas.gov.au
Our Ref: STR167249
Your Ref:

27 February 2014

THE GENERAL MANAGER
GLENORCHY CITY COUNCIL
PO BOX 103
GLENORCHY TAS 7010

NOTICE OF REGISTRATION
of

STRATA PLAN NO: 167249

STRATA PLAN OWNER: THE CROWN

I have registered this Plan. Enclosed is a copy of the plan in the form in which it has taken effect.

Titles issued and dispatch details are as follows:

Volume 167249 Folios 1 & 2 – Forwarded to CROWN SOLICITOR, DX 15
HOBART TAS

ALICE KAWA,
Recorder of Titles

Per: 

Enc.

(HC)

Doc No:	
Receive Date:	05 03 14
Box No:	P
Retention Ref:	18 02 01
GLENORCHY CITY COUNCIL	

134 Macquarie Street, Hobart 7000
GPO Box 541, Hobart 7001

the **List**...**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



CITY / TOWN GLENORCHY		STRATA PLAN		Registered Number 167249	
SUBURB / LOCALITY CLAREMONT				SHEET 1 OF 3 SHEETS	
FOLIO REFERENCE C.T. 162777/1		NAME OF STRATA SCHEME WATERSIDE VILLAGE 34 CADBURY ROAD, CLAREMONT		STRATA TITLES ACT 1998 REGISTERED 27 FEB 2014	
SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. SP162777		SCALE 1:1250		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 113 (5226-14)		LAST UPD No.		<i>Alice Kemp</i> Recorder of Titles	

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1 (ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1		Council Delegate <i>[Signature]</i> Date 29/10/14 Registered Land Surveyor <i>[Signature]</i> Date 1/11/14	
STAGED / COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE) NA		LODGED BY <i>THIRNEY LAW</i> 8-8 JUPITER - 2 WARWICK STREET, HOBART 7000-	

the **list**...**FOLIO PLAN**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

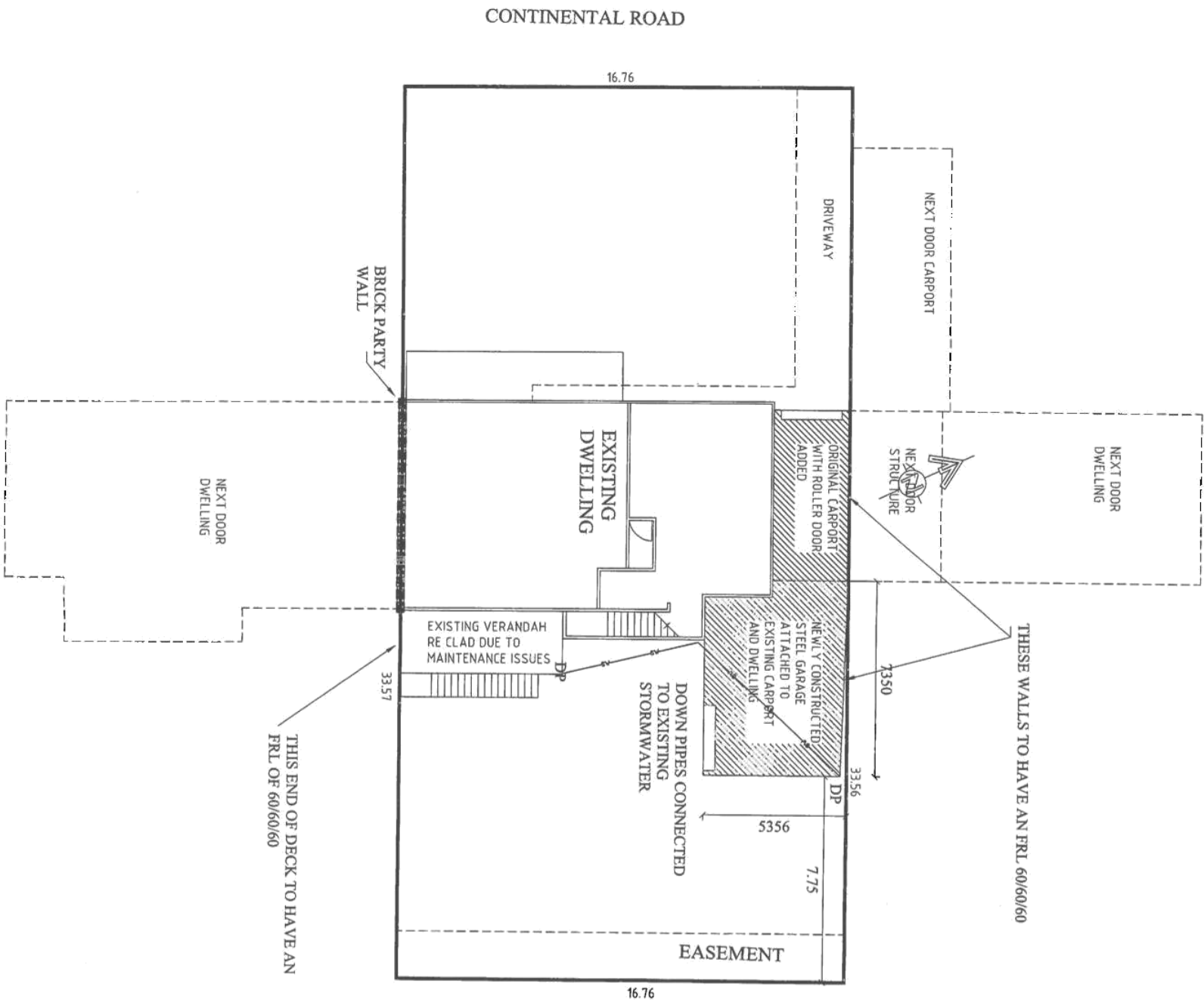




www.thelist.tas.gov.au

5 Continental Road, Glenorchy





PLUMBING:
ALL PLUMBING TO AS 3500
TASMANIAN PLUMBING CODE
PLUMBING REGULATIONS 2016
ORG TO BE 150MM LOWER THAN THE
LOWEST FIXTURE RIM HEIGHT

APPROVAL	17-132
PLAN No	P1
DATE RECEIVED	16/5/17
PAGE	1 of 3

DIMENSION NOTE: Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimension, setbacks and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder / sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has made to the general notes.		
This drawing & design shown is the property of Longview Design and is not to be used, copied, reproduced in part or in whole in any form without the written permission of Longview Design and shall be used only by the client of Longview Design for the project for which it was provided		
 Longview Design & Drafting 33 Madison Avenue Brighton Tasmania 7030 MOB: 0407 876 711 phil@longviewdesign.com.au Accreditation No: cc3716 www.longviewdesign.com.au		
CLIENT NAME: S LISCOMBE		
PROJECT ADDRESS: 5 CONTINENTAL ROAD GLENORCHY TAS 701		
DATE:	4/04/17	
REVISION No:	R:0	
DRAWN BY:	SCALE:	
PK	1:200	
PROJECT: LEGALIZE DECK, GARAGE, STOREROOM		
DRAWING TITLE: SITE PLAN		
SHEET SIZE:	JOB No:	SHEET No:
A3	17-037	A-02



CLIENT: 5 CONTINENTAL ROAD GLENORCHY TAS 701
 PROJECT: 17-133
 PLAN No: P1
 DATE RECEIVED: 16/5/17
 PAGE: 2 of 3

DIMENSION NOTE: Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimension, setbacks and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder / sub-contractor and/or manufacturer ensure a full set of plans are on hand and reference has made to the general notes. This drawing & design shown is the property of Longview Design and shall not be copied nor reproduced in part or in whole in any form without the written permission of Longview Design and shall be used solely for the project for which it was provided		
Longview Design & Drafting 33 Madison Avenue Brighton Tasmania 7030 MOB: 0407 876 711 phil@longviewdesign.com.au Accreditation No: cc371s www.longviewdesign.com.au		
CLIENT NAME: S LISCOMBE		
PROJECT ADDRESS: 5 CONTINENTAL ROAD GLENORCHY TAS 701		
DATE: 4/04/17		
REVISION No: R:0		
DRAWN BY: PK	SCALE: 1:100	
PROJECT: LEGALIZE DECK, GARAGE, STOREROOM		
DRAWING TITLE: FLOOR PLAN		
SHEET SIZE: A3	JOB No: 17-037	SHEET No: A-03



DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimension, setbacks and levels be confirmed on site by the Builder / surveyor / or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder / sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has made to the general notes.

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Longview Design & Drafting
33 Madison Avenue Brighton
Tasmania 7030

MOB: 0407 876 711
phil@longviewdesign.com.au
Accreditation No: cc371s
www.longviewdesign.com.au

CLIENT NAME
SLISCOMBE

PROJECT ADDRESS:
**5 CONTINENTAL
ROAD GLENORCHY
TAS 701**

DATE:
4/04/17

REVISION No:
R:0

DRAWN BY:
PK

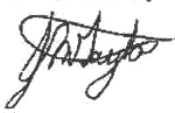
SCALE:
N/A

PROJECT:
**LEGALIZE DECK,
GARAGE,
STOREROOM
ELEVATIONS**

SHEET SIZE: **A2** JOB No: **17-132** SHEET No: **3 of 3**



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-132	Council notice date	21/06/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00962-GCC	Date of response	27/06/2017
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	5 CONTINENTAL RD, GLENORCHY	Property ID (PID)	5363492
Description of development	Existing additions and alterations		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Longview Design	As Constructed Site Plan / 17-037 / A-02	--	04/04/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the development and no conditions are imposed.			
Advice			
Nil			
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

13 Humphrey Street, Glenorchy



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.

1

SKIZZ building design

98 New Town Road New Town P 6228 7762

Accreditation Number CC645J

THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF SKIZZ BUILDING DESIGN. THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT FOR THE COMMISSION. UNAUTHORIZED REPRODUCTION OR UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

Client: D Clark

Proposed: Dwelling Unit

JOB:16032

Sheet : 2 of 6

Revisions:
Drawn : RV
Date: October 2016 ©
Issue Date 19Oct16

At: 13 Humphrey Street Glenorchy

The site plan illustrates the layout of a property at 13 Humphrey Street, Glenorchy. It features an existing house (Unit 1) and a proposed unit (Unit 1, FFL 7.20) with an attached garage. A concrete driveway runs along the front of the property. The plan includes various fences: an existing 1200 high fence on the left, an existing fence on the right, and a proposed 1500 high screen fence. Dimensions are provided for various areas and setbacks, including 6.40AHD, 6.60AHD, 6.80AHD, 6.163, 7.00AHD, 5036, 2000, 2705, 8205, 8159, 3565, 3000, 6800, 6163, 900, 7.00AHD, 2 CAR SPACES (MIN 2.5m x 5.4m), 31.03m² grassed area, 78m² grassed area, and 31.03m² grassed area. A north arrow is located in the upper right quadrant. A note in the bottom right corner states: 'DO NOT SCALE THE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. BUILDER TO BUILD FROM COUNCIL APPROVED PLANS ONLY.'

SITE PLAN
SCALE 1:200
S E T O U T

NB ALL SERVICES WORKS REQUIRED FOR THE DEVELOPMENT ARE TO BE DONE TO LOCAL AUTHORITIES STANDARDS AT THE DEVELOPER'S COST

Attachments - Glenorchy Planning Authority - 21 August 2017

17-168

P1

19/6/17

2

5



Attachments - Glenorchy Planning Authority - 21 August 2017

SKIZZED

building design

98 New Town Road New Town P 6228 7762 Accreditation Number CG6454

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Proposed: Dwelling Unit

Client: D Clark

Sheet : 4 of 6

JOB:16032

Revisions:

Drawn :RV

Date: October 2016 ©

Issue Date 19Oct16

FLOOR PLAN
Area 105.47m²
SCALE 1:100

The floor plan shows a rectangular building layout. At the top is a garage (6500 x 1750). Below it is a living area (1815 x 1818) with a fireplace and access to a rear garden (10360 x 2700). To the left of the living area is a kitchen (1015 x 1015) with a sink, stove, and refrigerator. Adjacent to the kitchen is bedroom 2 (1518 x 1518) with a wardrobe. To the right of the living area is bedroom 1 (1518 x 1518) with a wardrobe. A bathroom (1009 x 1009) and a WC (1006 x 1006) are located between the two bedrooms. The plan includes various dimensions for walls, openings, and overall sections.

17-168
19/6/17
3 5

Attachments - Glenorchy Planning Authority - 21 August 2017

SKIZZE

building design

98 New Town Road New Town P 6228 7762
Accreditation Number CC6451

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Proposed: Dwelling Unit

JOB:16032

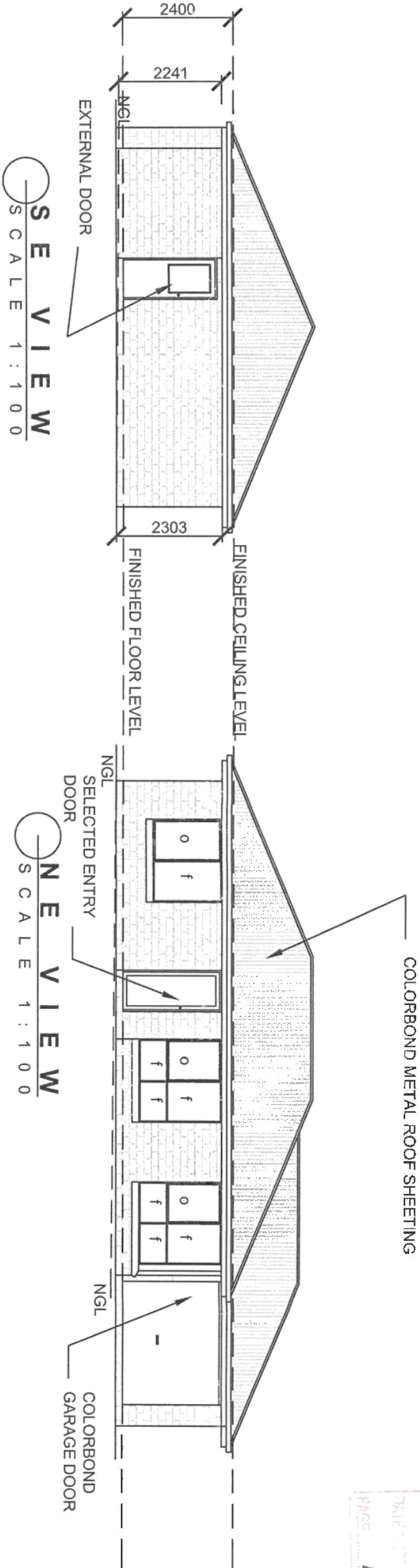
Revisions:

Drawn : RV
Date: October 2016 ©
Issue Date 19Oct16

Client: D Clark

Sheet : 5 of 6

At : 13 Humphrey Street Glenorchy



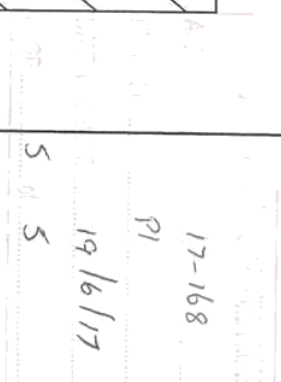
SW VIEW
SCALE 1 : 100

SW VIEW
SCALE 1 : 100

DATE	17-168
PLAN No.	91
DATE	19/6/17
PAGE	4 of 5

NOT TO BE USED FOR THE PREPARATION OF BUILDING PLANS
BUILDER TO BUILD FROM COUNCIL APPROVED PLANS ONLY

**DO NOT SCALE THE WRITTEN DIMENSIONS TAKE PRECEDENCE
OVER SCALE
BUILDER TO BUILD FROM COUNCIL APPROVED PLANS ONLY**



TYPICAL DRIVEWAY SECTION
1 : 50



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-168	Council notice date	22/06/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00975-GCC	Date of response	28/06/2017
TasWater Contact	Rachael Wing	Phone No.	03 6345 6346
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	13 HUMPHREY ST, GLENORCHY	Property ID (PID)	5376226
Description of development	Additional Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Skiz Ze Building Design	16032 Sheet 2 of 6	-	19 October 2016
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 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.			
DEVELOPMENT ASSESSMENT FEES			
3. 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. \$201.93 for development assessment; The payment is required within 30 days of the issue of an invoice by TasWater.			
Advice			
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. <i>TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please</i>			



visit <http://www.taswater.com.au/News/Outages---Alerts> for a current list of these areas.

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

This is an aerial map of a residential area in Glenorchy, South Australia. The map displays property boundaries, lot numbers, and street names. Key streets include Balmain St, Barrett St, Tolosa St, Clyde'sdale Ave, and Elfr Ave. Lot numbers are visible throughout the area, and a specific lot is highlighted with a red outline. The map also shows a large commercial or industrial building complex on the right side, near Clyde'sdale Ave.

Date of Print: Monday, 14 August 2017

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.



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-155	Council notice date	13/06/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00894-GCC	Date of response	24/07/2017
TasWater Contact	Jacob Ziesel	Phone No.	6237 8440
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	59A TOLOSA ST, GLENORCHY	Property ID (PID)	5398126
Description of development	Staged Multiple dwellings 13 x Units (including 2 existing) + Adhesion		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Drafting and Design	Site Plan	--	04/07/2017
Pinnacle Drafting and Design	Proposed Sewer and Water Plan	--	04/07/2017
Conditions			
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 must be provided for the development and be designed and constructed to TasWater's standards <i>Advice: TasWater's recommends sub-metering (i.e. master meter with sub-meters at each unit) for this development, see TasWater's metering guidelines (available by clicking here)</i> 2. A suitably sized sewer connection must be provided for the development and be designed and constructed to TasWater's standards 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 the issue of Certificate of Building and Plumbing Compliance for Stage 1 of the development the existing DN150 sewer main (Maximo Asset ID A550210) must be either removed or made redundant in accordance with <i>Sewerage Code of Australia WSA 02-2002-2.3 MRWA Edition</i> <i>Advice: TasWater will allow the DN150 sewer main to become a private asset for the development if required. Plans for a Certificate of Certifiable Work (Building/Plumbing) will need to clearly indicate the developer's intentions for this asset.</i> 5. 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			
6. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$ 660.84 for development assessment as approved by the Economic Regulator and			



the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.

Advice

Water Metering

TasWater Metering Guidelines, please click [here](#)

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

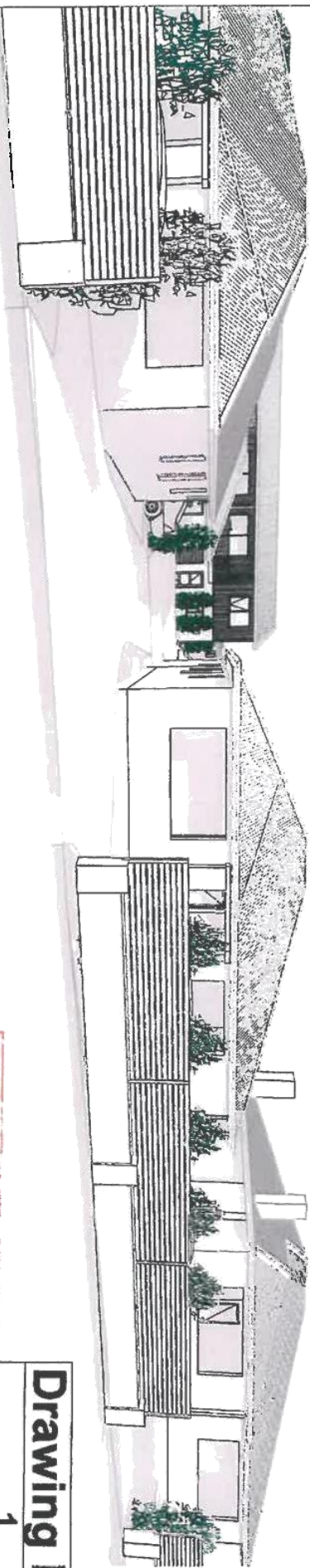
A handwritten signature in black ink, appearing to read "J. Taylor".

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

59-65 Tolosa St, Glenorchy 7010

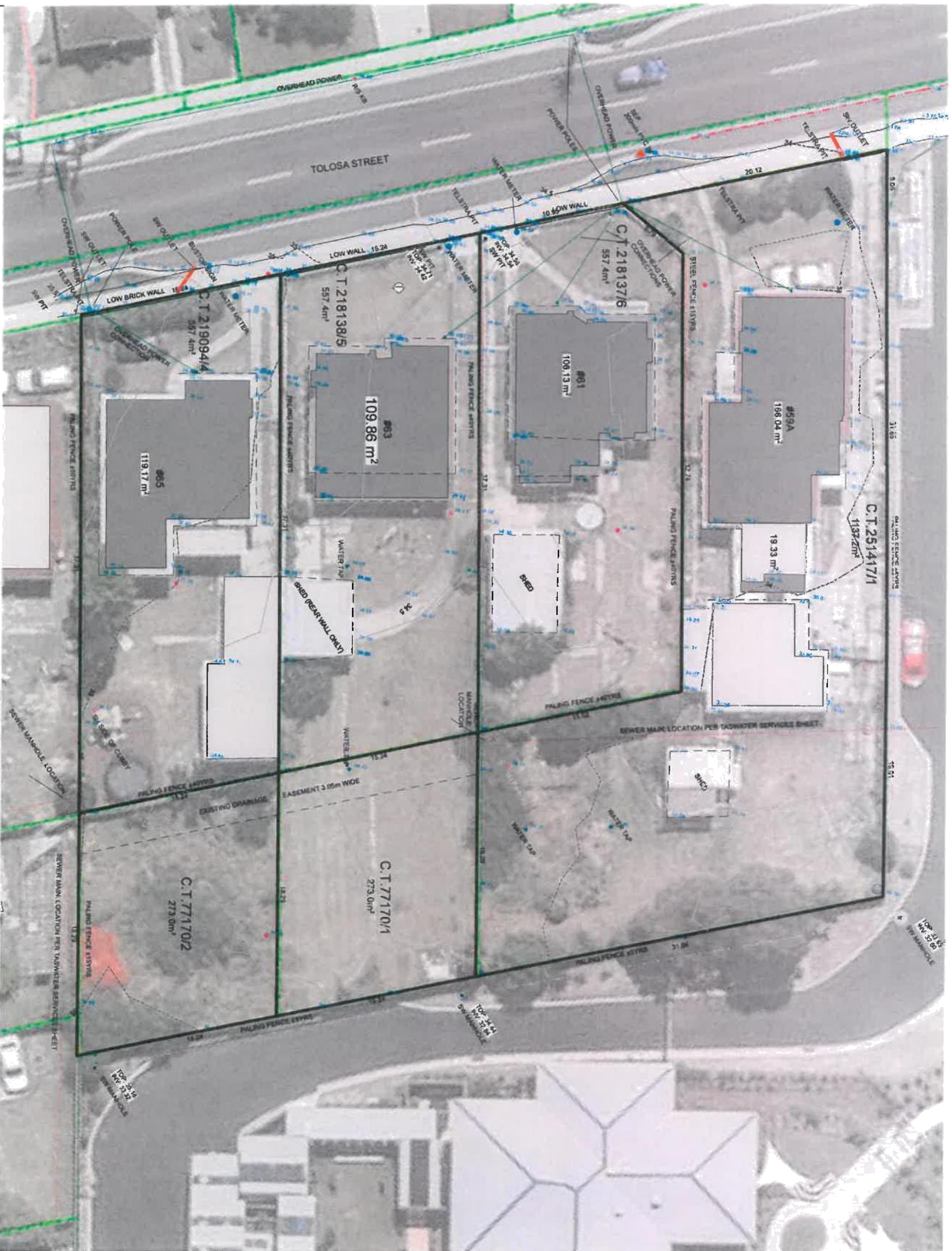


GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. **PLN-17-155**
PLAN No. **P3**
DATE RECEIVED **14/7/2017**
PAGE **1** of **22**

General Information	
Designer	Jason Nickerson CC60731
Owner(s) or Clients	Clementine (Tas) Pty Ltd
Building Classification	1a
Title Reference	#TITLE REF
Design Wind Speed	#WIND SPEED
Soil Classification	#SOIL CLASS
Climate Zone	7
BAL	#BAL LEVEL
Corrosion Environment	Moderate
Zoning	Low Density Residential

Drawing No:	Description
1	Existing Site Plan
2	Site Plan
3	Building Setbacks
4	Parking Plan
5	Landscaping Plan
6	Shadow Diagrams
7	Proposed Sewer& Water ...
8	Proposed Stormwater Plan
9	Unit 1 (59a Tolosa St) Exi...
10	Unit 2 (61 Tolosa St) Existi...
11	Unit 3 (63 Tolosa St) Existi...
12	Unit 4 (65 Tolosa St) Existi...
13	Unit 5 Floor Plan
14	Unit 5 Elevations
15	Unit 6-9 Lower Floor Plan
16	Unit 6-9 Upper Floor Plan
17	Unit 6-9 Elevations
18	Unit 6-9 Elevations
19	Unit 10-11 Floor Plan
20	Unit 10-11 Elevations
21	Unit 12-13 Floor Plan
22	Unit 12-13 Elevations

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Proposal:	Unit Development	Scale: 1:300	Job No: 34-2017 Pg No: 1
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN, CC6073V 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jacksonson@pinnacledrafting.com.au			

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GLENDORA CITY COLLEGE PLANNING PROGRAM
APPLICATION NO. PLAN-17-155
PLAN NO. P3
DATE RECEIVED 14/7/2017
PAGE 2 22







NOTES BIN LOCATIONS FOR UNIT

Proposal:	Unit Development	Scale: 1:300	Job No: 34-2017	Pg No: 5
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:	
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:	

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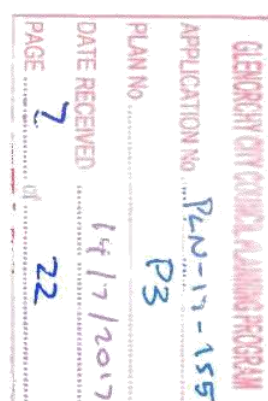
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P.O.S Areas	
<u>UNIT 1</u>	
Private Outdoor Area	210.43 sqm
<u>UNIT 2</u>	
Private Outdoor Area	91.27 sqm
<u>UNIT 3</u>	
Private Outdoor Area	90.26 sqm
<u>UNIT 4</u>	
Private Outdoor Area	88.74 sqm
Private Outdoor Area	37.49 sqm
Total Area	126.23 sqm
<u>UNIT 5</u>	
Private Outdoor Area	63.85 sqm
<u>UNIT 6</u>	
Deck Areas	12.00 sqm
Private Outdoor Area	49.41 sqm
Total Area	61.41 sqm
<u>UNIT 7</u>	
Deck Areas	12.00 sqm
Private Outdoor Area	22.05 sqm
Total Area	34.05 sqm
<u>UNIT 8</u>	
Deck Areas	12.00 sqm
Private Outdoor Area	22.05 sqm
Total Area	34.05 sqm
<u>UNIT 9</u>	
Deck Areas	12.00 sqm
Private Outdoor Area	22.05 sqm
Total Area	34.05 sqm
<u>UNIT 10</u>	
Deck Areas	12.00 sqm
Private Outdoor Area	22.05 sqm
Total Area	34.05 sqm
<u>UNIT 11</u>	
Private Outdoor Area	63.41 sqm
<u>UNIT 12</u>	
Private Outdoor Area	69.73 sqm
<u>UNIT 13</u>	
Private Outdoor Area	71.42 sqm
Private Outdoor Area	57.40 sqm

Amendments	
Date	Description
04/07/17	Council Amendments



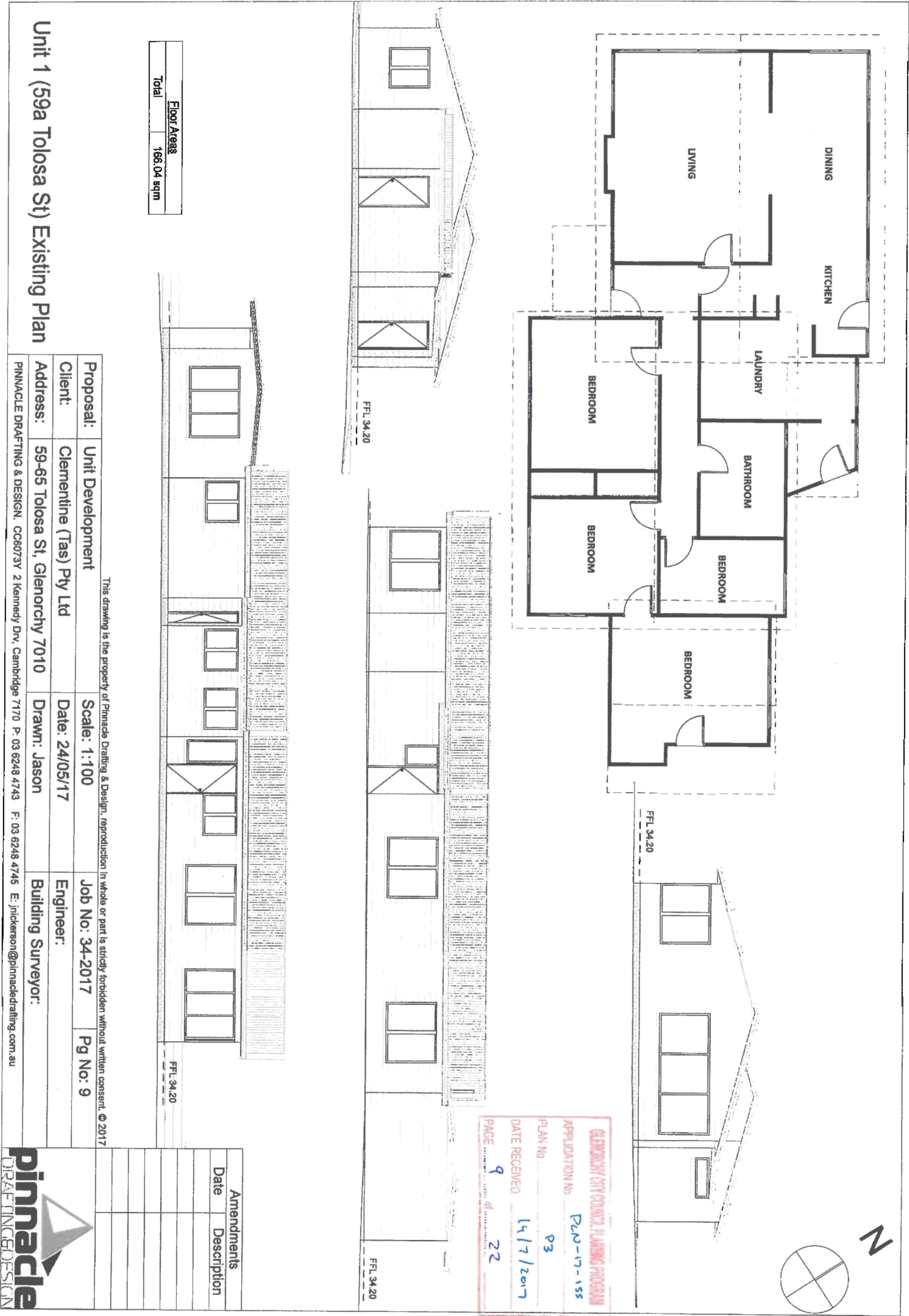


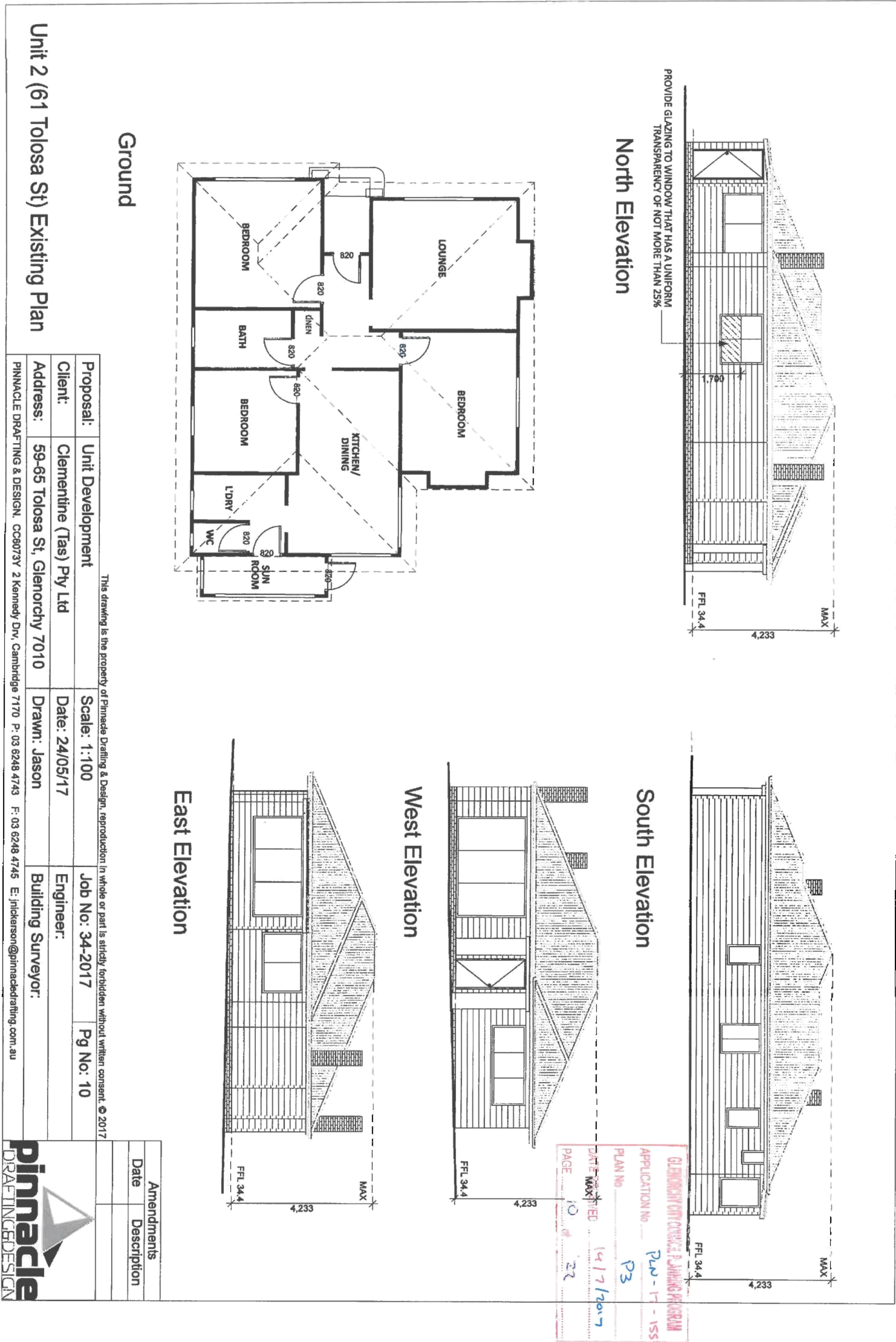
Proposed Sewer & Water Plan

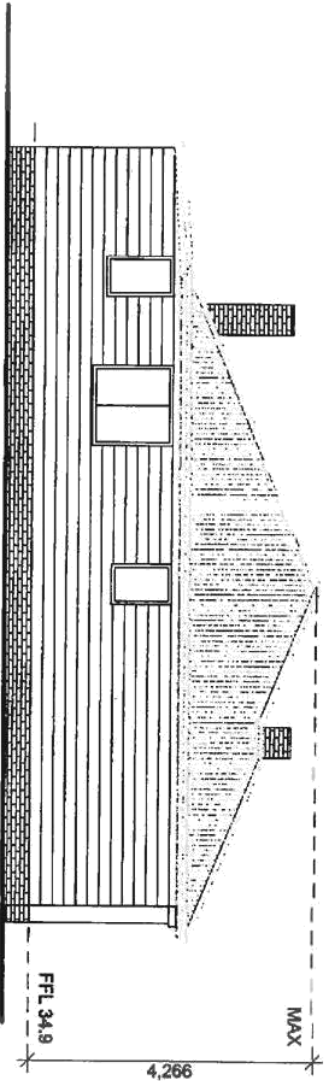
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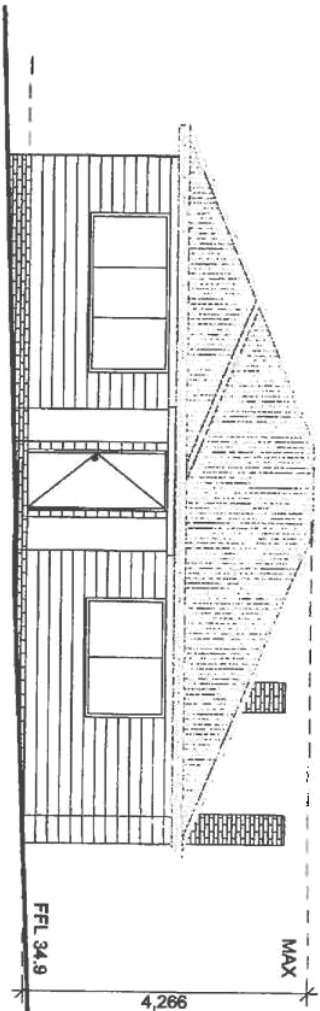




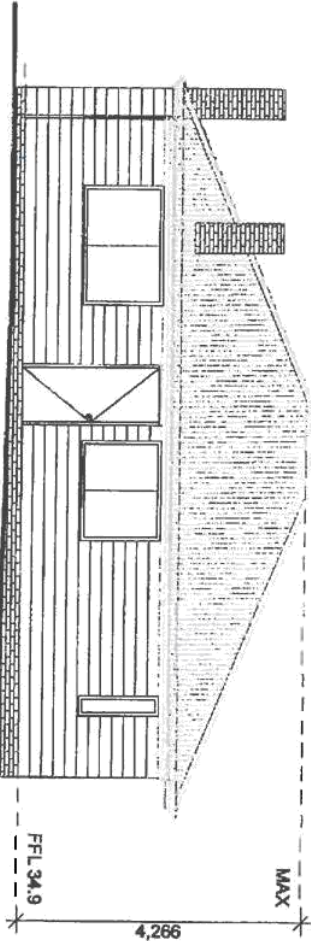




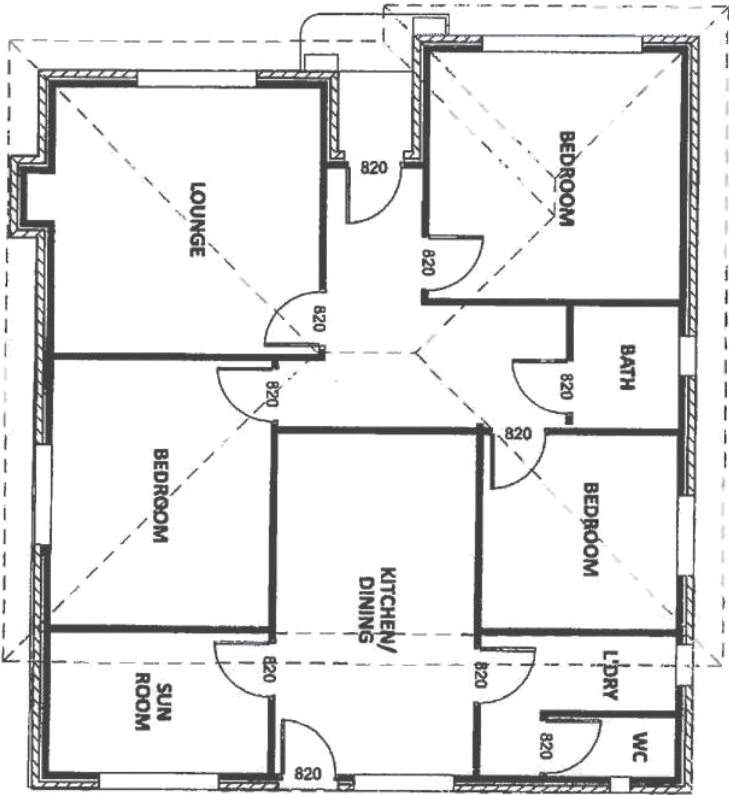
North East Elevation



North West Elevation



South East Elevation



South West Elevation

Floor Areas	
Total	109.86 sqm

Unit 3 (63 Tolosa St) Existing Plan

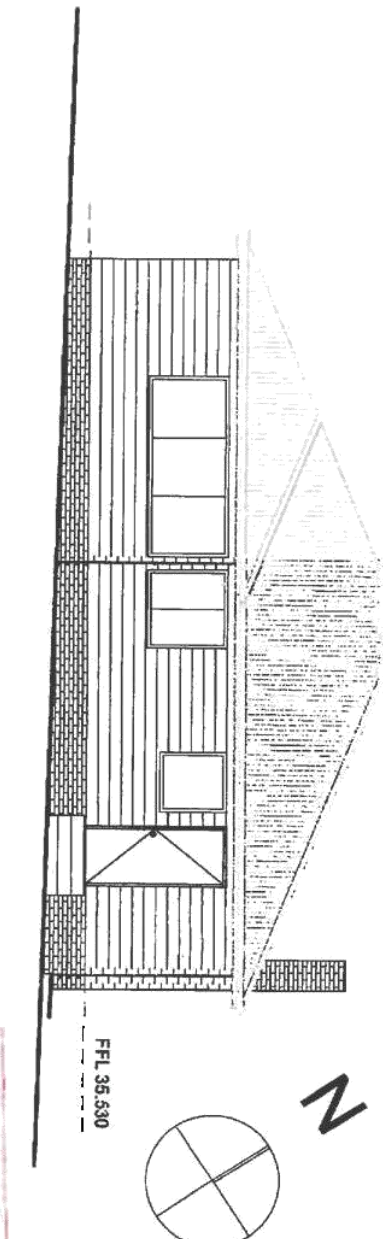
Proposal:	Unit Development	Scale: 1:100	Job No: 34-2017	Pg No: 11
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:	
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:	
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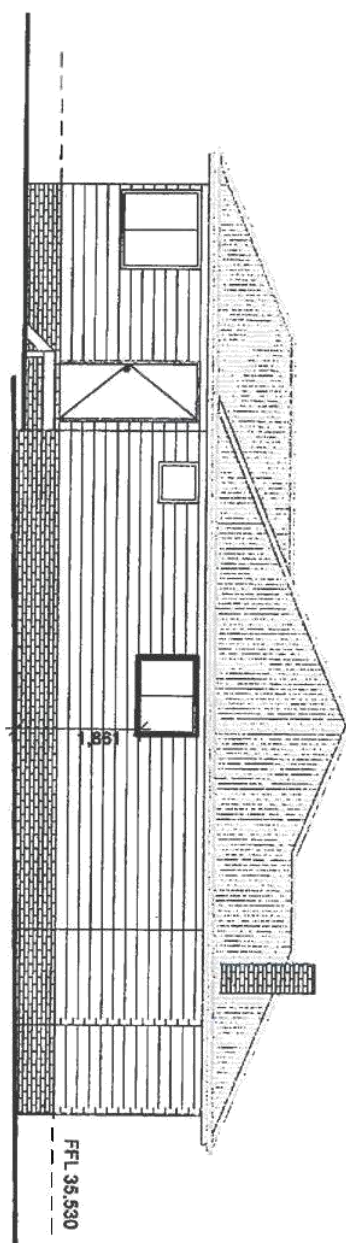
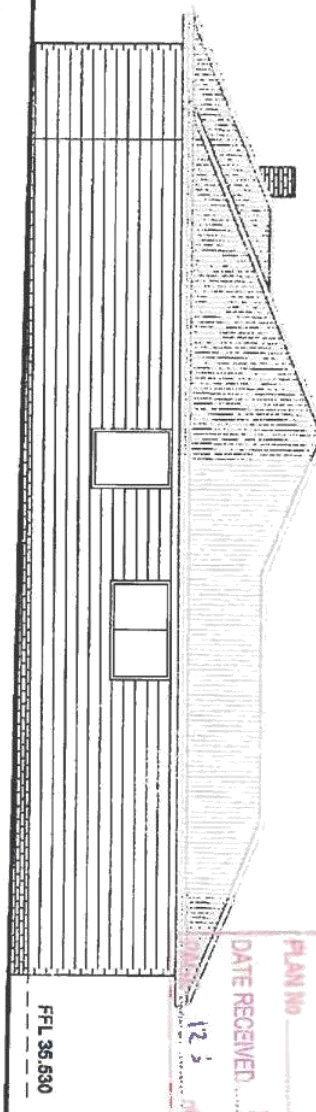
Amendments	
Date	Description



GLENORCHY CITY COUNCIL PLANNING DEPARTMENT
APPLICATION NO: 240-17-155
PLAN NO: 23
DATE RECEIVED: 14/7/2017
PAGE 11 of 22



South East Elevation



North East Elevation

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Unit 4 (65 Tolosa St) Existing Plan

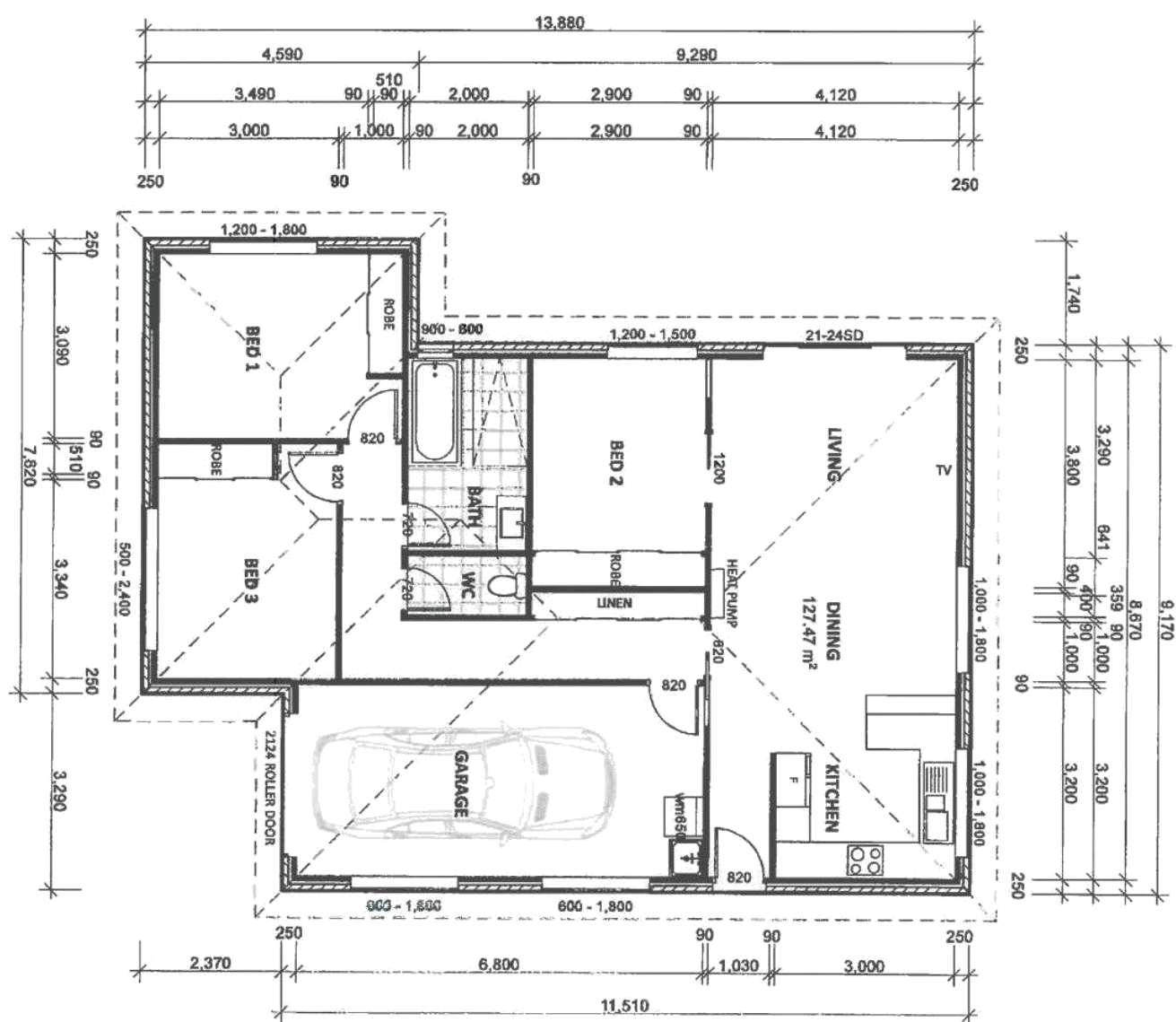
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Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:	
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:	
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Unit 5 Floor Plan

Floor Areas	
Total	127.47 sqm



GLITCHEN CITY COURT PLANNING RECORD 1

APPLICATION NO. _____ PLAN NO. _____

DATE RECEIVED _____

PAGE 131 OF 223

14/17/2017

P3

PLN-17-185

[illegible]

boundary

1.800

selected brick veneer walls

1.700

double glazed aluminum windows

Colorbond roof pitched @ 22.5°

2.400

FFL 34.350

CL

4.757 max building height

2.400

FFL 34.360

CL

Colorbond roof pitched @ 22.5°

double glazed aluminium windows

selected brick veneer walls

3.600

1.860

boundary

boundary

Eaves and walls with 900mm of boundary to have a FRL of 80/60/60

Colorbond roof pitched @ 22.5°

selected brick veneer walls

NGL

F.F.L 34.350

2,400

CL

Unit 5 Elevations

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Proposal:	Unit Development	Scale: 1:100
Client:	Clementine (Tas) Pty Ltd	Job No: 34-2017
Date:	24/05/17	Engineer:
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason
		Building Surveyor:
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Dv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jinkerson@pinnacledrafting.com.au		

COLOUR SCHEDULE	
ROOFING	COLORBOND BASALT
FASCIA	COLORBOND BASALT
GUTTERING	COLORBOND BASALT
WINDOWS	COLORBOND BASALT
BRICKS	AUSTRAL PARKVILLE

GLAUCOPOL CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. P3

PLAN NO. 14

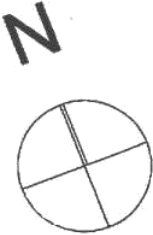
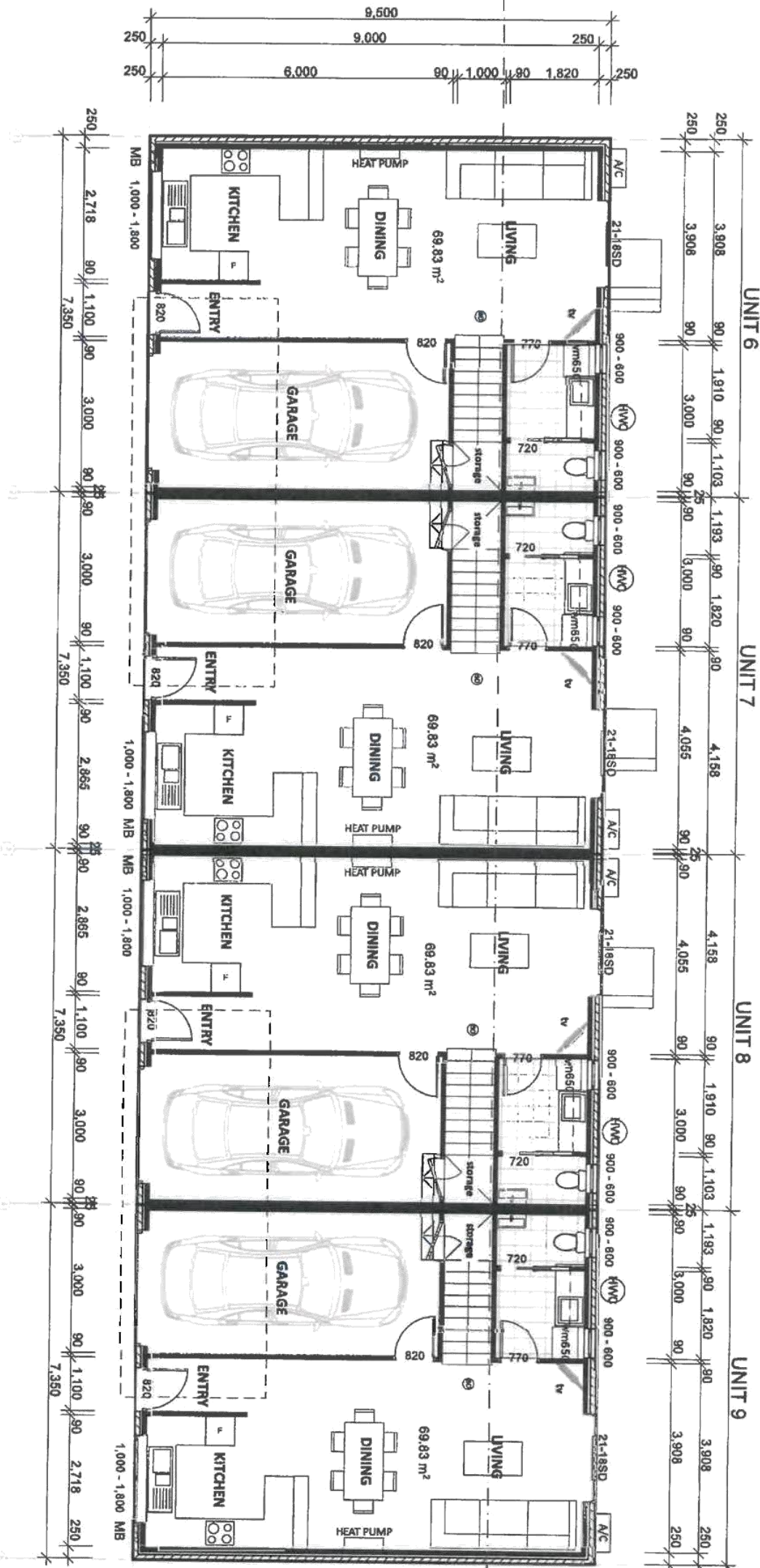
DATE RECEIVED 14/7/2017

PAGE 14

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Floor Areas Per Unit	
Lower Floor	69.83 sqm
Upper Floor	59.07 sqm
Total	128.90 sqm
Deck	12.00 sqm

Unit 6-9 Lower Floor Plan



Proposal:	Unit Development	Scale:	1:100	Job No:	34-2017	Pg No:	15
Client:	Clementine (Tas) Pty Ltd	Date:	24/05/17	Engineer:			
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn:	Jason	Building Surveyor:			
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GLENORCHY CITY COUNCIL PLANNING PROPOSAL

APPLICATION No: **PLN-17-155**

PLAN No: **P3**

DATE RECEIVED: **14/7/2017**

PAGE: **15** OF **22**

Amendments	
Date	Description

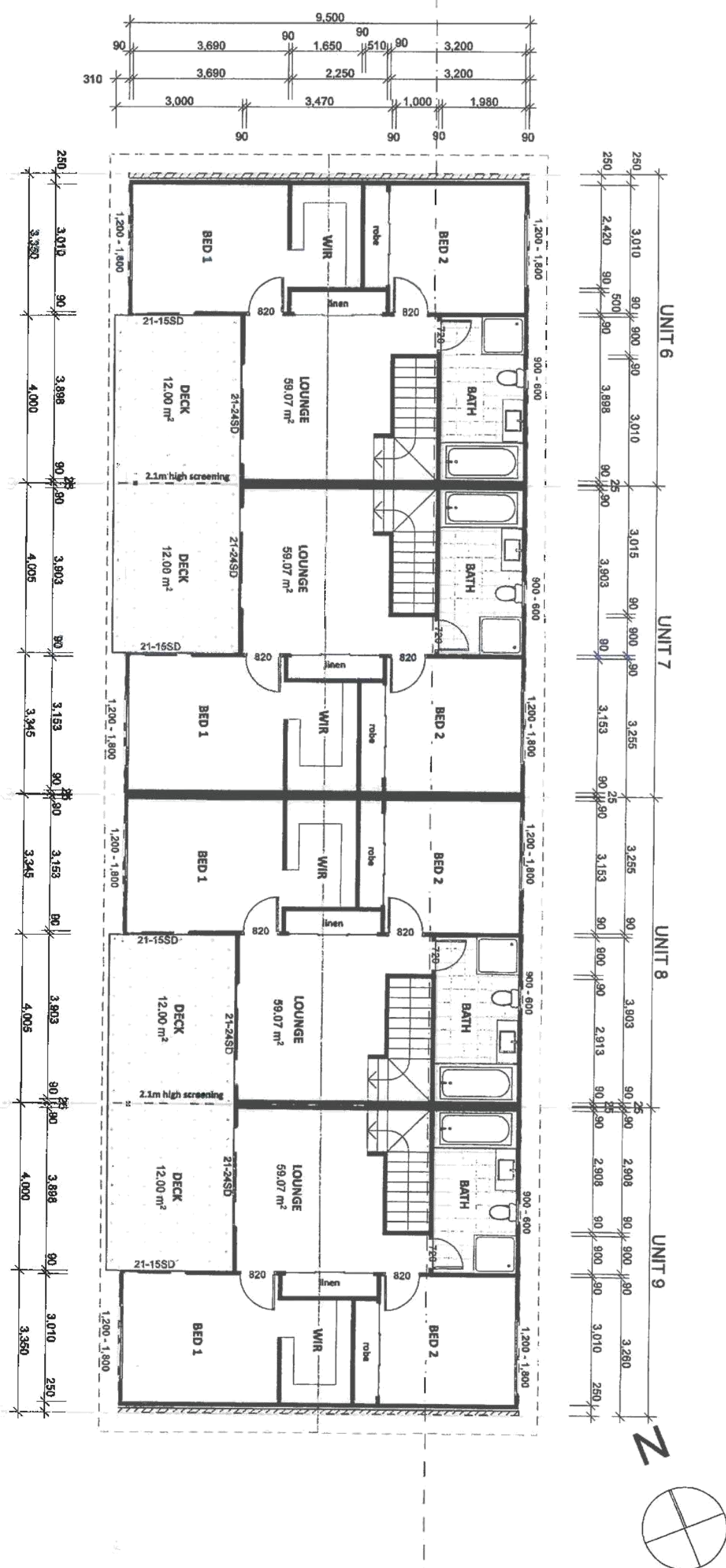
Floor Areas Per Unit	
Lower Floor	69.83 sqm
Upper Floor	58.07 sqm
Total	128.90 sqm
Deck	12.00 sqm

Unit 6-9 Upper Floor Plan

Proposal:	Unit Development	Scale: 1:100	Job No: 34-2017	Pg No: 16
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:	
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:	
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APPLICATION NO.	P4N-17-155
PLAN NO.	P3
DATE RECEIVED	14/7/2017
PAGE	16 22



COLOUR SCHEDULE	
ROOFING	COLORBOND BASALT
FASCIA	COLORBOND BASALT
GUTTERING	COLORBOND BASALT
WINDOWS	COLORBOND BASALT
BRICKS	AUSTRAL PARKVILLE
SCYON LINEA	COLORBOND BASALT

CLERK OF DISTRICT COURT, PLANNING PROGRAM

APPLICATION NO. PLAN-17-155

PLAN NO. 73

DATE RECEIVED 14/7/2017

PAGE 17 22

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Proposal:	Unit Development	Scale: 1:100	Job No: 34-2017 Pg No: 17
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jinketerson@pinnacledrafting.com.au			

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South East Elevation

Architectural drawing showing the South East Elevation of a building, divided into four units: UNIT 9, UNIT 8, UNIT 7, and UNIT 6. The drawing includes dimensions, material callouts, and structural details.

Dimensions:

- Unit 9 width: 2,400
- Unit 8 width: 2,400
- Unit 7 width: 5,795
- Unit 6 width: 1,500
- Total width: 7,260 max building height

Material Callouts:

- Seyon "Axon" cladding
- selected brick veneer walls
- double glazed aluminium windows
- steps to suit finished ground

Structural Details:

- Colorbond roof pitched @ 15°
- boundary
- FEL 34,200
- FEL 36,850
- CL

Unit 6-9 Elevations

Proposal:	Unit Development	Scale: 1:100	Job No: 34-2017	Pg No: 18
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:	
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073V 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

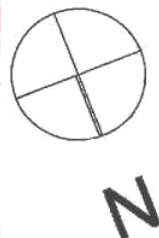
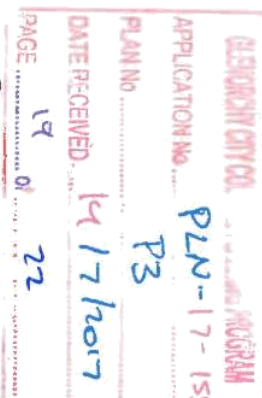
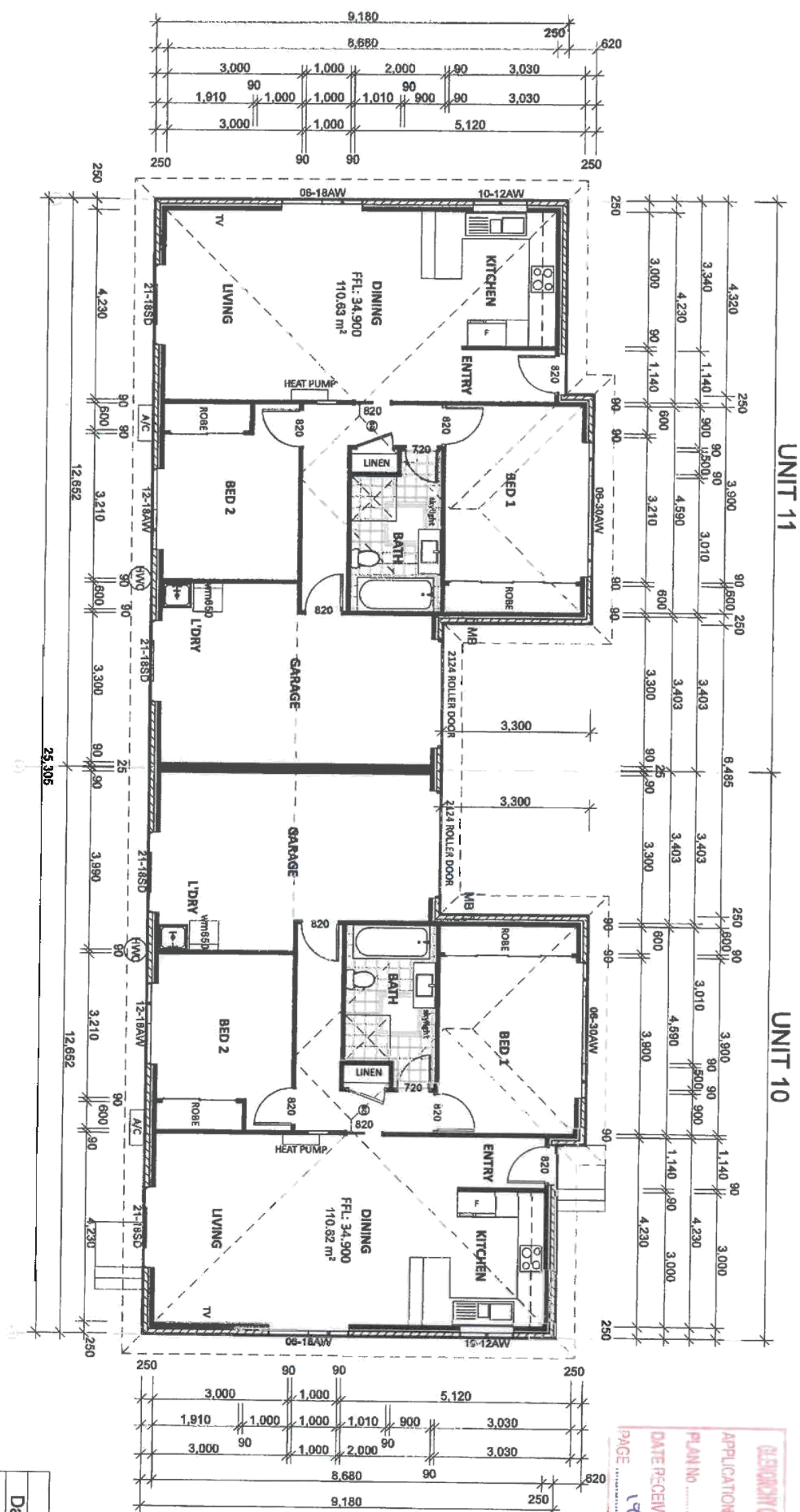
COLOUR SCHEDULE	
ROOFING	COLORBOND BASALT
FASCIA	COLORBOND BASALT
GUTTERING	COLORBOND BASALT
WINDOWS	COLORBOND BASALT
BRICKS	AUSTRAL PARKVILLE
SCYON LINEA	DULUX GREY DAZE

GLENN COUNTY OFFICIAL PLANNING PROGRAM
 APPLICATION NO. **P2-N-17-135**
 PLAN NO. **P3**
 DATE RECEIVED **4/17/2017**
 PAGE **18** OF **225**

[illegible]

Unit 10-11 Floor Plan

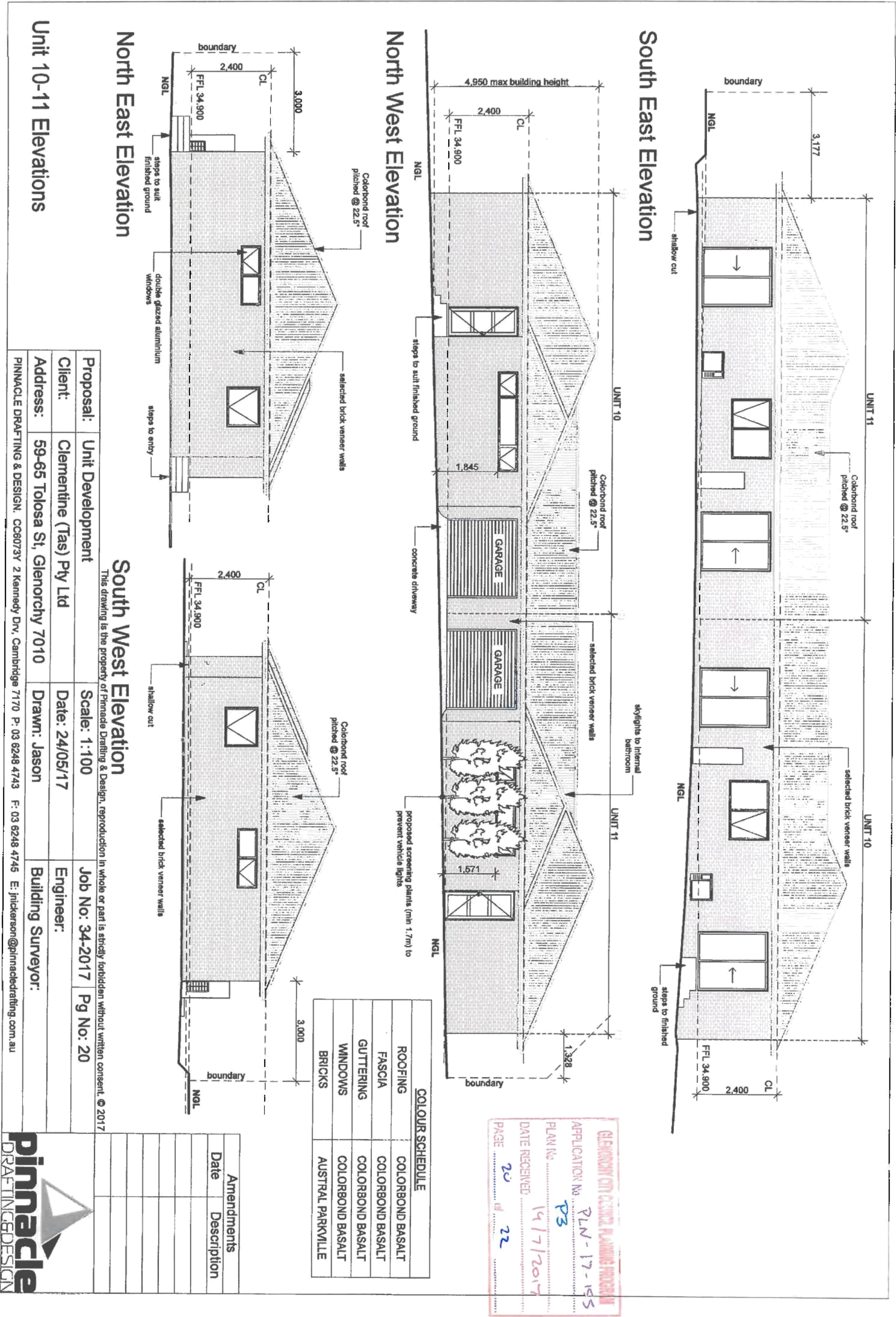
Floor Areas Per Unit	
Unit 10	110.62 sqm
Unit 11	110.62 sqm
Total	221.24 sqm



Proposal:	Unit Development	Scale: 1:100	Job No: 34-2017	Pg No: 19
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:	
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073V 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jackson@pinnacledrafting.com.au				

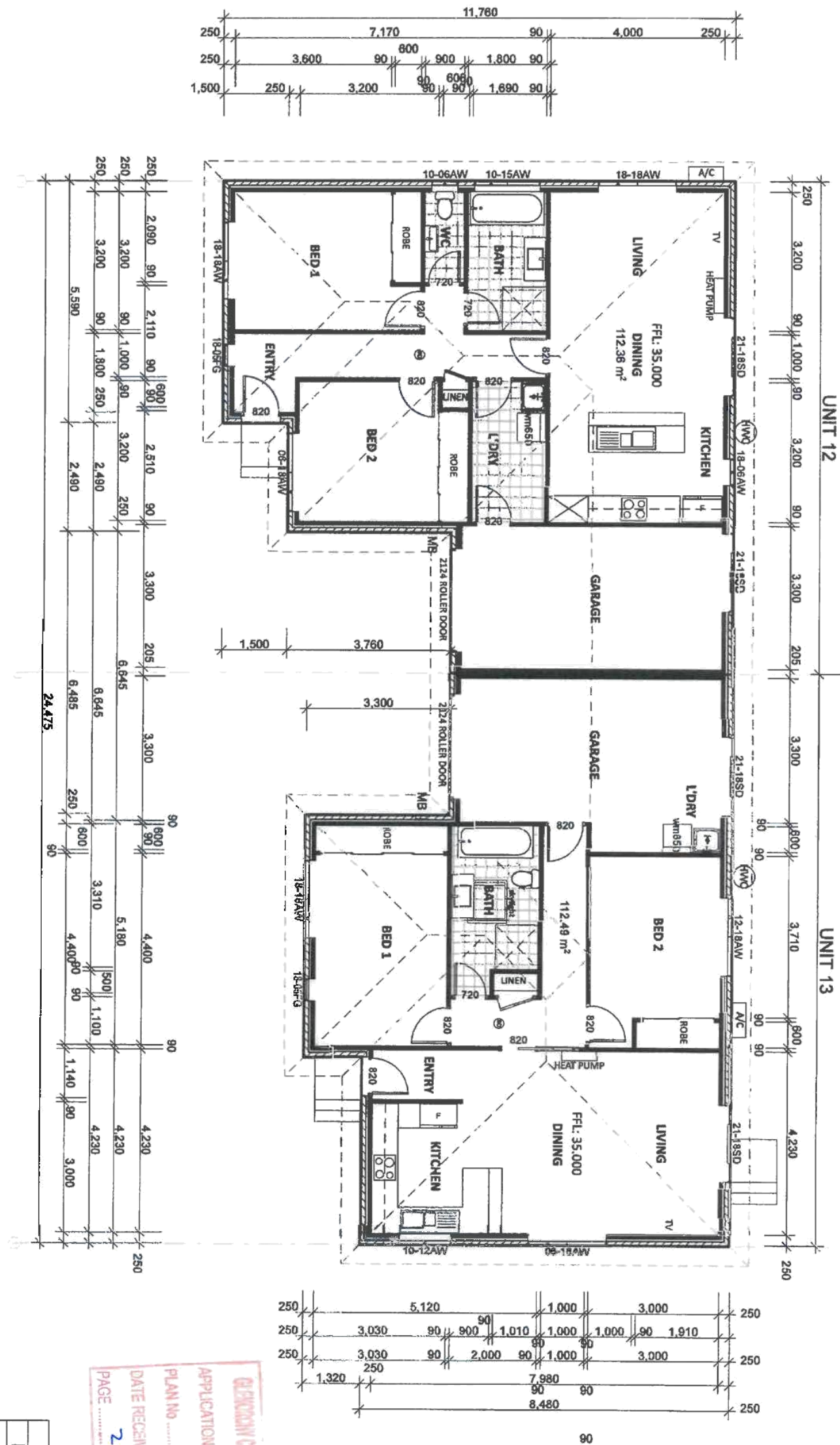


Amendments	
Date	Description



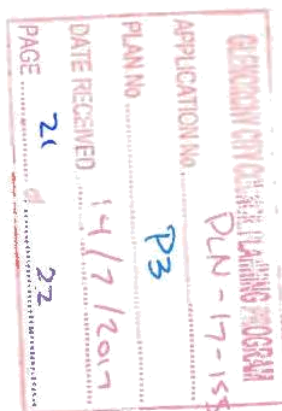
Unit 12-13 Floor Plan

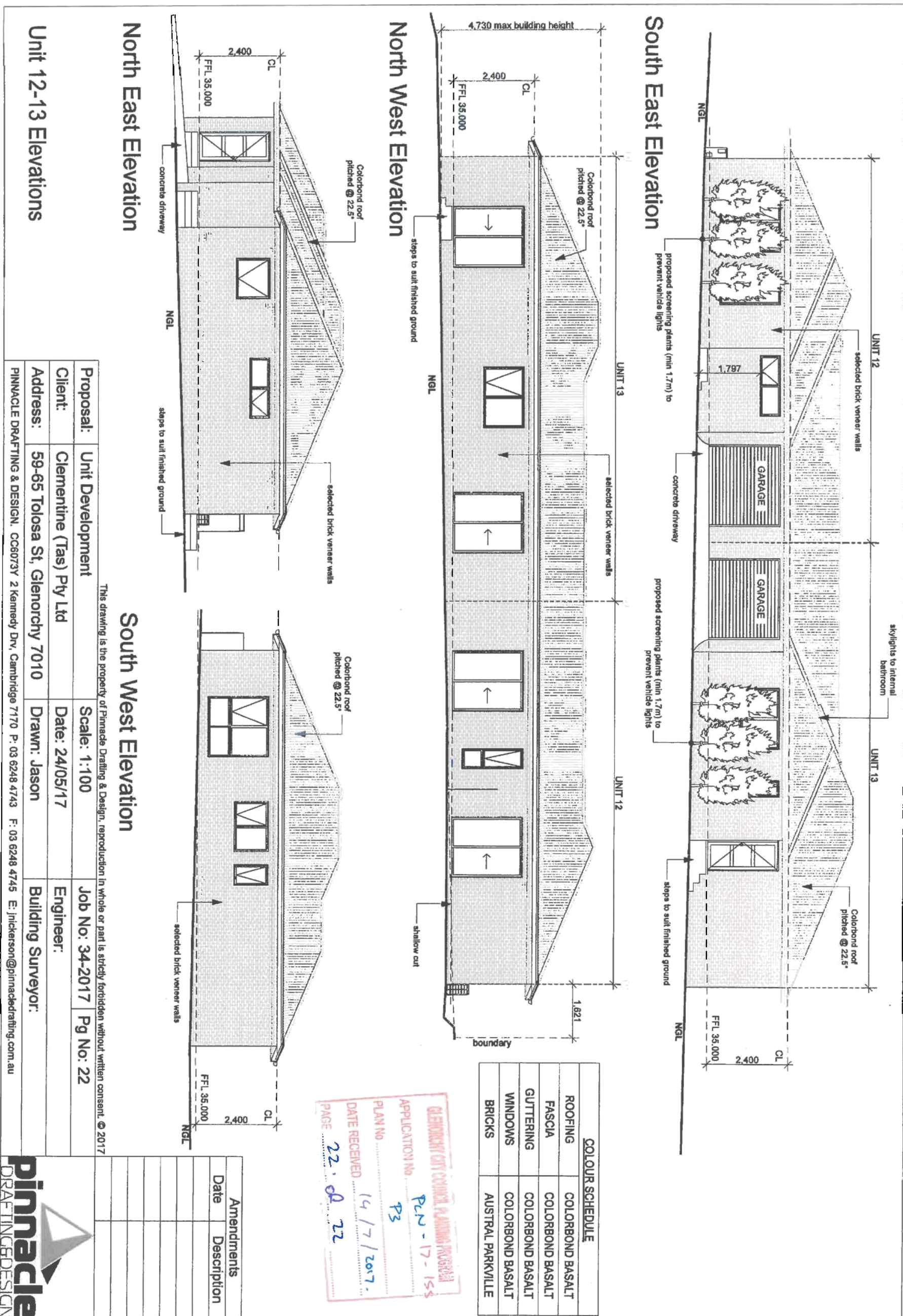
Floor Areas Per Unit	
Unit 12	112.36 sqm
Unit 13	112.49 sqm
Total	224.85 sqm



Proposal:	Unit Development	Scale: 1:100	Job No: 34-2017	Pg No: 21
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:	
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073V 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jackson@pinnacledrafting.com.au				

Amendments	
Date	Description







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Proposal:	Unit Development	Scale: 1:300	Job No: 34-2017
Client:	Clementine (Tas) Pty Ltd	Date: 24/05/17	Engineer:
Address:	59-65 Tolosa St, Glenorchy 7010	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN, CC8073V 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jackson@pinnacle drafting.com.au			

Proposed Staging

GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. 12/17-155

PLAN NO. 24

DATE RECEIVED 17/1/2017

PAGE 1 OF 1

Amendments	
Date	Description
04/07/17	Council Amendments

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