

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 22 FEBRUARY 2016



TABLE OF CONTENTS:

PLANNING

- 5. Proposed Use and Development - Single Dwelling (with Access via 103A Montrose) in Bushfire Prone Area and Subject to the Waterway and Coastal Protection Code - 103 and 103A Montrose Road, Montrose**
 - 1: Attachment - 103 and 103A Montrose Road, Montrose 2

- 6. Proposed Use and Development - Additions to Pleasure Boat Facility (Marina) in the Prince of Wales Maritime Industrial Precinct and Crown Land, Relying on Performance Criteria - Bender Drive, 18 Bender Drive and 20 Bender Drive, Derwent Park**
 - 1: Attachment - Pleasure Boat Facility (Marina) - Bender Drive 18

103 and 103A Montrose Road, Montrose

Item:



BRYDEN
103m²
QUALITY HOME BUILDERS

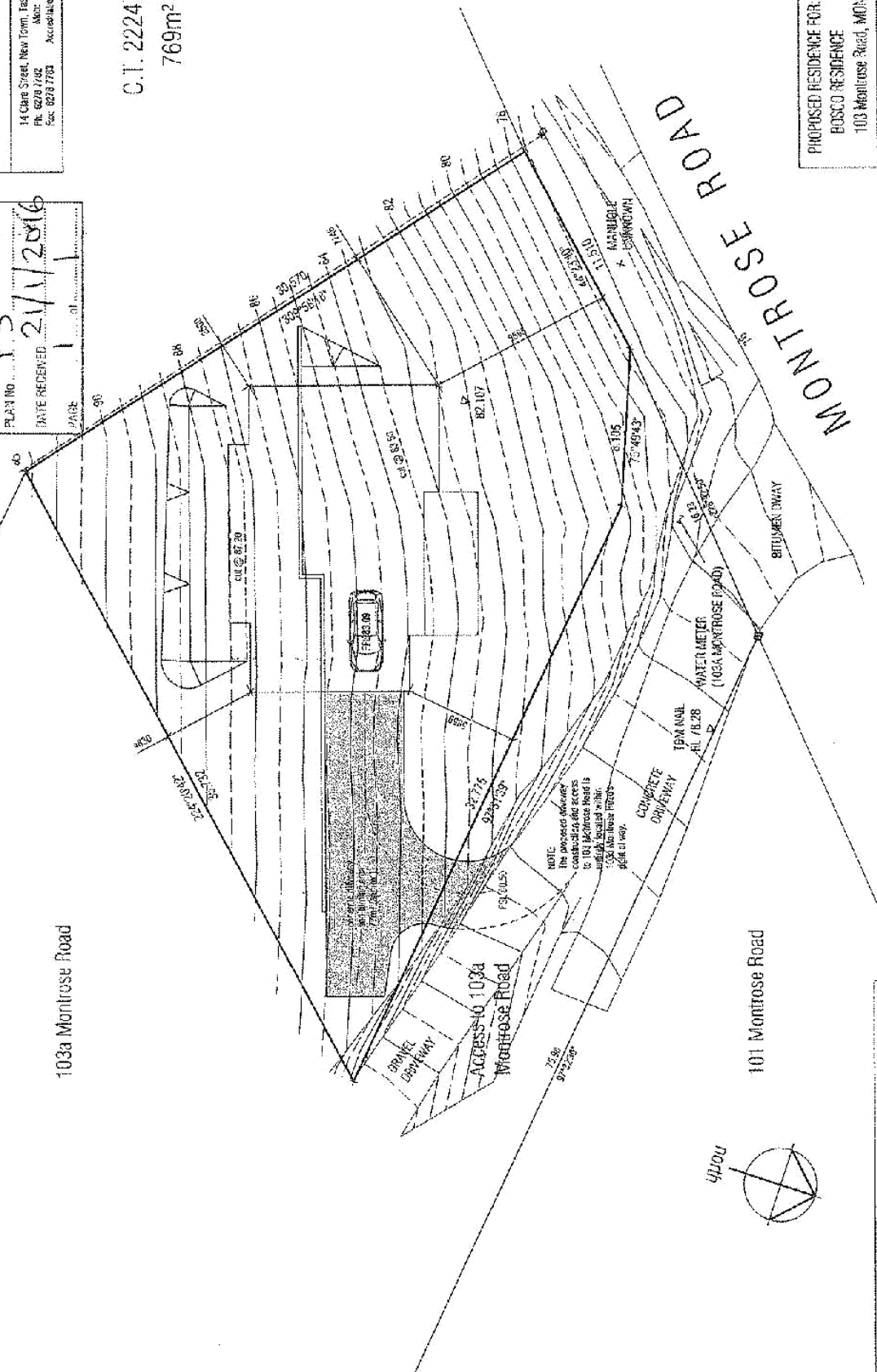
14 Clare Street, New Town, Tasmania, 7006
Ph: 0229 7702 Mob: 0807 721 824
Fax: 0229 7703 Accreditation No. 0221447

C.I. 22247/1

769m²

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 16-003
PLAN NO. P3
DATE RECEIVED 21/1/2016

103a Montrose Road



PROPOSED RESIDENCE FOR
BOSSCO RESIDENCE
103 Montrose Road, MONTROSE

SITE PLAN

Scale - 1:200 Sheet 01 of 03a

Date - 21 January 2016 Job No. 0163

TOTAL PRICE
P.R. 75.06



NOTES

Contractors to verify the location of all underground services including but not limited to: electricity, telephone, gas, sewer, stormwater etc. prior to excavation. Contractor to provide contractor with drainage plans where available. Levels to be verified on-site.

BRYDEN
homes
QUALITY HOME BUILDERS

14 Chas Street, New Town, Tasmania, 7008
Ph: 6783 7782 Fax: 6783 7783
A/C: 6783 7783

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. 15-003
PLAN No. P1
DATE RECEIVED 15-1-16
PAGE 2 of 5

IMPORTANT NOTE:

Finished floor levels are to be confirmed. Driveway, turning & manoeuvring requirements may affect the required finished floor level for the garage.

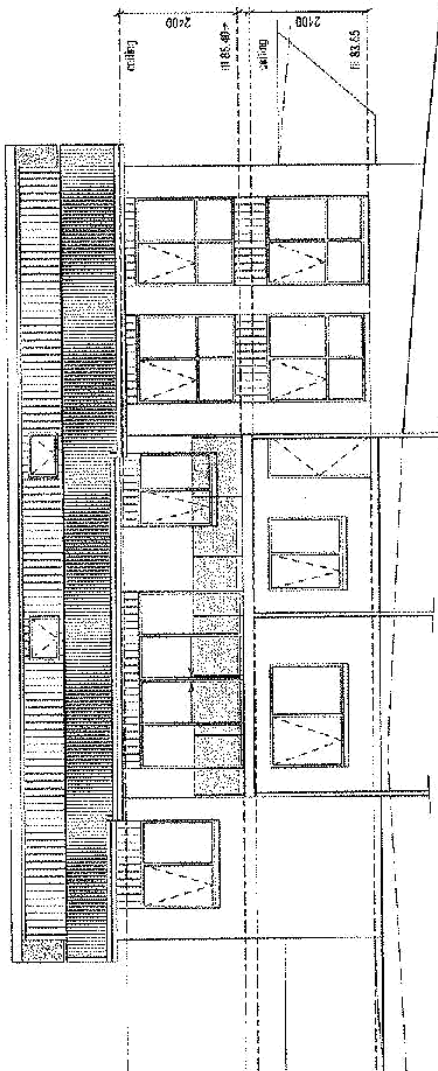
PROPOSED RESIDENCE FOR:

BOSCO RESIDENCE
103 Montrose Road, MONTROSE

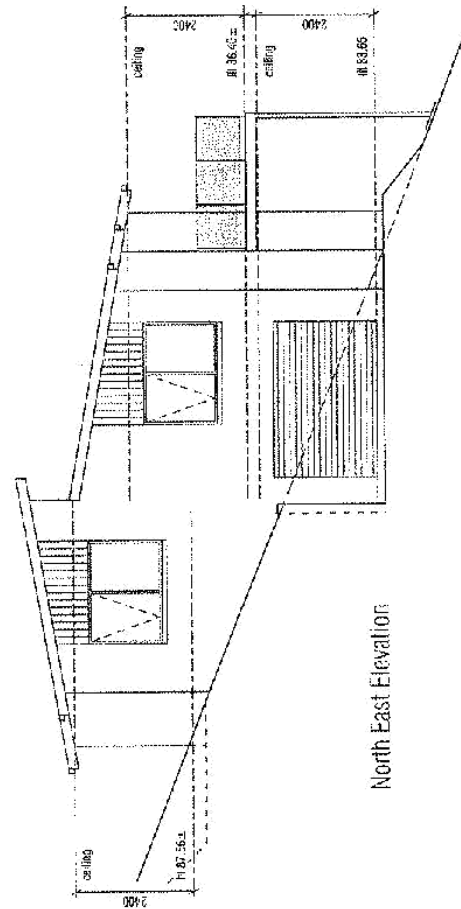
ELEVATIONS sheet 1 of 2

Scale - 1:100 Sheet 03 of 03a

Date - 23 December 2015 Job No. 0053



North West Elevation



North East Elevation

General Notes

Do not scale from this drawing.
Confirm all dimensions and setbacks prior to construction and installation.
All work to be in accordance with relevant Australian Standards and Building Code of Australia.
To be read in conjunction with all other specifications and drawings.

BRYDEN
10/04/23
QUALITY HOME BUILDERS

14 Clare Street, New Town, Tasmania, 7008
Ph: 62817732 Fax: 081721984
Ez: 62817733 Accreditation No. 002617

GLENORCHY CITY COUNCIL PLANNING PROGRAM

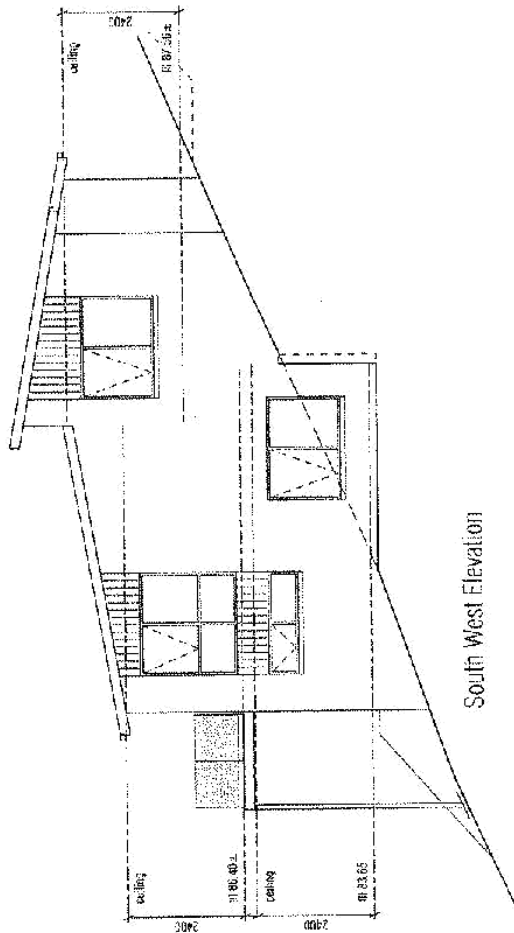
APPLICATION No 16-003

PLAN No P1

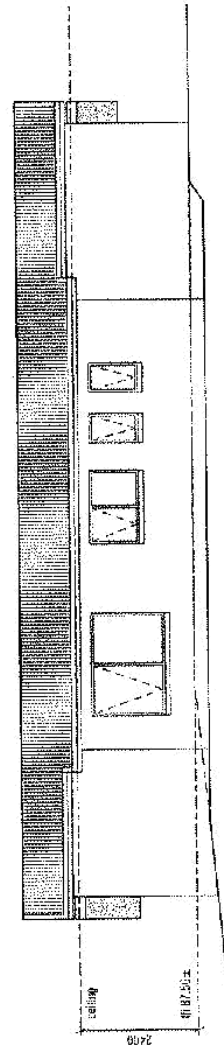
DATE RECEIVED 15-1-16

PAGE 3 of 5

IMPORTANT NOTE:
Finished floor levels are to be confirmed. Driveway, turning & manoeuvring requirements may affect the required finished floor level for the garage.



South West Elevation



South East Elevation

General Notes

Do not scale from this drawing.
Confirm all dimensions and levels as per the manufacturer and installation.
All work in accordance with relevant Australian Standards.
See Building Code of Australia.
To be used in conjunction with written specifications and

PROPOSED RESIDENCE FOR: BOSCO RESIDENCE 103 Montrose Road, MONTROSE	
ELEVATIONS Sheet 2 of 2	
Scale - 1:100	Sheet 03a of 03a
Date - 23 December 2015	Job No. 063

BRYDEN
10m23
QUALITY HOME BUILDERS

14 Old Street, New Town, Tasmania, 7008
Ph: 62767722 Fax: 62767724
Ph: 62767723 Fax: 62767723

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. 16-003
PLAN No. P1
DATE RECEIVED 14-1-16
PAGE 4 of 5

PROPOSED RESIDENCE FOR:

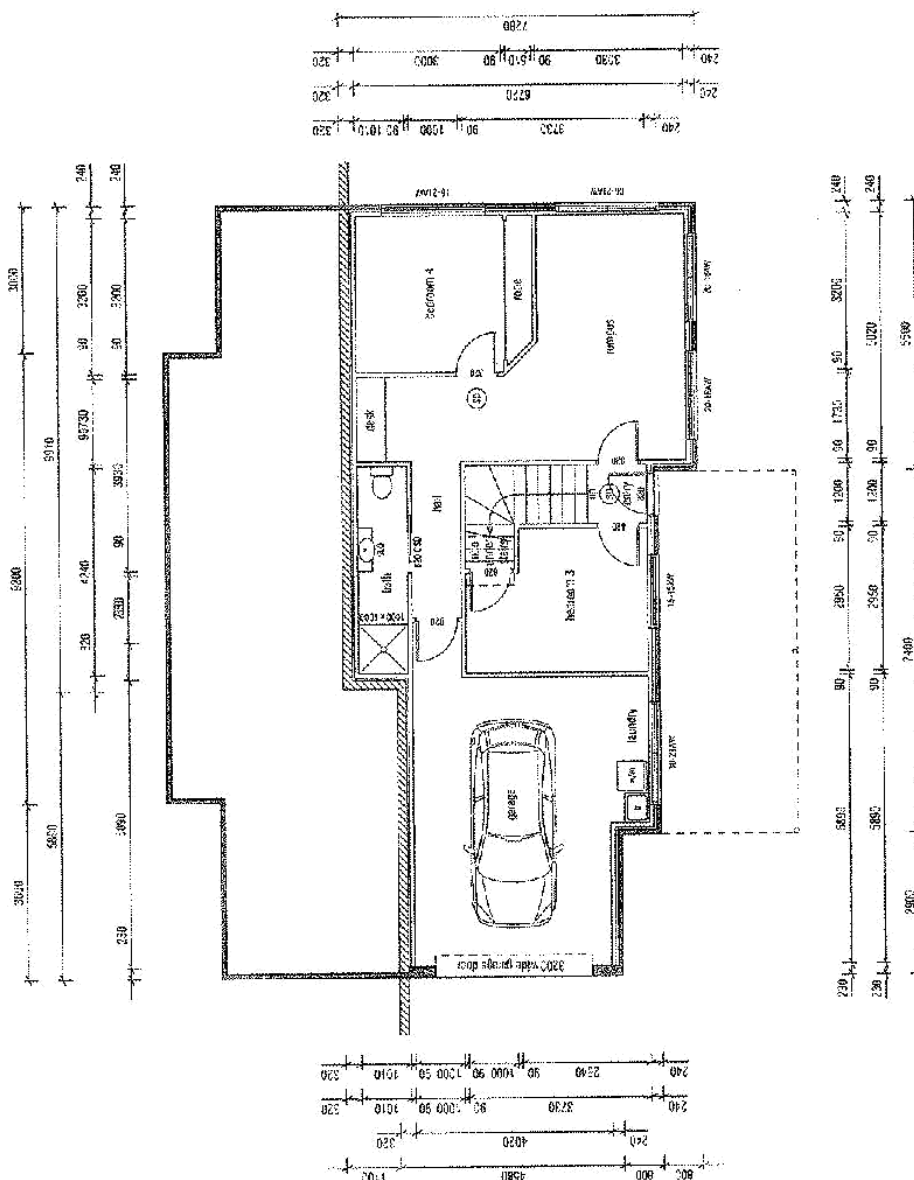
BOSCU RESIDENCE

103 Montrose Road, MONTROSE

GROUND FLOOR PLAN

Scale - 1:100 Sheet 02 of 03a

Date - 23 December 2015 Job No. 053



Ground Floor area = 98.0m²

General Notes

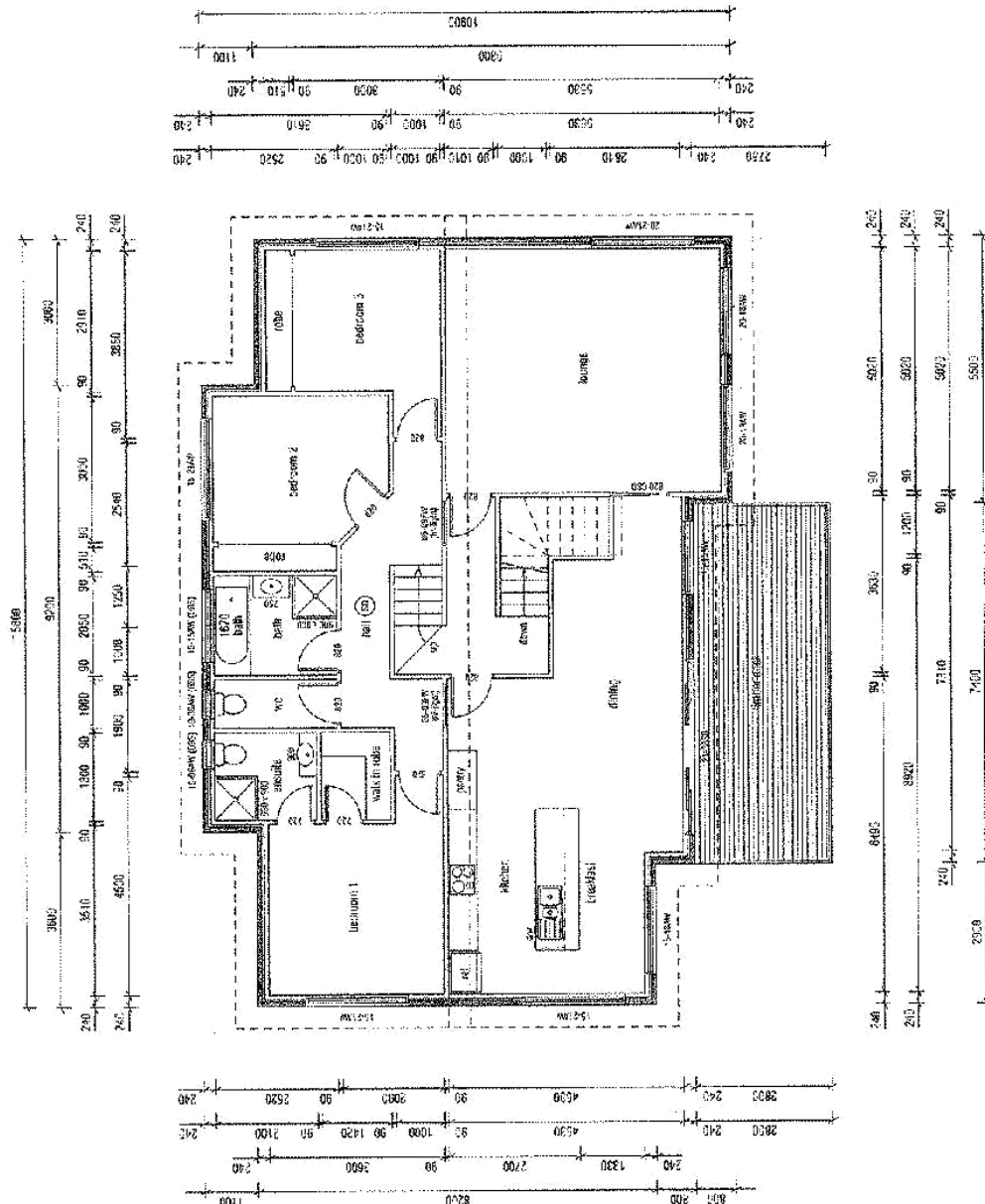
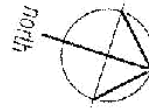
Do not scale from this drawing.
Confirm all dimensions and details prior to construction and installation.
All work is in accordance with relevant Australian Standards and Building Code of Australia.
To be used in conjunction with written specifications and engineering drawings.

BRYDEN
103M23
QUALITY HOME BUILDERS

14 Carrs Street, New Town, Tasmania, 7008
Ph: 6278 7722 Fax: 6278 7723
Aust Building No. 022911

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 16-0003
PLAN NO. P1
DATE RECEIVED 14-1-16
PAGE 5 of 5

PROPOSED RESIDENCE FOR: BOSCO RESIDENCE 103 Montrose Road, MONTROSE
FIRST FLOOR PLAN
Scale - 1:100 Sheet 02a of 03a
Date - 23 December 2015 Job No. 063



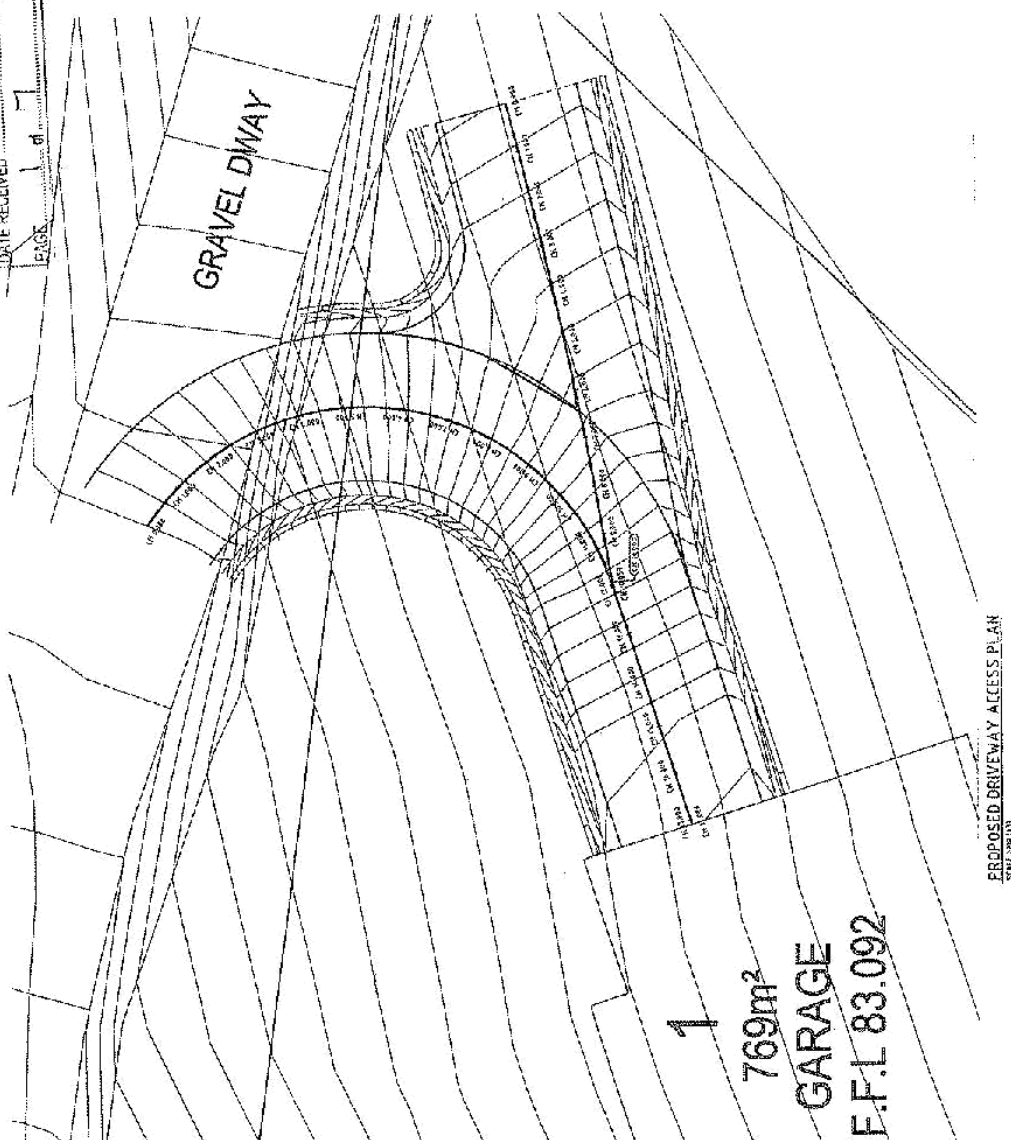
First Floor area = 154.4m²
Ground Floor area = 98.0m²
Total Floor area = 252.4m²
Deck area = 20.7m²

ATTICULATION JOINT
SMOKE ALARM

General Notes

Do not scale from this drawing.
Confirm all dimensions and setbacks prior to construction and installation.
All work to conform with relevant Australian Standards and Building Code of Australia.
To be read in conjunction with other specifications and engineer's consent.

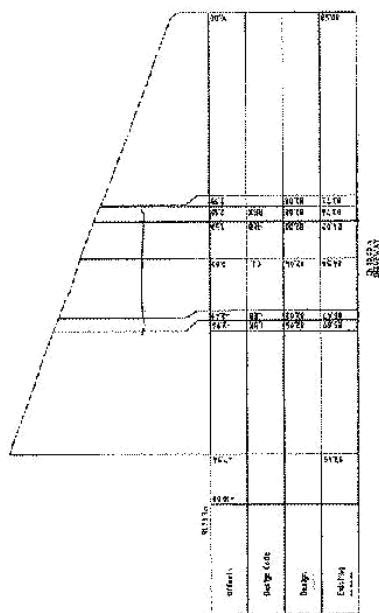
16-003
p2
b-1-16
1 of 7



BRYDEN HOMES		HUTCHINGS SPUR PTY. LTD.	
SUBMITTER		CONSULTING ENGINEERS, 98/5/100/2	
DATE		FAXED (03) 9231 5010 FAX (03) 9231 5317	
PROJECT		PREPROCESSED ARCHWAY ACCESS	
SITE		AT 103 SOUTHCOE ROAD, MURTHREE	
PROJECT		PREMISES ACCESS PLAN & LIGHT SETTINGS	
SCALE		AS SHOWN	
DRAWN		DATE	
APPROVED		15/09/01	
APPROVED		15/09/01	

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Attachments - Glenorchy Planning Authority - 22 February 2016



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE DATE 08-21-2013 BY 60322 UCBAW	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013	DECLASSIFICATION AUTHORITY: 25X DECLASSIFICATION DATE: 08-21-2013
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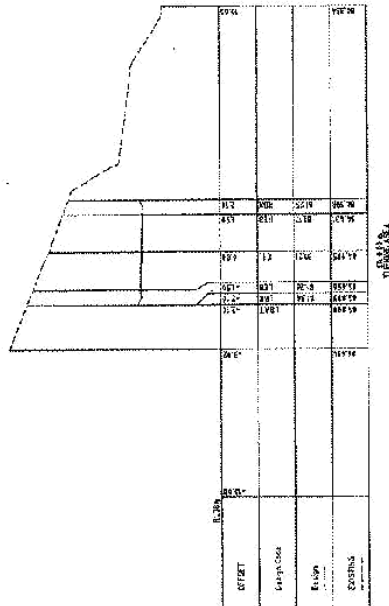
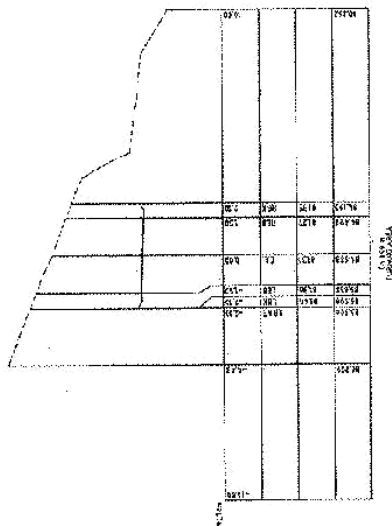
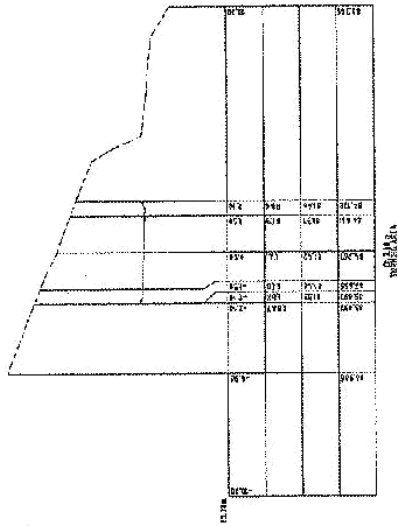
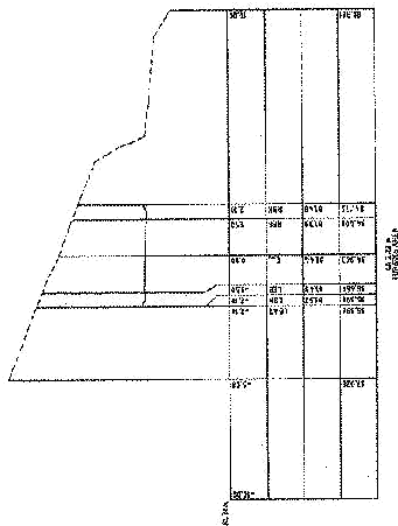
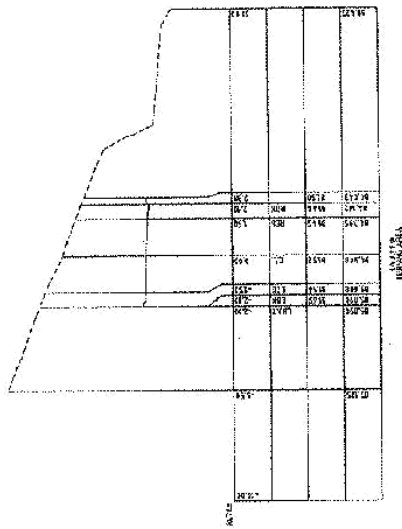
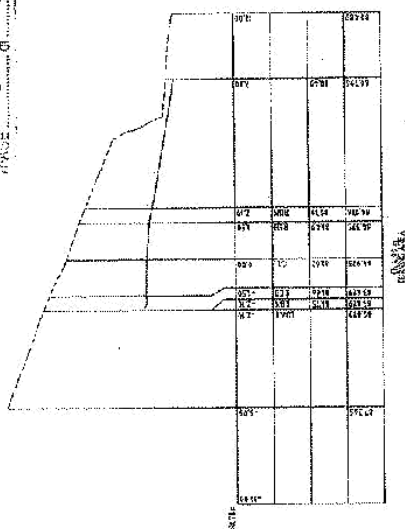
CLEMENT CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. b-003

PLAN NO. P2

DATE RECEIVED b-1-16

PAGE 5 d 7

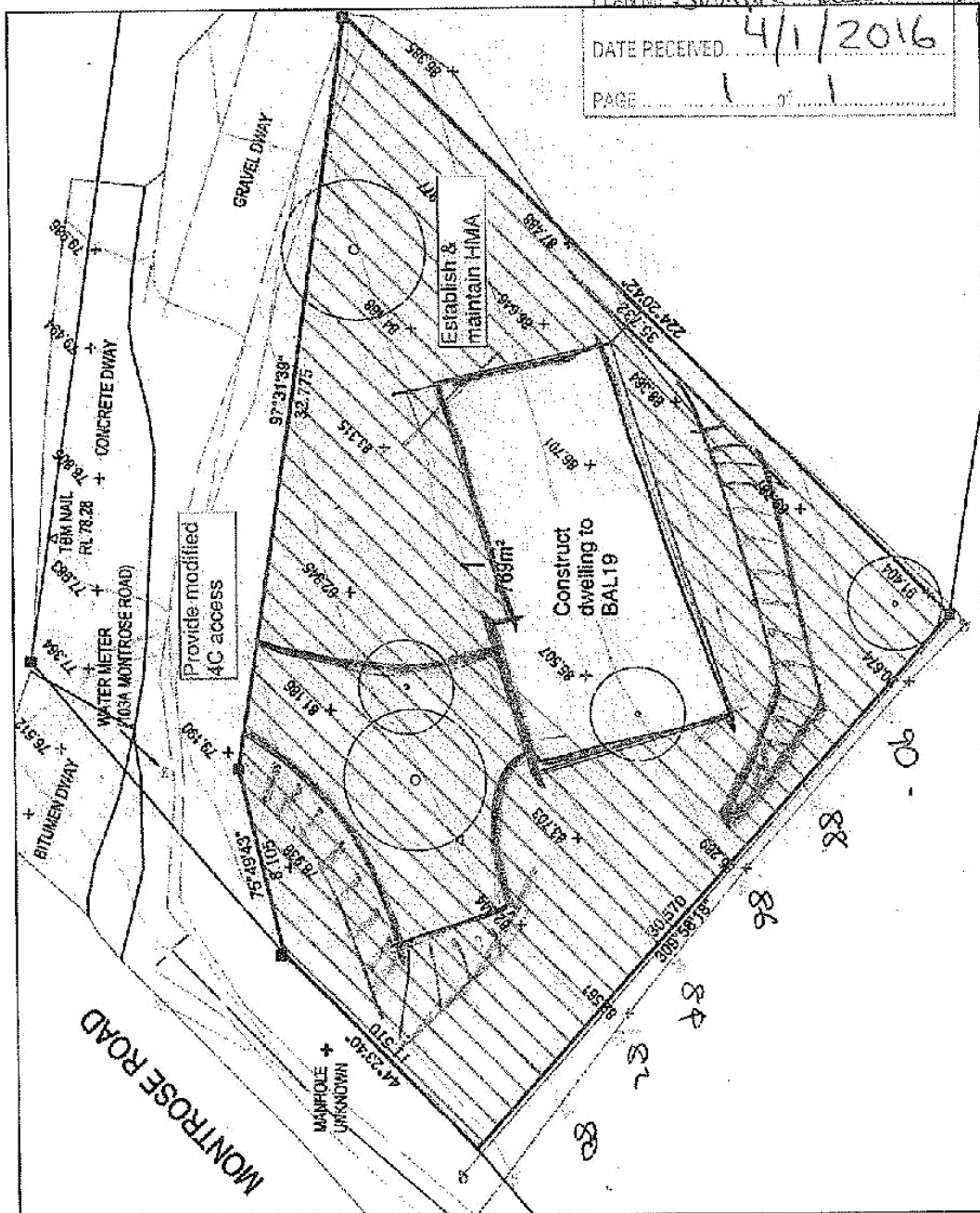
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Appendix (4) Bushfire Hazard Management Plan

GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No	16-003
PLAN No	Bushfire Hazard Management Plan
DATE RECEIVED	4/1/2016
PAGE	1 of 1





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-003	Council notice date	7/01/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00020-GCC	Date of response	08/01/2016
TasWater Contact	Rebecca Stride	Phone No.	03 6237 8228
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	103 MONTROSE RD, MONTROSE	Property ID (PID)	5385077
Description of development	New dwelling & garage		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Leary & Cox	Detail Plan/9116	--	14/10/2015
GES Environmental Solutions	Appendix (4) Bushfire Hazard Management Plan	---	November 2015
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 connection / sewerage system and connection to the dwelling of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost.			
DEVELOPMENT ASSESSMENT FEES			
3. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$197.00 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			
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. <i>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>			

**Declaration**

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

Authorised by

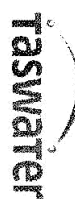
A handwritten signature in black ink, appearing to read "J. Taylor".

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





71

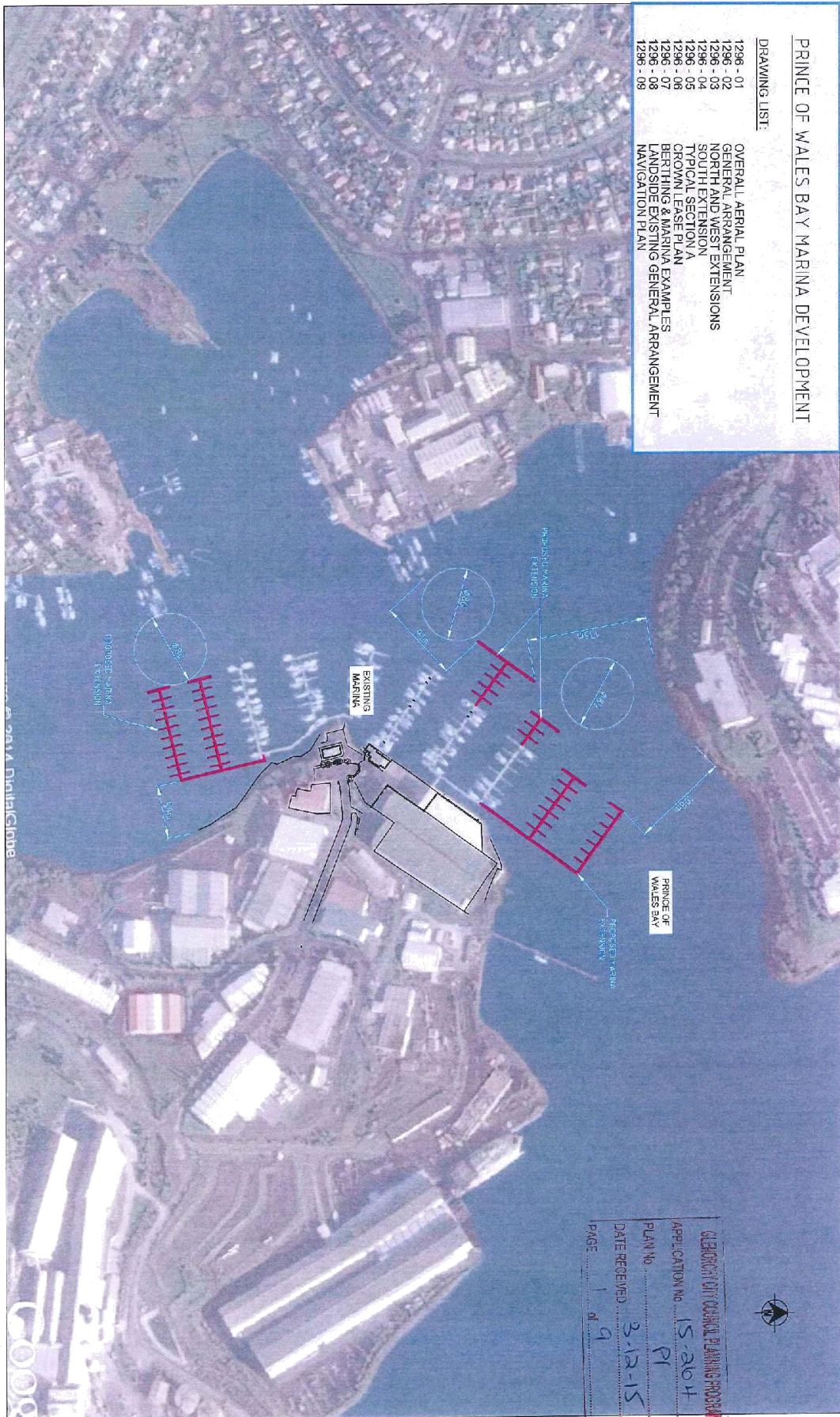
Submission to Planning Authority Notice

Council Planning Permit No.	PN-15-264	Council notice date	15/12/2015
TasWater details			
TasWater Reference No.	TWDA 2015/01995-GCC	Date of response	18/12/2015
TasWater Contact	Phil Papps	Phone No.	(03) 6237 8246
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccnail@gcc.tas.gov.au		
Development details			
Address	18 BENDER DR, DERWENT PARK	Property ID (PID)	7712326
Description of development	Additions to pleasure boat facility		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of issue
Burbury Consulting	Aerial Plan / 01	B	10/09/2015
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
For application forms please visit http://www.taswater.com.au/Development/Forms			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

PRINCE OF WALES BAY MARINA DEVELOPMENT

DRAWING LIST:

1296 - 01	OVERALL AERIAL PLAN
1296 - 02	GENERAL ARRANGEMENT
1296 - 03	NORTH AND WEST EXTENSIONS
1296 - 04	SOUTH EXTENSION
1296 - 05	TYPICAL SECTION A
1296 - 06	BERTHING & MARINA EXAMPLES
1296 - 07	CROWN LEASE PLAN
1296 - 08	LANDSIDE EXISTING GENERAL ARRANGEMENT
1296 - 09	NAVIGATION PLAN



OVERALL AERIAL PLAN OF PRINCE OF WALES BAY

1:1000 (A1)

SUBJECT TO FINAL VERIFICATION AND APPROVAL

PRELIMINARY

Rev. No.	Revision	Date	Checked	Approved
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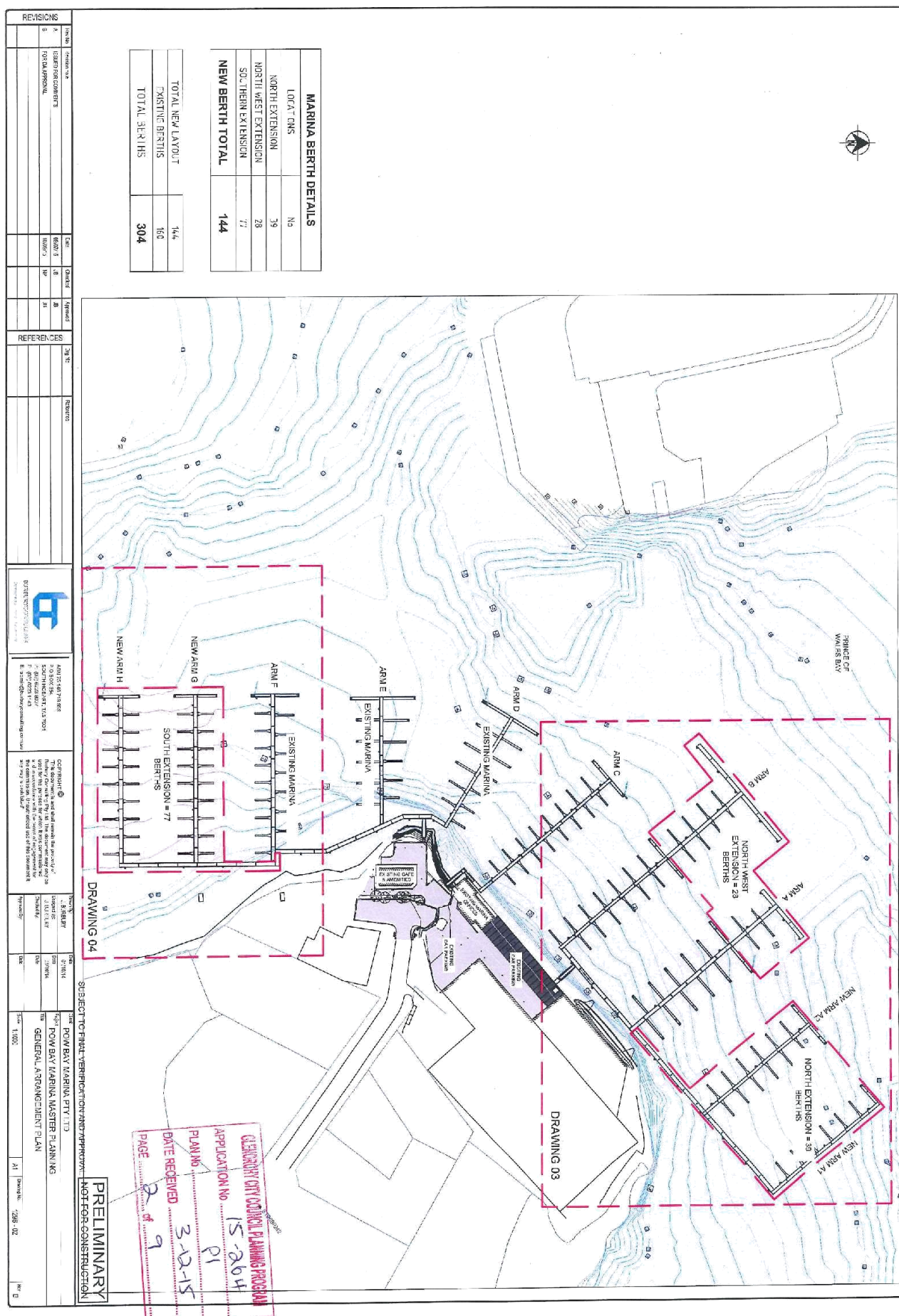
GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO. 15-201

PLAN NO. P1

DATE RECEIVED 3-12-15

PAGE 1 of 9





PRELIMINARY
NOT FOR CONSTRUCTION



GLAUCOPOLIS CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 15-264 P1
PLAN NO. 3-13-15
DATE RECEIVED
PAGE 4 of 9

GLEBORGH CITY COUNCIL PLANNING PROGRAM

APPLICATION No. 15-364

PLAN No. P1

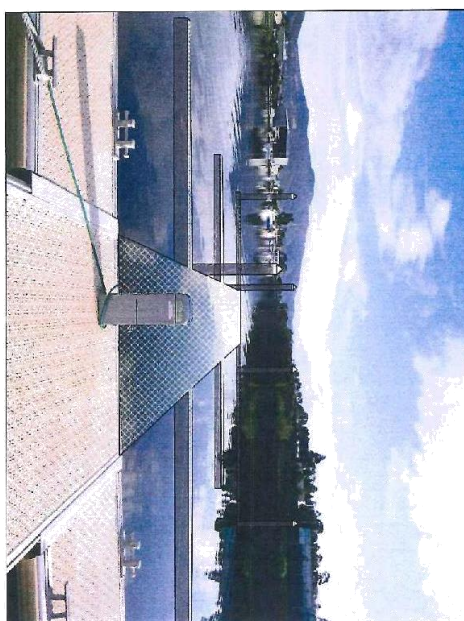
DATE RECEIVED 3-12-15

PAGE 5 of 9

Attachments - Glenorchy Planning Authority - 22 February 2016



IMAGES OF EXISTING PONTOONS
AT PRINCE OF WALES MARINA



EXAMPLE OF EXTENSION (ARM A)

CLERK CITY COUNCIL PLANNING PROGRAM
APPLICATION NO. 15-264 P1
PLAN NO.
DATE RECEIVED 3-12-15
PAGE 7 of 9

SUBJECT TO FINAL VERIFICATION AND APPROVAL

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS									
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