

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 22 MAY 2017**



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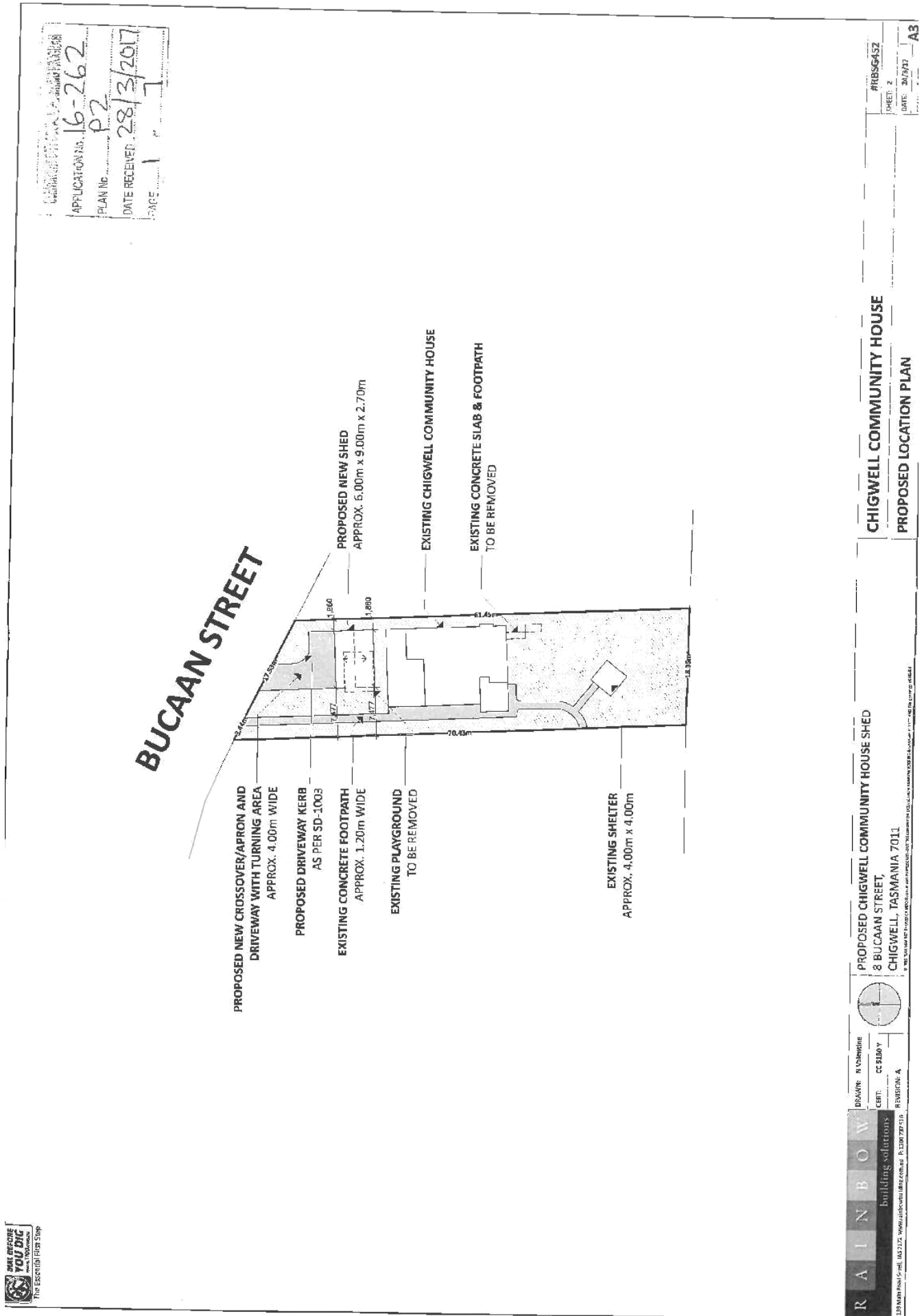
PLANNING

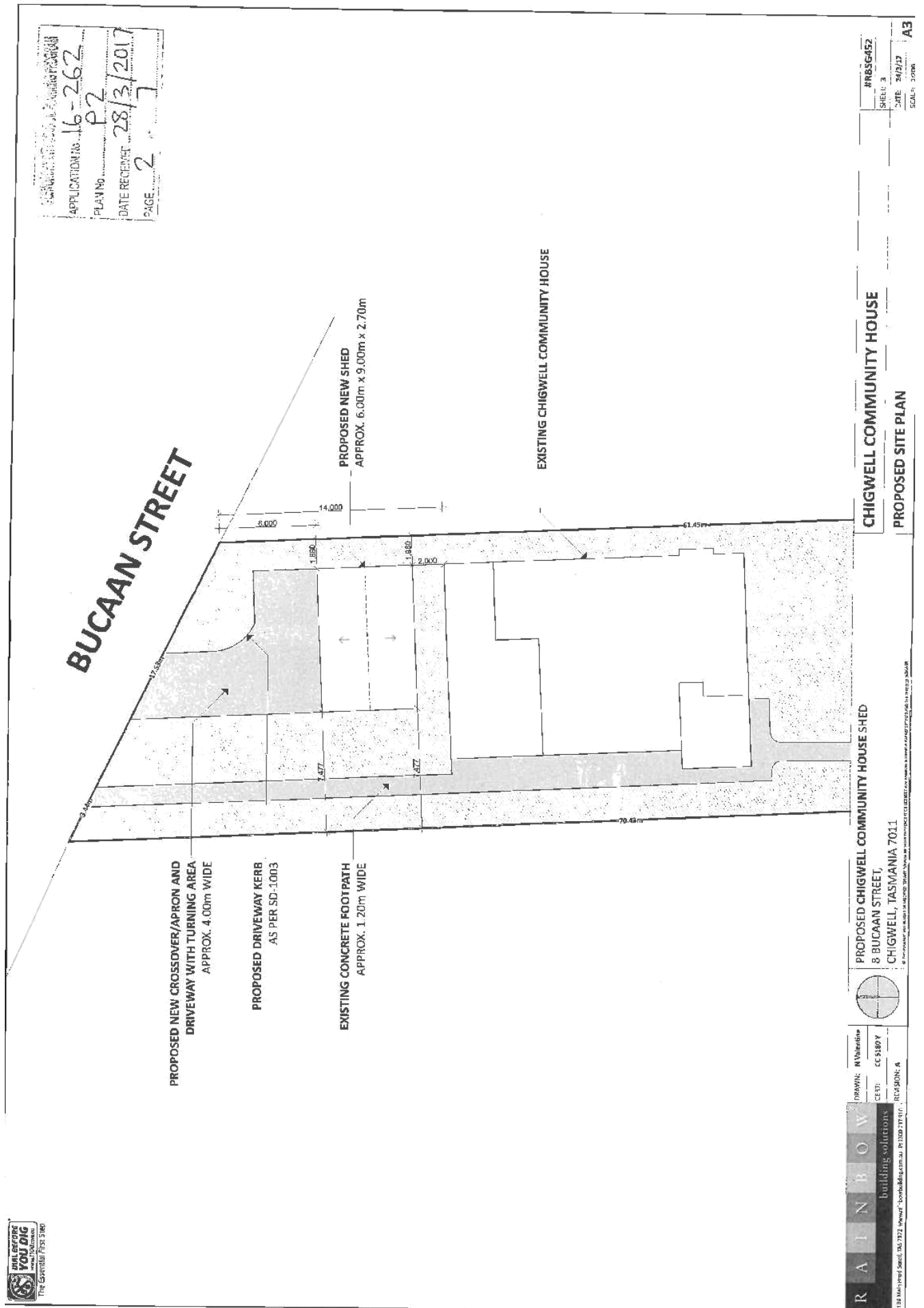
- 5. Proposed Use and Development - Additions to Public Hall
(Community Meeting and Entertainment) Relying on
Performance Criteria - Chigwell Community House 8 Bucaan
Street Chigwell**
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Chigwell Community House, 8 Bucaan Street Chigwell

Item:

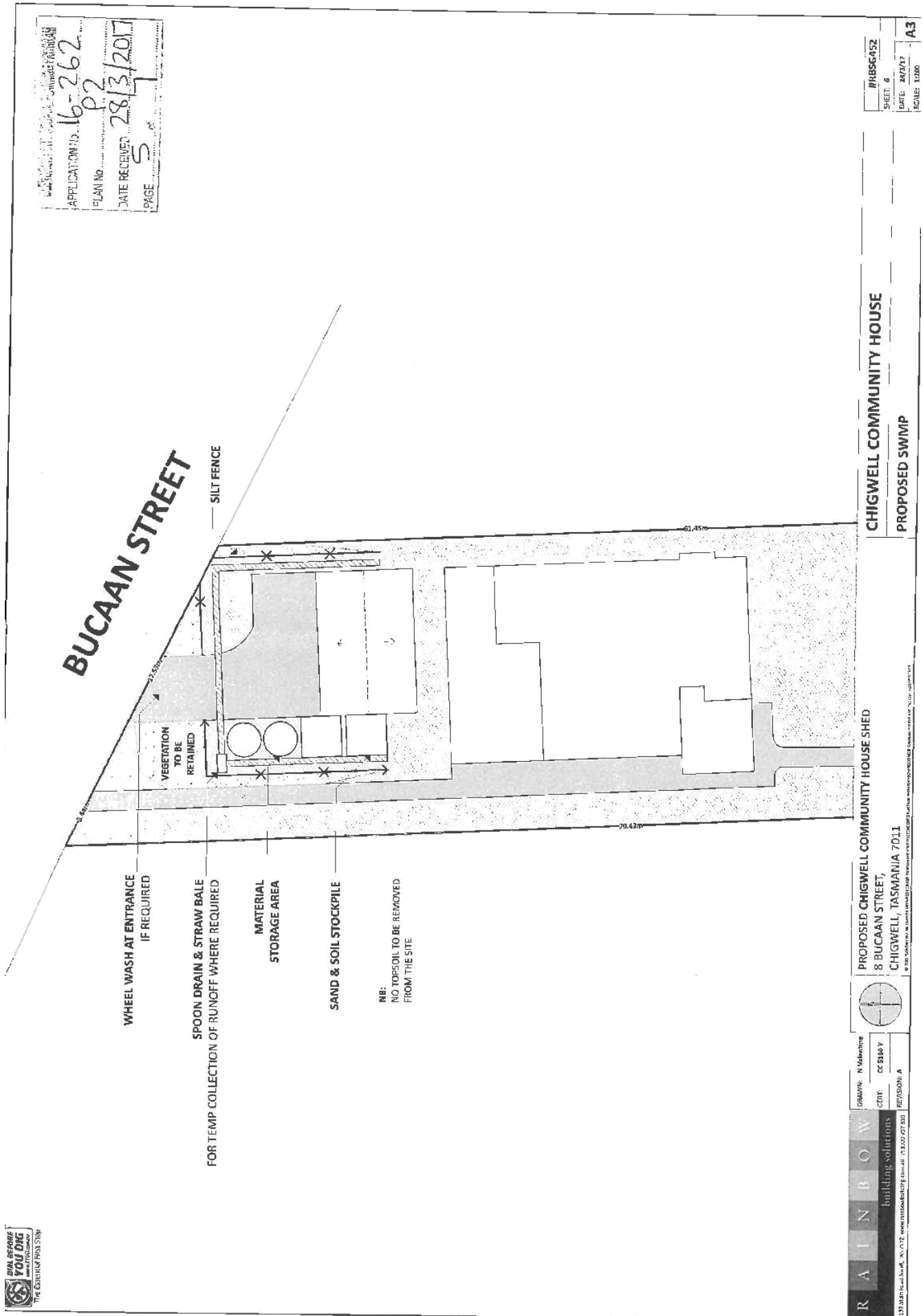












Attachments - Glenorchy Planning Authority - 22 May 2017

APPLICATION NO. 16-262 PLAN No. P2 DATE RECEIVED 28/3/2017 PRICE 7	EAST ELEVATION	WEST ELEVATION	#RBS6452 SHEET B DATE 24/3/17 SCALE 1:100
MATERIAL SCHEDULE Proposed Roof Cladding: Colorbond® Corrugated Roof Roof Pitch: 22.5 Deg Proposed Colour: TBC Proposed Gutter & Fascia: Colorbond® Steel Proposed Colour: TBC	NORTH ELEVATION	SOUTH ELEVATION	CHIGWELL COMMUNITY HOUSE PROPOSED SHED ELEVATIONS
Proposed Wall Cladding: Stramit® Monoclad Vail Cladding Proposed Colour: TBC	PROPOSED CHIGWELL COMMUNITY HOUSE SHED 8 BUCAAN STREET, CHIGWELL, TASMANIA 7011		
RAINBOW building solutions 294 Mills Road Sorell, TAS 7272 www.rainbowbuilding.com.au Ph: 08 9389 7898	DESIGN: N Vasek CHECK: CE S380 Y REVISED: A		



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-262	Council notice date	22/11/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01763-GCC	Date of response	23/11/2016
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	8 BUCAAN ST, CHIGWELL	Property ID (PID)	7336658
Description of development	Additions to public hall		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Rainbow Building Solutions	SITE PLAN	A	19/11/2016
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
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.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			

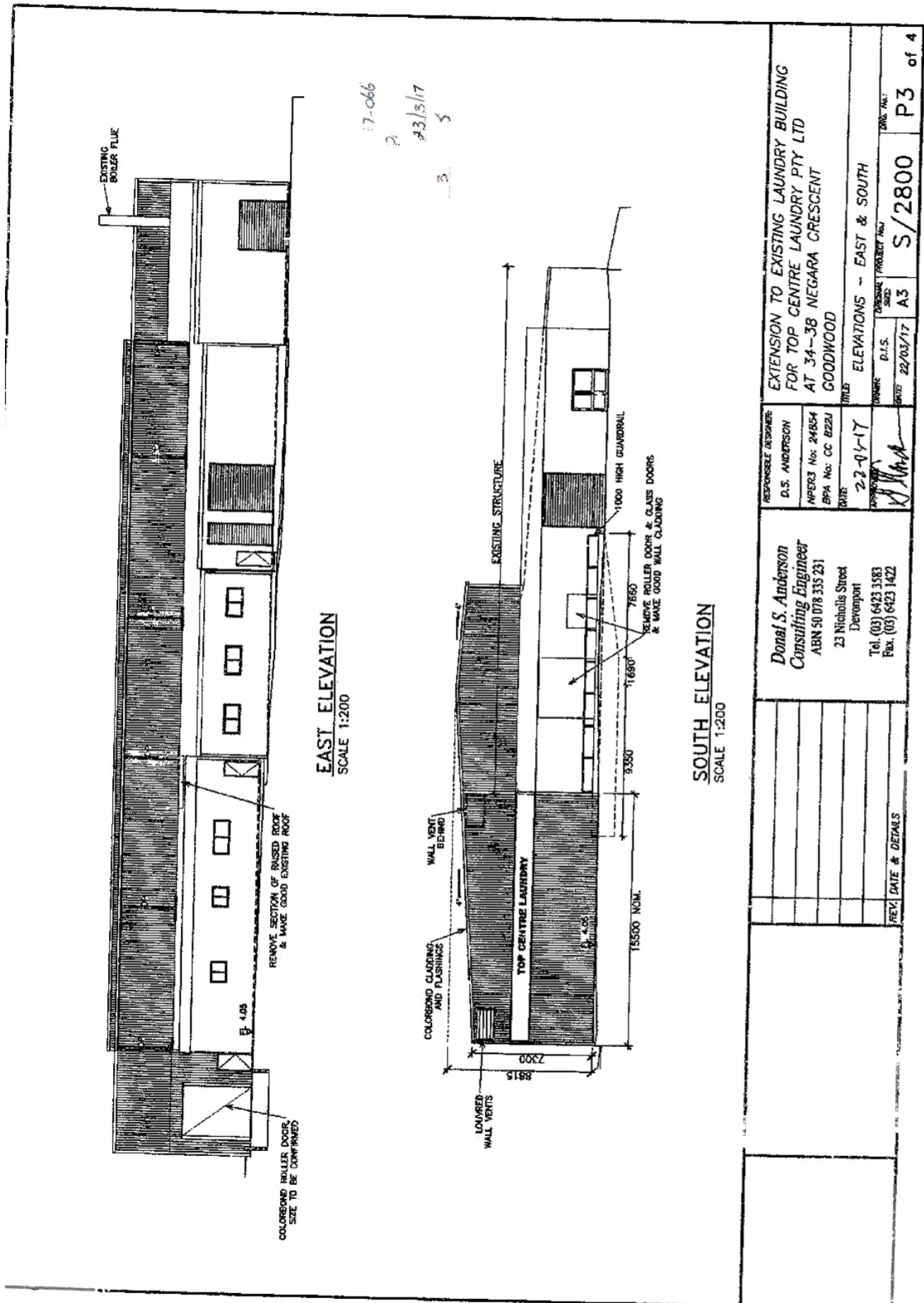
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

38, 34-36 Negara Crescent, Goodwood











Attachments - Glenorchy Planning Authority - 22 May 2017









Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-066	Council notice date	28/03/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00427-GCC	Date of response	27/04/2017
TasWater Contact	Jacob Ziesel Darren Green (Trade Waste)	Phone No.	6237 8440 6345 6341
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	34-36 NEGARA CRES, GOODWOOD	Property ID (PID)	2183533
Description of development	New storage building and reroofing existing building		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Donal S. Anderson	Floor Plan/P2A	A	26/04/2017
Donal S. Anderson	Site Plan/P1	--	22/03/2017
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			
- The applicant must engage a suitably qualified professional to assess the suitability of the existing property water and sewer connections to service the proposal. The property service connections must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. - New or modified property service connections must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. - A suitably sized water supply with metered connection for the development must include the following: - Flow control valve (Maric type or approved equivalent) limiting the maximum flow rate to 5.6 L/s and located on the property owner's side of the meter assembly. The flow limiting valve must have a slow open/close capability to limit possible water hammer - Quick pressure relief valve where pressure surges no greater than 10m of head are experienced as a result of the inlet valve opening or closing. - A suitably sized sewer connection for the development must be designed and constructed to TasWater's standards - 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. - Prior to use of the development, a boundary backflow prevention device and water meter must be			



installed, to the satisfaction of TasWater.

TRADE WASTE

7. The developer/property owner must negotiate and execute a Trade Waste Agreement with TasWater
8. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Agreement.

DEVELOPMENT ASSESSMENT FEES

9. The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$ 201.93 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

TRADE WASTE

TasWater must be notified if the nature of the business changes or the business is sold.

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>

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Authorised by

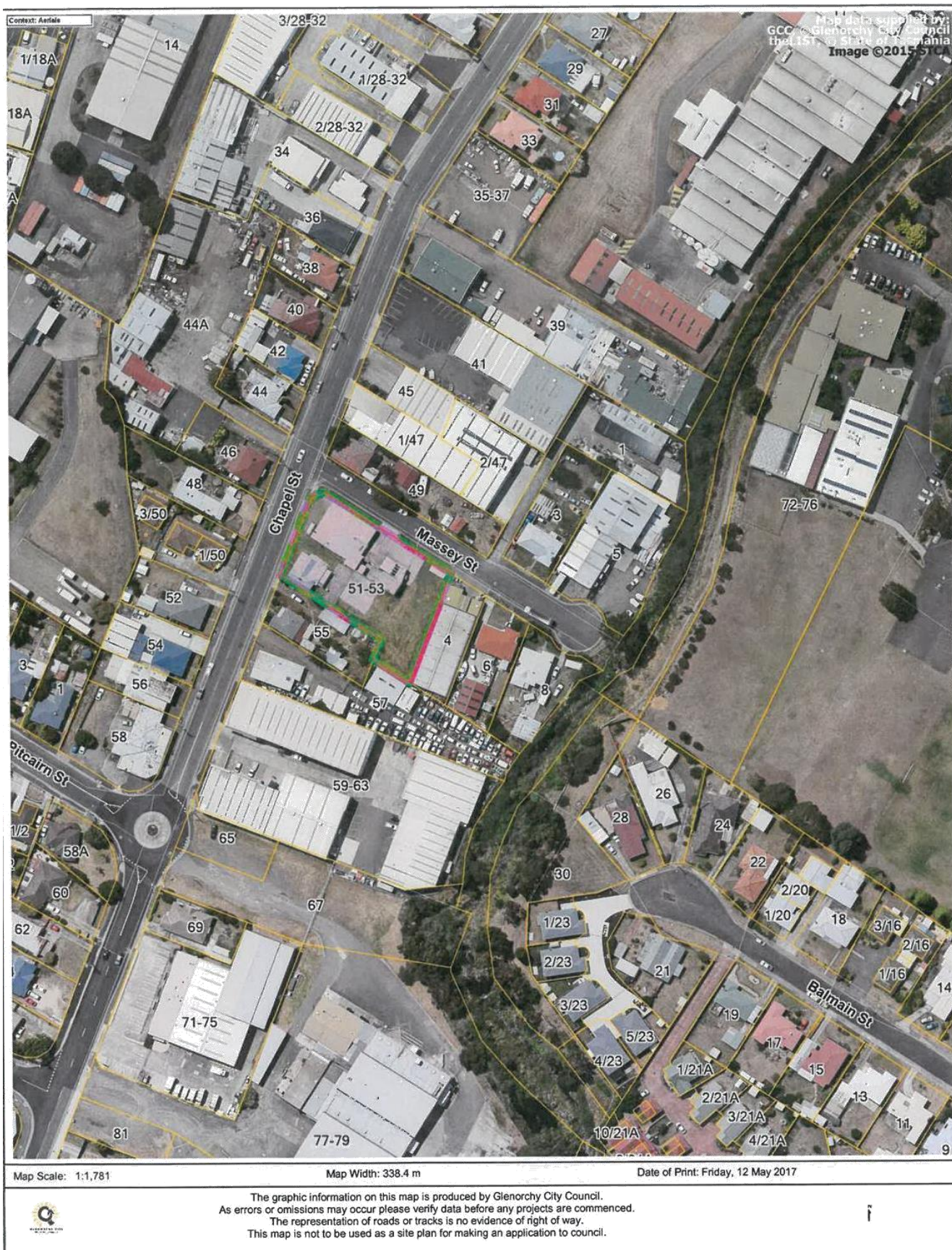
Jason Taylor

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

51-53 Chapel Street Glenorchy.



JJAK TRUST
51-53 Chapel Street
Glenorchy

PROJECT SPECIFIC

Planning permit pln 13-090 glenorchy
Title Reference : Vol 148477 / Folio 1
Geo Technical report : Mr Peter Hoffo CC 6159(i)



GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 17-013
PLAN No P1
DATE RECEIVED 24/11/17
PAGE 1 of 1

MARCUSRALPH
architectural animation design
8 Swanton Street, New Town
Hobart, Tasmania 7000
02 311 566 ph
0409 975 625 mob
e: marcus@marcusralph.com

Proposed Development
JJAK TRUST
51-53 Chapel Street
Glenorchy

Site Layout
Date: 24/01/2017
designed and drawn: M. Ralph
checked: J. Dale
Design Director: M. Ralph
job no: 2013-671
drawing no: 671-02