

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 22 AUGUST 2016



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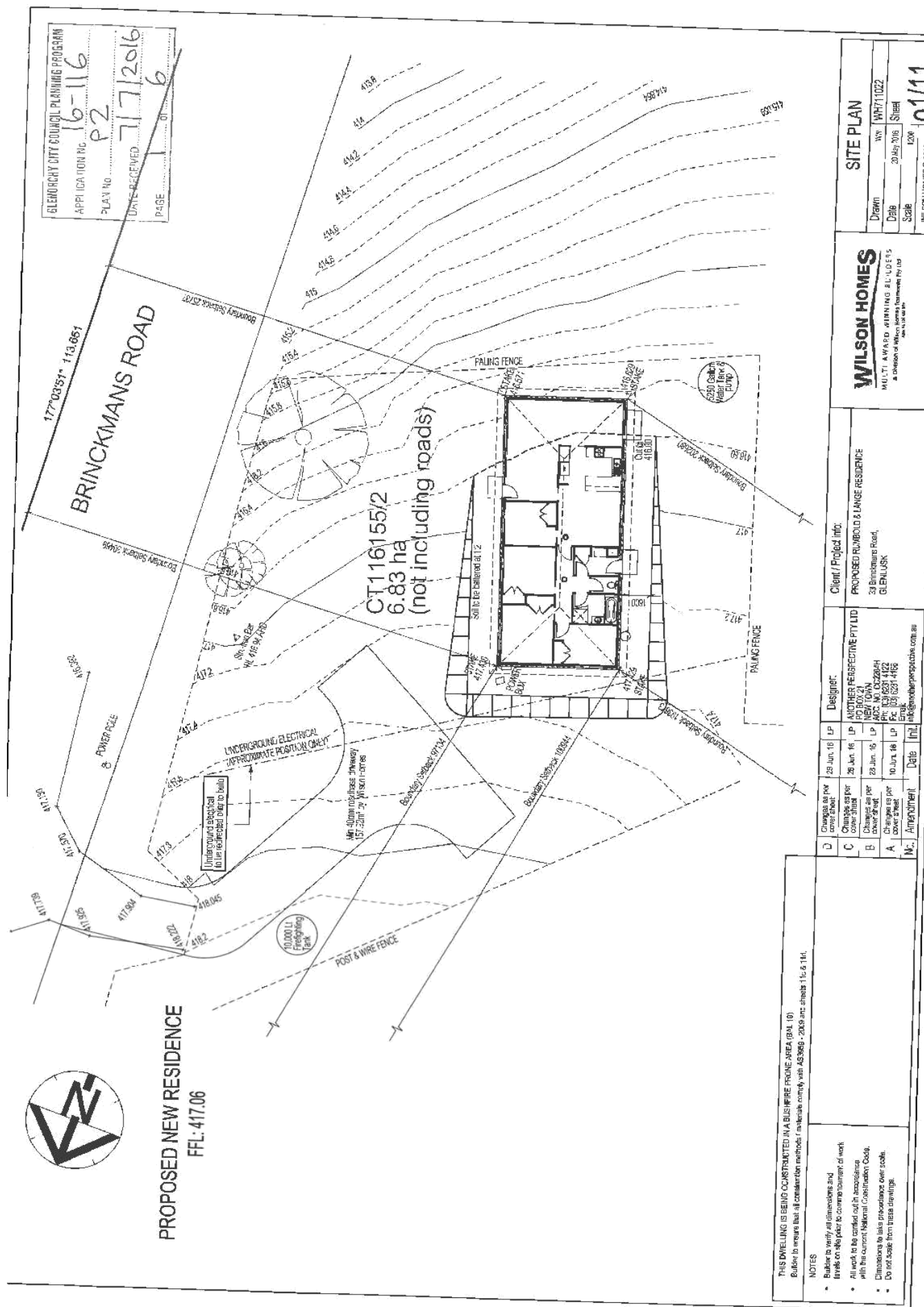
PLANNING

5. **Proposed Use and Development - Demolition and Construction of a Single Dwelling (Residential) Relying on Performance Criteria for the Rural Resource Zone, the Electricity Infrastructure Protection Code and the Scenic Landscapes Code - 33 Brinckmans Road, Glenlusk**
 - 1: Attachment - 33 Brinckmans Road, Glenlusk.....2

33 Brinckmans Road, Glenlusk

Item:





Attachments - Glenorchy Planning Authority - 22 August 2016

GLENORCHY CITY COUNCIL PLANNING PROGRAM
 APPLICATION No. 16-116
 PLAN No. P2
 DATE RECEIVED: 7/7/2016
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BRINCKMANS ROAD

Property Access
27.34m

Min. 10,000L
fire fighting
tank

A* TO BE MIN. 6000
B* TO BE MAX. 3000

CT116155/2
6.83 ha
(not including roads)

POST & WIRE FENCE

Hose lay 1
24.60m

Hose lay 2
45.50m

Furthest Point from
neighbouring tank

5250 Gallon
fire tank &
pump

Existing Tool
shed to be
demolished
by others



PROPOSED NEW RESIDENCE

FFL: 417.06

THIS DWELLING IS BEING CONSTRUCTED IN A BUSI FIRE PRONE AREA (BAL 19).
 Builder to ensure that all construction materials / materials comply with AS3959 - 2009 and adhere to the 4.11d.

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- Dimensions to be provided on site scale.
- Where in a bush fire prone area, building to comply with relevant AS3959-2009 BAL requirements, (if applicable)

Designer:

ANOTHER PERSPECTIVE PTY LTD
 PO BOX 21
 NEW TOWN
 NSW 1585
 Ph: (03) 6231 4122
 Fax: (03) 6231 4126
 Email: info@anotherperspective.com.au

Client / Project Info:

PROPOSED RUMBOLD & LANGE RESIDENCE
 33 Brinckmans Road,
 GLENLUSK

WILSON HOMES
 MULTI AWARD WINNING BUILDERS
 A Division of Wilson Homes Commercial Pty Ltd
 18/10/2016

Drawn: 10/11/2012

Date: 10/11/2012

Scale: 1:500

Sheet: 01h/11

NOTES / COMPLIANCE SUMMARY

Code	Requirement	Compliance
1	Minimum Building Height for BAL 19	N/A
2	Minimum Building Height for BAL 19	N/A
3	Minimum Building Height for BAL 19	N/A
4	Minimum Building Height for BAL 19	N/A
5	Minimum Building Height for BAL 19	N/A
6	Minimum Building Height for BAL 19	N/A
7	Minimum Building Height for BAL 19	N/A
8	Minimum Building Height for BAL 19	N/A
9	Minimum Building Height for BAL 19	N/A
10	Minimum Building Height for BAL 19	N/A

Code	Requirement	Compliance
11	Minimum Building Height for BAL 19	COMPLIES
12	Minimum Building Height for BAL 19	COMPLIES
13	Minimum Building Height for BAL 19	COMPLIES
14	Minimum Building Height for BAL 19	COMPLIES
15	Minimum Building Height for BAL 19	COMPLIES
16	Minimum Building Height for BAL 19	COMPLIES
17	Minimum Building Height for BAL 19	COMPLIES
18	Minimum Building Height for BAL 19	COMPLIES
19	Minimum Building Height for BAL 19	COMPLIES
20	Minimum Building Height for BAL 19	COMPLIES

Code	Requirement	Compliance
21	Minimum Building Height for BAL 19	COMPLIES
22	Minimum Building Height for BAL 19	COMPLIES
23	Minimum Building Height for BAL 19	COMPLIES
24	Minimum Building Height for BAL 19	COMPLIES
25	Minimum Building Height for BAL 19	COMPLIES
26	Minimum Building Height for BAL 19	COMPLIES
27	Minimum Building Height for BAL 19	COMPLIES
28	Minimum Building Height for BAL 19	COMPLIES
29	Minimum Building Height for BAL 19	COMPLIES
30	Minimum Building Height for BAL 19	COMPLIES

Code	Requirement	Compliance
31	Minimum Building Height for BAL 19	COMPLIES
32	Minimum Building Height for BAL 19	COMPLIES
33	Minimum Building Height for BAL 19	COMPLIES
34	Minimum Building Height for BAL 19	COMPLIES
35	Minimum Building Height for BAL 19	COMPLIES
36	Minimum Building Height for BAL 19	COMPLIES
37	Minimum Building Height for BAL 19	COMPLIES
38	Minimum Building Height for BAL 19	COMPLIES
39	Minimum Building Height for BAL 19	COMPLIES
40	Minimum Building Height for BAL 19	COMPLIES

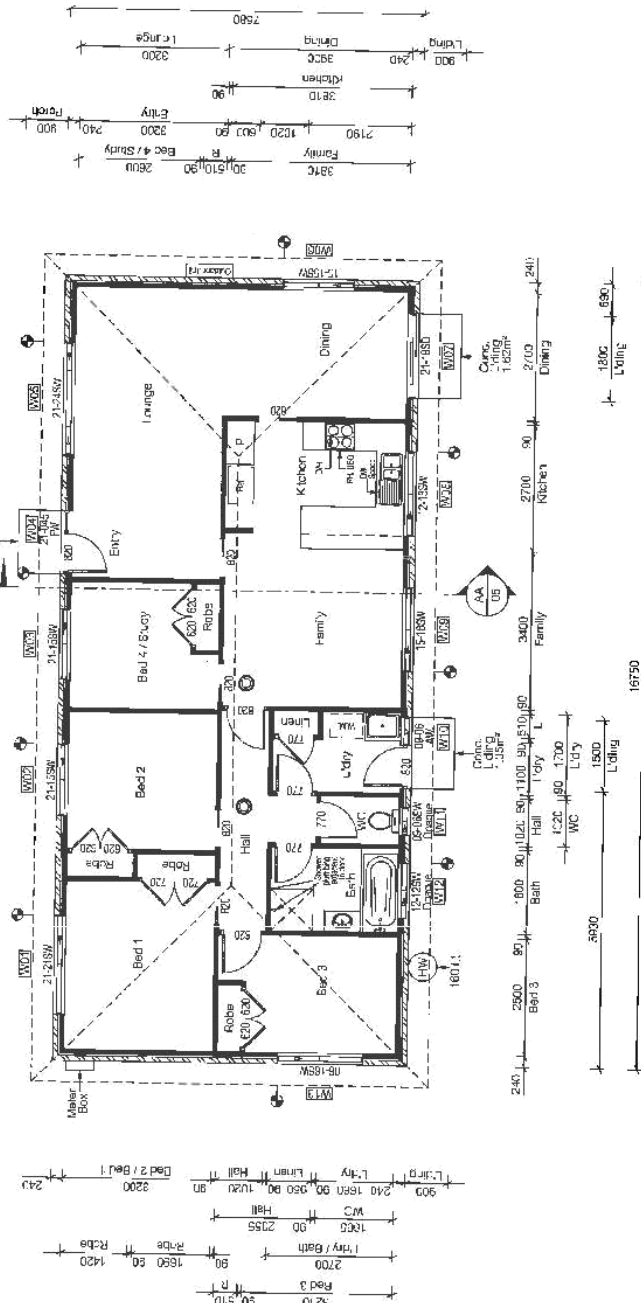
Code	Requirement	Compliance
41	Minimum Building Height for BAL 19	COMPLIES
42	Minimum Building Height for BAL 19	COMPLIES
43	Minimum Building Height for BAL 19	COMPLIES
44	Minimum Building Height for BAL 19	COMPLIES
45	Minimum Building Height for BAL 19	COMPLIES
46	Minimum Building Height for BAL 19	COMPLIES
47	Minimum Building Height for BAL 19	COMPLIES
48	Minimum Building Height for BAL 19	COMPLIES
49	Minimum Building Height for BAL 19	COMPLIES
50	Minimum Building Height for BAL 19	COMPLIES

Code	Requirement	Compliance
51	Minimum Building Height for BAL 19	COMPLIES
52	Minimum Building Height for BAL 19	COMPLIES
53	Minimum Building Height for BAL 19	COMPLIES
54	Minimum Building Height for BAL 19	COMPLIES
55	Minimum Building Height for BAL 19	COMPLIES
56	Minimum Building Height for BAL 19	COMPLIES
57	Minimum Building Height for BAL 19	COMPLIES
58	Minimum Building Height for BAL 19	COMPLIES
59	Minimum Building Height for BAL 19	COMPLIES
60	Minimum Building Height for BAL 19	COMPLIES

*Refer to Sheet 11e for compliance requirements

WILSON HOMES

GLENORCHY CITY COUNCIL PLANNING PROGRAM
 APPLICATION No. 16-116
 PLAN No. P2
 DATE RECEIVED 7/7/2016
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FLOOR PLAN

Drawn: WY WHT11022
 Date: 20/07/2016
 Scale: 1:100
 SHEET 02/11
 WILSON HOMES © 2016

WILSON HOMES

MULTI-ANALYST WINNING BUILDERS
 A Division of Wilson Homes Pty Ltd

Client / Project Info:
 PROPOSED RUMBOLD & LANGE RESIDENCE
 33 Brinckmans Road,
 GLENLUSK

Designer:
 ANOTHER PERSPECTIVE PTY LTD
 10/100 The Esplanade,
 North Sydney, NSW 1585
 Ph: (02) 933 4422
 Fax: (02) 933 4165
 info@anotherperspective.com.au

Changes as per cover sheet
 B Changes as per cover sheet
 A Changes as per cover sheet

No. Amendment Date Init.

FLOOR AREA = 126.97 sqm
 All window sizes to be checked and confirmed as per planning authority.

NOTES
 THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL 19).
 Builder to ensure that all construction complies with AS3688 - 2009 and sheets 11c & 11d.

Builder to verify all dimensions and levels on site prior to commencing work.
 All work to be carried out in accordance with the current National Construction Code.
 Dimensions to include provisions over eaves.
 Do not exceed from these drawings.

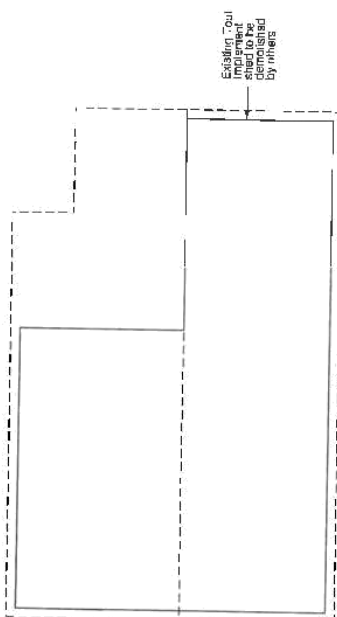
GLENORCHY CITY COUNCIL PLANNING PROGRAM

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THIS DWELLING IS BEING CONSTRUCTED IN A RUSHFIRE PRONE AREA (SAL 19)

Build to ensure that all construction methods / materials comply with AS3959 - 2009 and clause 11c & 11d.

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

FLOOR AREA = 69.95 sqm

Att. 1st - 1st

Scale 1:100 (Informational only)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units.

No.	Amendment	Date	Init.
E	Changes to per lower sheet	01 Jun 16	RJ

Designer:

ANOTHER PERSPECTIVE PTY LTD

PO BOX 271

4032 NO. 07234H

PT. (03) 231 4122

Ph. (03) 231 4165

Email: info@anotherperspective.com.au

Client / Project Info:

PROPOSED RIMBOLD & LANGE RESIDENCE

33 Brinckmans Road,

GLENLUSK

WILSON HOMES

MULTI AWARD WINNING BUILDERS

A Division of Wilson Homes Pty Ltd

DEMOLITION PLAN

Drawn: J. WHF 1/022

Date: 26 May 2016

Scale: 1:100

WILSON HOMES 6/2016

02a/11

ELEVATIONS
 Drawn: **WJH**
 Date: **20 May 2016**
 Scale: **1:150**
 WILLSON HOMES © 2016



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-116	Council notice date	11/07/2016
TasWater details			
TasWater Reference No.	TWDA 2016/00970-GCC	Date of response	15/07/2016
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	33 BRINKMANS RD, GLENLUSK	Property ID (PID)	1948530
Description of development	Demolition and construction of a Single Dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Wilson Homes	Site Plan o1/11	D	29/06/2016
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			
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