

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 23 JANUARY 2023**



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PLANNING

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-116	Council notice date	12/03/2021
TasWater details			
TasWater Reference No.	TWDA 2021/00391-GCC	Date of response	18/11/2022
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	91 MARYS HOPE RD, ROSETTA	Property ID (PID)	9350904
Description of development	16 Lot Subdivision (15 lots plus balance) CT 170720/1 & CT41882/1		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
PDA Surveyors	45177CT Drawing 7D – Sheets 1 – 4	E	28/10/2022
PDA Surveyors	45177CT Sheets 100 to 600	C	09/11/2022
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL 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 and sewerage connection to each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. ASSET CREATION & INFRASTRUCTURE WORKS 4. Plans submitted with the application for Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. 5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction. 6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.			

7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
 8. Prior to the issue of a Consent to Register a Legal Document all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
 9. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
 10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.
 11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
 12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
 13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
 14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.
- FINAL PLANS, EASEMENTS & ENDORSEMENTS**
15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for

sealing is made.

Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

16. Pipeline easements to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.
17. The Plan of Subdivision Council Endorsement Page is to note, pursuant to Section 83 of the Local Government (Building and Miscellaneous Provisions) Act 1993, that for lot 1 on the plan TasWater cannot guarantee sanitary drains will be able to discharge via gravity into TasWater's sewerage system.
18. The Plan of Survey must include private service easements as required over proposed private pipes that are not wholly contained within the lot being serviced.
19. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:
 - a. the exact location of the existing water infrastructure,
 - b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

20. The applicant or landowner as the case may be, must pay a development assessment fee of \$723.84 and a Consent to Register a Legal Document fee of \$239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.
The payment is required within 30 days of the issue of an invoice by TasWater.
21. In the event Council approves a staging plan, a Consent to Register a Legal Document fee for each stage, must be paid commensurate with the number of Equivalent Tenements in each stage, as approved by Council.

Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.



(c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

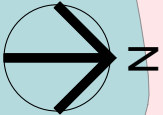
Declaration

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

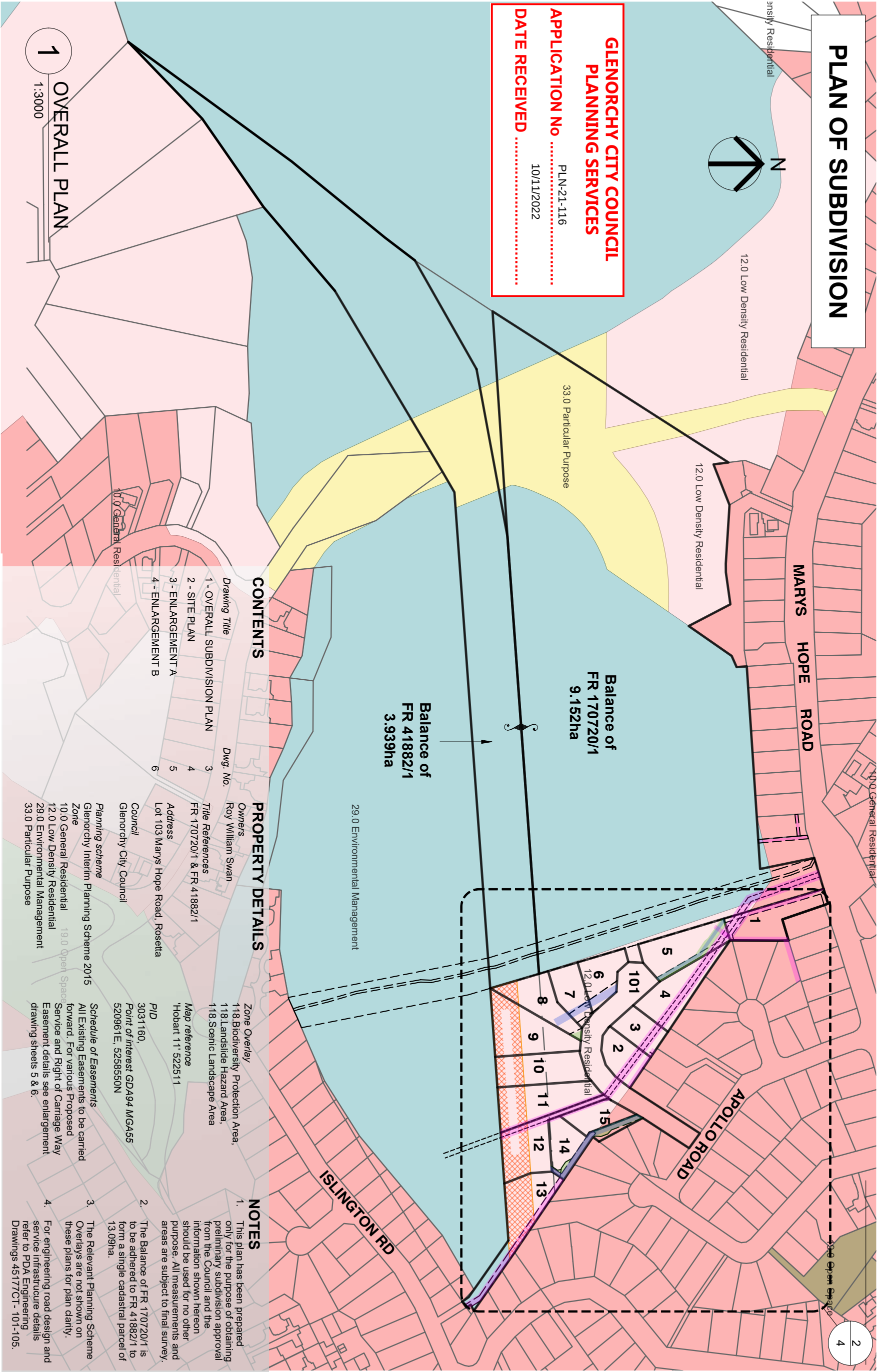
TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

PLAN OF SUBDIVISION



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No PLN-21-116
DATE RECEIVED 10/11/2022



CONTENTS

- | Drawing Title | Dwg. No. |
|------------------------------|----------|
| 1 - OVERALL SUBDIVISION PLAN | 3 |
| 2 - SITE PLAN | 4 |
| 3 - ENLARGEMENT A | 5 |
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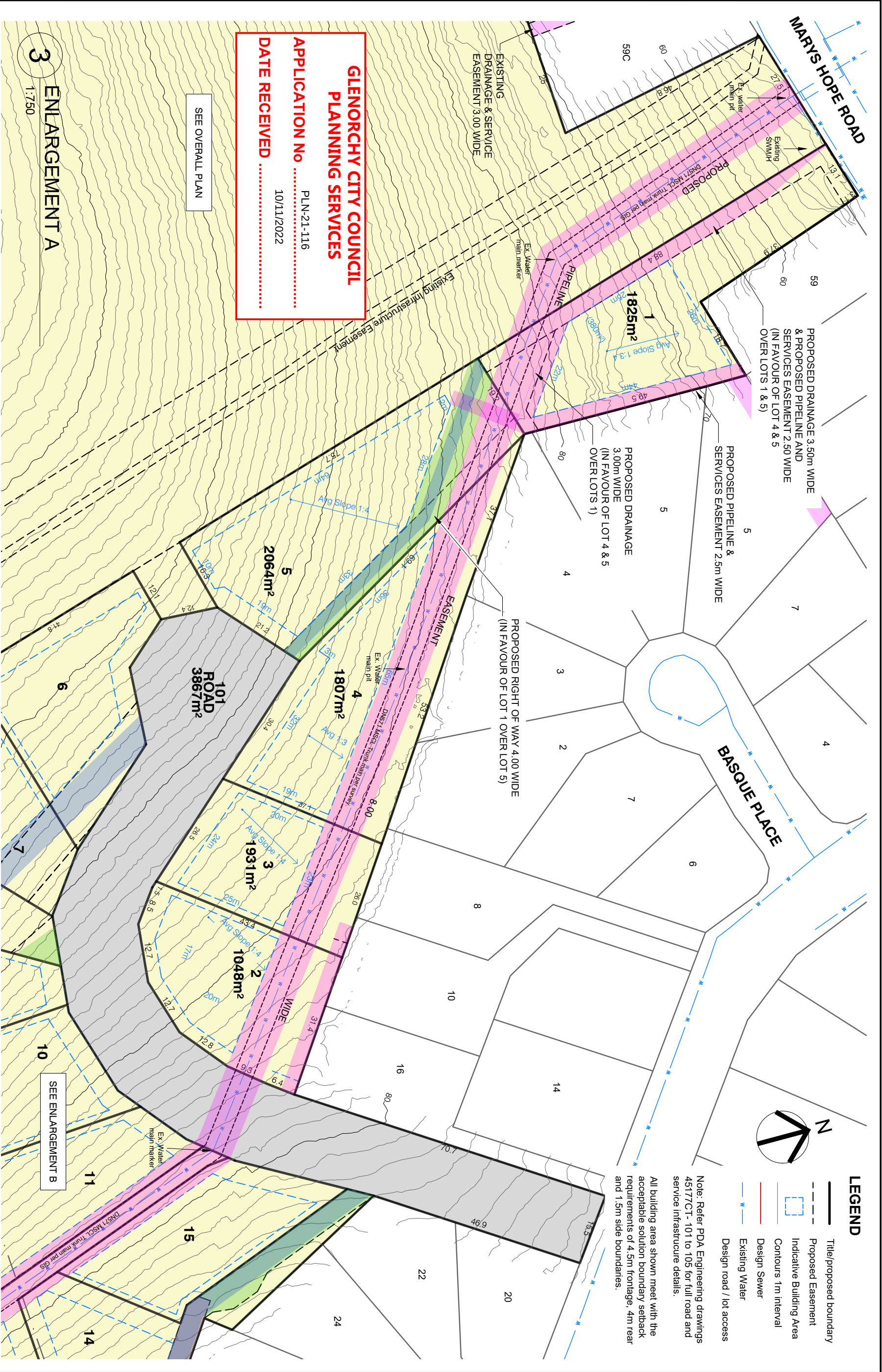
PROPERTY DETAILS

Owners	Title References	Address
Roy William Swan	FR 170720/1 & FR 41882/1	Lot 103 Marys Hope Road, Rosetta
Glenorchy City Council		
Planning scheme		
Glenorchy Interim Planning Scheme 2015		
Zone		
10.0 General Residential		
12.0 Low Density Residential		
29.0 Environmental Management		
33.0 Particular Purpose		

NOTES

- This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.
- The Balance of FR 170720/1 is to be adhered to FR 41882/1 to form a single cadastral parcel of 13.09ha.
- The Relevant Planning Scheme Overlays are not shown on these plans for plan clarity.
- For engineering road design and service infrastructure details refer to PDA Engineering Drawings 45177CT- 101-105.

E	ADD BUILDING AREAS TO EVERY LOT	AB	28.10.22	JB	NOTES:	SUPERVISOR	GEOTECH	PROPOSED SUBDIVISION LOT 103 MARYS HOPE RD ROSETTA for ROY WILLIAM SWAN	 PDA Surveyors REGISTERED SURVEYORS Surveying, Engineering & Planning 127 Bathurst Street Hobart, Tasmania, 7000 www.pda.com.au Also at Kingston Lawrence & Bathurst PHONE: +61 03 6234 3217 FAX: +61 03 6234 5085 EMAIL: pda.hb@pda.com.au <td>SCALE</td> <td>PAPER</td>	SCALE	PAPER
D	REMOVE PROPOSED LOT 101 ROAD FROM PLANS	MM	4.02.21	JB						1:3000	(A3)
C	SHOW DESIGN ACCESS AND SEWER LINES & RE-ALIGN SW IN LOT 1.	MM	16.02.21	JB		DRAWN	CHECKED			JOB NUMBER	DRAWING
B	REMOVE LOTS 12-15 TO AFFORD SINGLE ACCESS POINT & REMOVE HAZARD MANAGEMENT AREA.	MM	20.10.20	CT		MM/AB	CT/UB			45177CT	- 7D
A	FIELD SURVEY TO VERIFY WATER MAIN LOCATION AND OPEN DRAINAGE ETC. AMEND LOTS 12-15.	MM	09.09.20	CT							
REV	AMENDMENTS	DRAWN	DATE	APPR.							



E	ADD BUILDING AREAS TO EVERY LOT	AB	28.10.22	JB	NOTES:	SUPERVISOR	28 OCTOBER 2022	GEOCIVIL	
D	REMOVE PROPOSED LOT 101 ROAD FROM PLANS	MK	4.02.21	JB		-		-	
C	SHOW DESIGN ACCESS AND SEWER LINES & RE-ALIGN SW IN LOT 1	MK	16.02.21	JB		DRAWN		CHECKED	
B	REMOVE LOTS 12-15 TO AFFORD SINGLE ACCESS POINT & REMOVE HAZARD MANAGEMENT AREA	MK	20.10.20	CT		MK/AB		CT/UB	
A	FIELD SURVEY TO VERIFY WATER MAIN LOCATION AND OPEN DRAINAGE ETC. AMEND LOTS 12-15	MK	09.09.20	CT			DATE		
REV	AMENDMENTS	DRAWN	DATE	APPRO			28 OCTOBER 2022		

PROPOSED SUBDIVISION
LOT 103 MARYS HOPE RD ROSETTA
for ROY WILLIAM SWAN



PDA Surveyors

WALTER SURVEYS

Surveying, Engineering & Planning

127 Balmoral Street
Hobart, Tasmania, 7000
www.pda.com.au
info@pda.com.au
Lawrence & Burns

PHONE: +61 03 6234 3217
FAX: +61 03 6234 5085
EMAIL: pda@pda.com.au

SCALE

1:750

JOB NUMBER

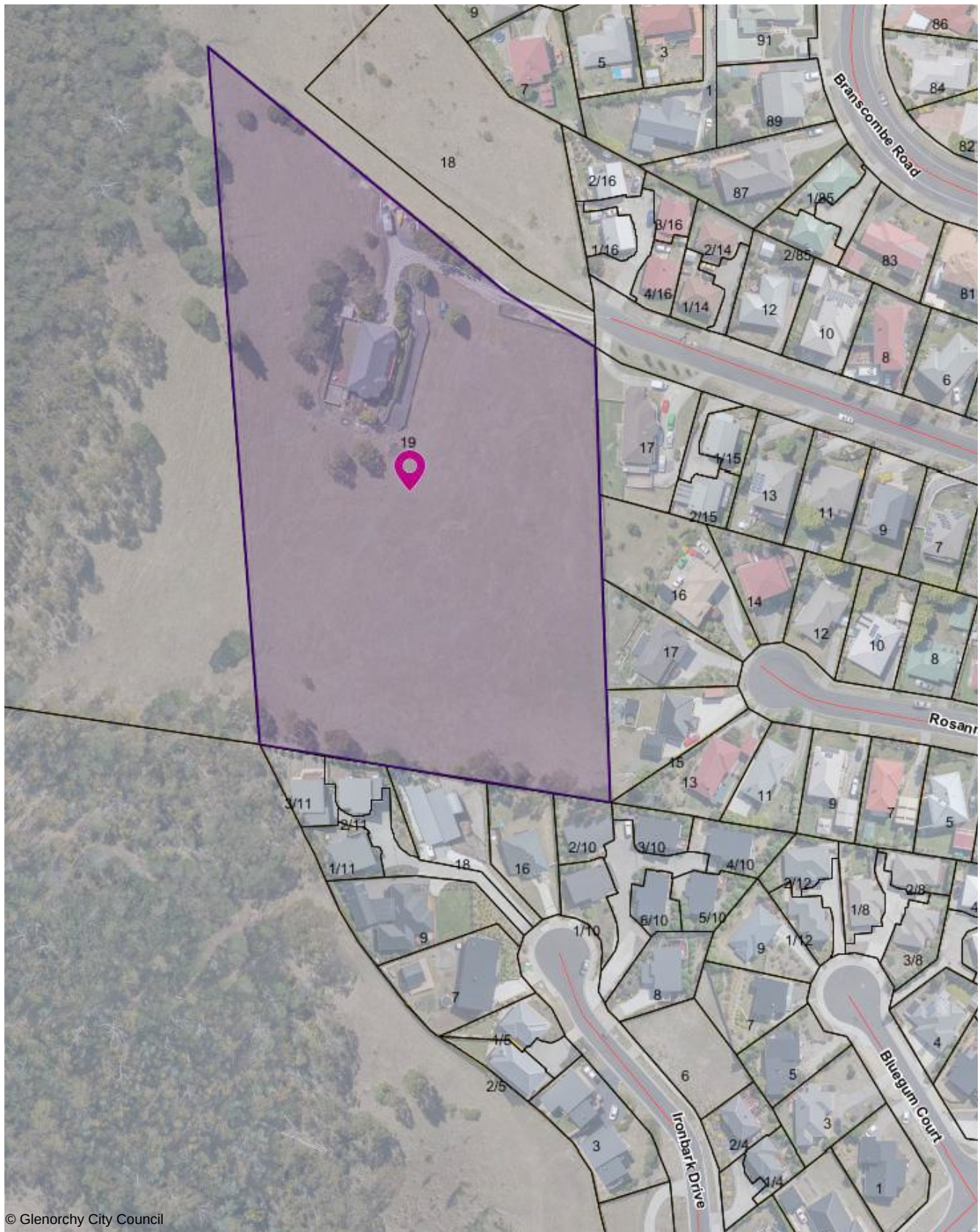
45177GCT - 7D

PAPER

(A3)

DRAWING





© Glenorchy City Council

19 Lesdelle Street, Claremont TAS 7011

12-Jan-2023



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.



50 m



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-623	Council notice date	18/01/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00064-GCC	Date of response	15/12/2022
TasWater Contact	Anthony Cengia	Phone No.	0474 933 293
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	19 LESDELLE ST, CLAREMONT	Property ID (PID)	1934024
Description of development	Multiple dwellings (28 new and 1 existing) in stages, Subdivision for a new road lot		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Pinnacle Drafting & Design	41-2017 Sheets M.1 to E-28		01/12/2022
PDA	Plan of Subdivision - 46585LM-13		07/07/2022
Aldanmark	17E99-130 Sheet C0.01	E	05/09/2022
Aldanmark	17E99-130 Sheet C0.02	D	05/09/2022
Conditions			
SUBMISSION TO PLANNING AUTHORITY NOTICE OF PLANNING APPLICATION REFERRAL			
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 connection(s) and sewerage system and connection to the development, 29 LESDELLE ST, CLAREMONT (Volume/Folio: 162184/1) & 18 LESDELLE ST, CLAREMONT (Volume/Folio: 161413/18) must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
ASSET CREATION & INFRASTRUCTURE WORKS			
4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing)/Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains including the extension of water/sewer services to 29 LESDELLE ST, CLAREMONT (Volume/Folio: 162184/1) & 18 LESDELLE ST, CLAREMONT (Volume/Folio: 161413/18). 5. Prior to applying for a Permit to Construct new infrastructure the developer must obtain from			



TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.

6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Consent to Register a Legal Document / Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the plans listed in the schedule of drawings/documents and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to TasWater issuing a Consent to a Register Legal Document / applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.
14. A construction management plan must be submitted with the application for TasWater Engineering



Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

FINAL PLANS, EASEMENTS & ENDORSEMENTS

15. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made.

Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.

16. Pipeline easements to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.

Advice: This condition will relate to 29 LESDELLE ST, CLAREMONT (Volume/Folio: 162184/1) and the 5.00 wide Pipeline Easement. The width of the easement and the terms and conditions of the easement will need to be investigated to ensure that the easement meets the standard pipeline easement conditions.

17. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing:

- a. the exact location of the existing water infrastructure,
- b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

TREES NEAR TASWATER INFRASTRUCTURE

18. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) must, to the satisfaction of TasWater, show all trees located within two metres of TasWater infrastructure or a distance equal to the radius of the spread of the tree's canopy contained within a suitable root barrier system to mitigate any potential damage to TasWater pipes caused by possible root intrusion into the pipe trench.

DEVELOPMENT ASSESSMENT FEES

19. The applicant or landowner as the case may be, must pay a development assessment fee of \$1,220.97 and a Consent to Register a Legal Document fee of \$239.90 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.



General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
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- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

19 Lesdelle St, Claremont 7011

DEVELOPMENT APPLICATION
NOT TO BE USED FOR CONSTRUCTION



Drawing No:	Description
M.1	Site Plan
M.2	Parking Plan
M.3	Landscaping Plan
M.4	Staging Plan
M.5	Stage 2 Plan
M.6	Stage 3 Plan
M.7	Stage 4 Plan
M.8	Stage 5 Plan
M.9	Shadow Diagrams
M.10	Building Envelope
M.11	Bushfire Hazard Management Plan

Drawing No:	Description
M-12	Site Elevations
M-13	Site Elevations
M-14	Site Elevations
M-15	Site Elevations
M-16	Site Elevations
M-17	Site Elevations
M-18	Site Elevations
M-19	Site Elevations
M-20	Site Elevations
M-21	Site Elevations
M-22	Site Elevations
M-23	Site Elevations
M-24	Site Elevations
M-25	Site Elevations
M-26	Site Elevations
M-27	Site Elevations
M-28	Site Elevations

Drawing No:	Description
S.1	Shadow Diagram - 21st June 9am
S.2	Shadow Diagram - 21st June 10am
S.3	Shadow Diagram - 21st June 11am
S.4	Shadow Diagram - 21st June 12pm
S.5	Shadow Diagram - 21st June 1pm
S.6	Shadow Diagram - 21st June 2pm
S.7	Shadow Diagram - 21st June 3pm

Site Elevations

Drawing No:	Description
FP-1	Type A Floor Plan
FP-2	Type B Floor Plan
FP-3	Type C Floor Plan
FP-4	Type C1 Floor Plan
FP-5	Type C2 Floor Plan
FP-6	Type C3 Floor Plan
FP-7	Type C4 Floor Plan
FP-8	Type D Floor Plan
FP-9 & FP-10	Type E Floor Plan
FP-11	Type F Floor Plan

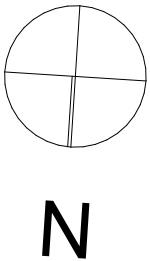
Unit Elevations

Drawing No:	Description
E-1	Elevations
E-2	Elevations
E-3	Elevations
E-4	Elevations
E-5	Elevations
E-6	Elevations
E-7	Elevations
E-8	Elevations
E-9	Elevations
E-10	Elevations
E-11	Elevations
E-12	Elevations
E-13	Elevations
E-14	Elevations
E-15	Elevations
E-16	Elevations
E-17	Elevations
E-18	Elevations
E-19	Elevations
E-20	Elevations
E-21	Elevations
E-22	Elevations
E-23	Elevations
E-24	Elevations
E-25	Elevations
E-26	Elevations
E-27	Elevations
E-28	Elevations

Drawing No:	Description
P.01	Privacy Plan - Unit 21 POS

General Information	
Designer	Jason Nickerson CC6073Y
Owner(s) or Clients	Tony McIntyre & Wade Seabourne
Building Classification	1a
Title Reference	2/133686

Unit Types	Unit #	Unit Areas
Type A	1,2,3,11,13,14	154.31m ²
Type B	12	155.10m ²
Type C	5,6	134.10m ²
Type C1	9,16,17,19,23	131.41m ²
Type C2	24	131.41m ²
Type C3	15	134.10m ²
Type C4	7,8,15	131.41m ²
Type D	4	134.10m ²
Type E	10,25,26,27,28	189.29m ²
Type F	20,21,22	154.41m ²



Site Areas	
Site area	18675m ²
Total Building Area	4733.82m ²
Total Site Coverage	25.35%

Impervious Area Calculations	
Site area	18675m ²
Total Building Area	4733.82m ²
Drive Area	2614.40m ²
Total Site Coverage	39.34%

Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Alsie width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response

Proposal:	Unit Development	Scale: 1:750	Job No: 41-2017	Pg No: M.1
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				







STAGING OVERVIEW	
STAGE 1	STRATATO PUT EXISTING HOUSE ON OWN TITLE
STAGE 2	CONSISTS OF UNITS 1,2,3,4
STAGE 3	CONSISTS OF UNITS 5,6,7,8,9
STAGE 4	CONSISTS OF UNITS 10,11,12,13,14
STAGE 5	CONSISTS OF UNITS 15,16,17,18,19
STAGE 6	CONSISTS OF UNITS 20,21,22,23,24
STAGE 7	CONSISTS OF UNITS 25,26,27,28

NOTE

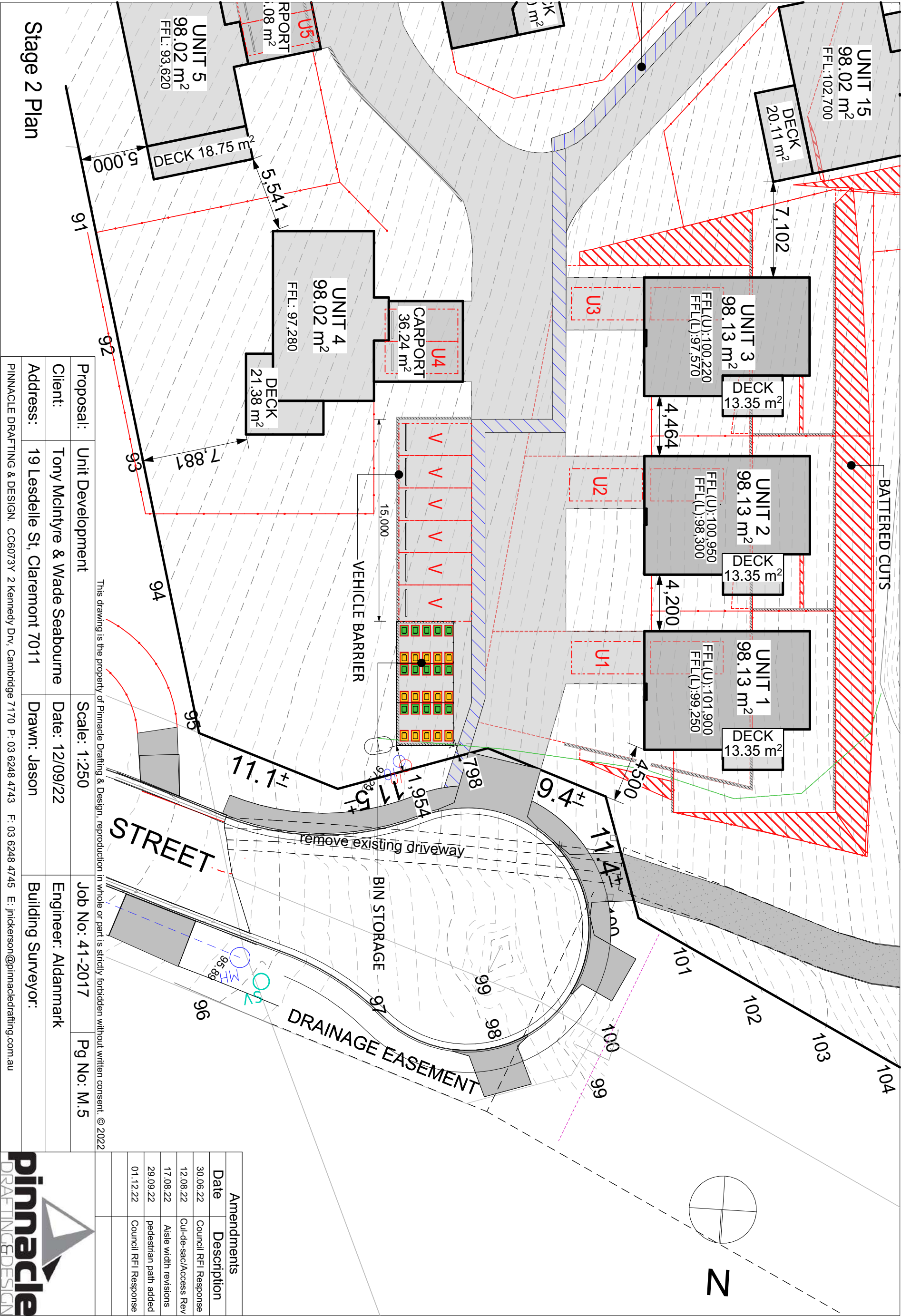
1. ALL DRIVEWAYS AND LANDSCAPING TO BE COMPLETED WITH ASSOCIATED STAGES
2. SEWER AND STORMWATER SERVICE REQUIREMENTS TO BE COMPLETED AS PART OF STAGE 2



Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response

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Proposal:	Unit Development	Scale: 1:750	Job No: 41-2017 Pg No: M.4
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Driv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			

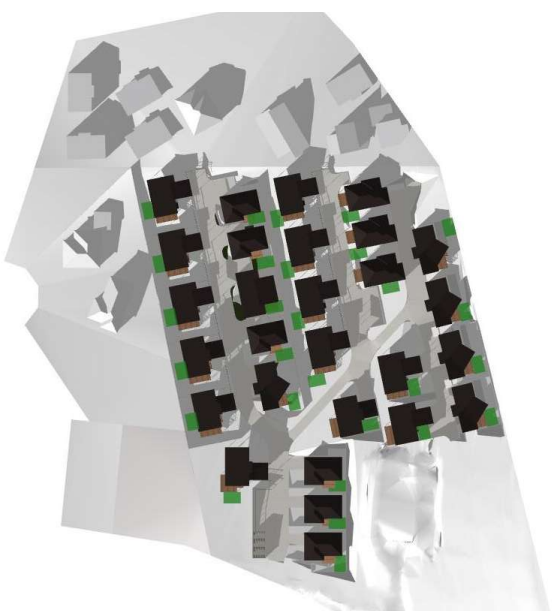




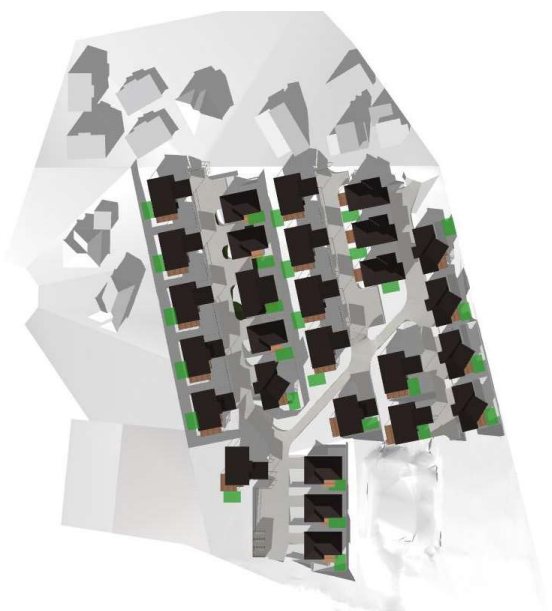




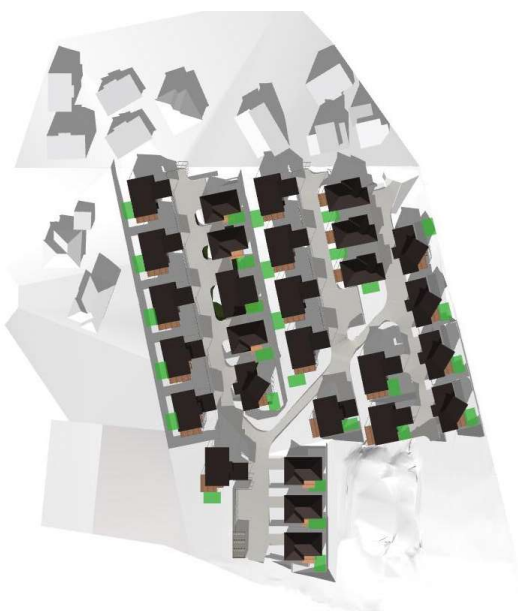




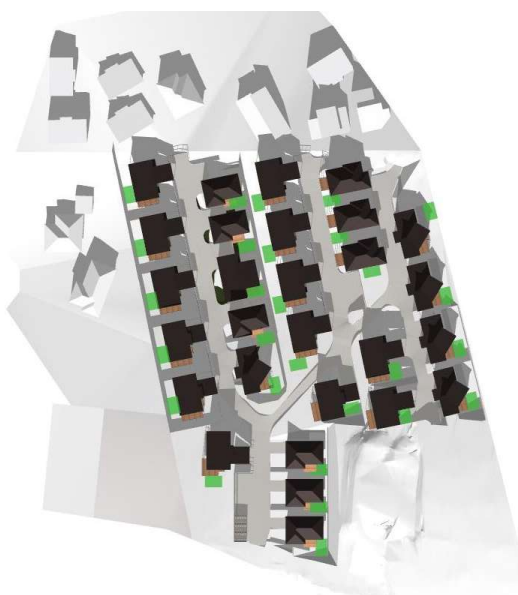
21st June 9am



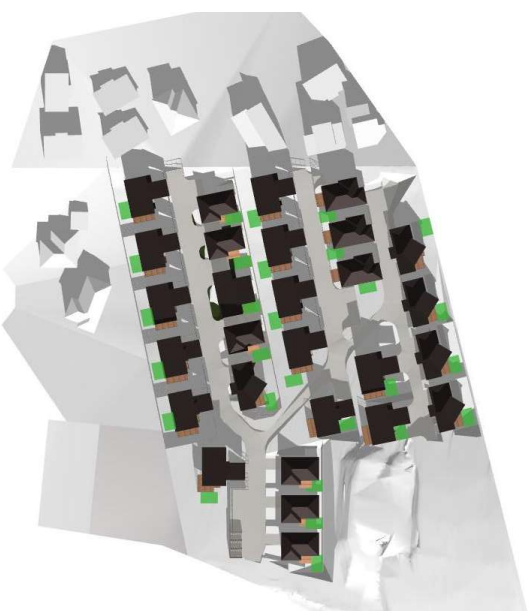
21st June 10am



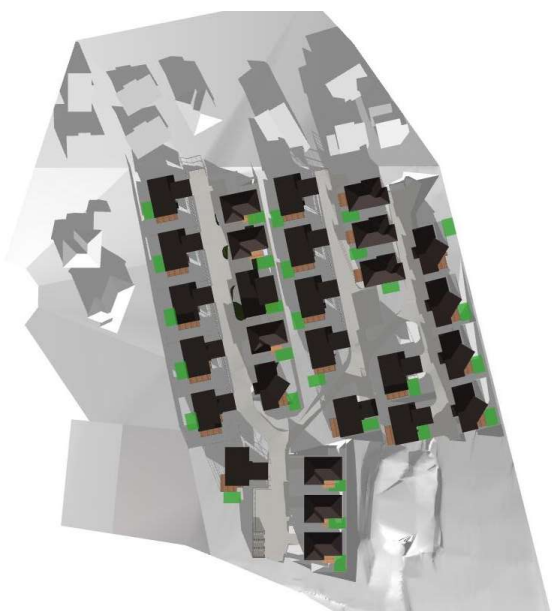
21st June 11am



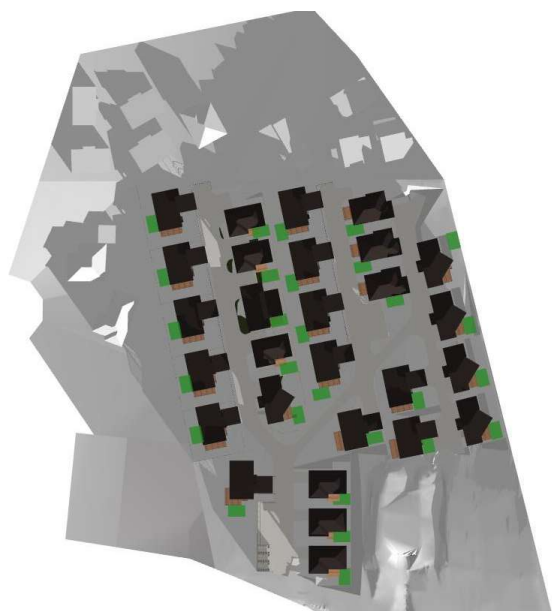
21st June 12pm



21st June 1pm

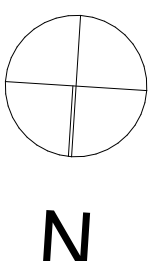


21st June 2pm



21st June 3pm

Amendments	
Date	Description
30.06.22	Council RFI Responses
12.08.22	Cul-de-sac/Access Revisions
17.08.22	Aisle width revisions
29.09.22	pedestrian path additions
01.12.22	Council RFI Responses

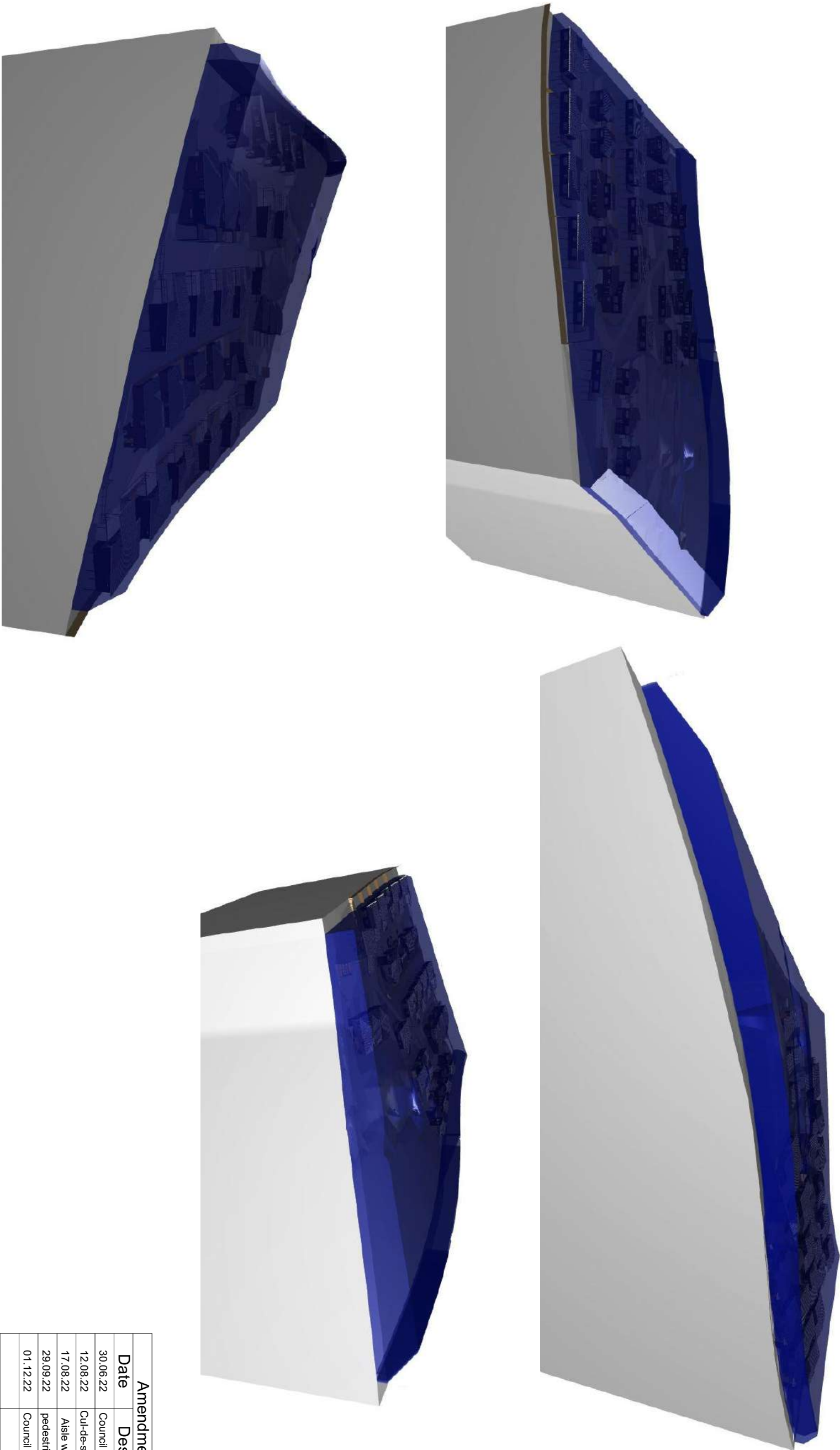


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Proposal:	Unit Development	Scale:	Job No: 41-2017	Pg No: M.9
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacle drafting.com.au				

Shadow Diagrams



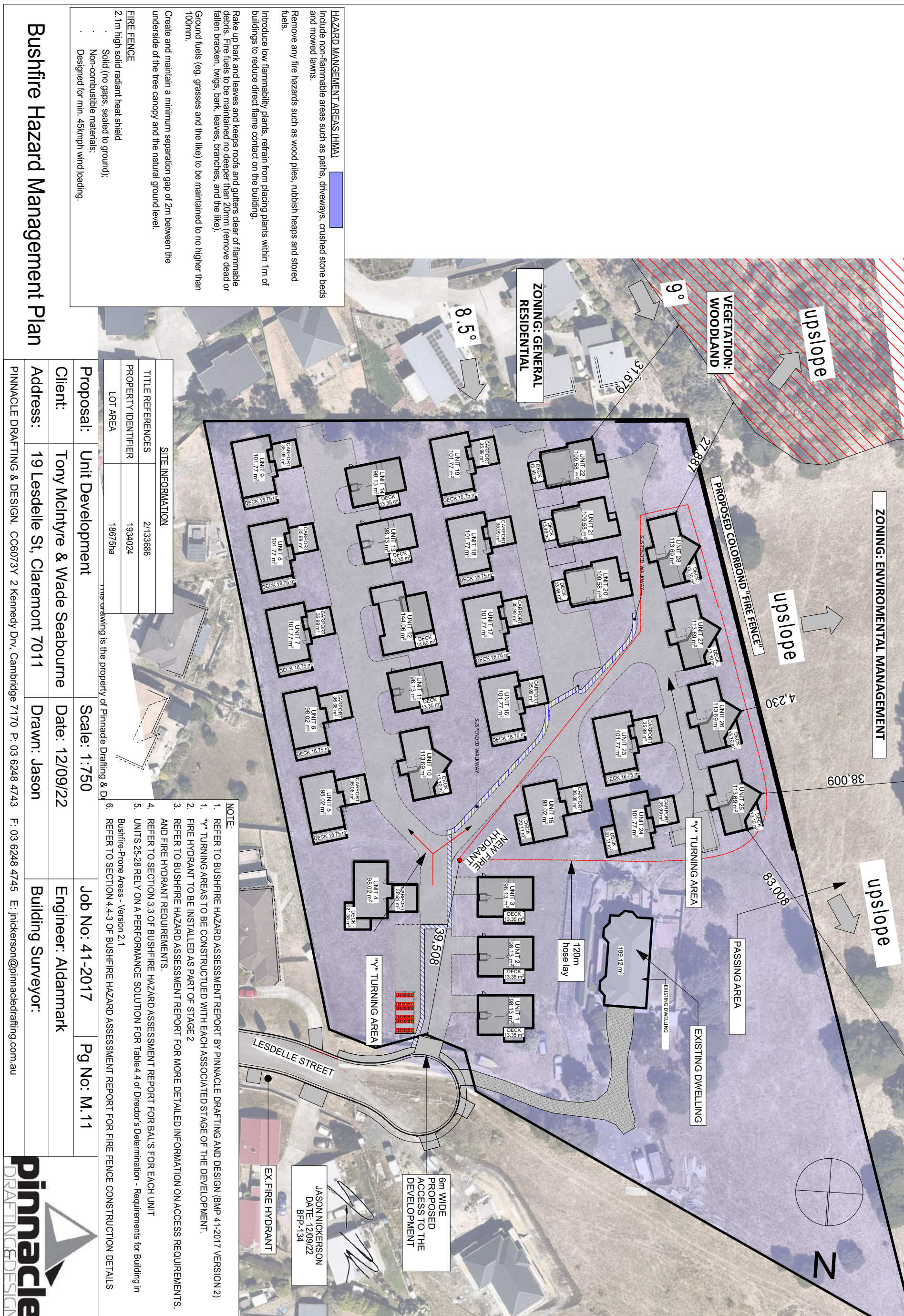


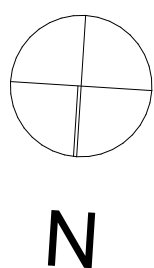
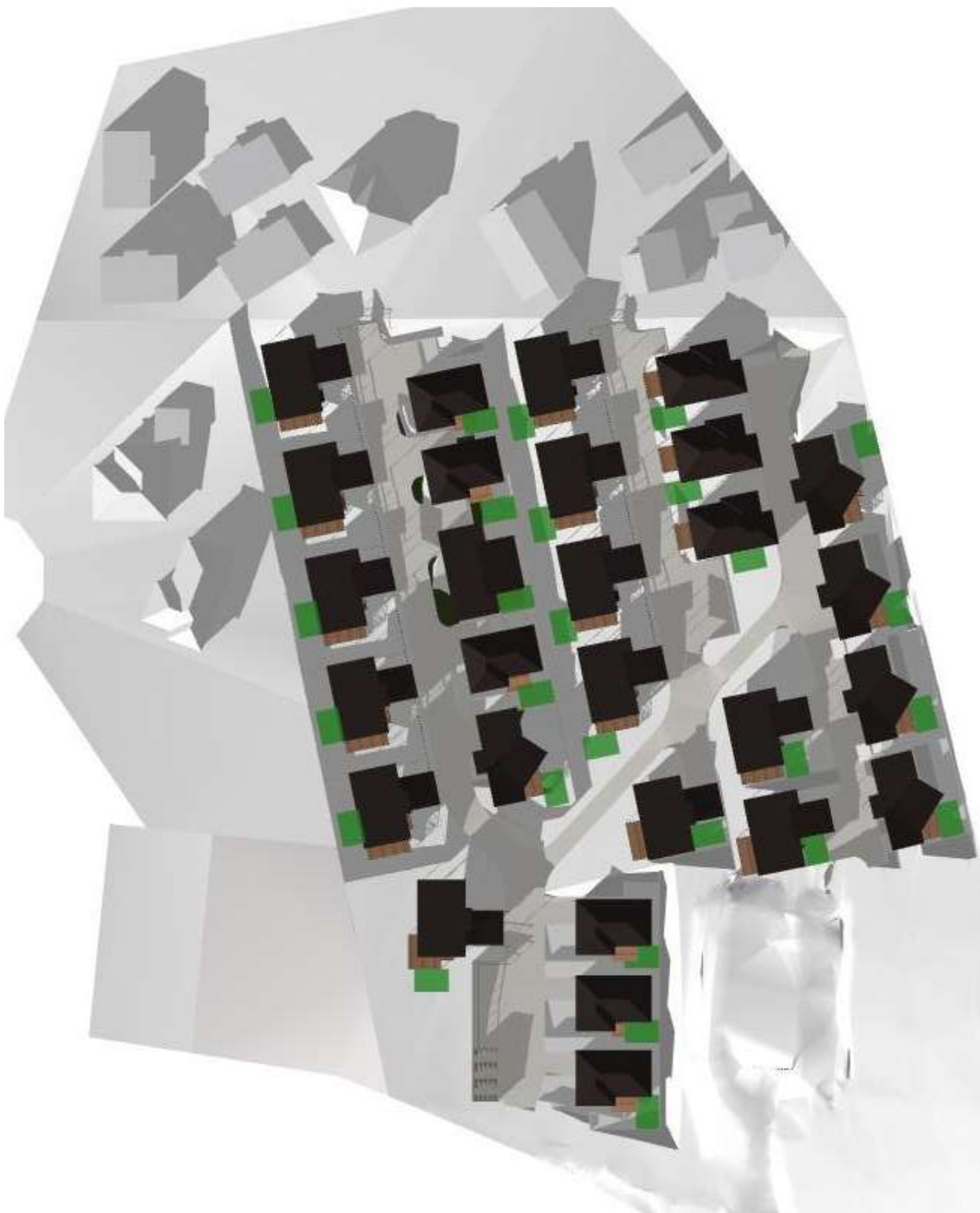
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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: M.10
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response







Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response

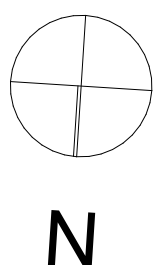
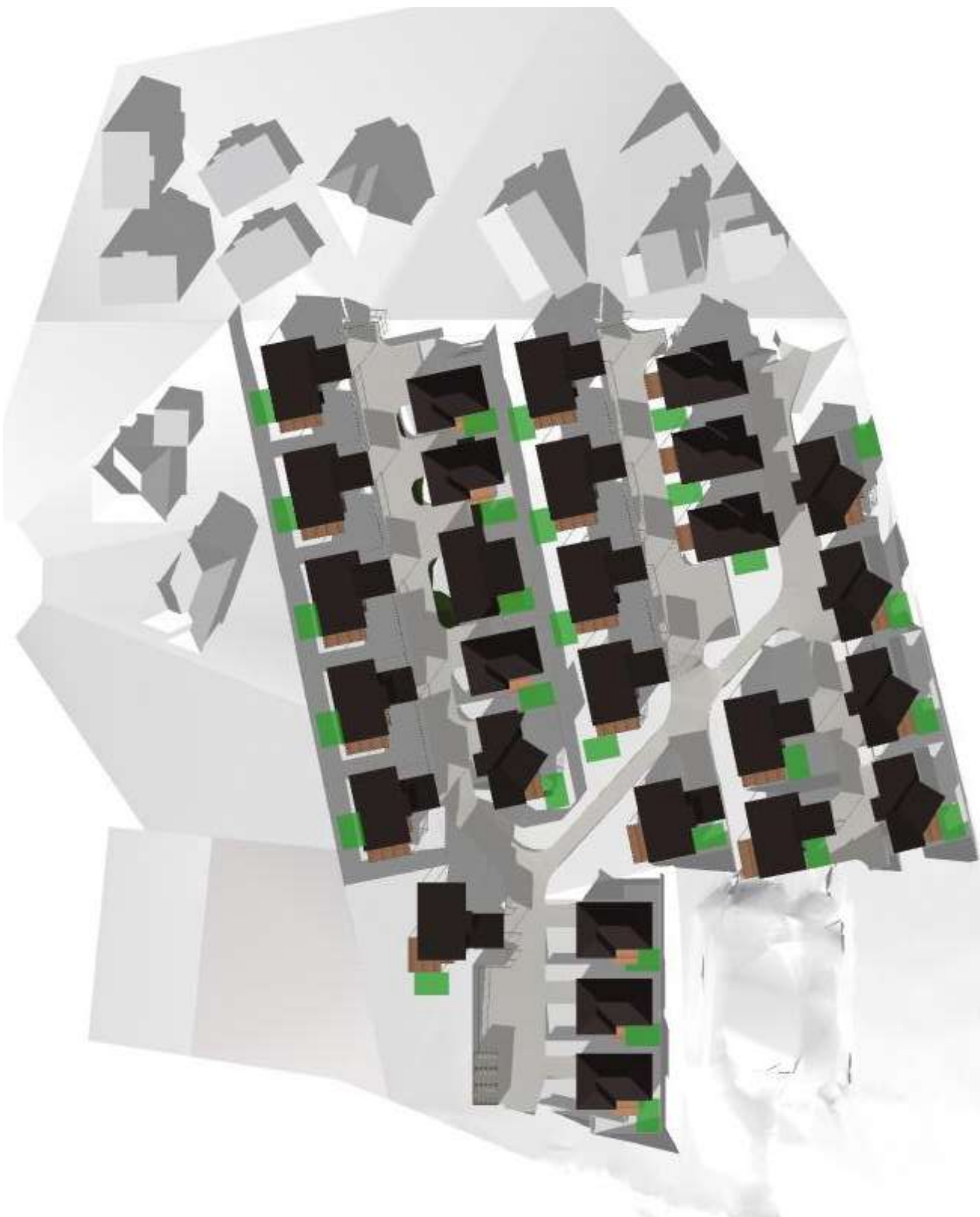
21st June 9am

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Proposal:	Unit Development	Scale:	Job No: 41-2017	Pg No: S.1
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Shadow Diagram - 21st June 9am





Amendments	
Date	Description
30.06.22	Council RFI Response
12.06.22	Cul-de-sac/Access Rev
17.06.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response

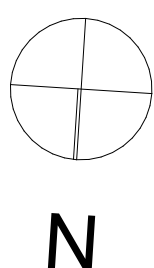
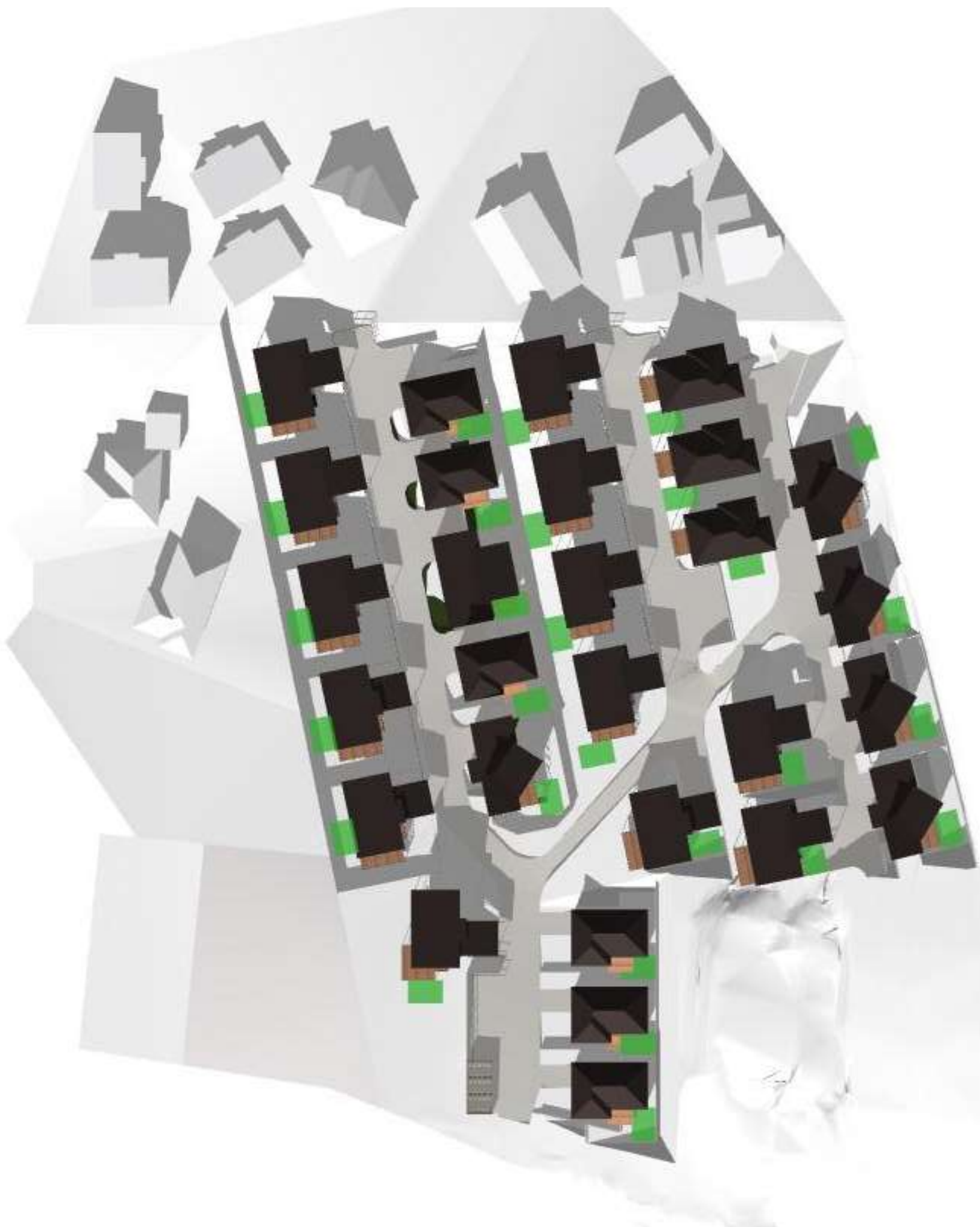
21st June 10am

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Proposal:	Unit Development	Scale:	Job No: 41-2017	Pg No: S.2
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacleddrafting.com.au				

Shadow Diagram - 21st June 10am





Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response

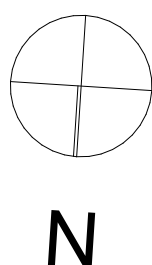
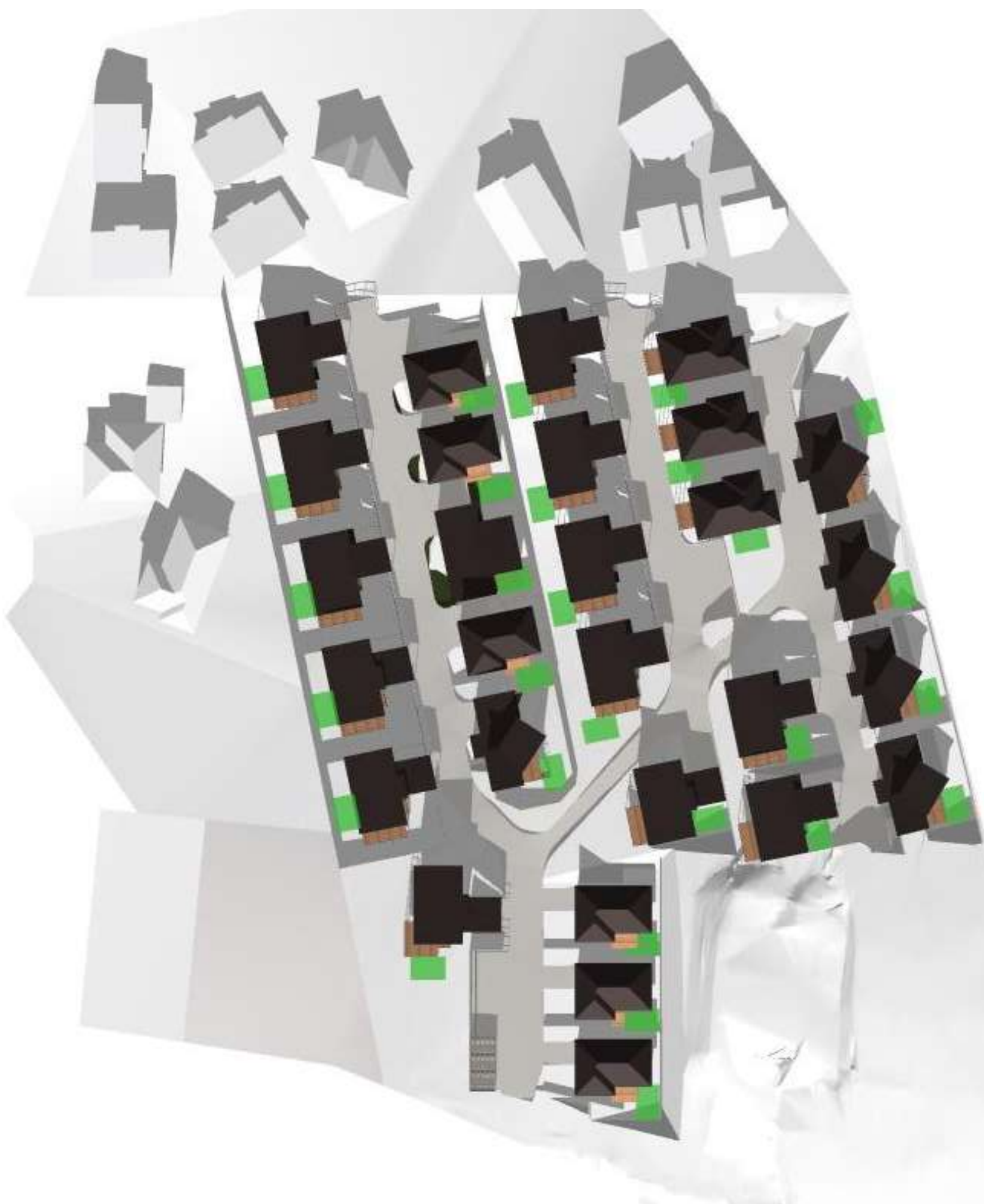
21st June 11am

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Proposal:	Unit Development	Scale:	Job No: 41-2017	Pg No: S.3
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Shadow Diagram - 21st June 11am





Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response

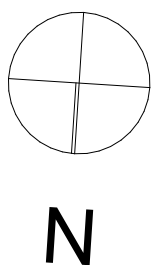
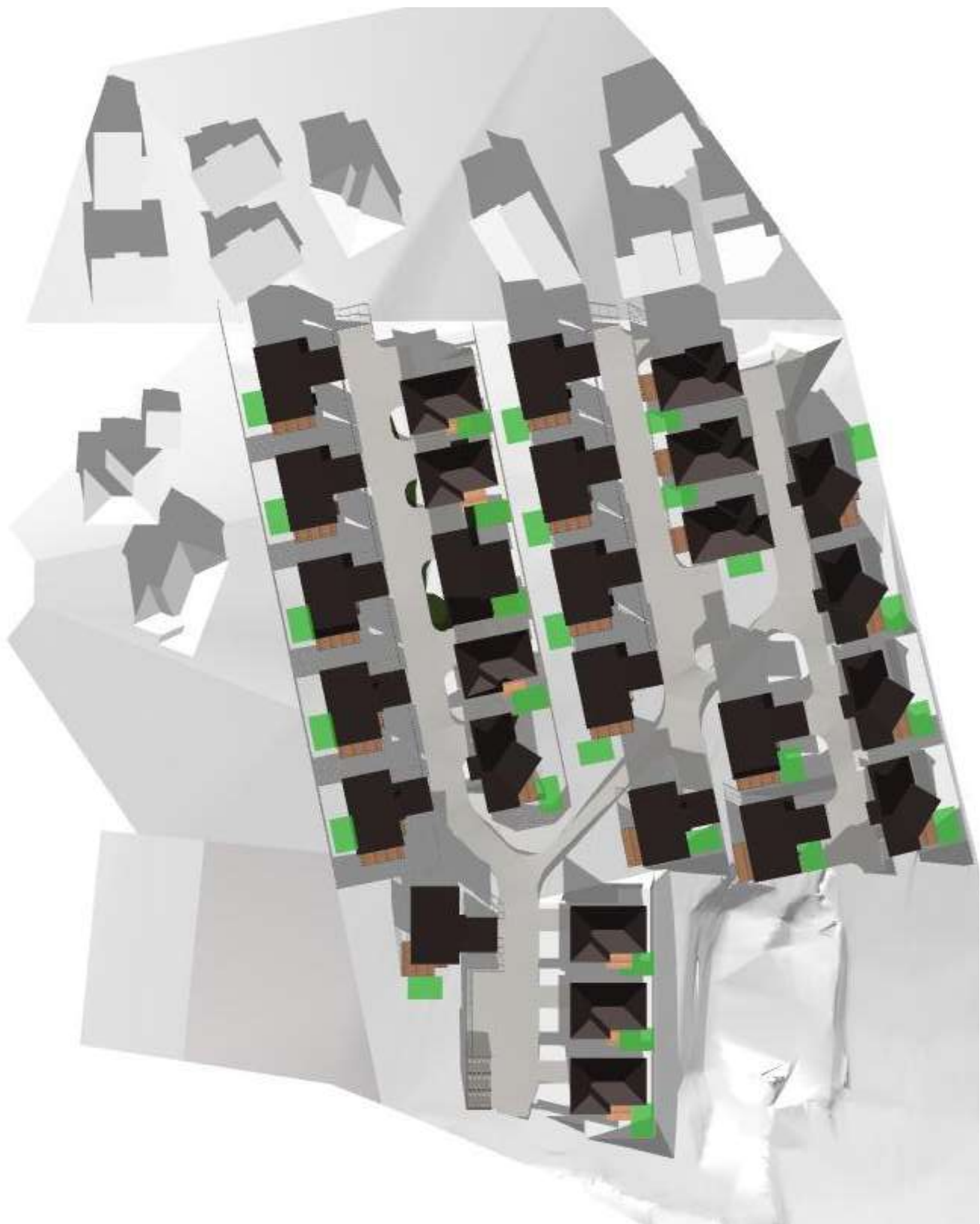
21st June 12pm

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Proposal:	Unit Development	Scale:	Job No: 41-2017	Pg No: S.4
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Shadow Diagram - 21st June 12pm





Amendments	
Date	Description
30.06.22	Council R/FI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council R/FI Response

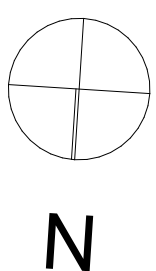
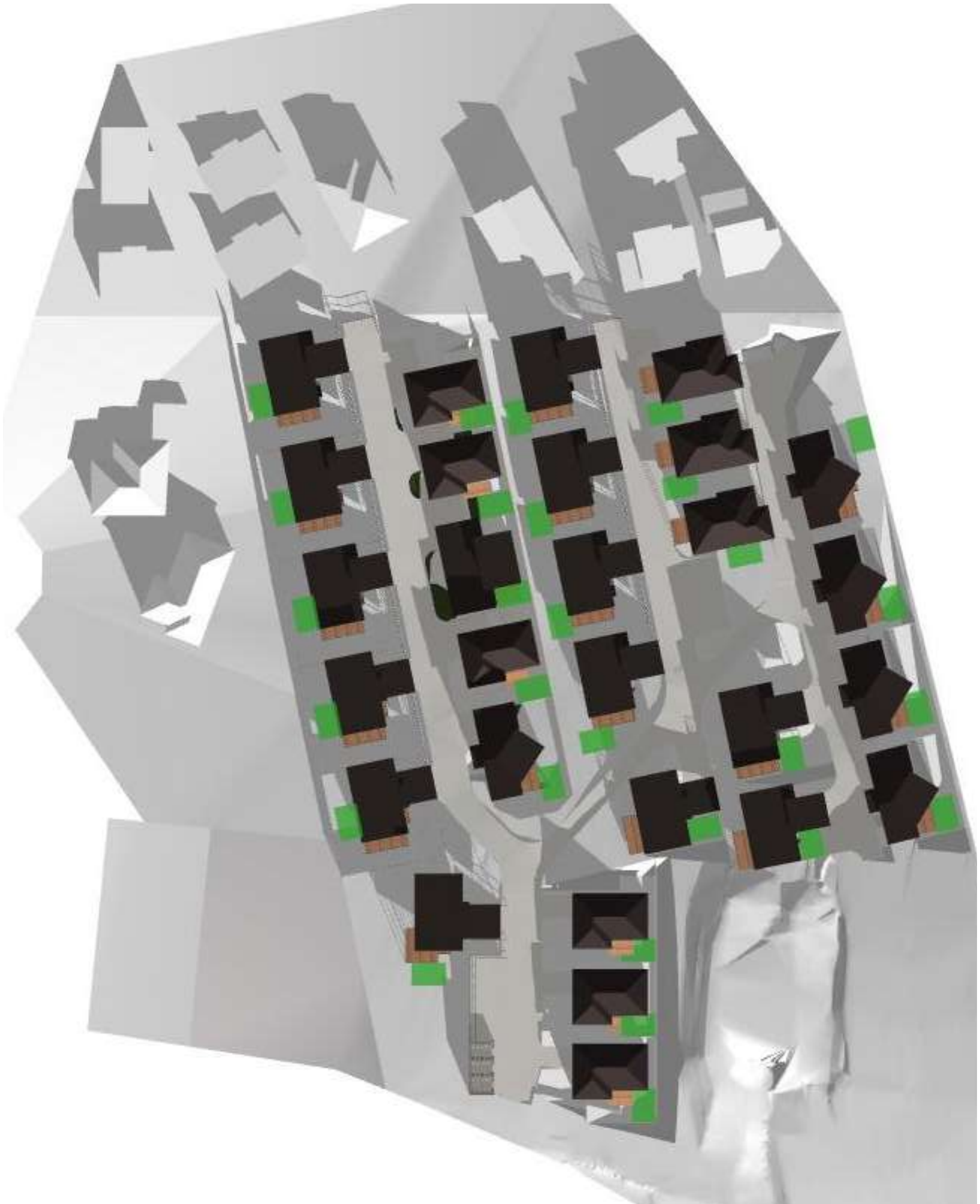
21st June 1pm

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Proposal:	Unit Development	Scale:	Job No: 41-2017	Pg No: S.5
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacleddrafting.com.au				

Shadow Diagram - 21st June 1pm



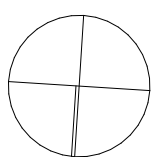
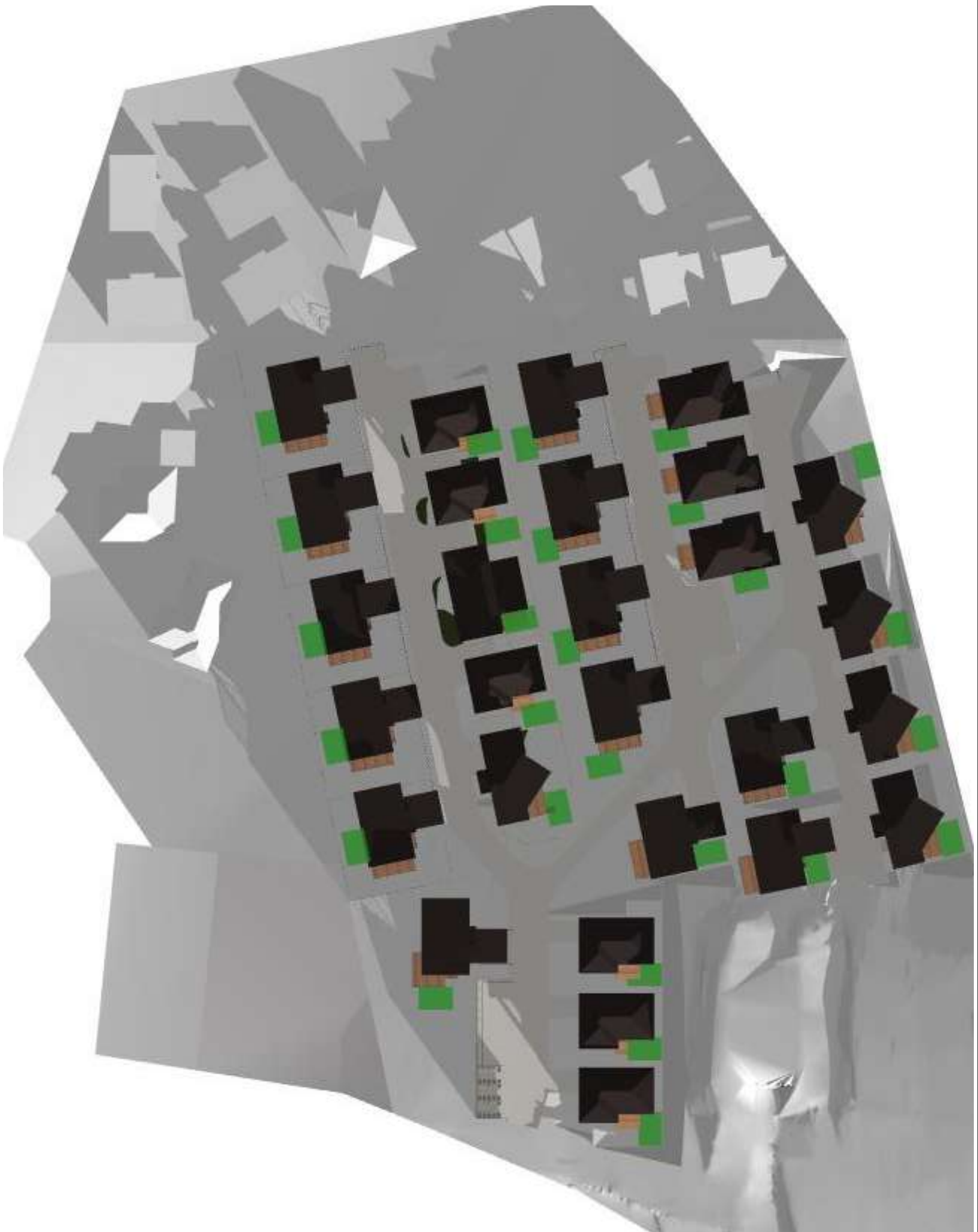


Shadow Diagram - 21st June 2pm

21st June 2pm

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Proposal:	Unit Development	Scale:	Job No: 41-2017 Pg No: S.6
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			

Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	ClI-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response



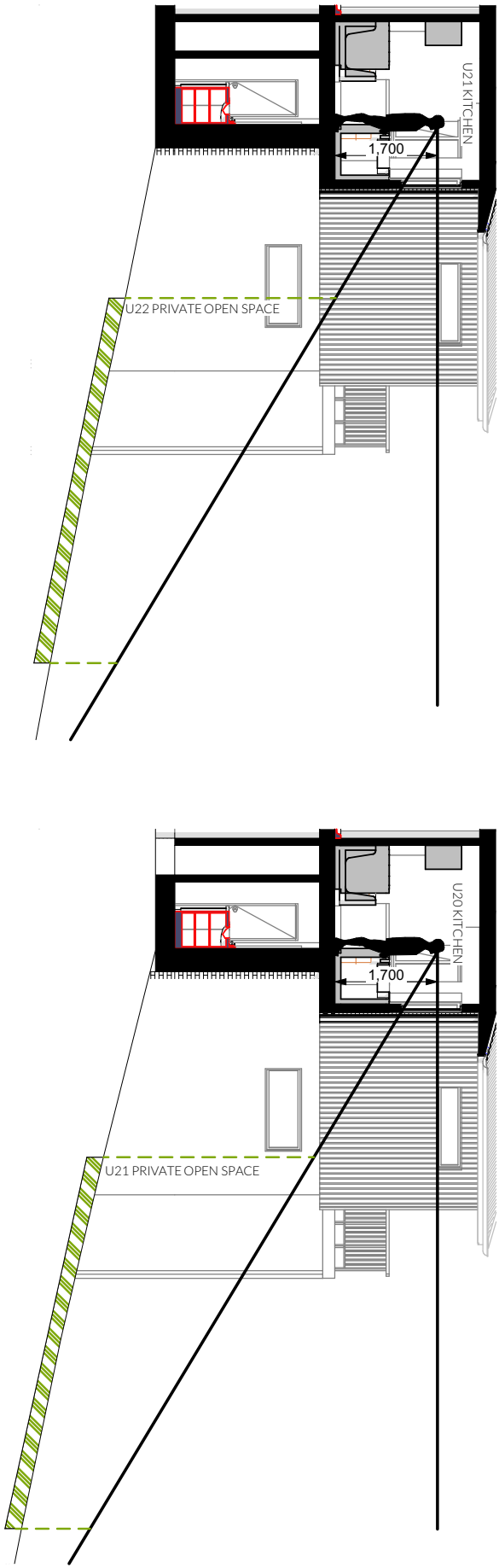
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Shadow Diagram - 21st June 3pm

21st June 3pm

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Proposal:	Unit Development	Scale:	Job No: 41-2017 Pg No: S.7
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			

Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response



P.01 U21 Window - U22 POS

P.02 U20 Window - U21 POS

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Proposal:	Unit Development	Scale:	Job No: 41-2017	Pg No: P.01
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer: Aldanmark	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Privacy Plan - Unit 21 POS

Amendments	
Date	Description
30.06.22	Council RFI Response
12.08.22	Cul-de-sac/Access Rev
17.08.22	Aisle width revisions
29.09.22	pedestrian path added
01.12.22	Council RFI Response

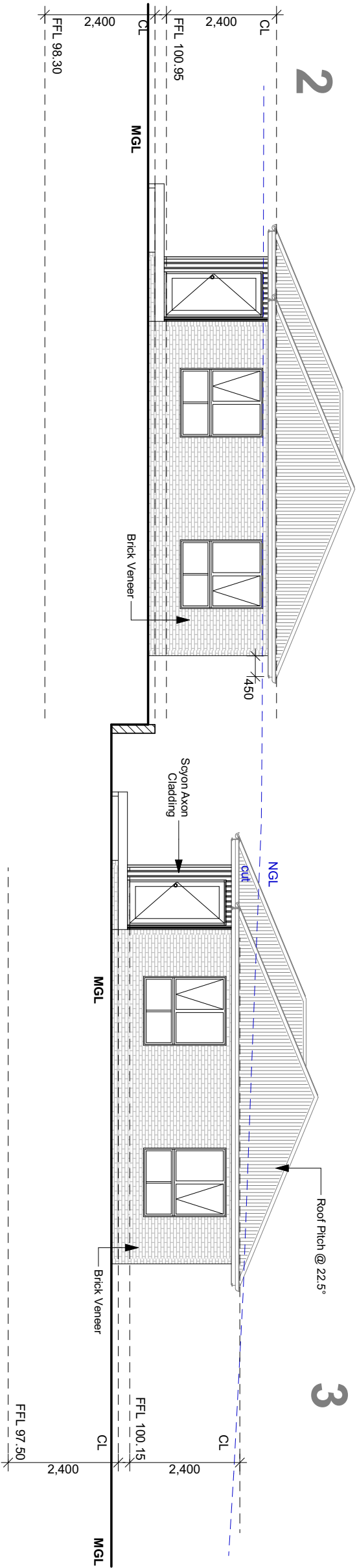




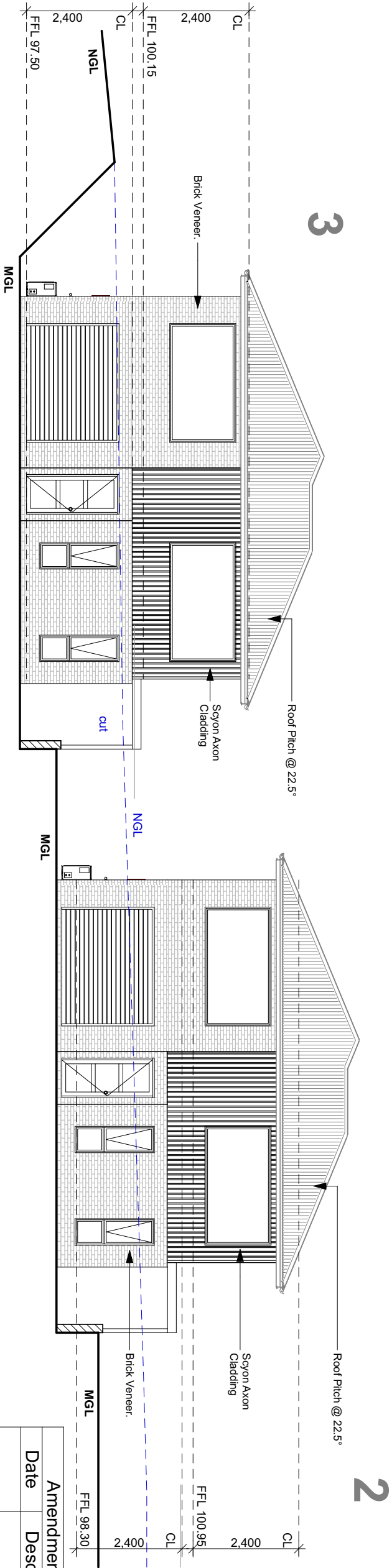
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Elevations





West Elevation - Units 2 & 3



East Elevation - Units 3 & 4

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: M.13
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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South Elevation - Units 14 & 9



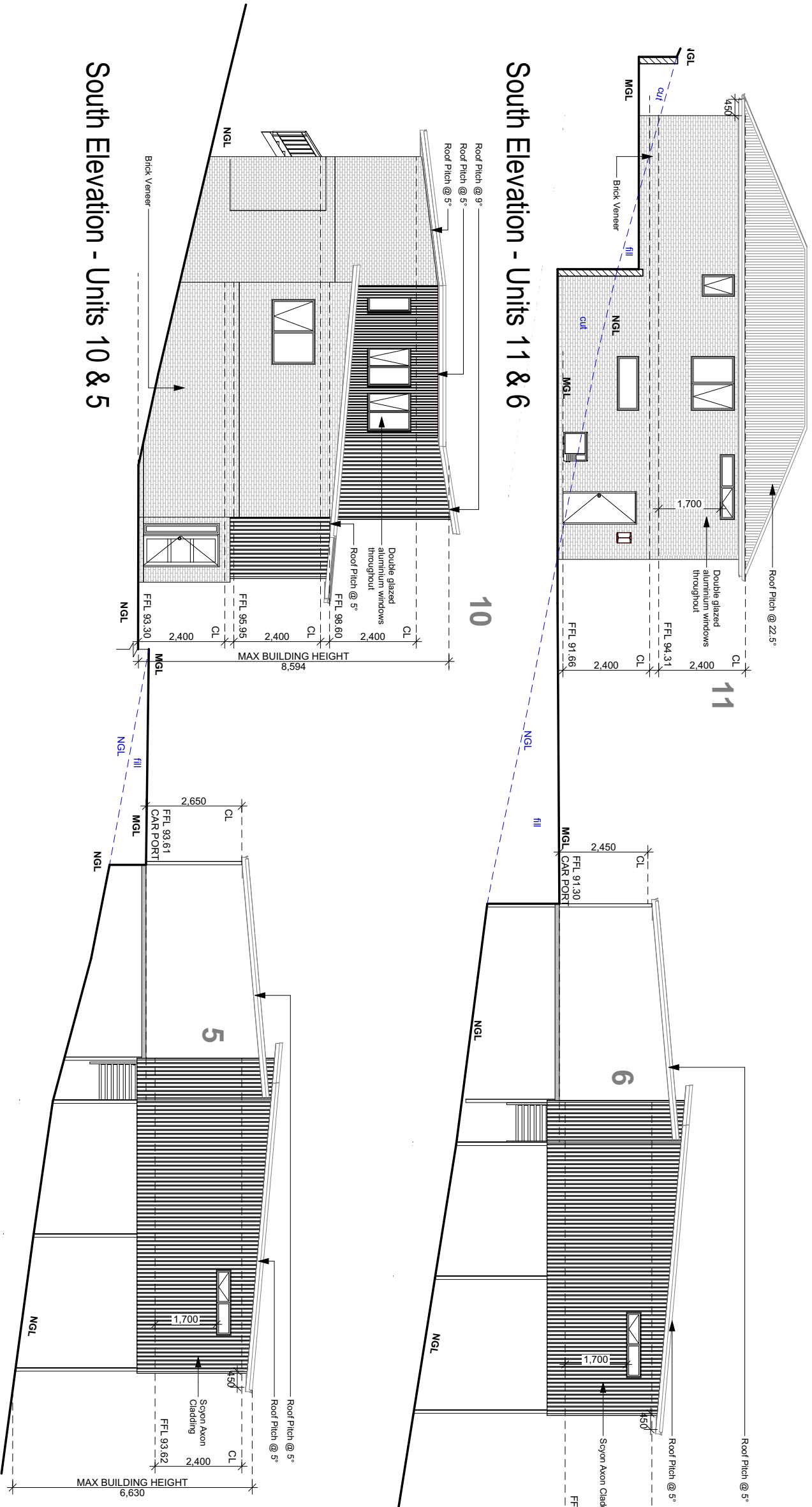
South Elevation - Units 13 & 8



South Elevation - Units 12 & 7

Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.14
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacleddrafting.com.au				

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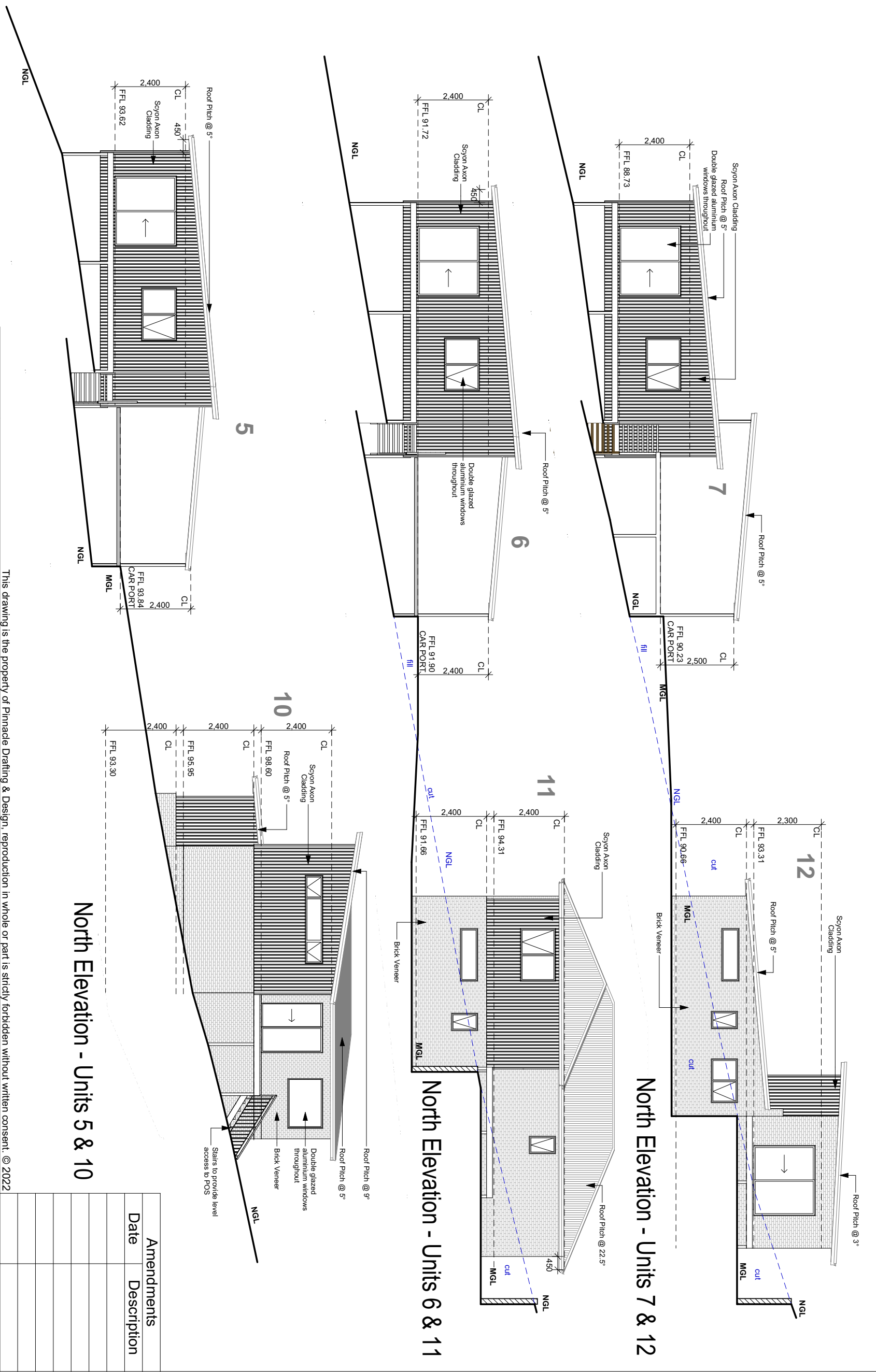
Elevations

Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M. 15
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

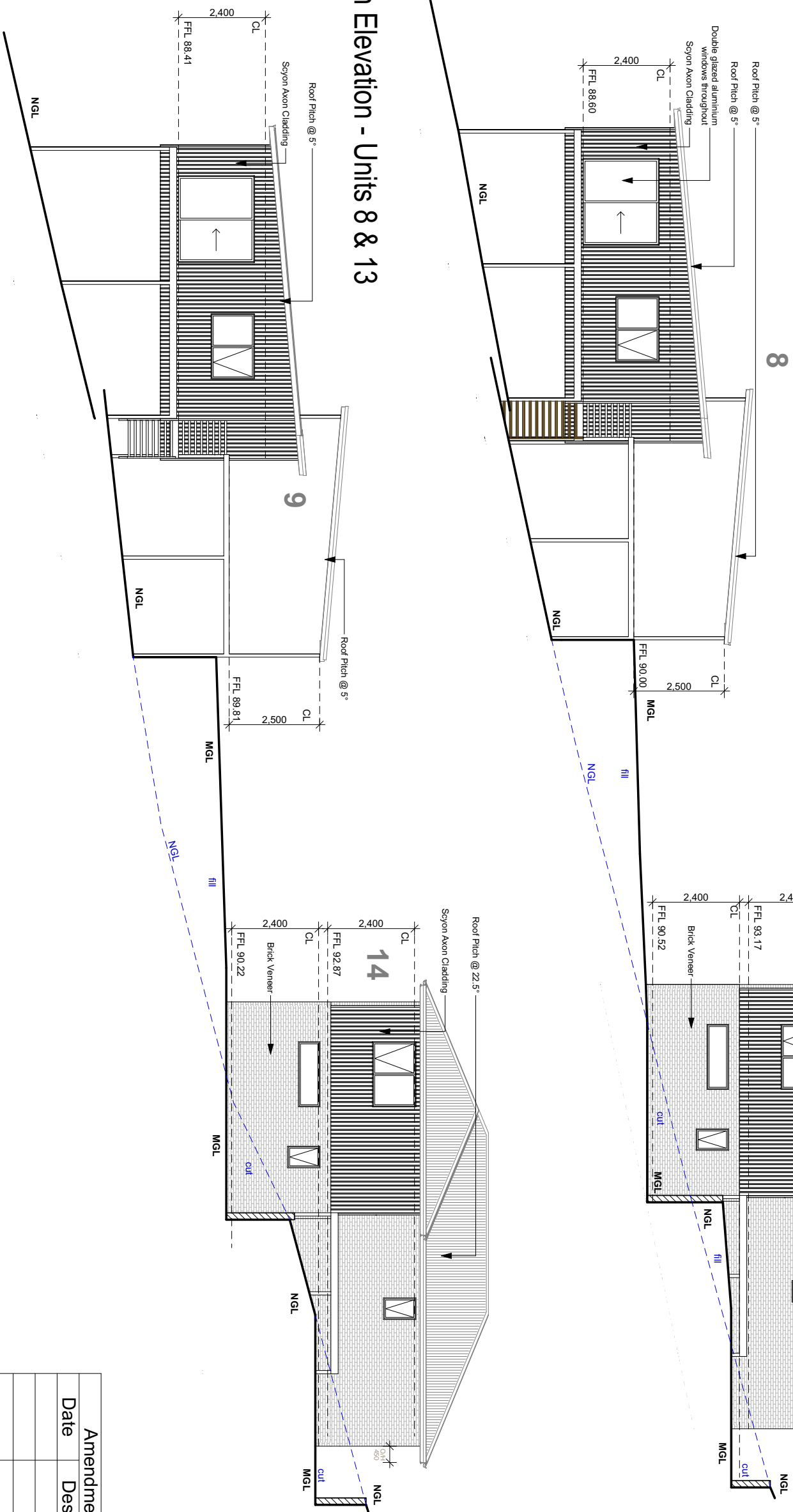
Amendments	
Date	Description



Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.16
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacleddrafting.com.au				

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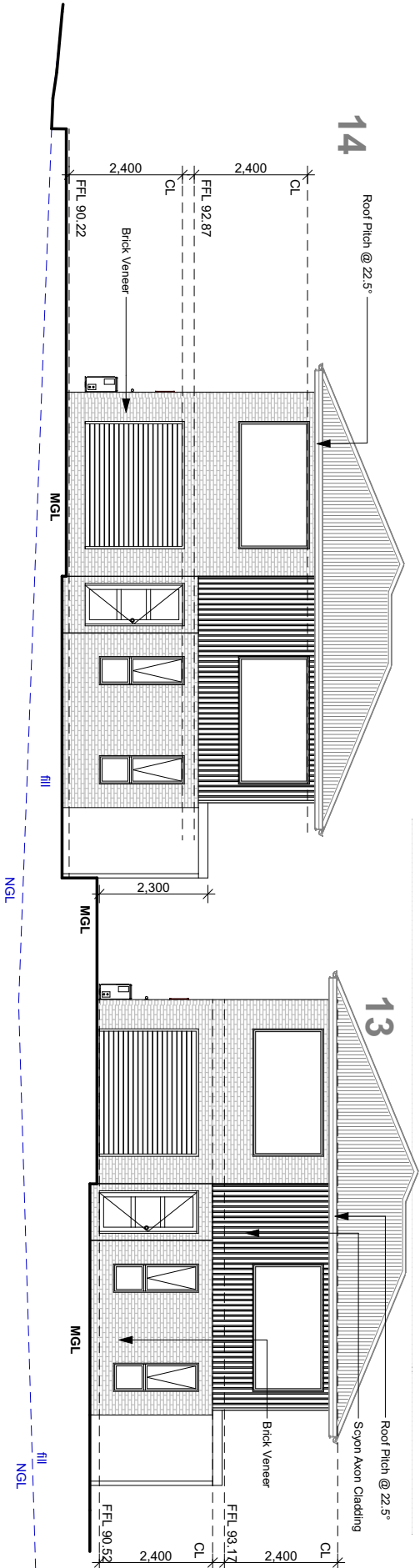
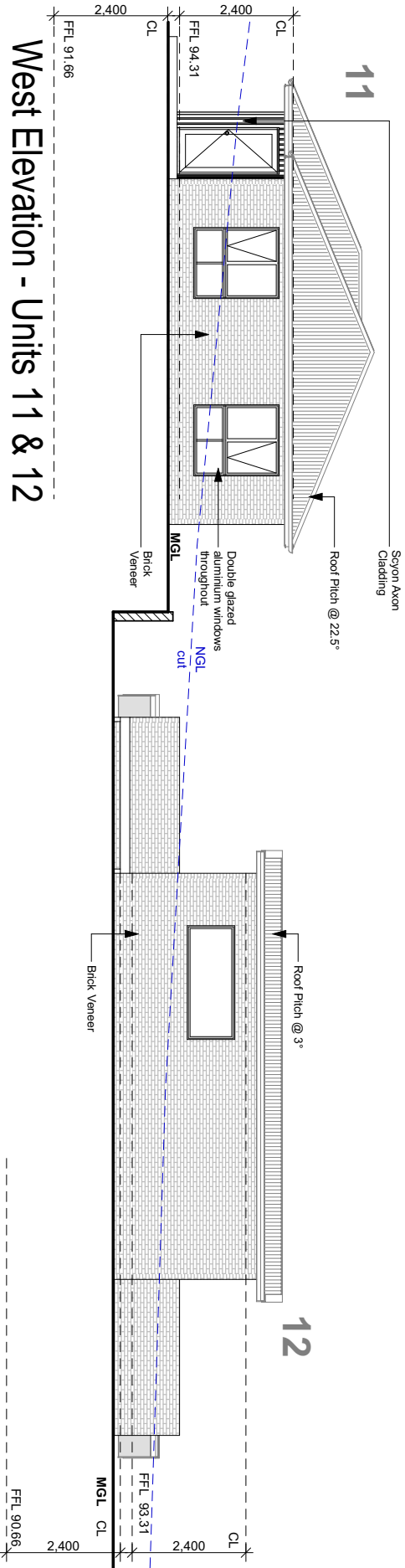
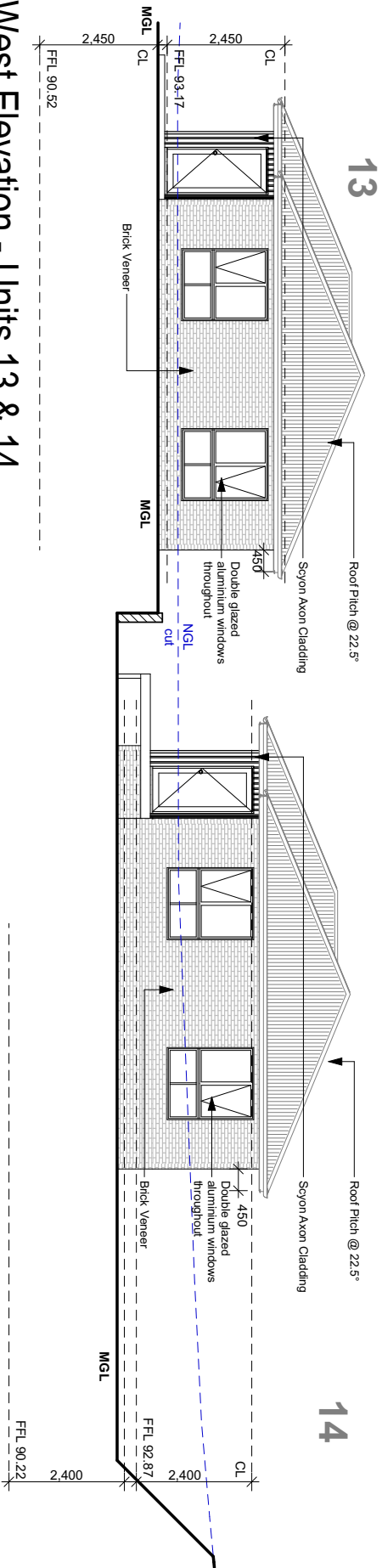
North Elevation - Units 8 & 13



North Elevation - Units 9 & 14

Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.17
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacleddrafting.com.au				

[illegible]



East Elevation - Units 14 & 13

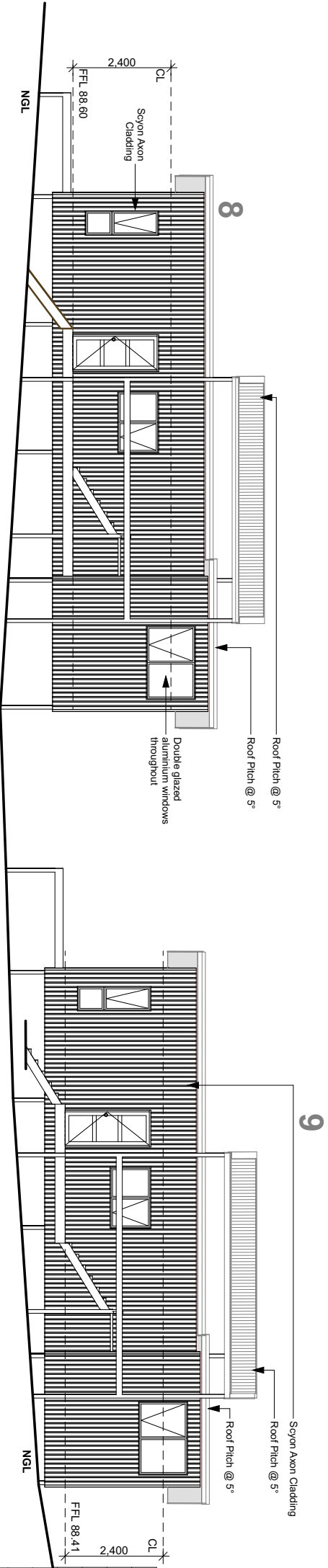
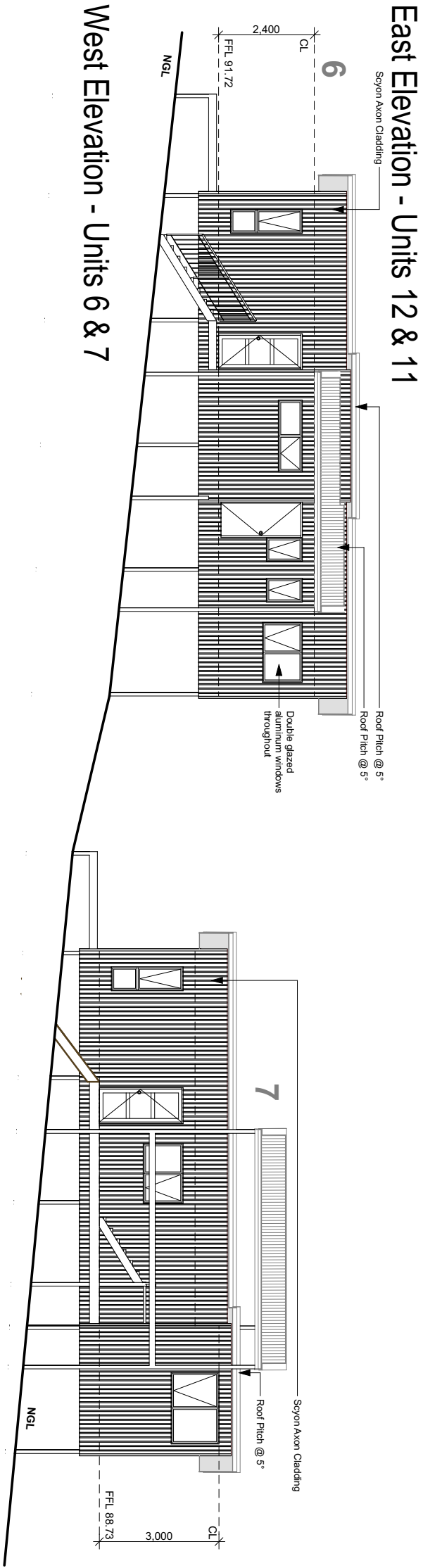
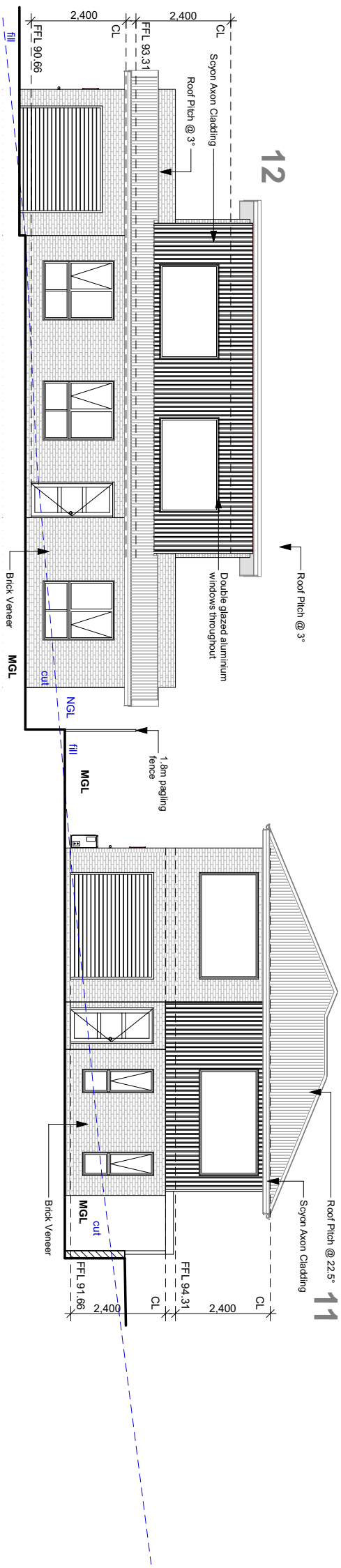
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Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M. 18
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN CG6073Y 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description



Elevations

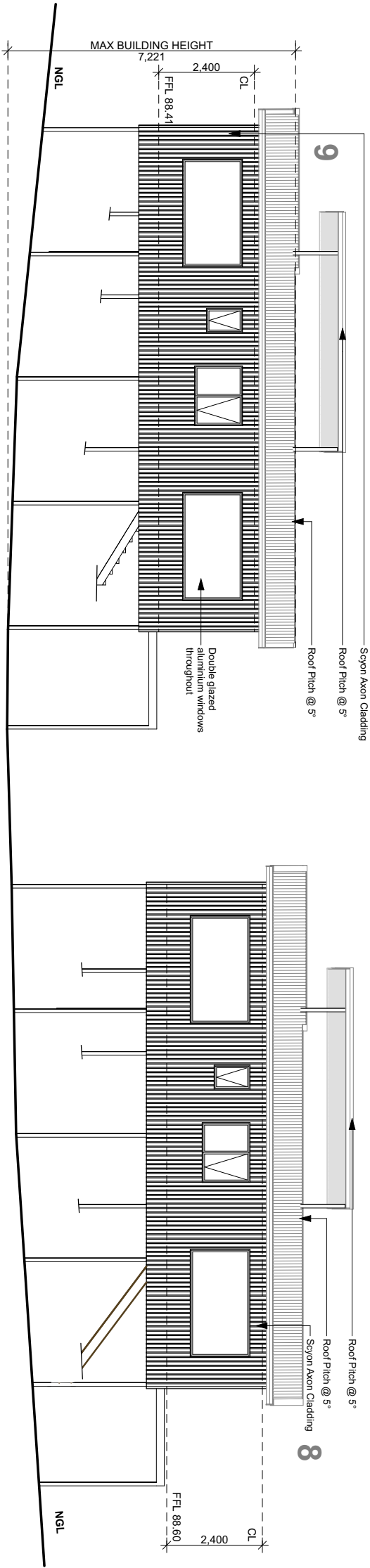


West Elevation - Units 8 & 9

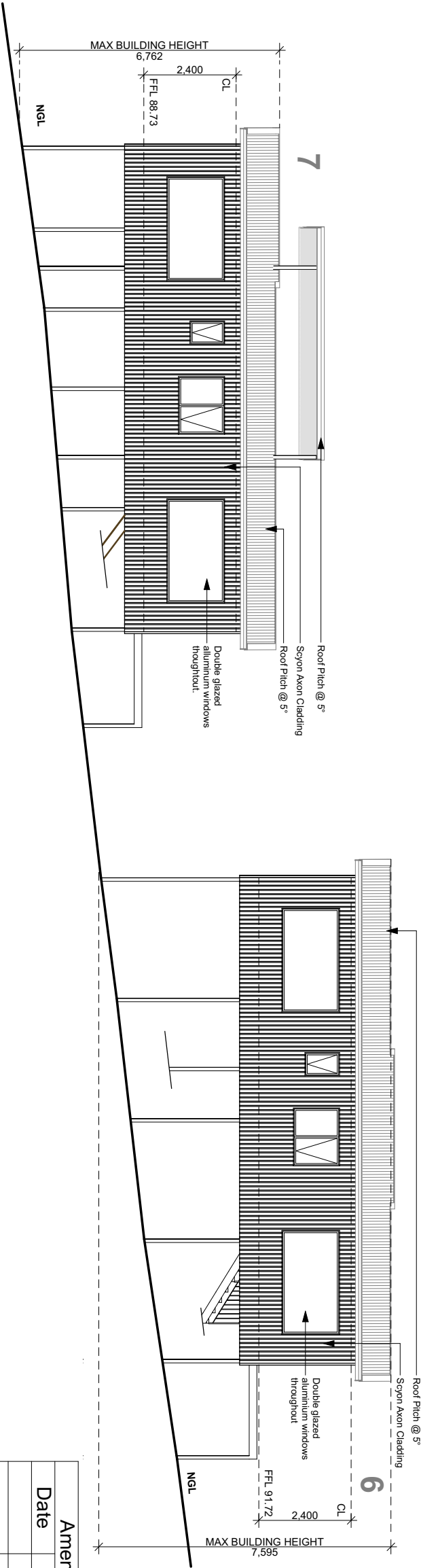
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Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.19
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				





East Elevation - Units 9 & 8



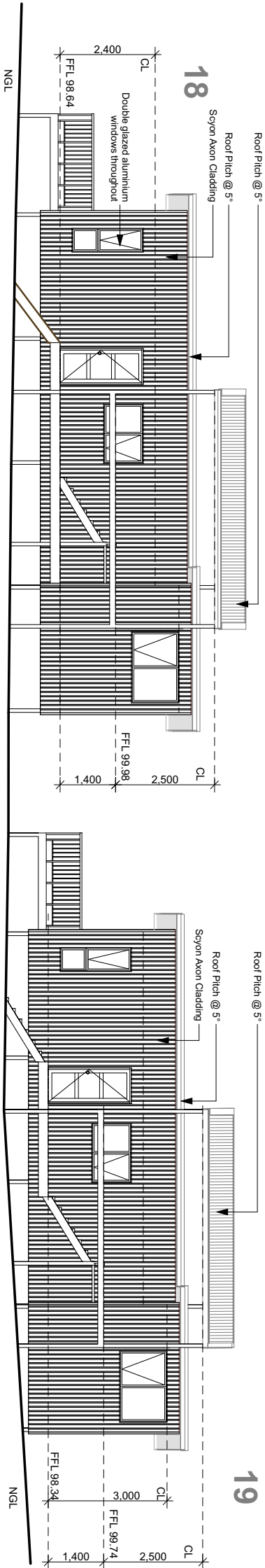
East Elevation - Units 7 & 6

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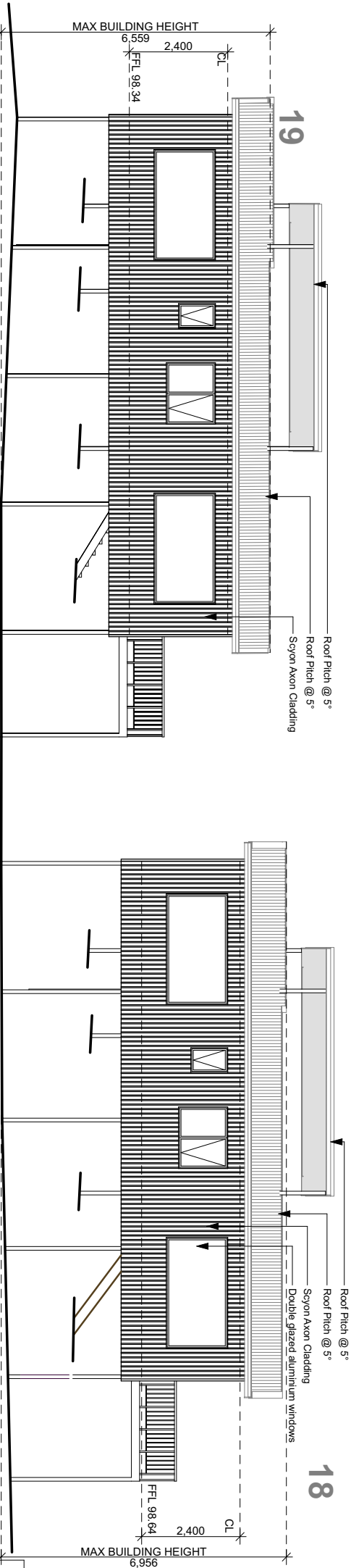
Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.20
Client:	Tony McIntyre & Wade Seabourne			
Date:	12/09/22			
Engineer:				
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	



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West Elevation - Units 18 & 19



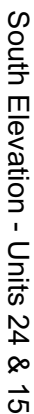
East Elevation - Units 19 & 18

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Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.21
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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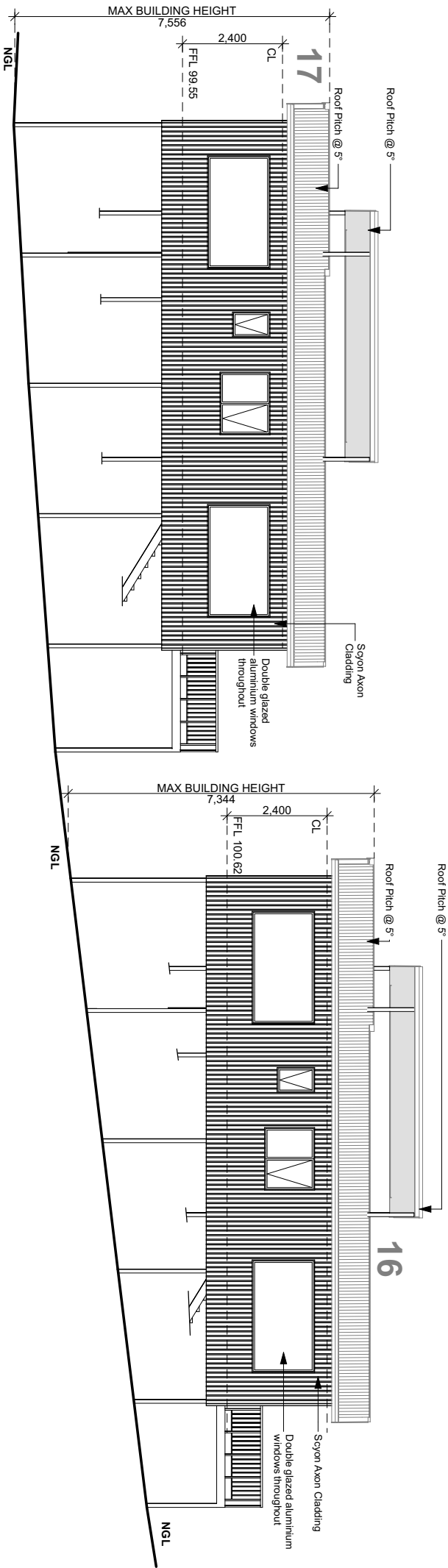
Elevations



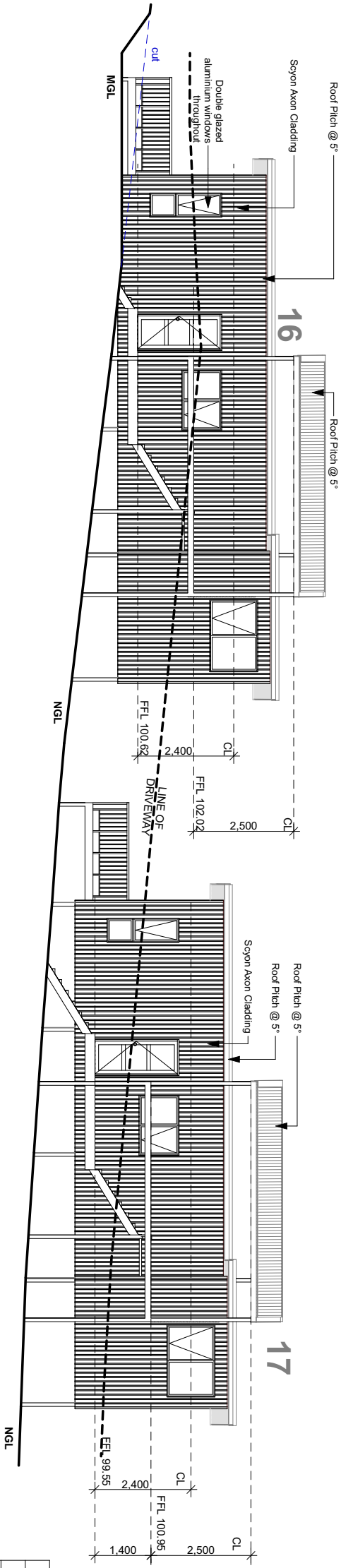
Elevations

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Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017 Pg No: M.22
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
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East Elevation - Units 17 & 16



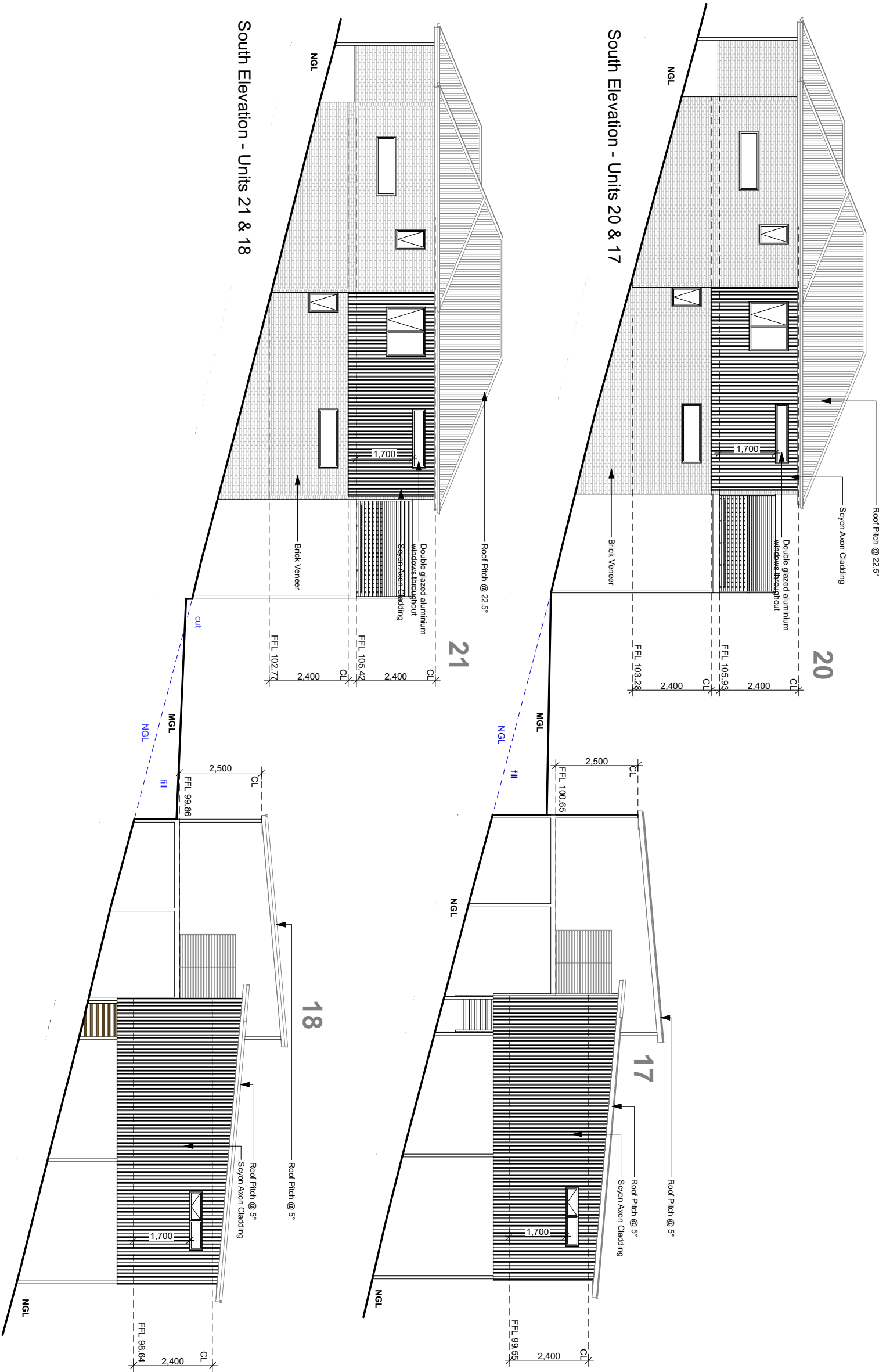
West Elevation - Unit 16 & 17

Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.24
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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Amendments	
Date	Description





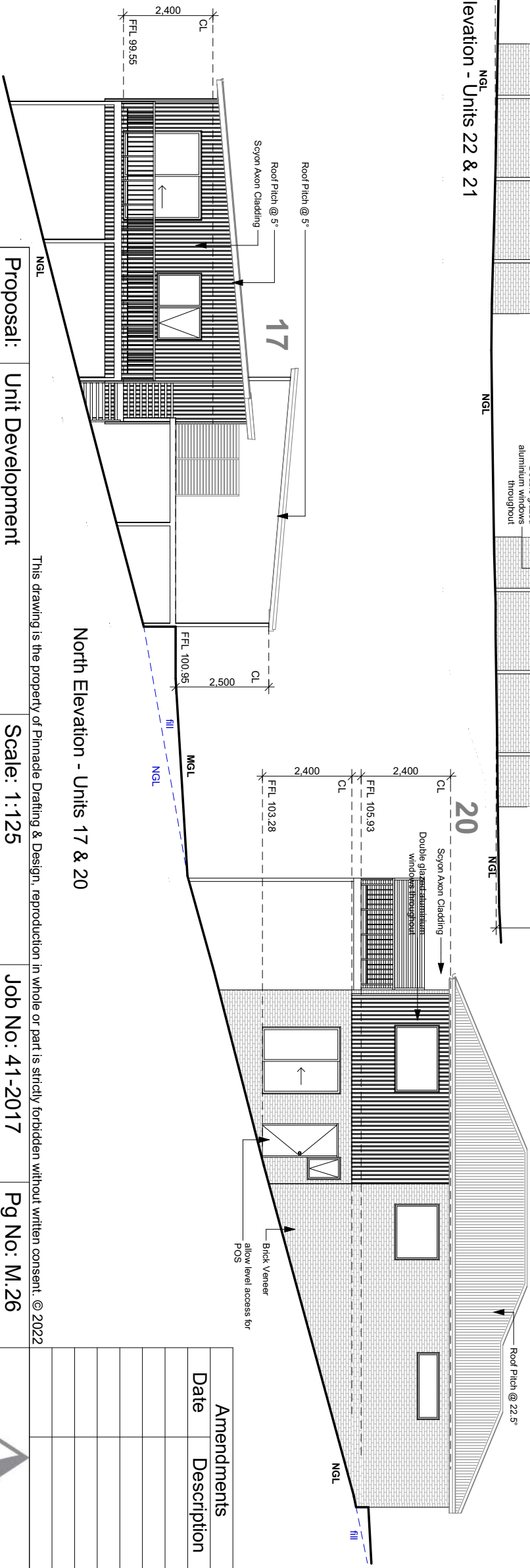
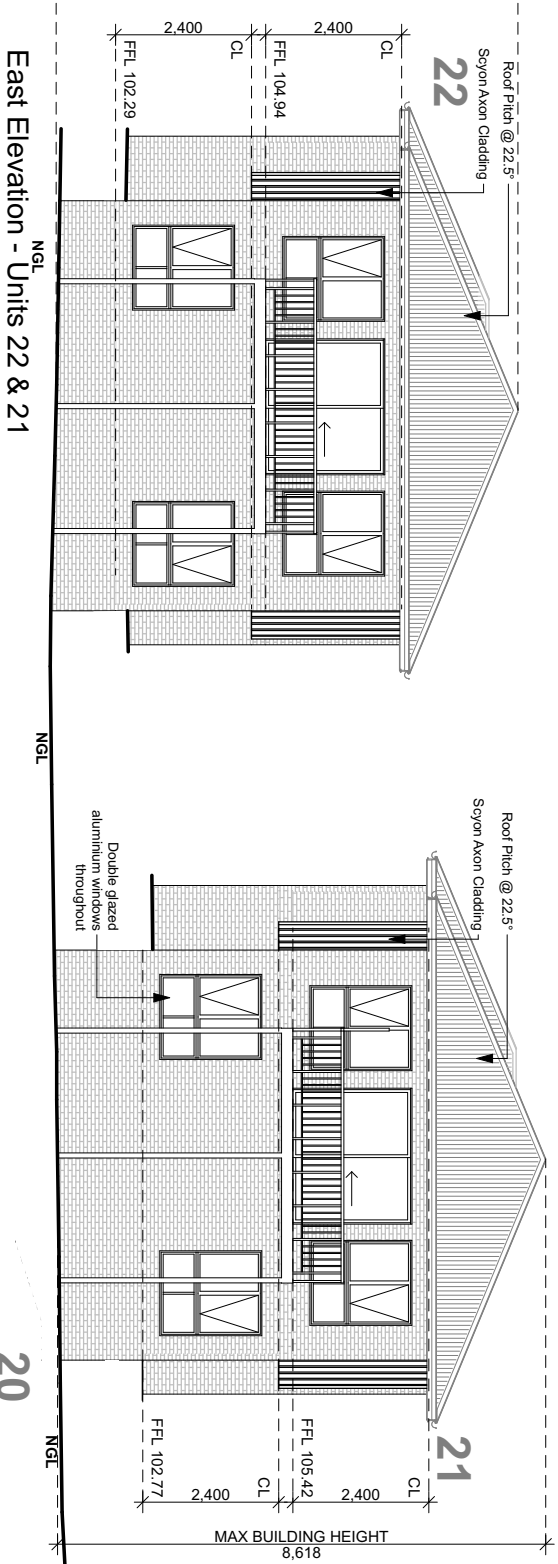
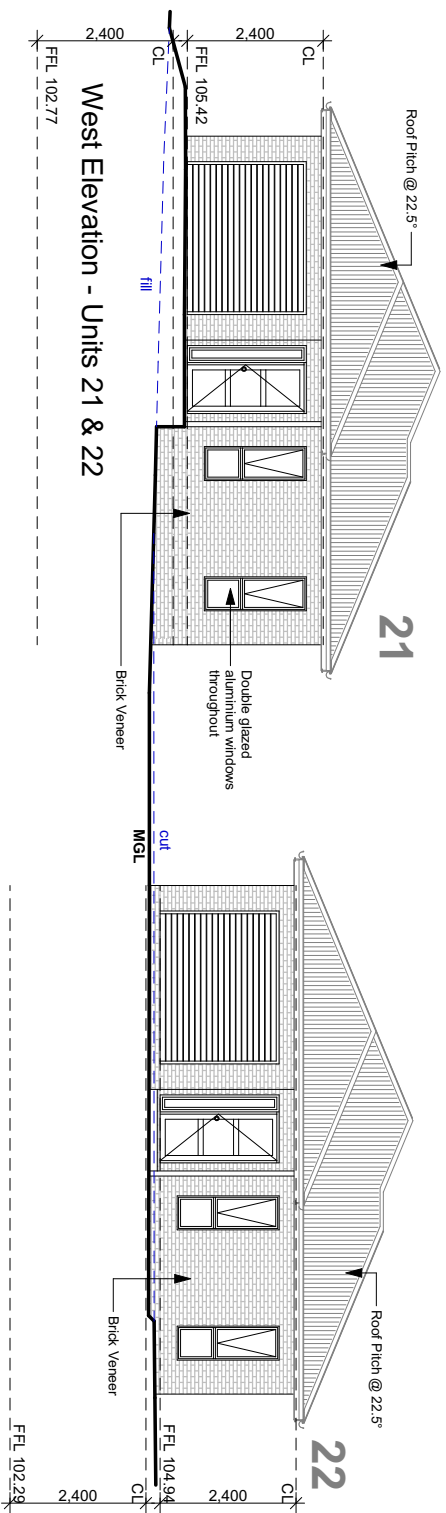
Elevations

Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.25
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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Date	Description





Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.26
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

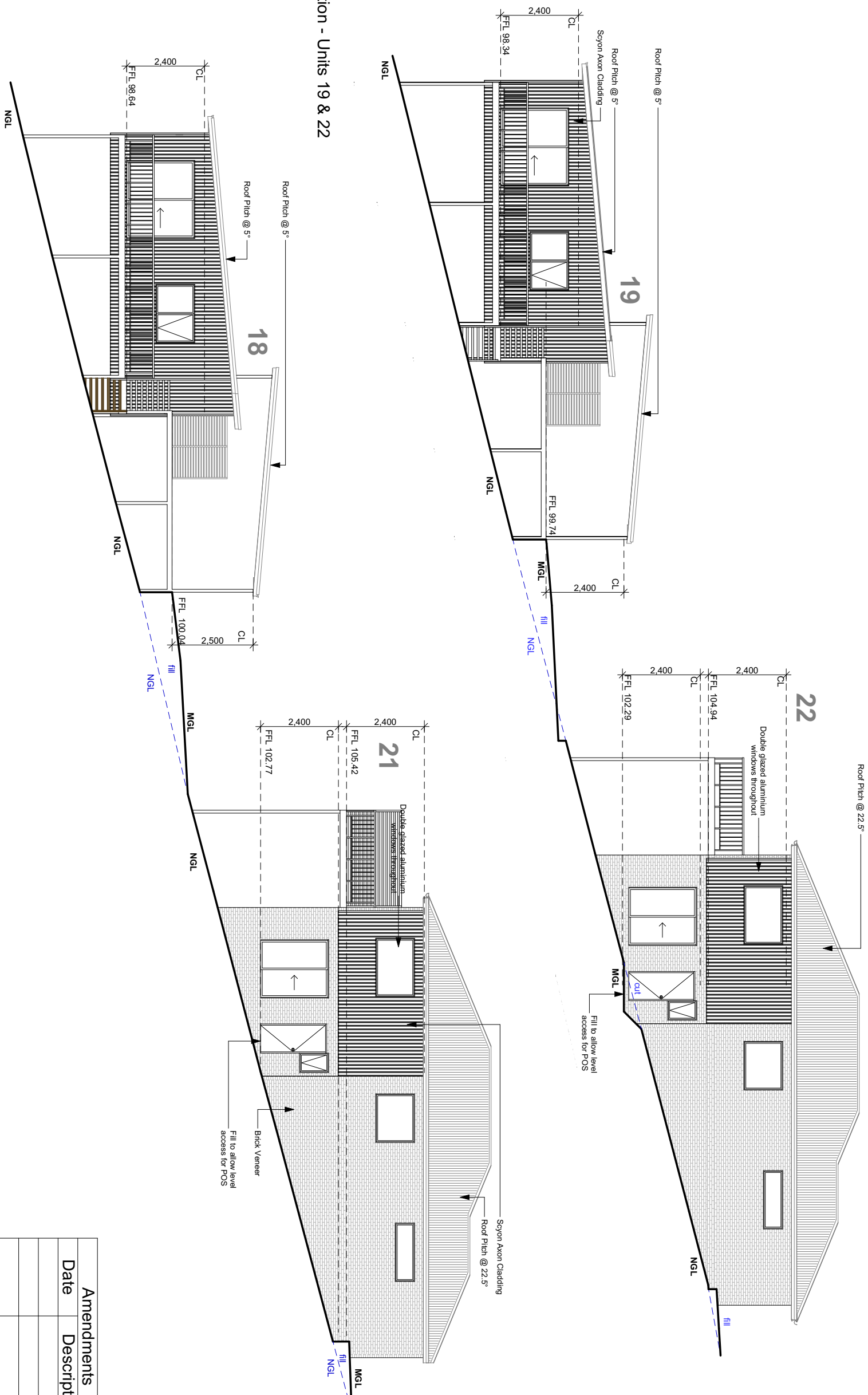
PINNACLE DRAFTING & DESIGN CG6073Y 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

Amendments	
Date	Description



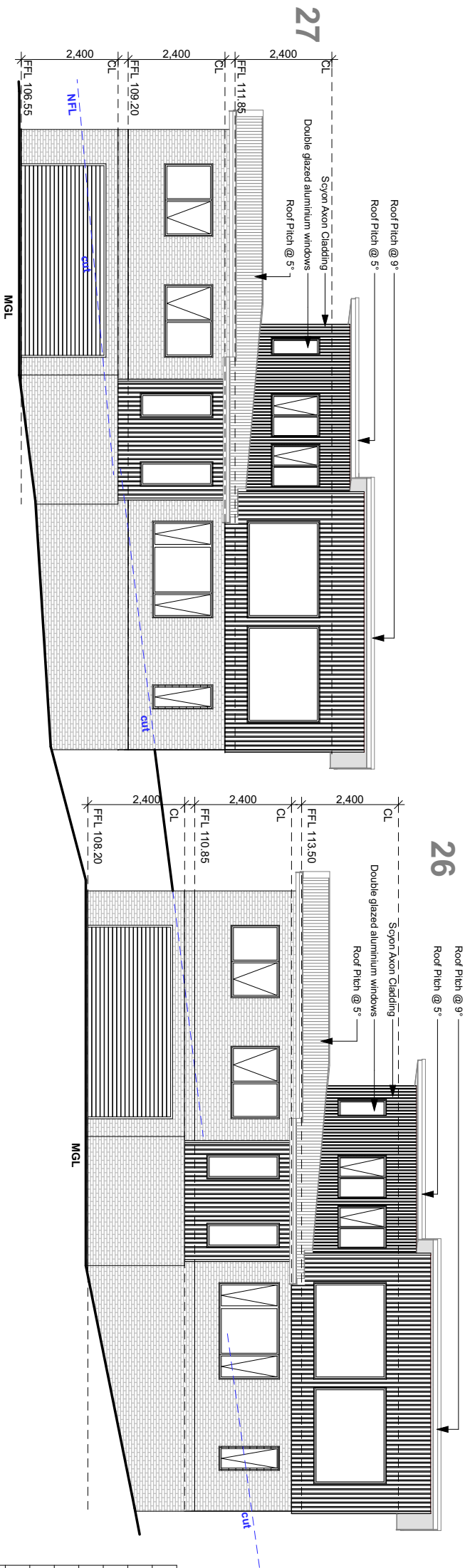
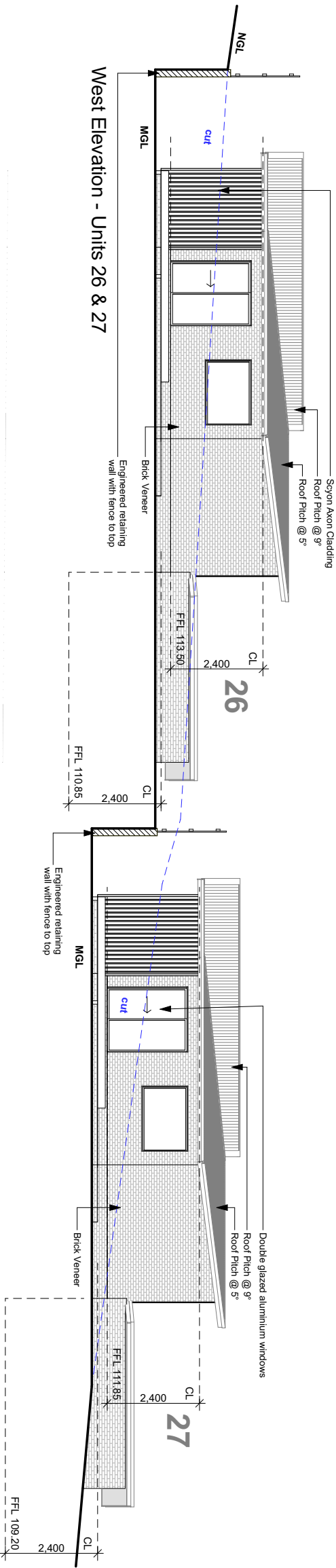
Elevations

North Elevation - Units 18 & 21



Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.27
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN, GC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacleddrafting.com.au				

Amendments	
Date	Description



East Elevation - Units 27 & 26

West Elevation - Units 26 & 27

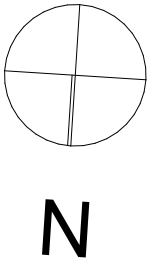
Elevations

Proposal:	Unit Development	Scale: 1:125	Job No: 41-2017	Pg No: M.28
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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Amendments	
Date	Description





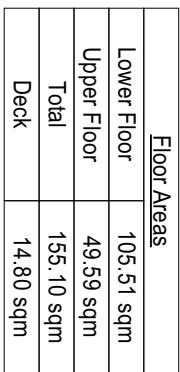
UPPER FLOOR PLAN - TYPE A

[illegible]

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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: FP-1
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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LOWER FLOOR PLAN - TYPE B

UPPER FLOOR PLAN - TYPE B

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: FP-2
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[illegible]Type B Floor Plan
(Units 12)

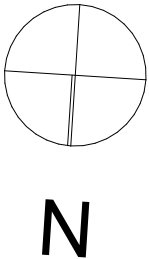
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P.: 03 6248 4743 F.: 03 6248 4745 E: jnickerson@pinnacleddrafting.com.au			



Type C Floor Plan (Units 5, 6)

Floor Plan Details:

- Rooms and Dimensions:**
 - BED 1: 3.610m x 2.010m
 - BED 2: 3.020m x 2.500m
 - BATH: 1.635m x 1.895m
 - WC: 0.915m x 0.915m
 - L'DRY: 1.130m x 0.900m
 - KITCHEN: 1.215m x 1.527m
 - DINING: 1.527m x 1.527m
 - ENS: 0.906m x 0.906m
 - DECK: 18.75 m²
- Overall Dimensions:**
 - Overall Width: 7.500m
 - Overall Depth: 12.600m
- Other Features:**
 - CARPORT: 36.08 m²
 - ROBE: 0.820m x 0.820m
 - store: 0.720m x 0.720m
 - W.M. PROV: 0.820m x 0.820m



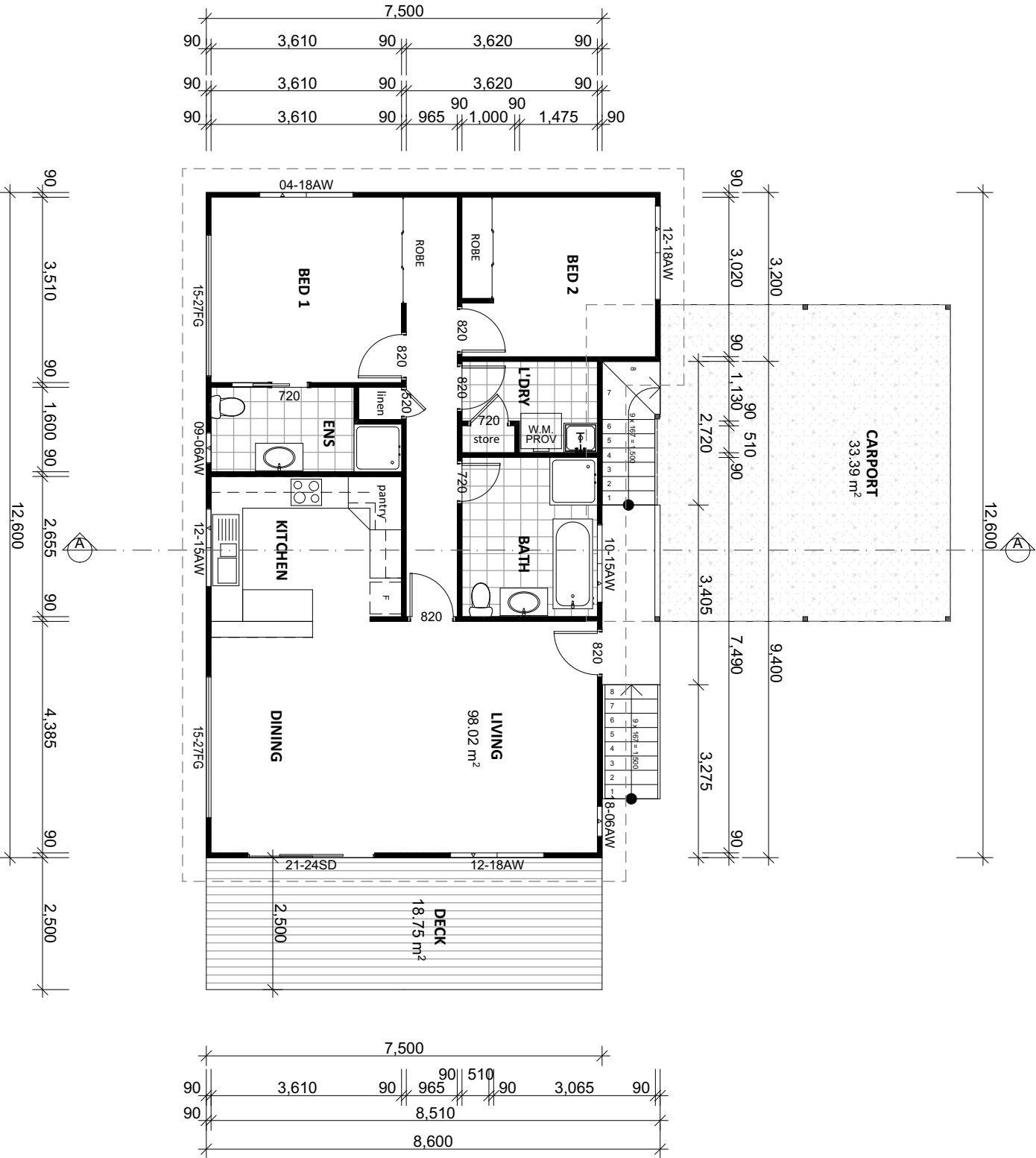
Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: FP-3
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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[illegible]

Type C1 Floor Plan
(Units 10, 17, 18, 19, 20, 24)

Floor Areas	
Floor Area	98.02 sqm
Deck	18.75 sqm
Carport	33.39 sqm
Total	131.41 sqm

FLOOR PLAN - TYPE C1

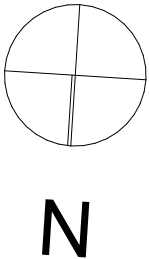


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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: FP-4
Client:	Tony McIntyre & Wade Seabourne	Date: 03/11/21	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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Amendments	
Date	Description
30.06.22	Council RFI Response





FLOOR PLAN - TYPE C2

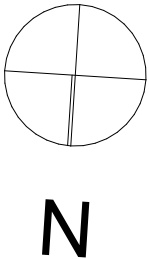
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Amendments	
Date	Description
30.06.22	Council RFI Response

FLOOR PLAN - TYPE C3

Type C3 Floor Plan
(Unit 15)

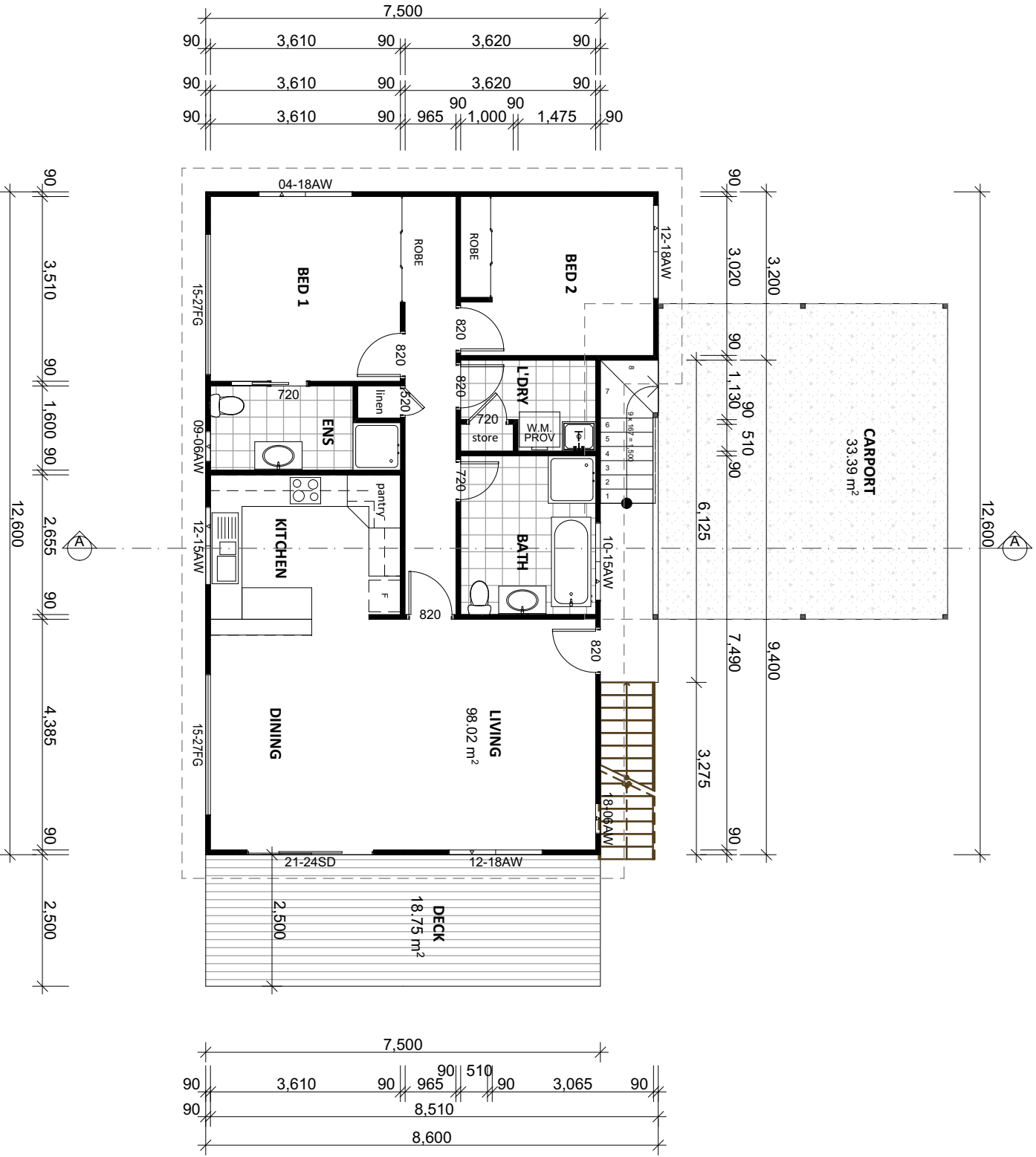
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[illegible]

Type C4 Floor Plan
(Units 7, 8, 18)

Floor Areas	
Floor Area	98.02 sqm
Deck	18.75 sqm
Carport	33.39 sqm
Total	131.41 sqm

FLOOR PLAN - TYPE C4



Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: FP-7
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

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Amendments	
Date	Description

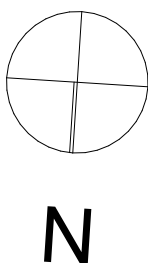
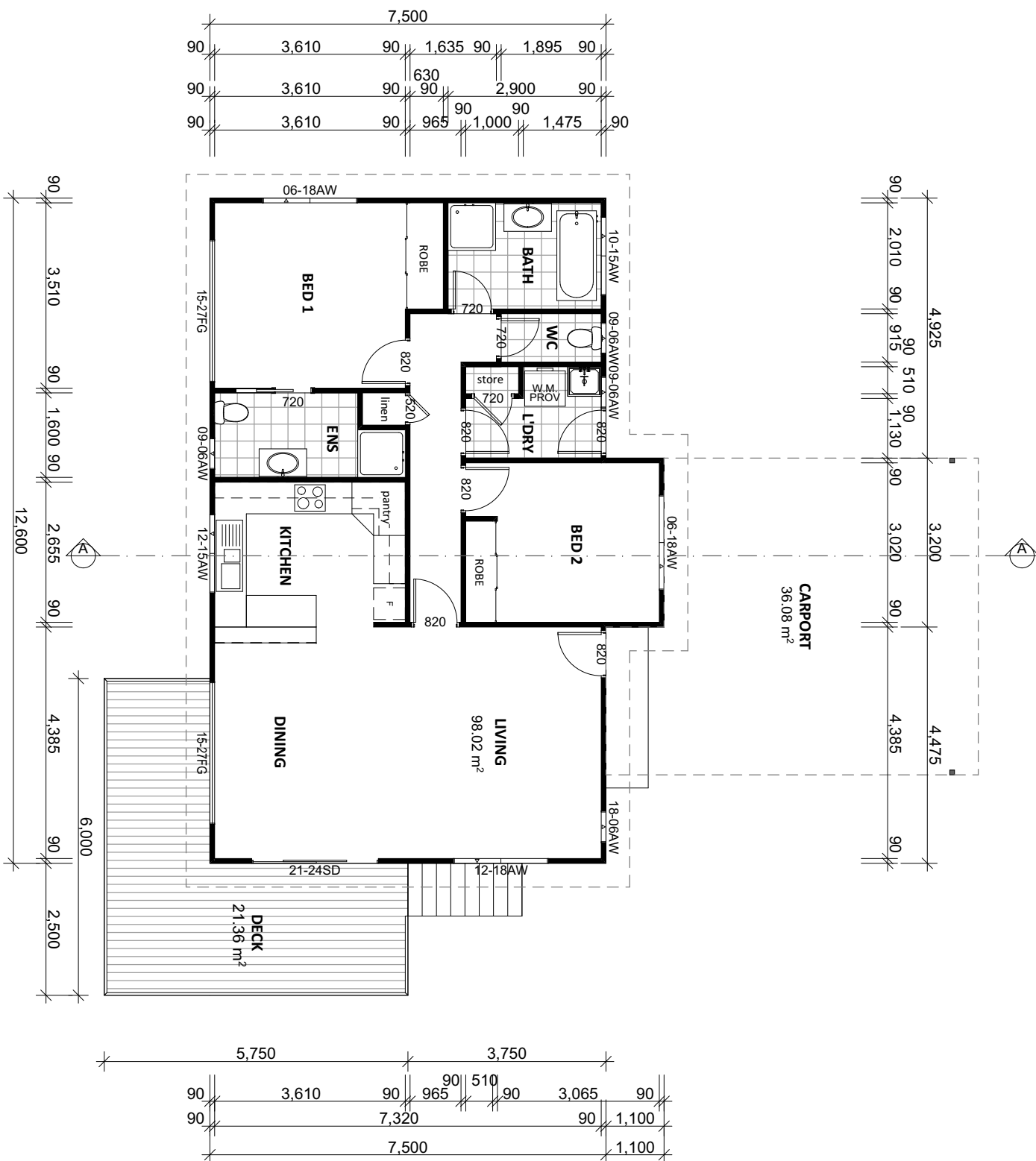
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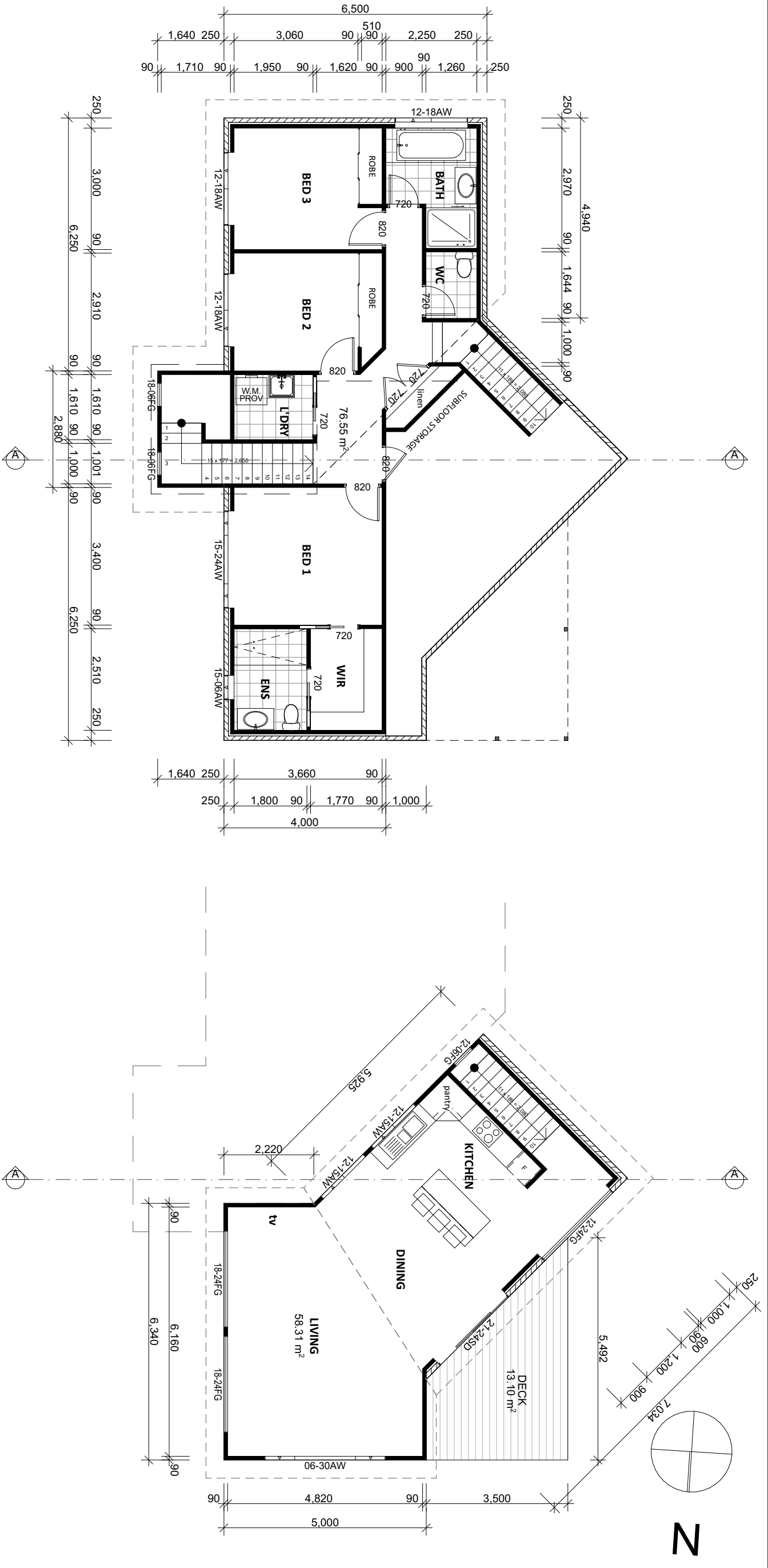
Floor Areas	
Floor Area	98.02 sqm
Deck	21.36 sqm
Carport	36.08 sqm
Total	134.10 sqm

Type D Floor Plan
(Unit 4)

(Unit 4)

FLOOR PLAN - TYPED

[illegible]



Floor Areas	
Garage Floor	54.43 sqm
Lower Floor	76.55 sqm
Upper Floor	58.31 sqm
Total	189.29 sqm
Deck	13.10 sqm

LOWER FLOOR PLAN

UPPER FLOOR PLAN

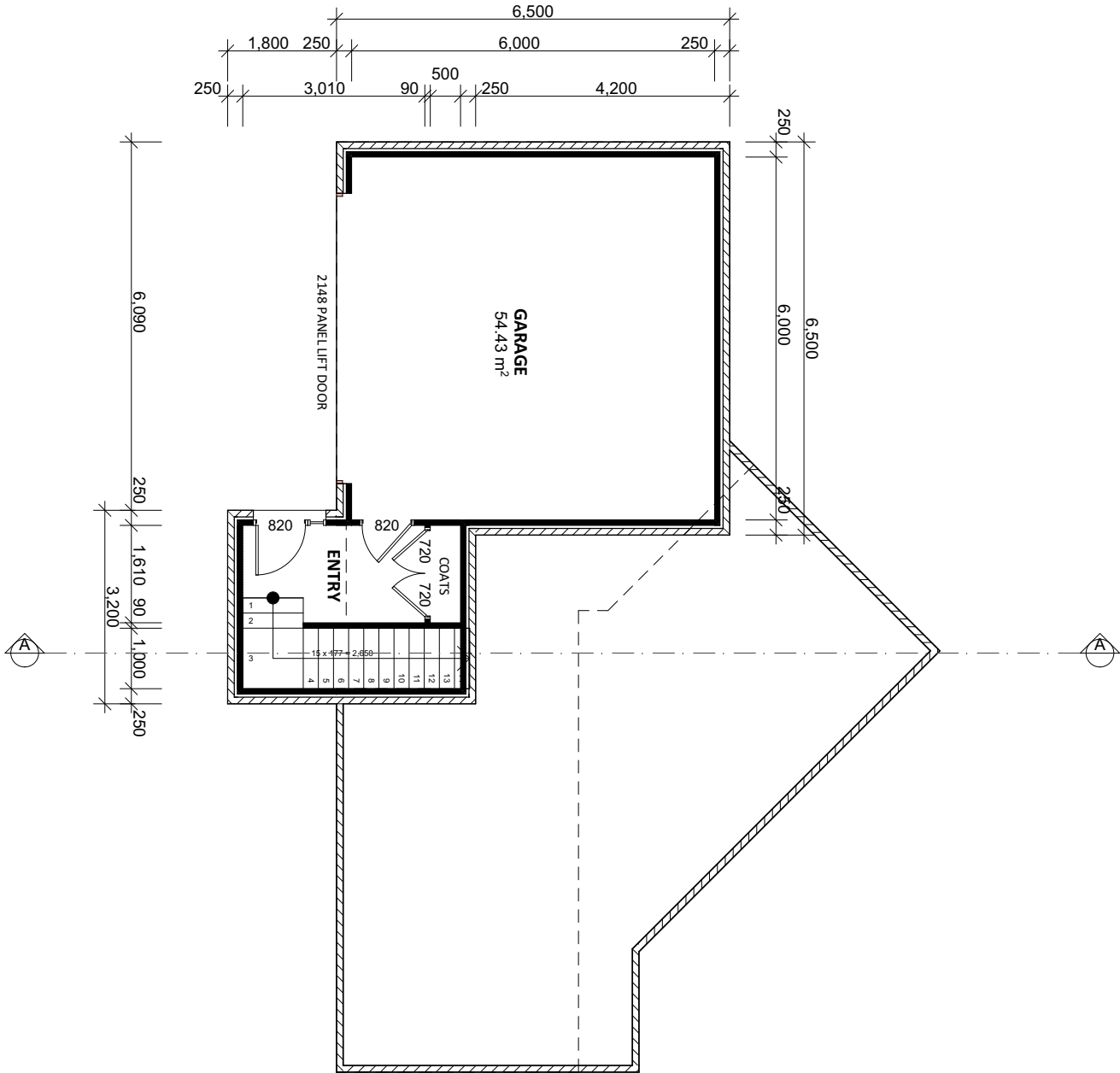
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Type E Floor Plans
(Units 10, 25, 26, 27, 28)

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: FP-9
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
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Amendments	
Date	Description





GARAGE LEVEL

Floor Areas	
Garage Floor	54.43 sqm
Lower Floor	76.55 sqm
Upper Floor	58.31 sqm
Total	189.29 sqm
Deck	13.10 sqm

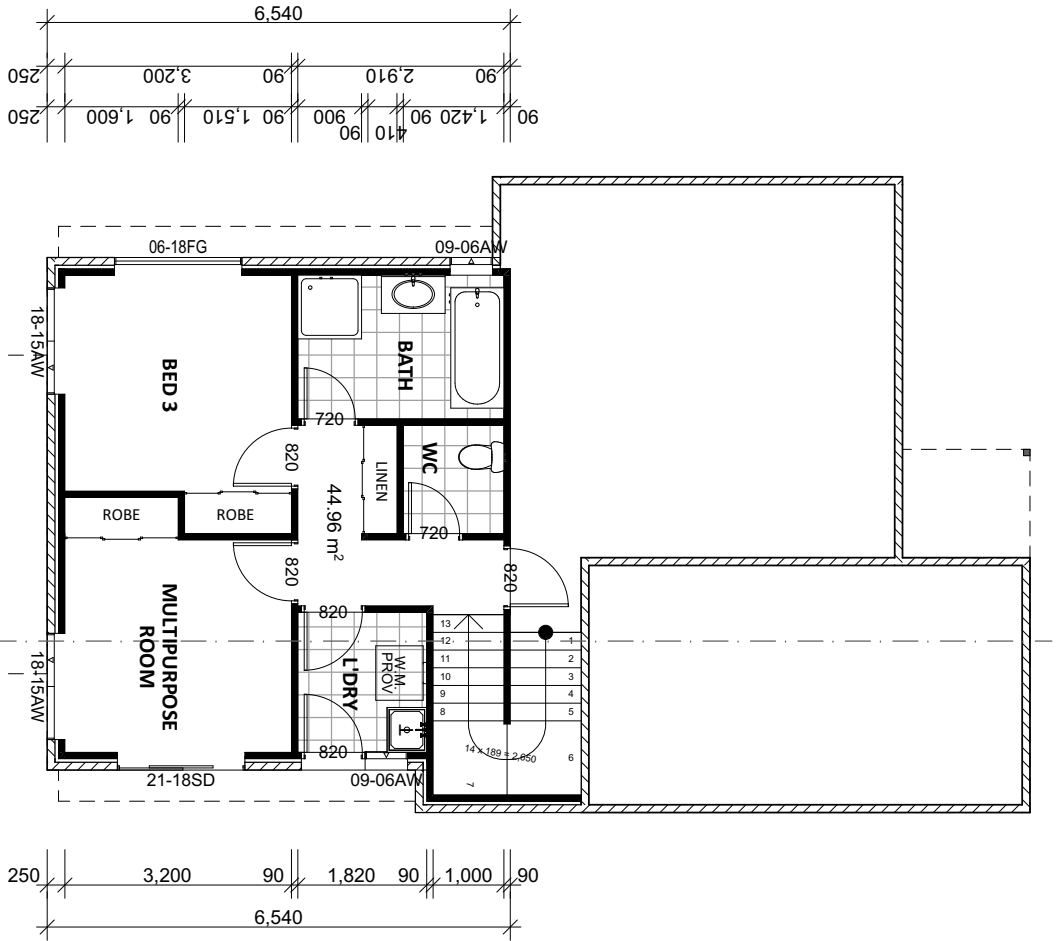
Type E Floor Plans
(Units 10, 25, 26, 27, 28)

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: FP-10
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

Amendments	
Date	Description

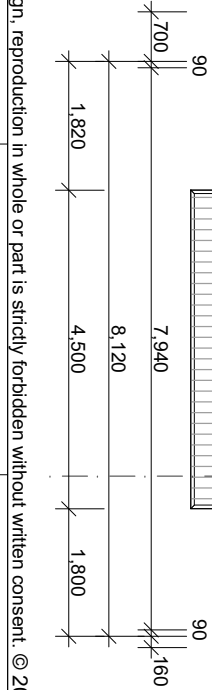
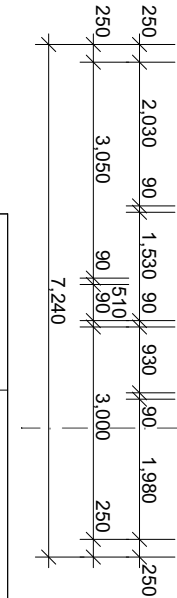
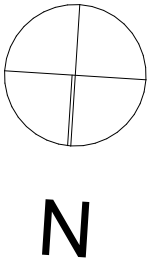
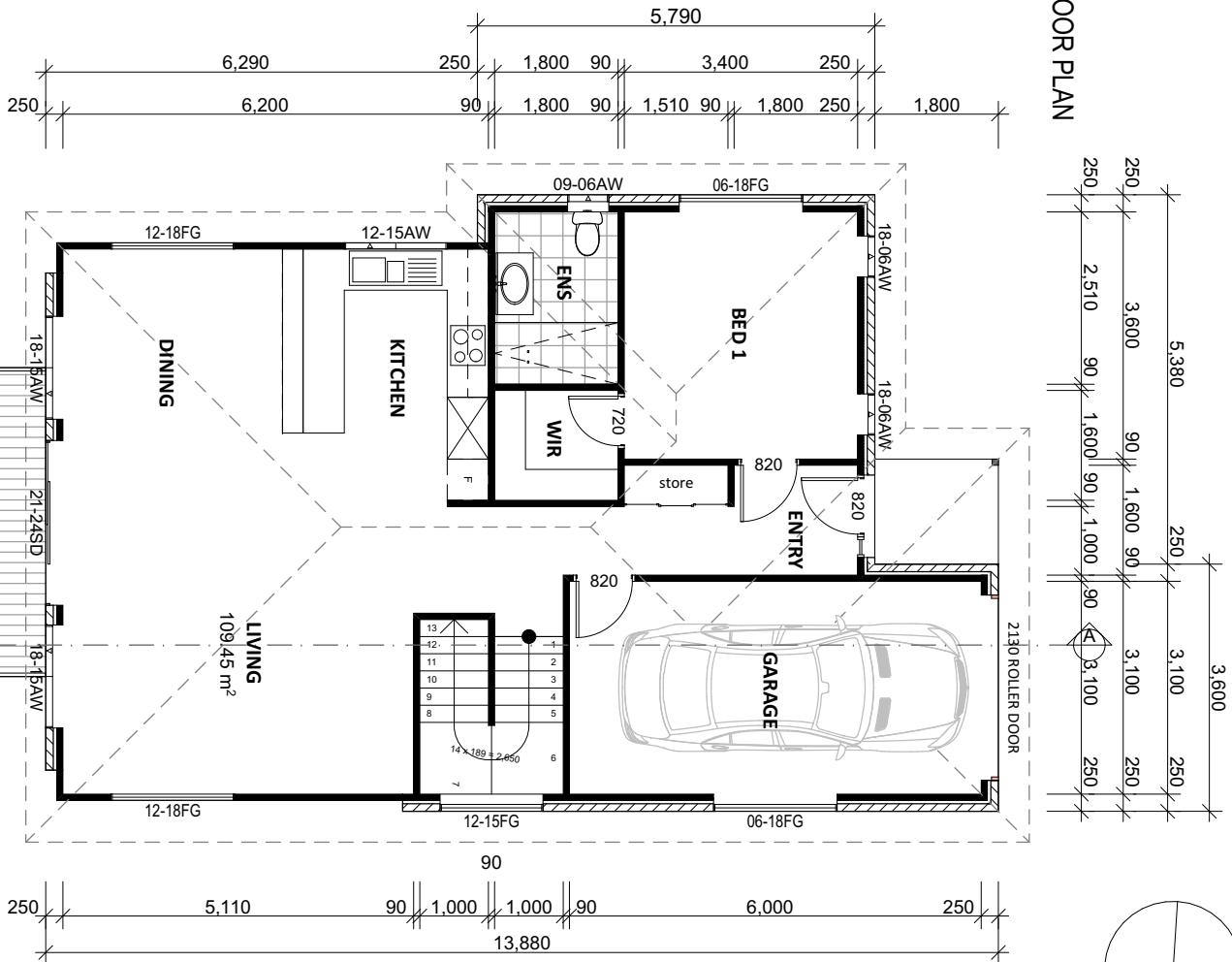


LOWER FLOOR PLAN



Floor Areas	
Lower Floor	44.96 sqm
Upper Floor	109.45 sqm
Total	154.41 sqm
Deck	13.50 sqm

UPPER FLOOR PLAN



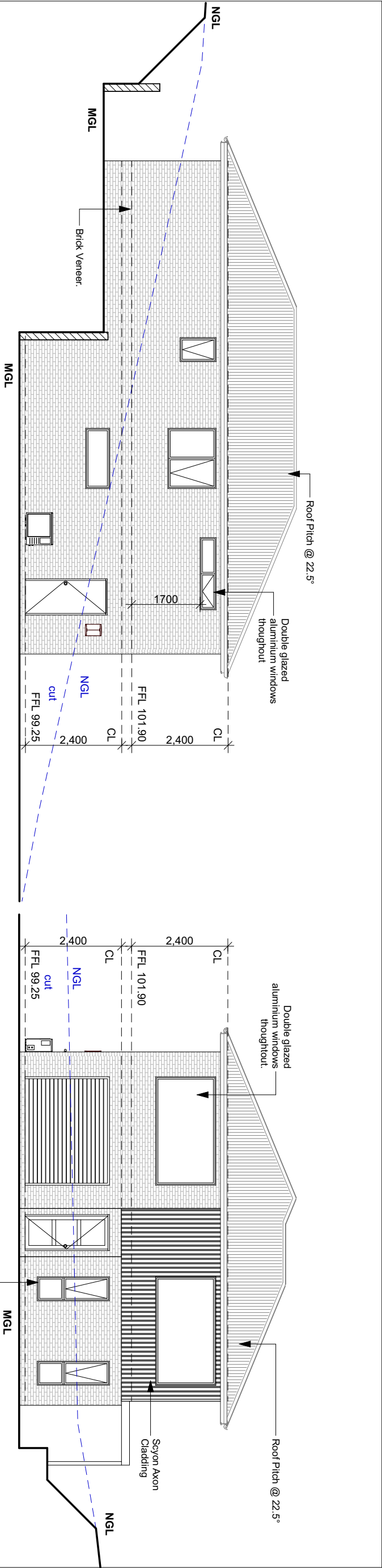
Amendments	
Date	Description

Type F Floor Plan
(Units 20, 21, 22)

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: FP-11
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

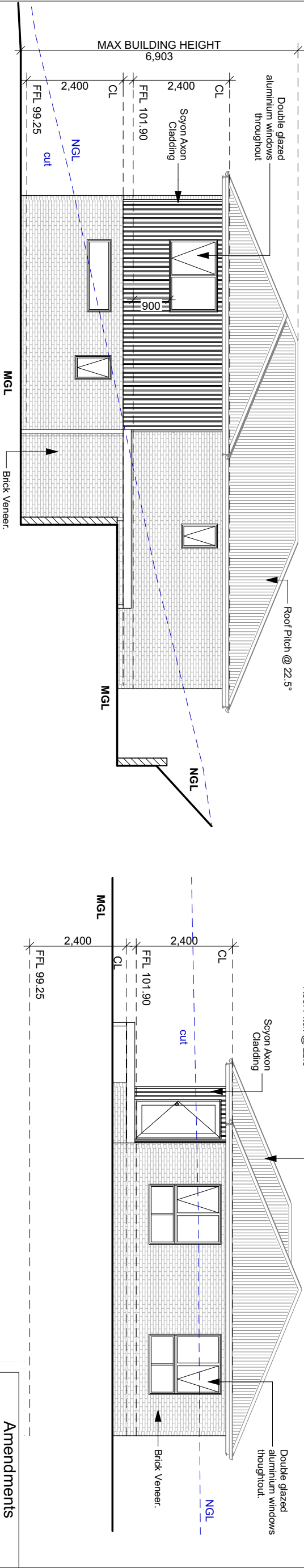
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au





South Elevation

East Elevation



North Elevation

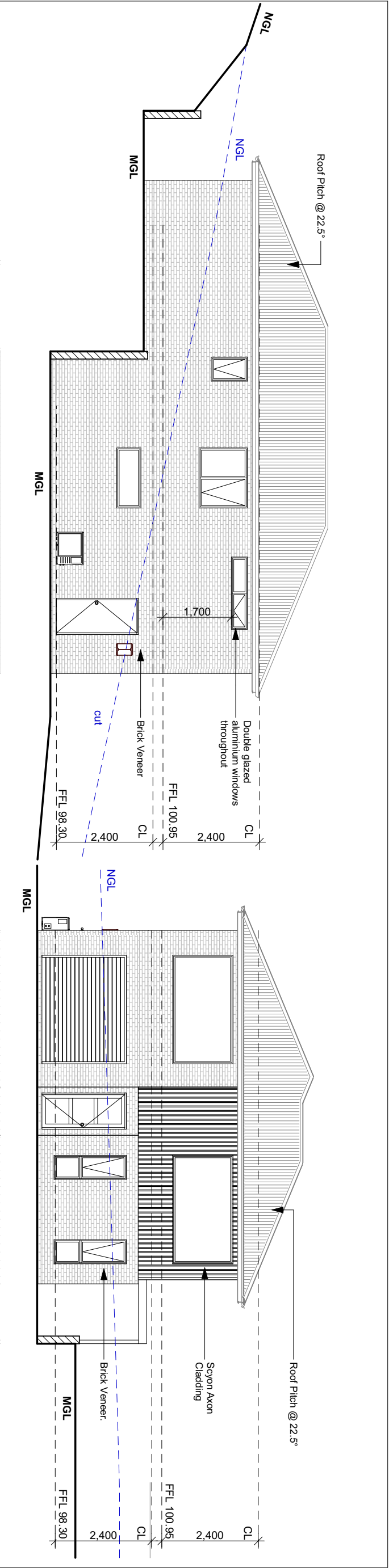
West Elevation

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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-1
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

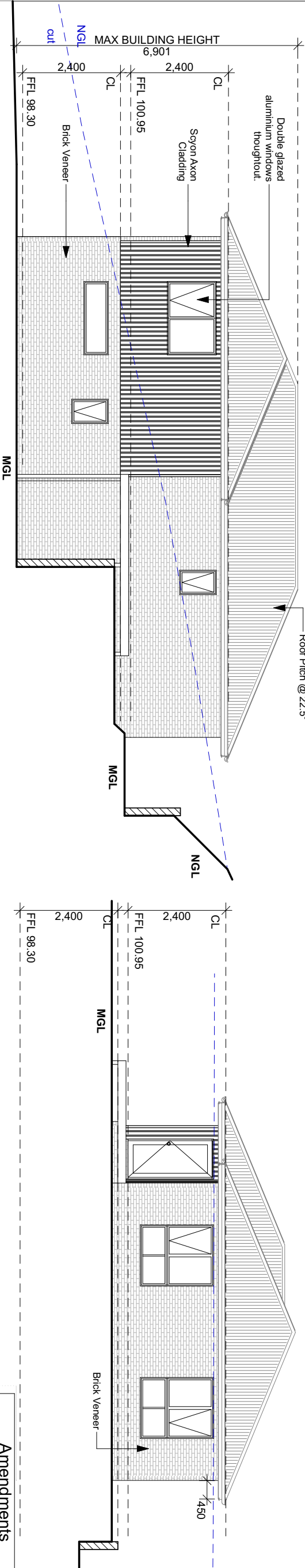
Amendments	
Date	Description





South Elevation

East Elevation



North Elevation

West Elevation

Amendments		Date	Description

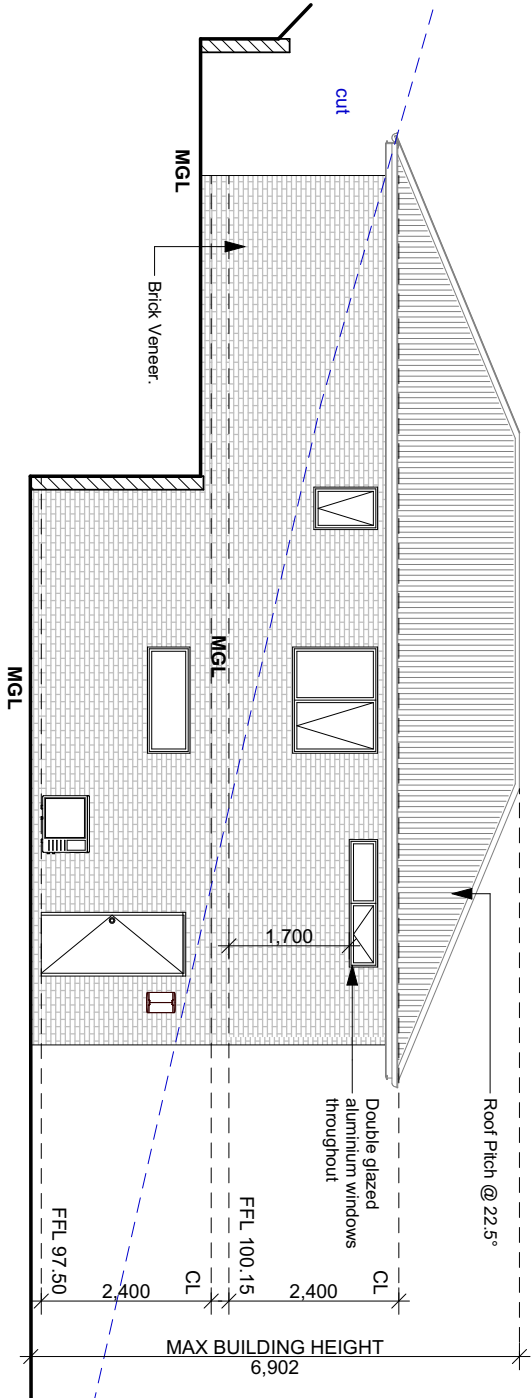
Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-2
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

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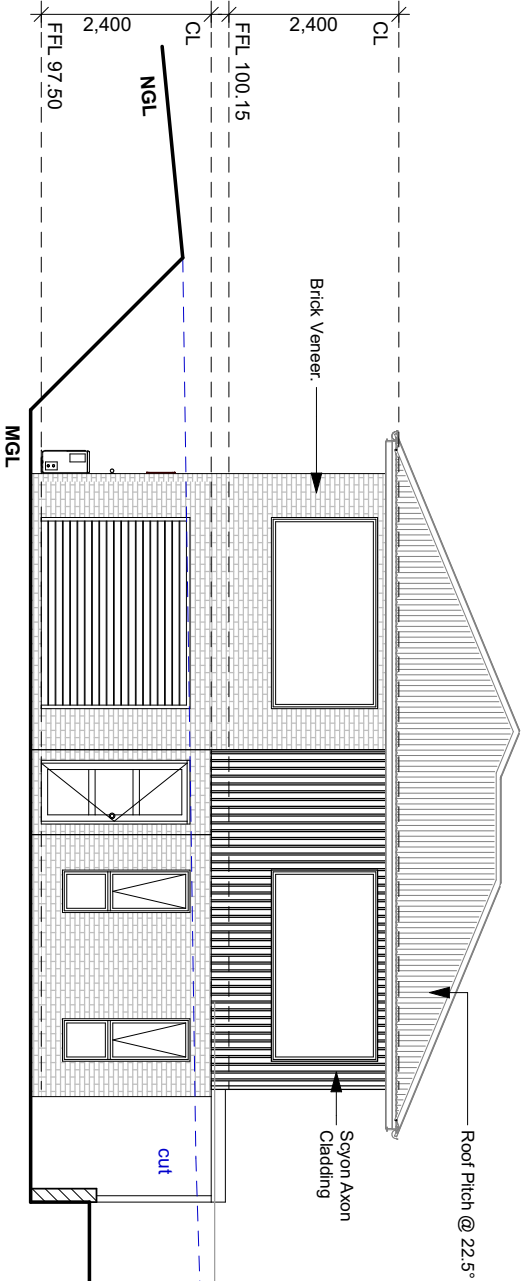
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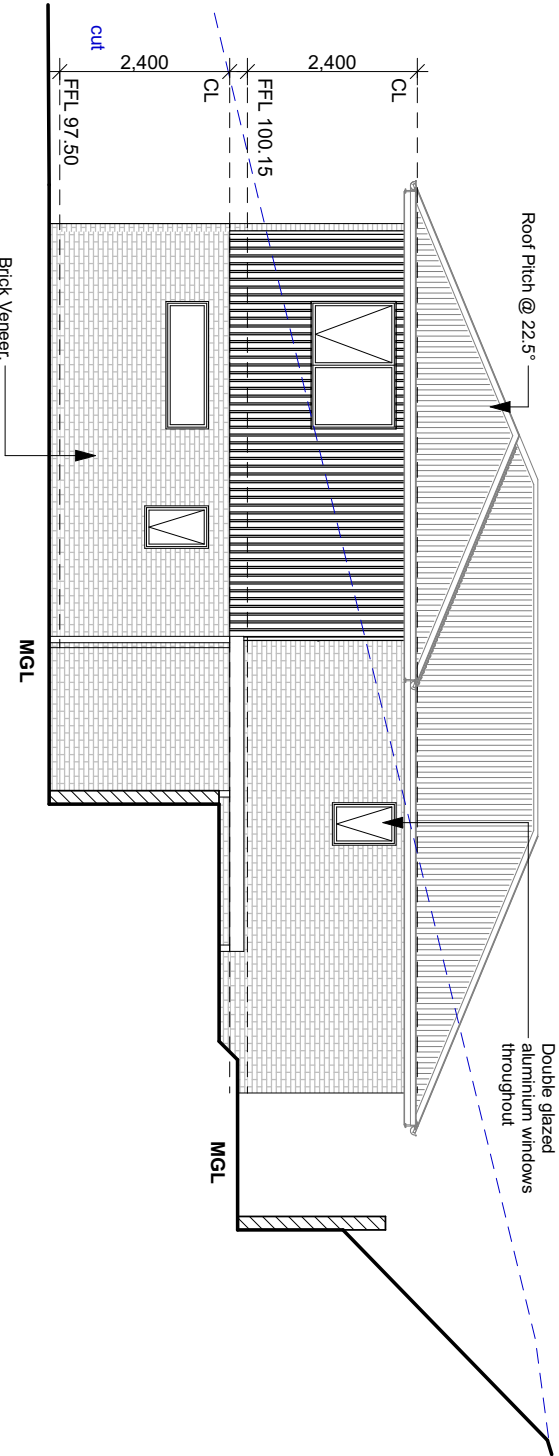
Unit 2 Elevations



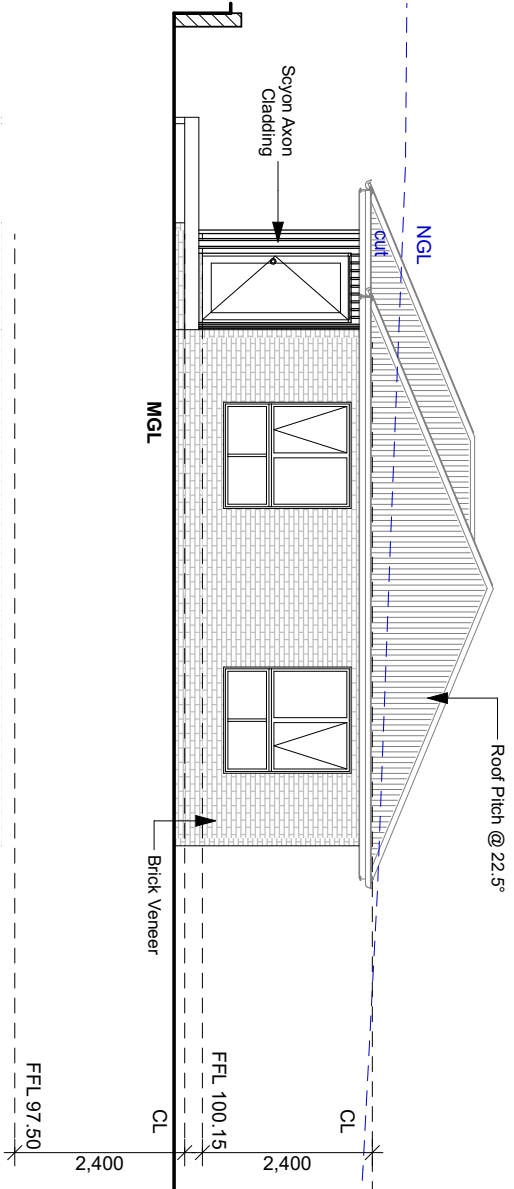
South Elevation



East Elevation



North Elevation



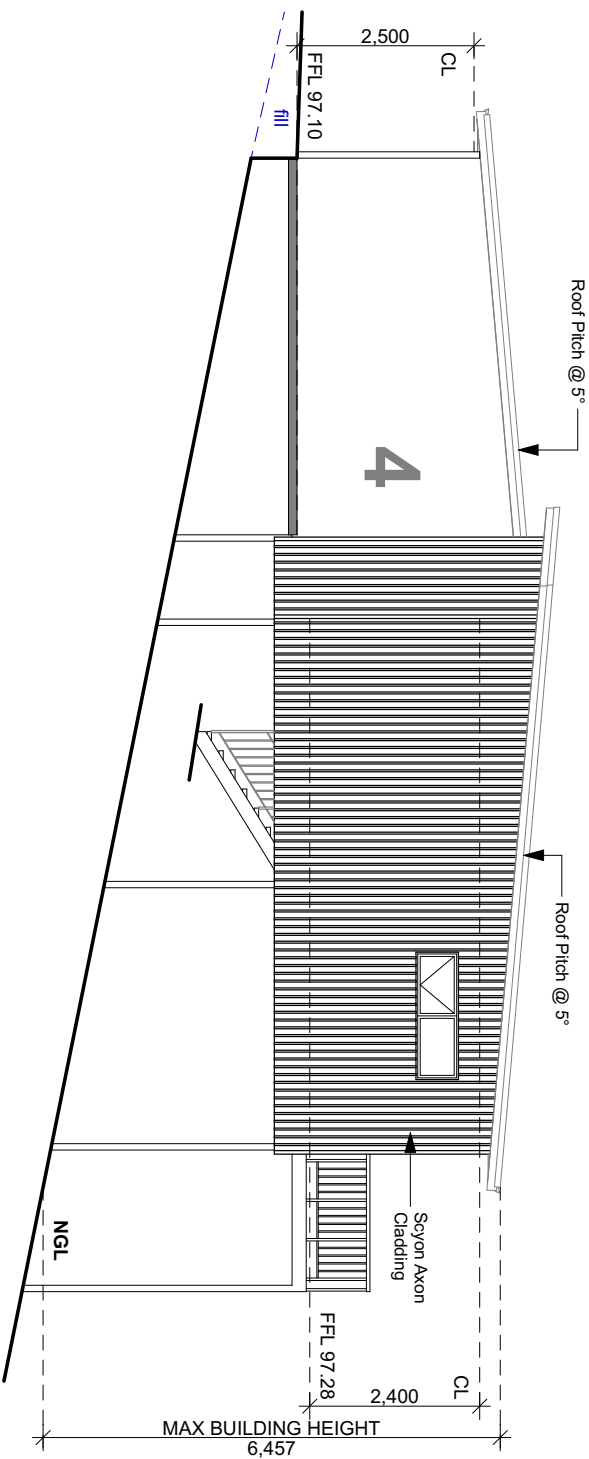
West Elevation

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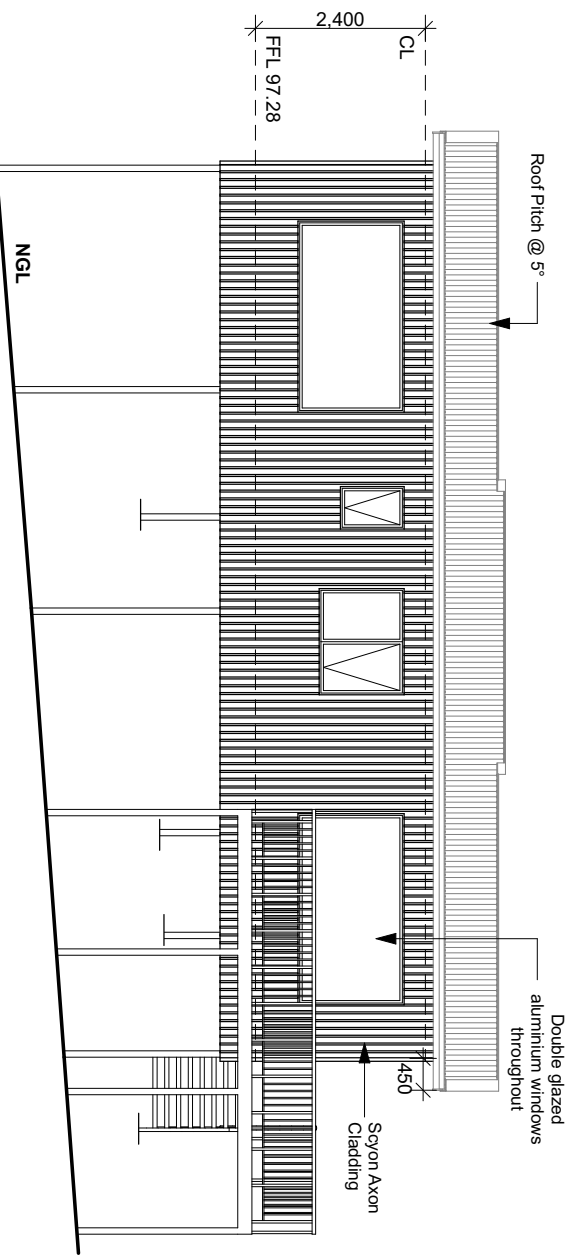
Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-3
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

Amendments	
Date	Description

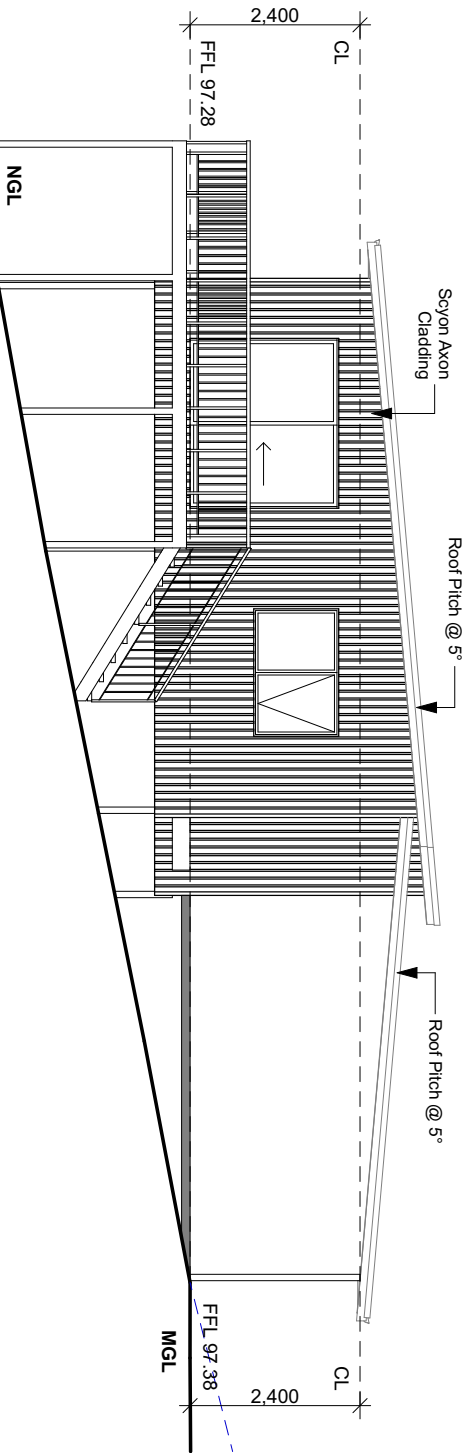




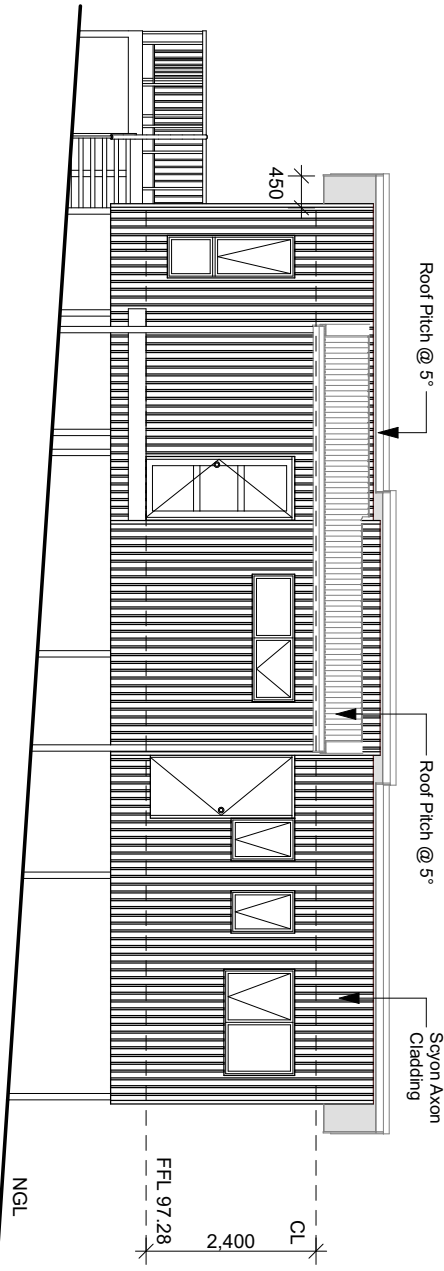
South Elevation



East Elevation



North Elevation



West Elevation

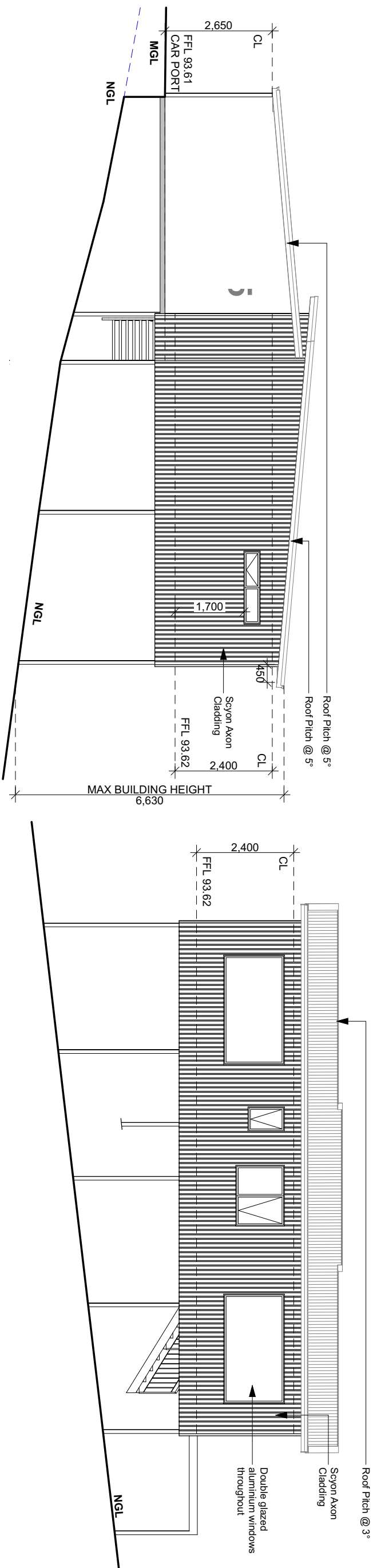
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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-4
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

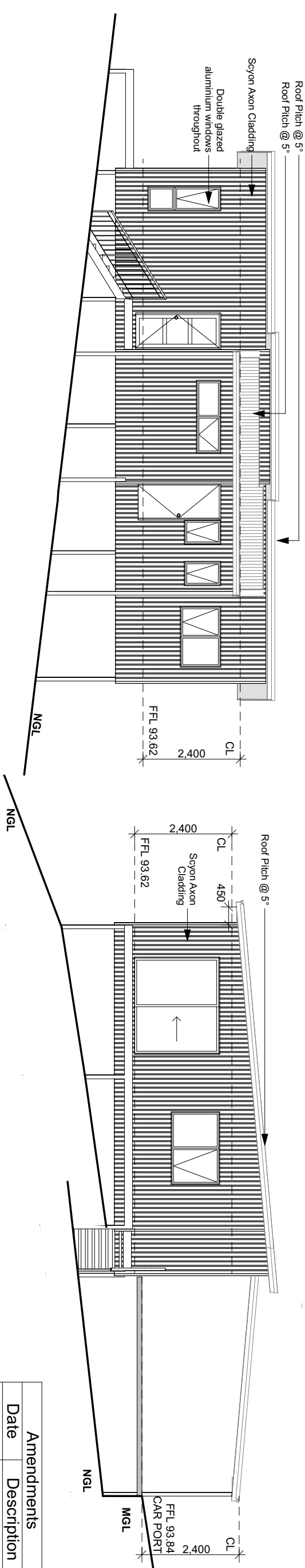
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Amendments	
Date	Description



South Elevation



East Elevation

West Elevation

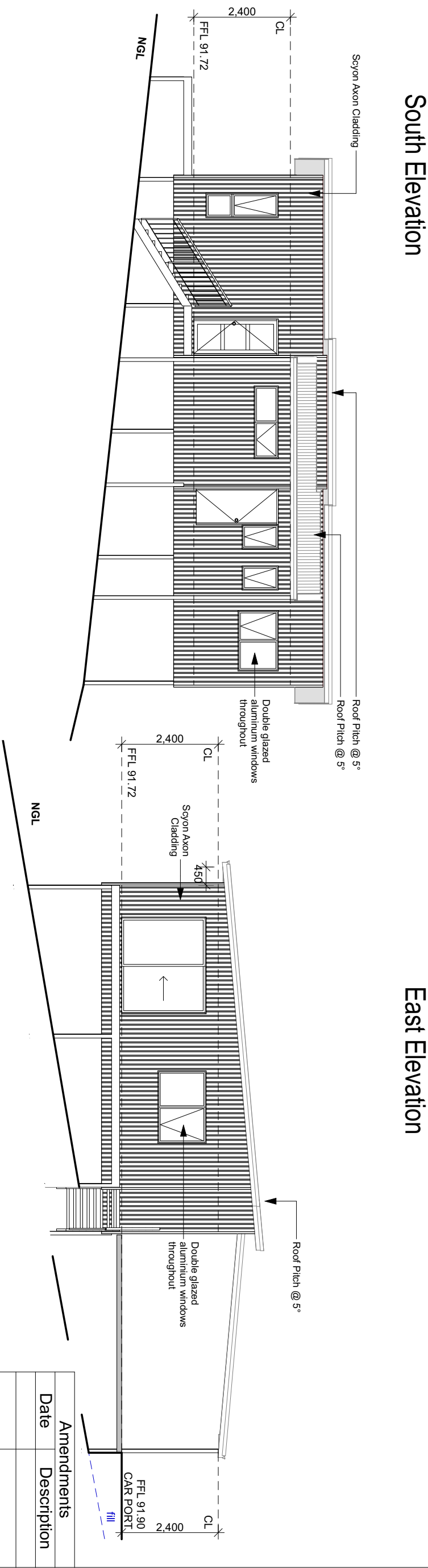
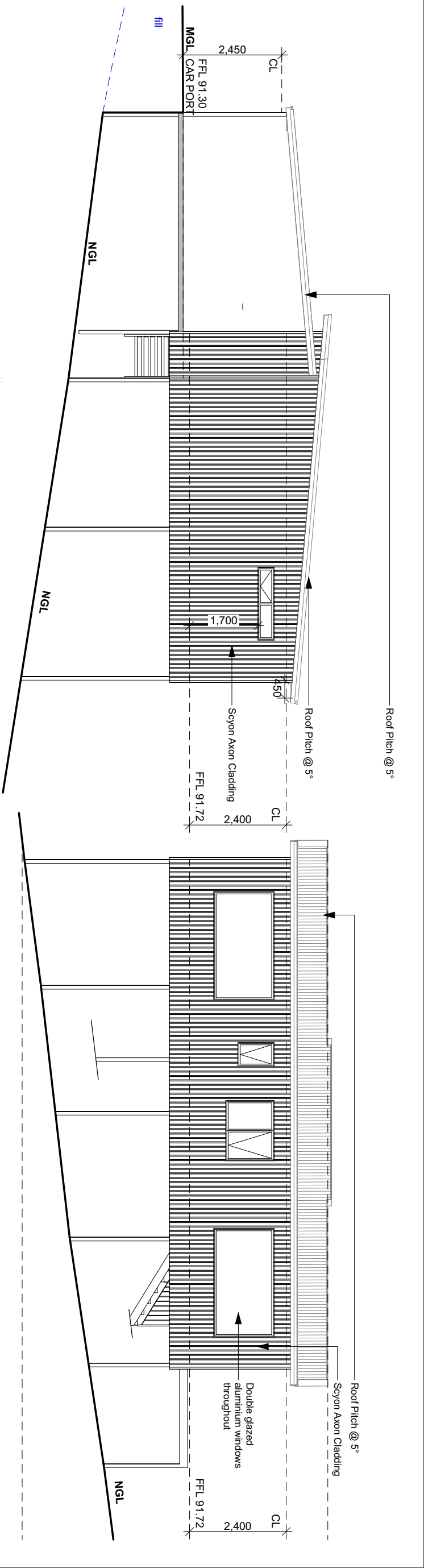
North Elevation

[illegible]

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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017 Pg No: E-5
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
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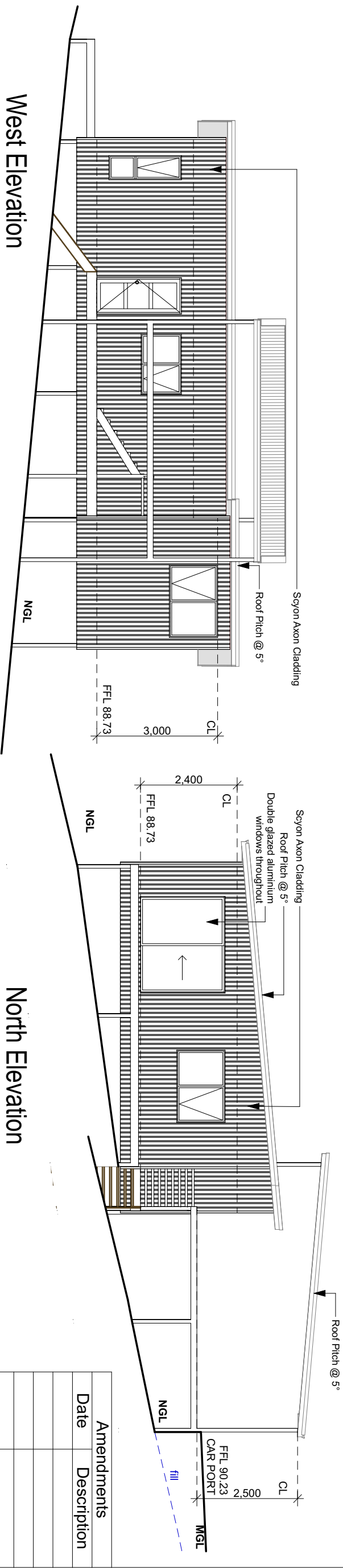
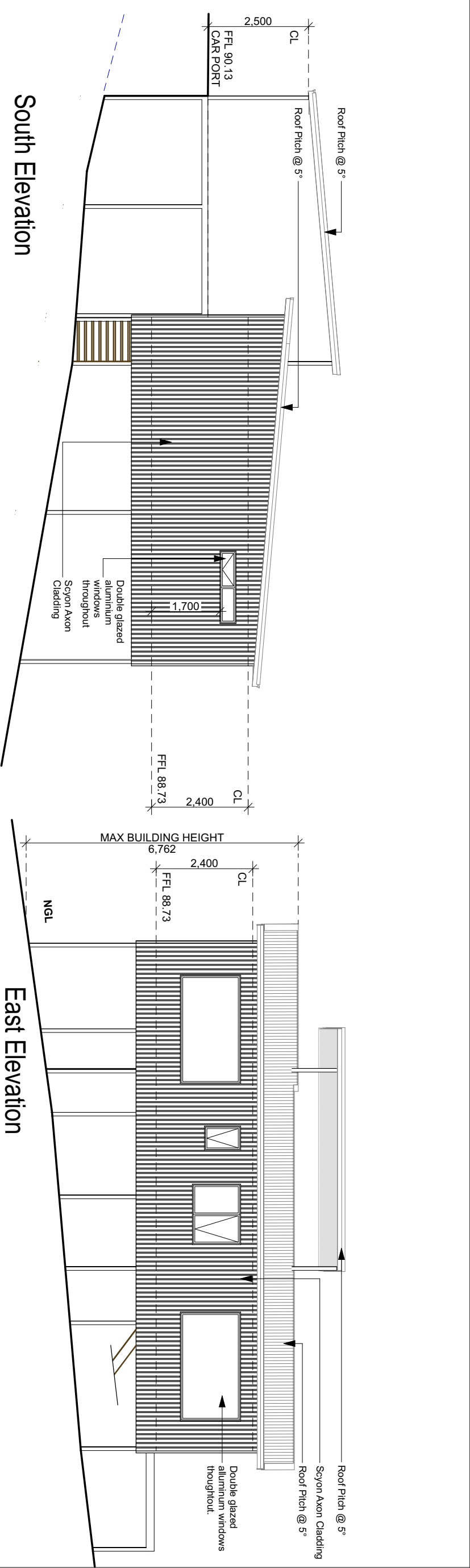
Unit 6 Elevations

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-6
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

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Amendments	
Date	Description

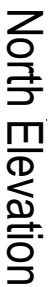
pinnacle
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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			



Amendments	
Date	Description

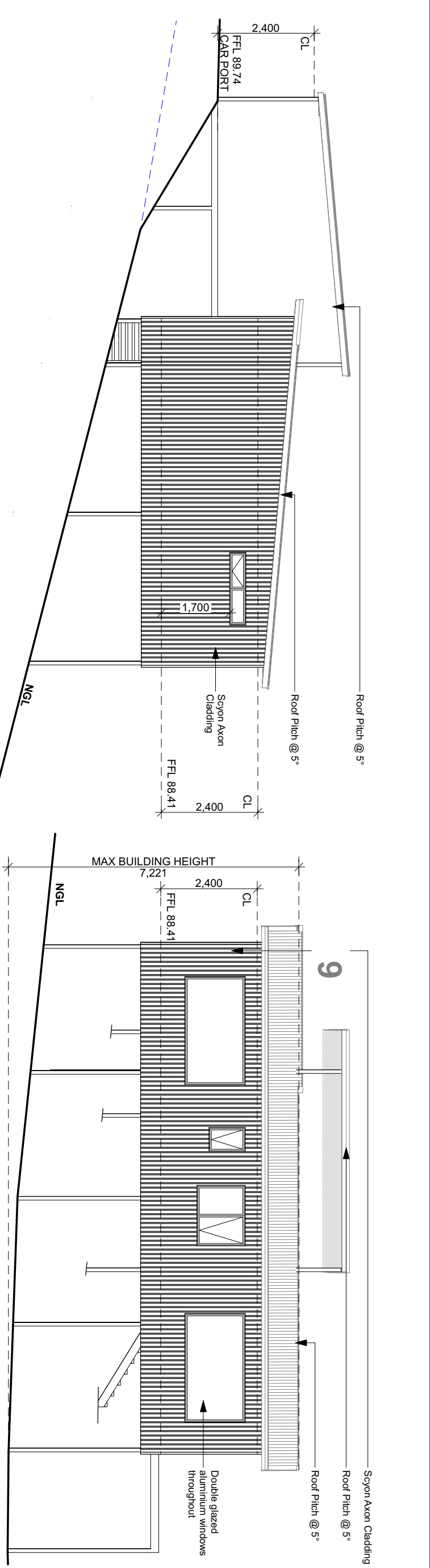


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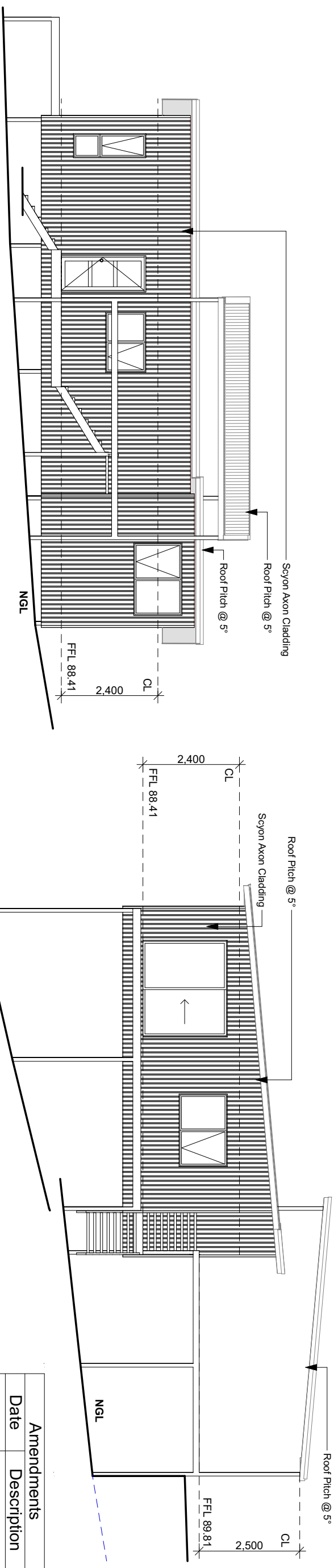
Unit 8 Elevations



South Elevation



East Elevation



West Elevation

North Elevation

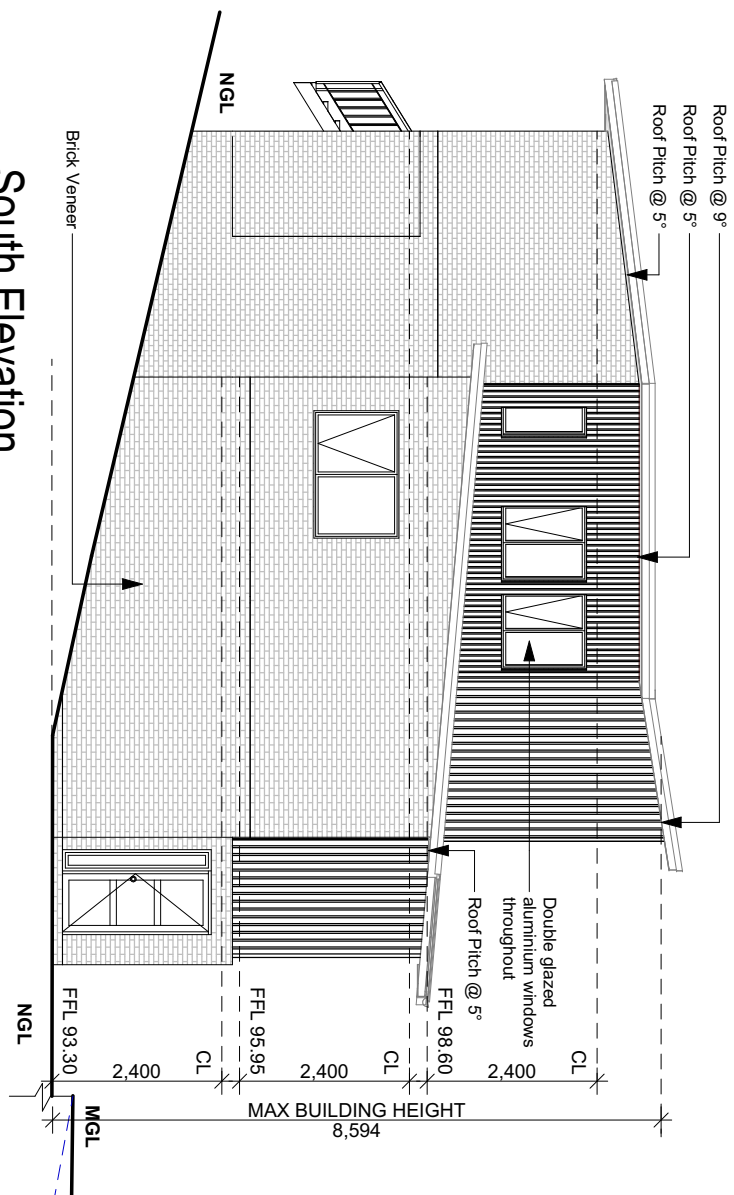
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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-9
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

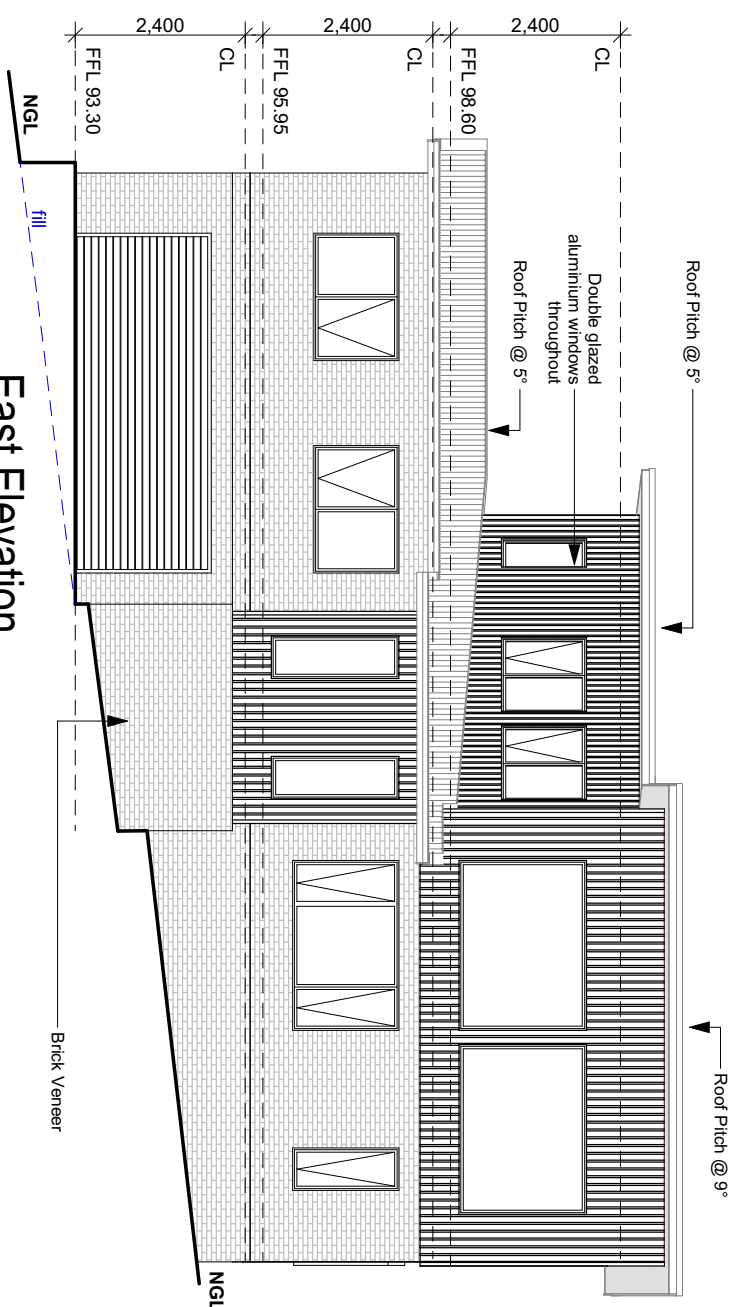
PINNACLE DRAFTING & DESIGN CG6073Y 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au



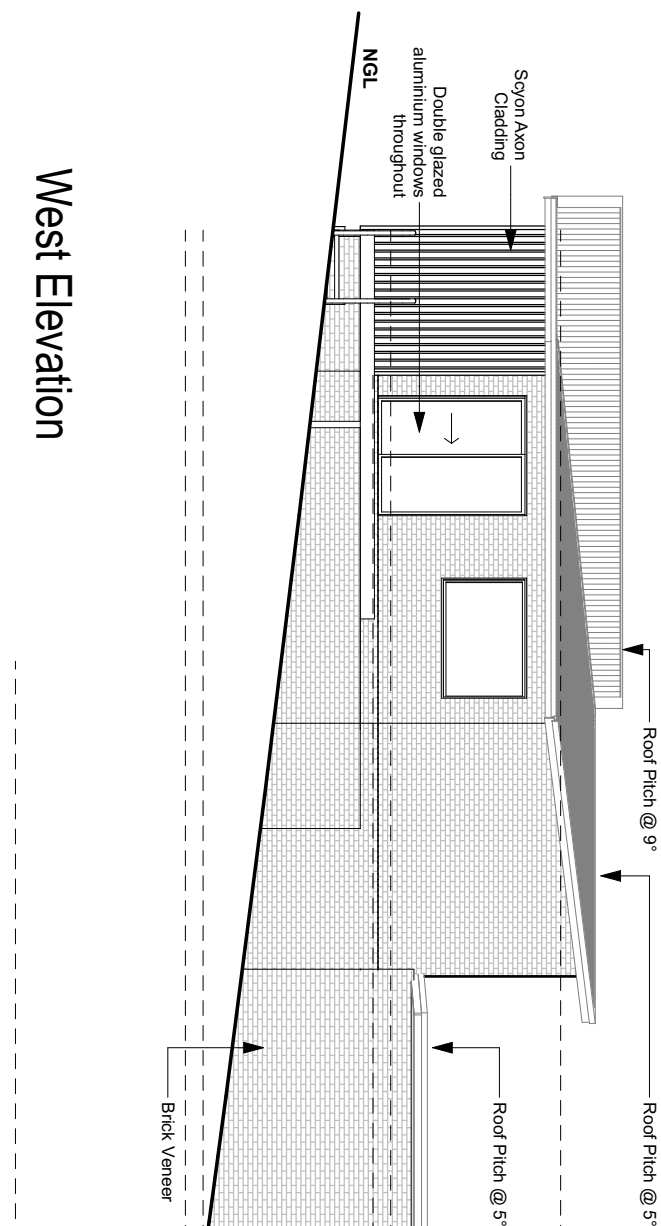
Amendments	
Date	Description



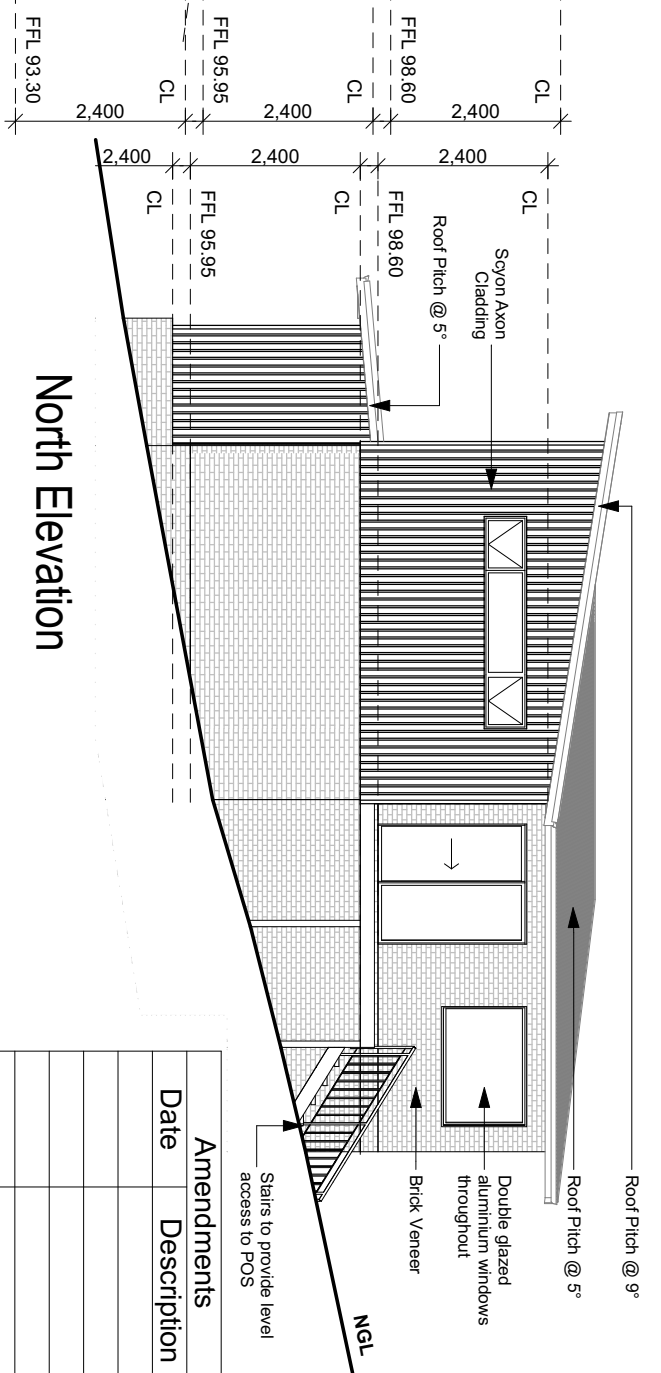
South Elevation



East Elevation



West Elevation



North Elevation

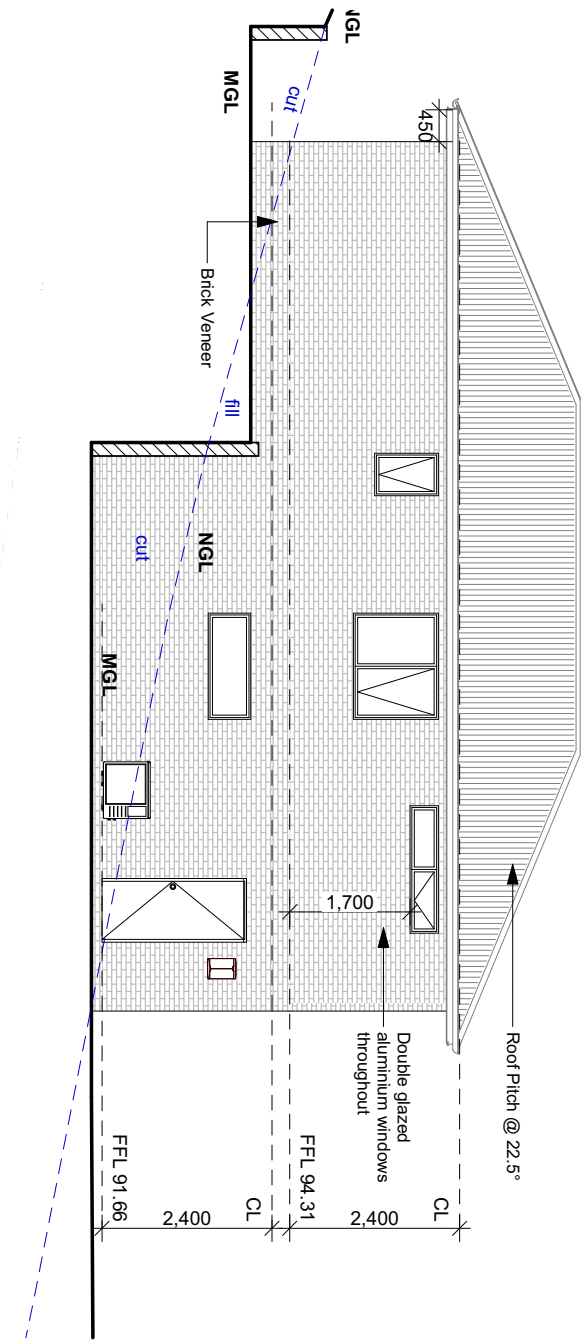
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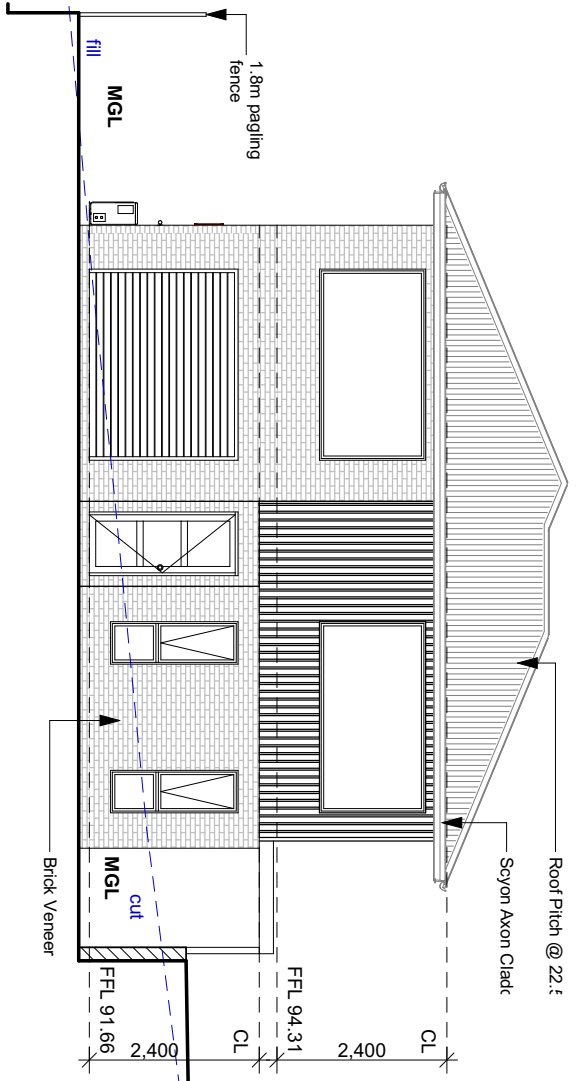
Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-10
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

Unit 10 Elevations

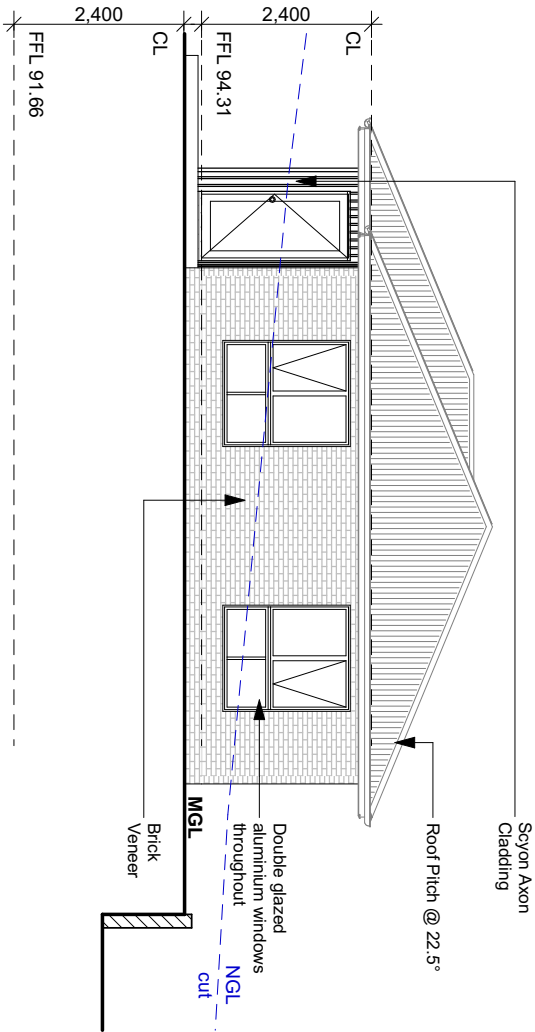




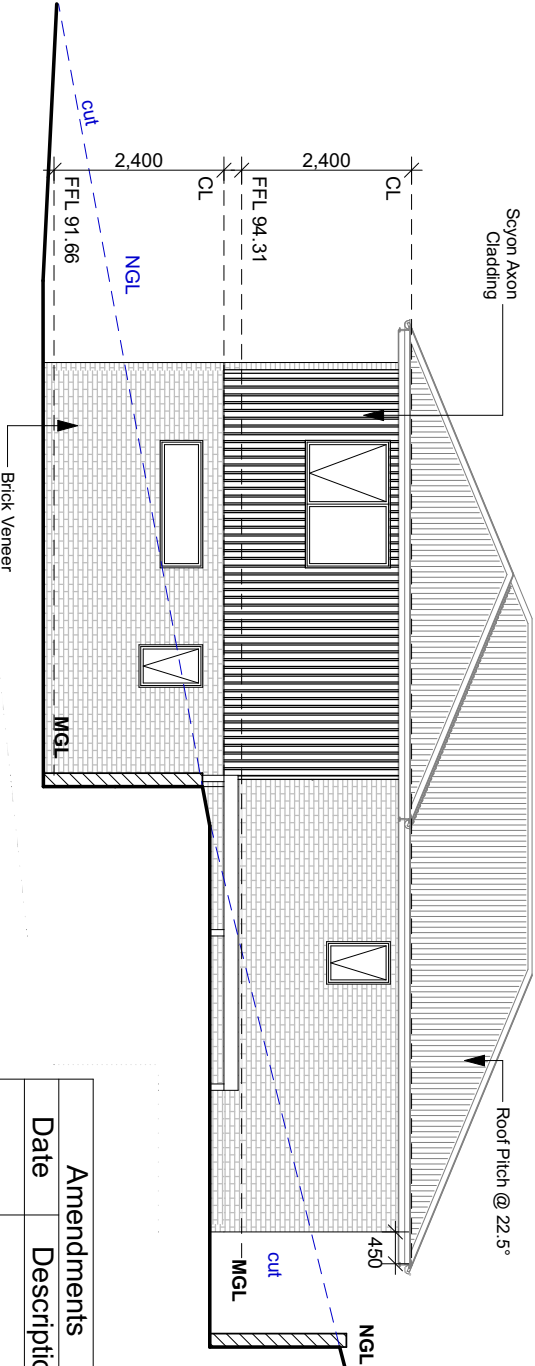
South Elevation



East Elevation



West Elevation



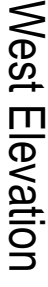
North Elevation

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-11
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

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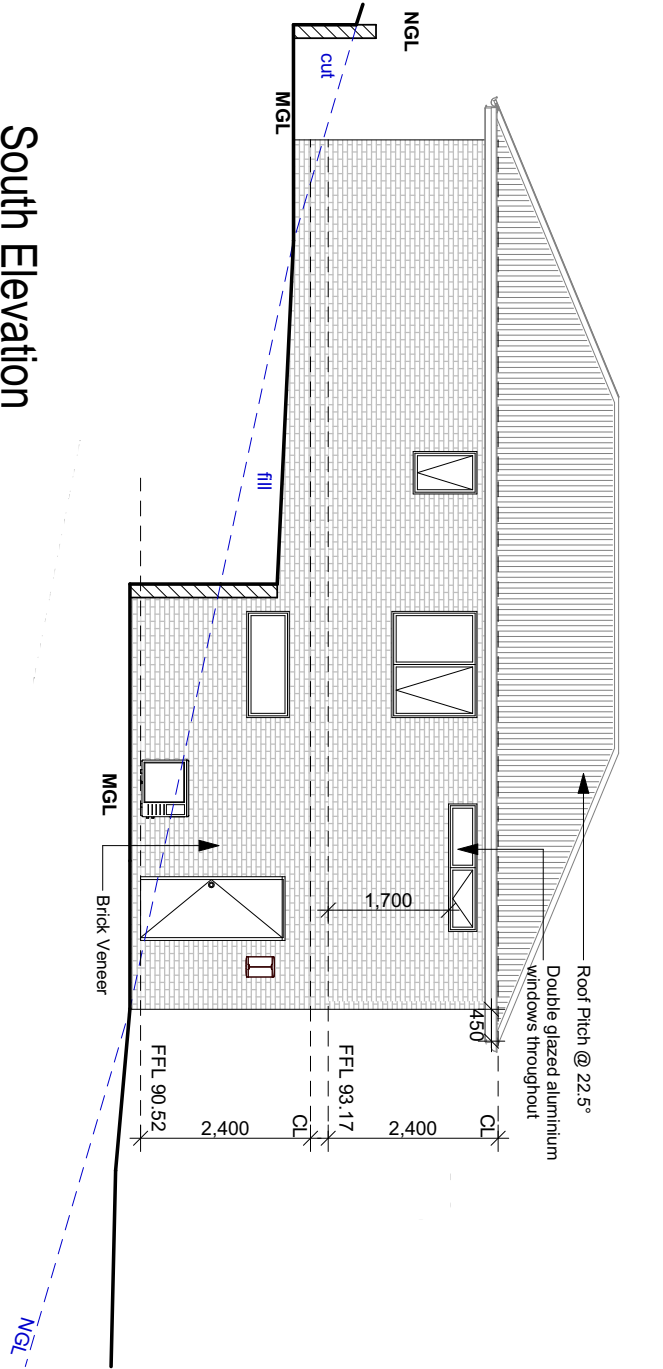
Pinnacle DRAFTING & DESIGN

Amendments	
Date	Description

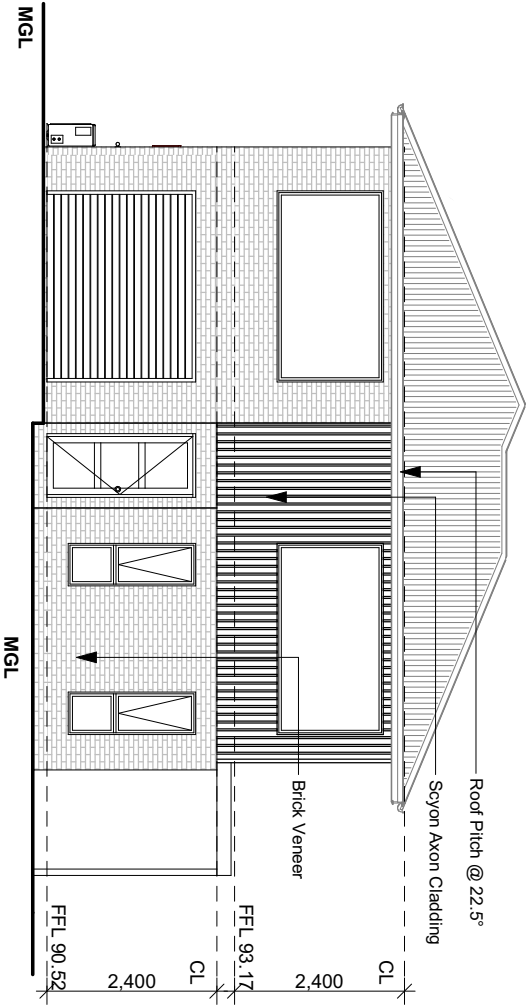


Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-12
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacleddrafting.com.au				

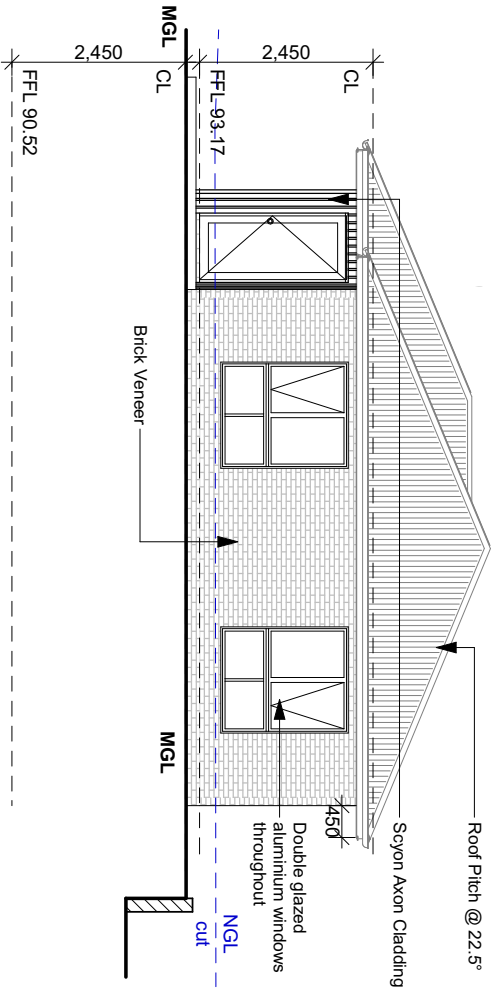




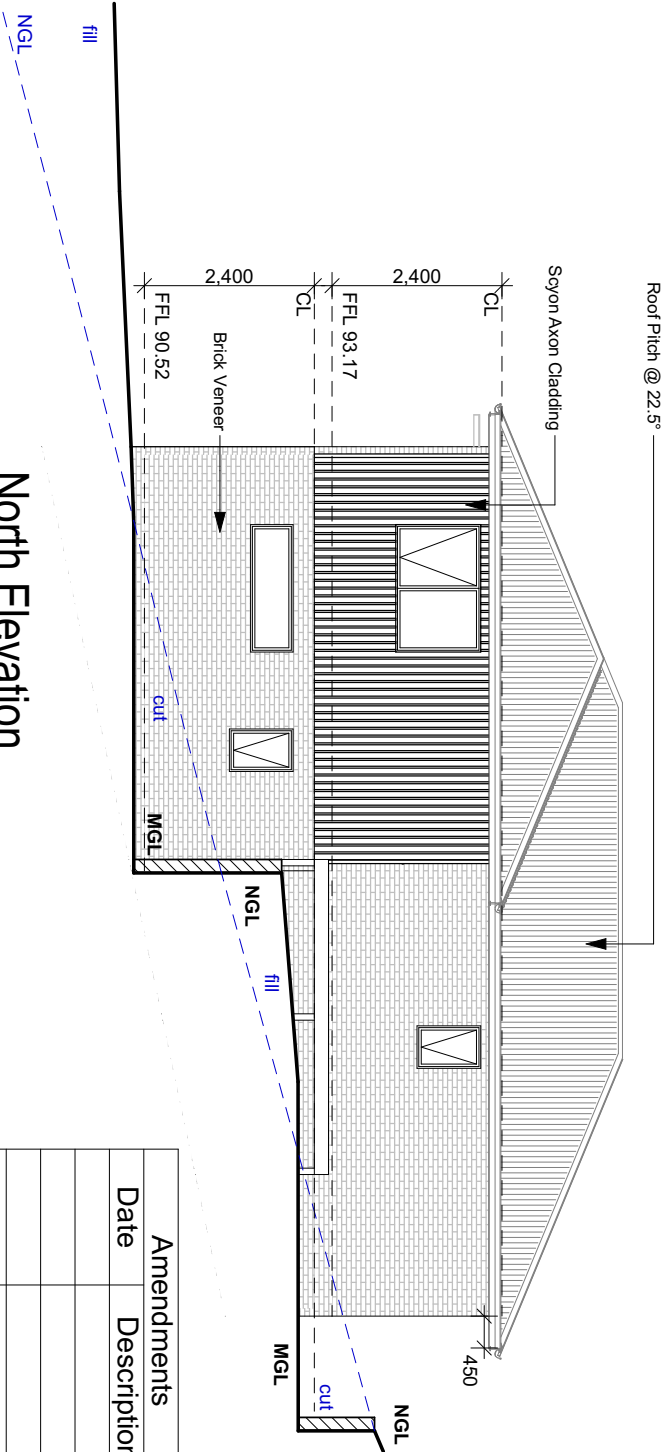
South Elevation



East Elevation



West Elevation



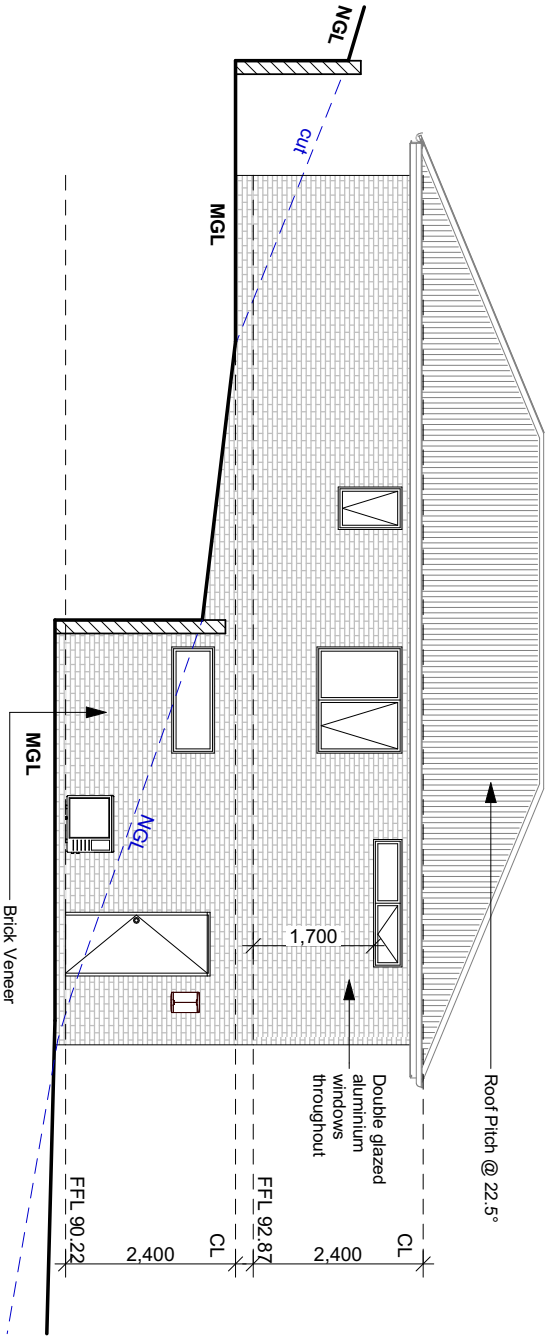
North Elevation

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-13
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

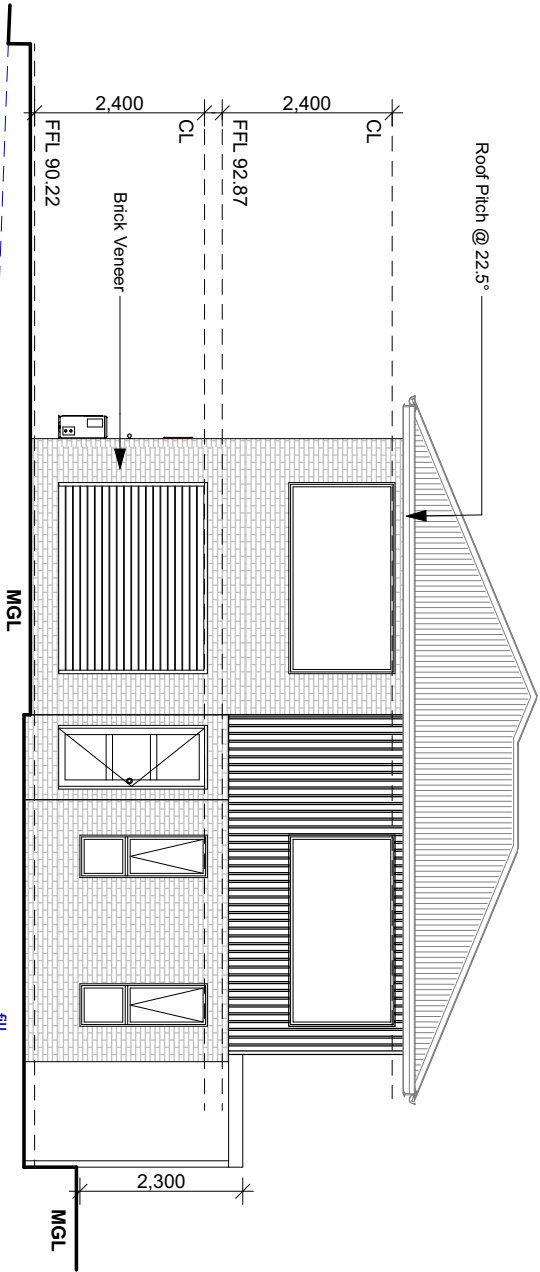
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au



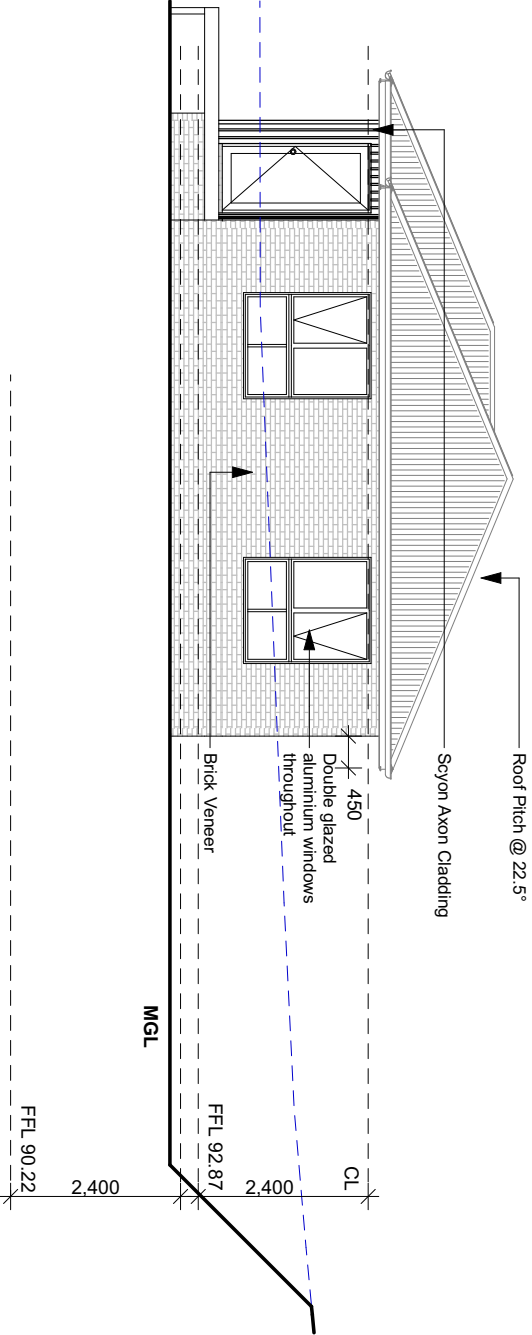
Amendments	
Date	Description



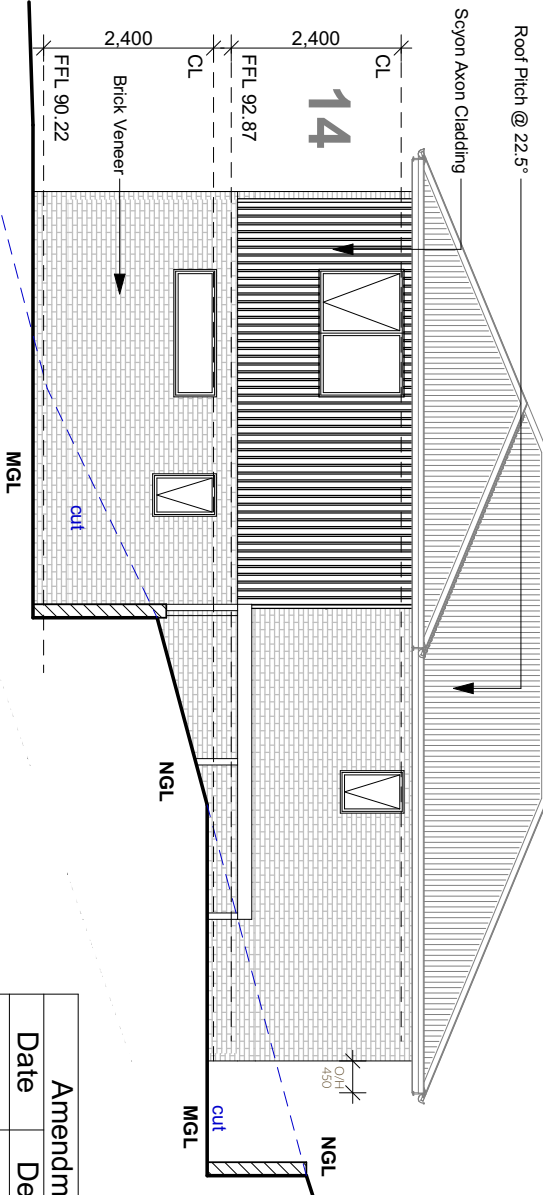
South Elevation



East Elevation



West Elevation



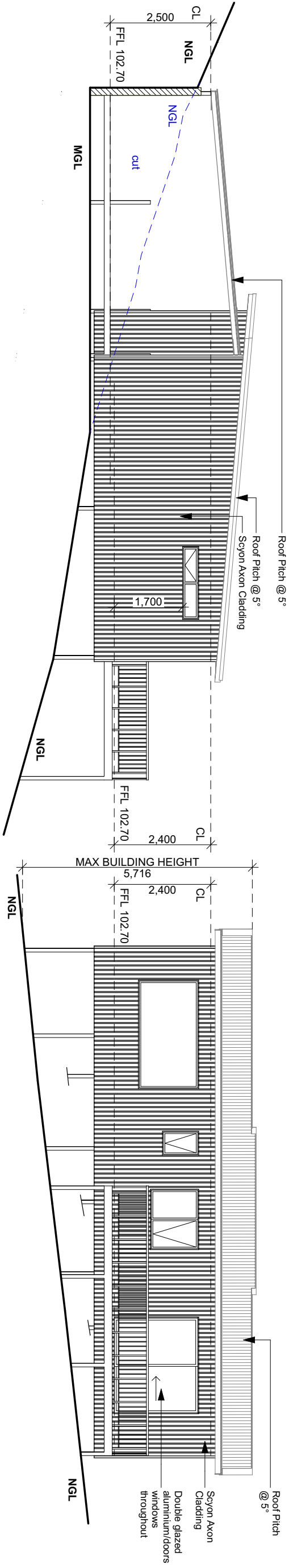
North Elevation

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-14
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

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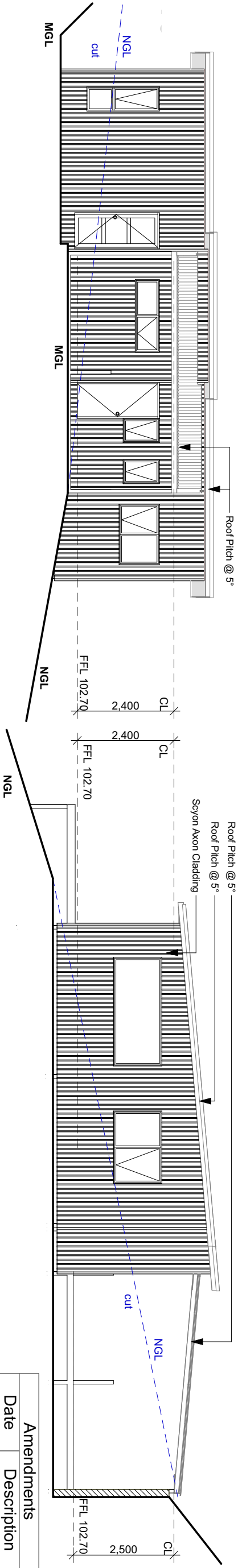


Amendments	
Date	Description



South Elevation

East Elevation



West Elevation

North Elevation

Unit 15 Elevations

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-15
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

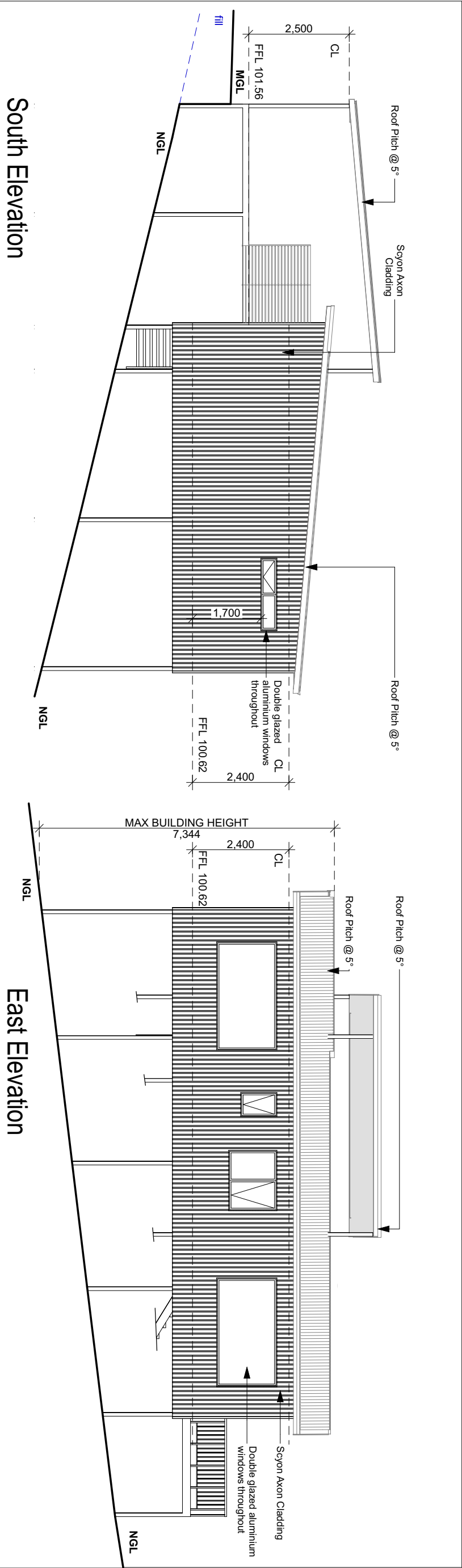
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Amendments	
Date	Description



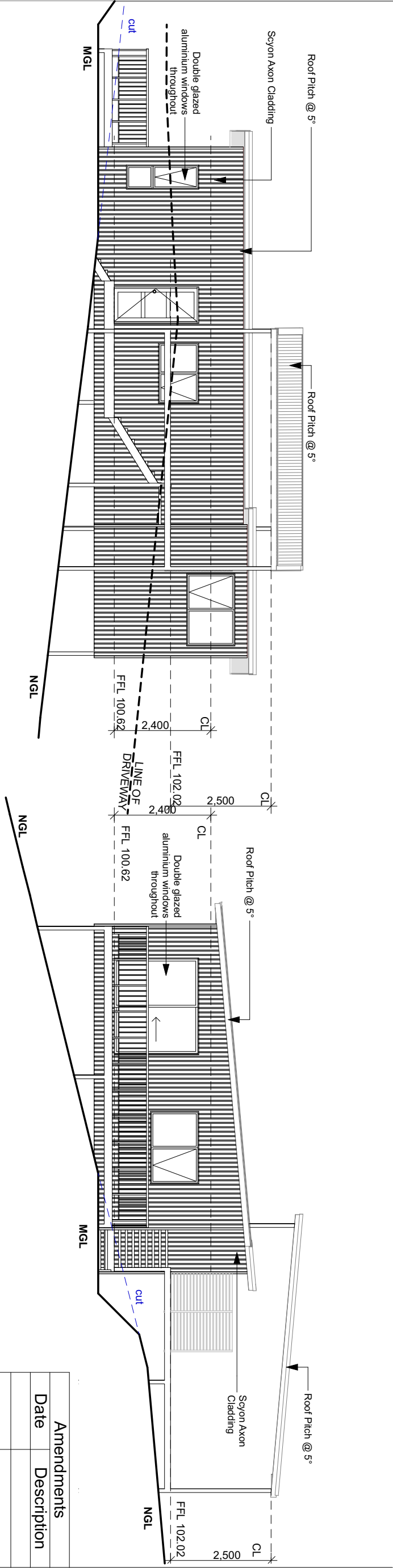
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South Elevation

East Elevation



West Elevation

North Elevation

Unit 16 Elevations

Proposal: Unit Development

Client: Tony McIntyre & Wade Seabourne

Address: 19 Lesdelle St, Claremont 7011

Scale: 1:100

Date: 12/09/22

Drawn: Jason

Job No: 41-2017

Engineer:

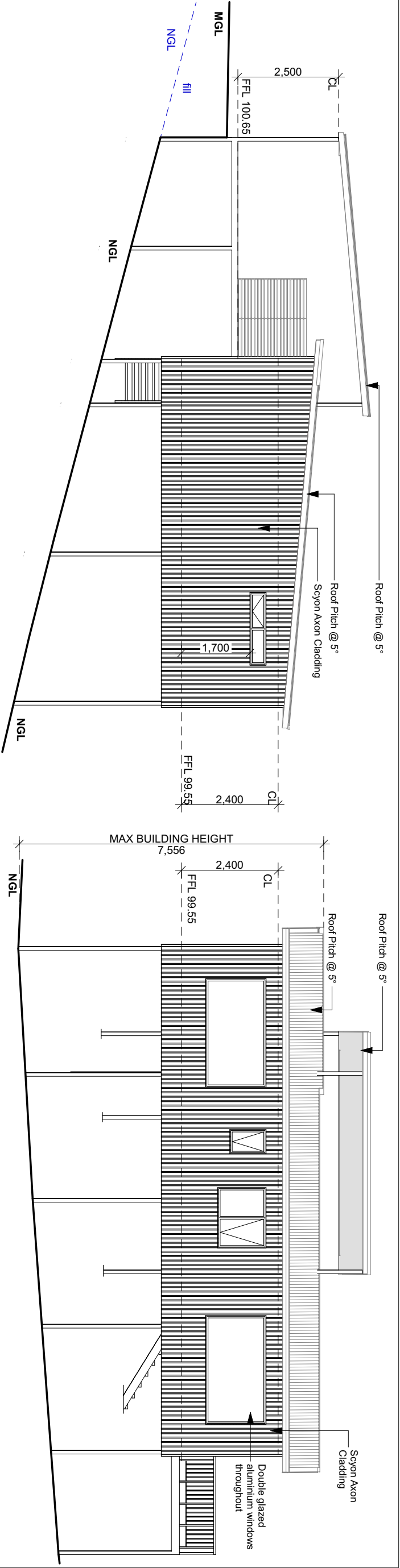
Building Surveyor:

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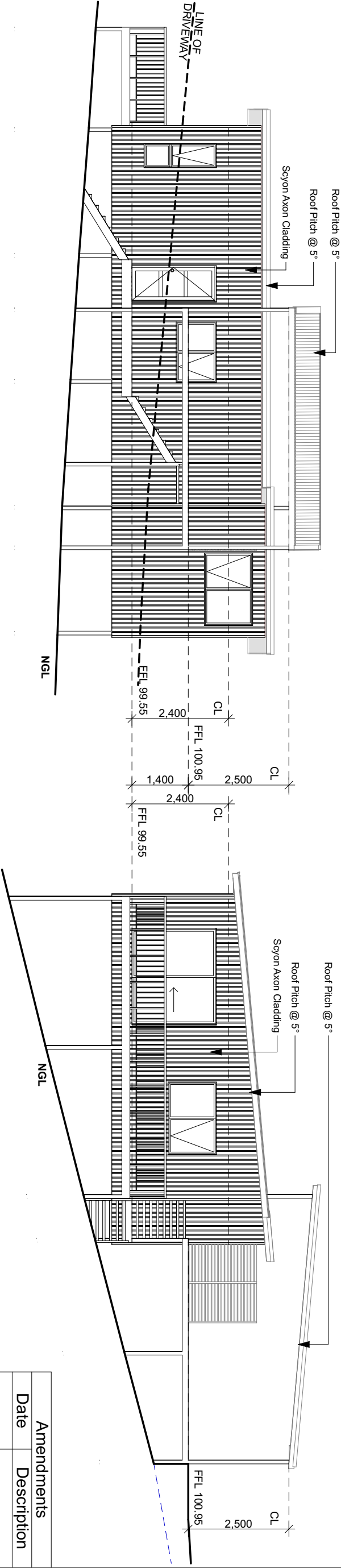
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South Elevation

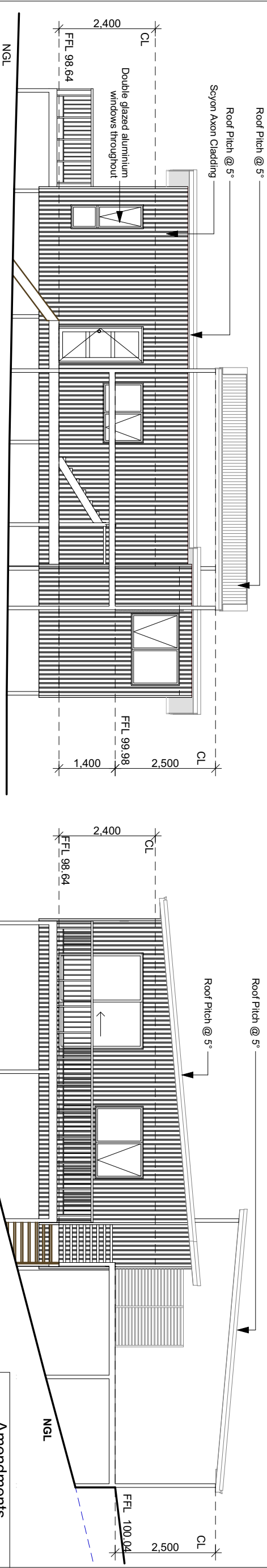
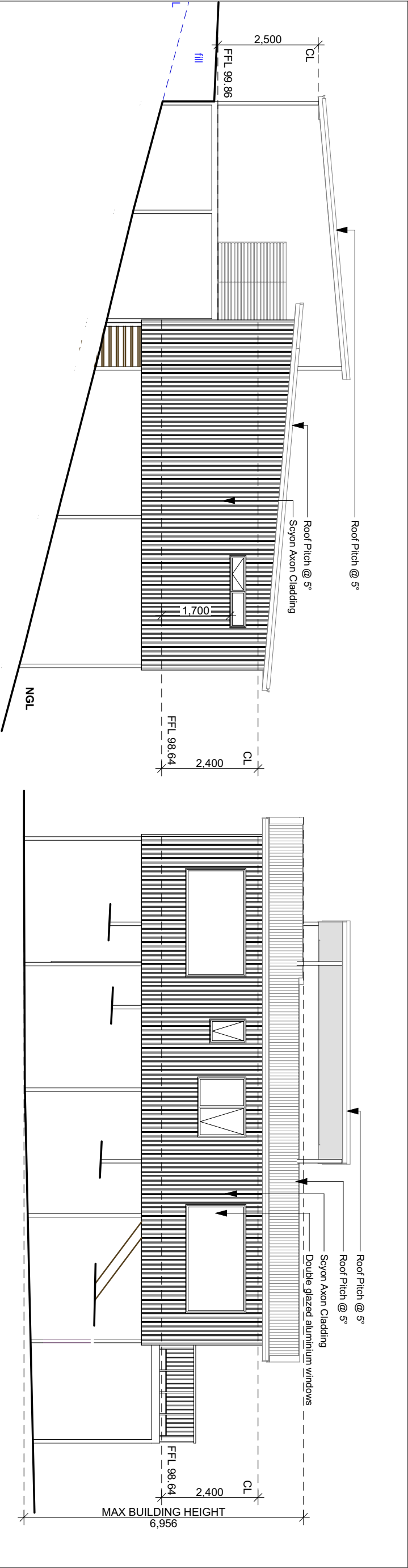
East Elevation



West Elevation

North Elevation

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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			
Unit 17 Elevations			

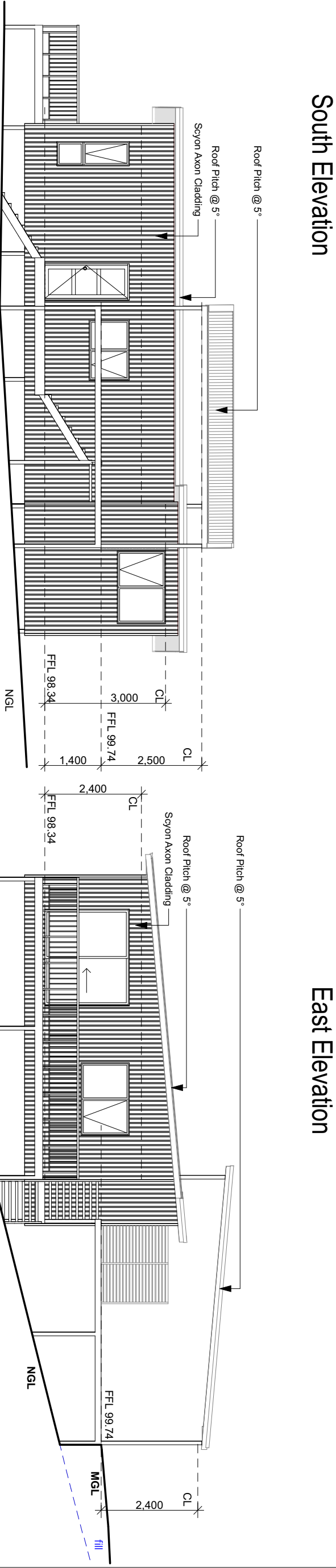
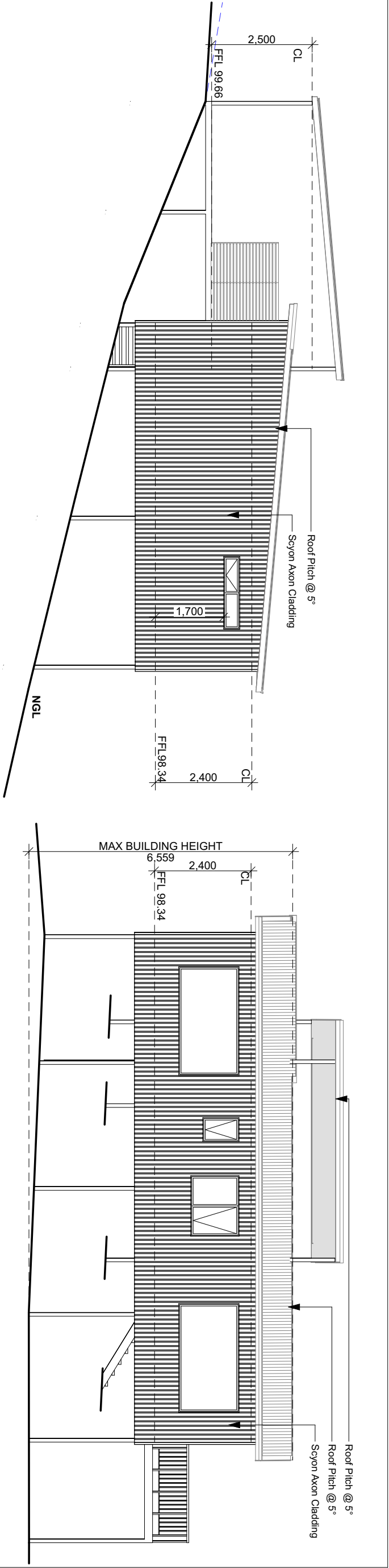


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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			

Amendments	
Date	Description



Unit 18 Elevations



Unit 19 Elevations

Proposal: Unit Development

Client: Tony McIntyre & Wade Seabourne

Address: 19 Lesdelle St, Claremont 7011

Scale: 1:100

Date: 12/09/22

Drawn: Jason

Job No: 41-2017

Engineer:

Building Surveyor:

Pg No: E-19

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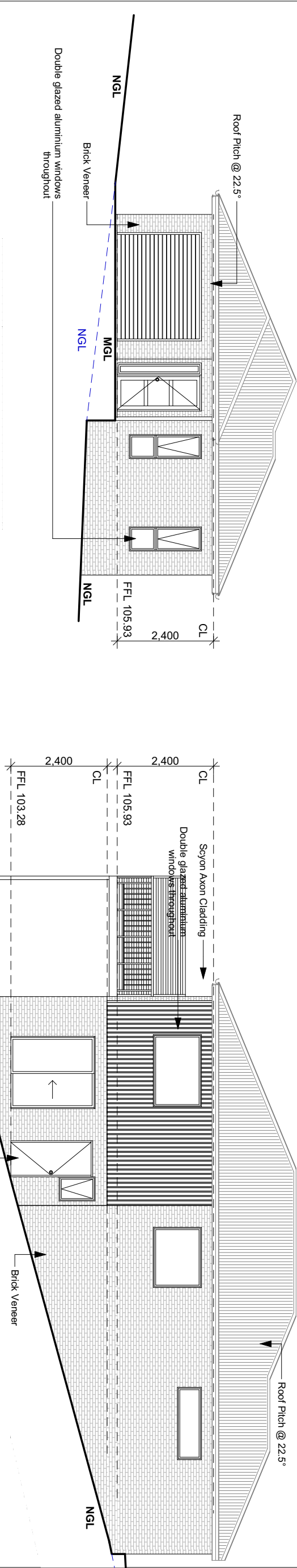
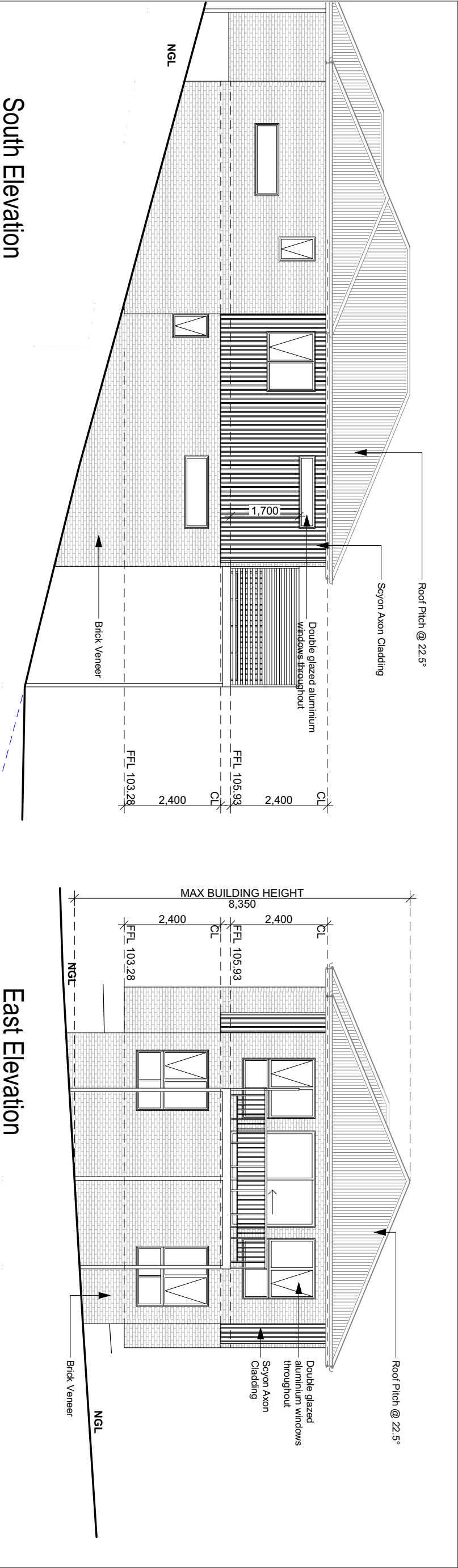
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Amendments

Date

Description

Attachments - Glenorchy Planning Authority - 23 January 2023



West Elevation

South Elevation

East Elevation

North Elevation

Proposal:

Unit Development

Client:

Tony McIntyre & Wade Seabourne

Address:

19 Lesdelle St, Claremont 7011

Scale: 1:100

Job No: 41-2017

Pg No: E-20

Date: 12/09/22

Engineer:

Drawn: Jason

Building Surveyor:

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Unit 20 Elevations

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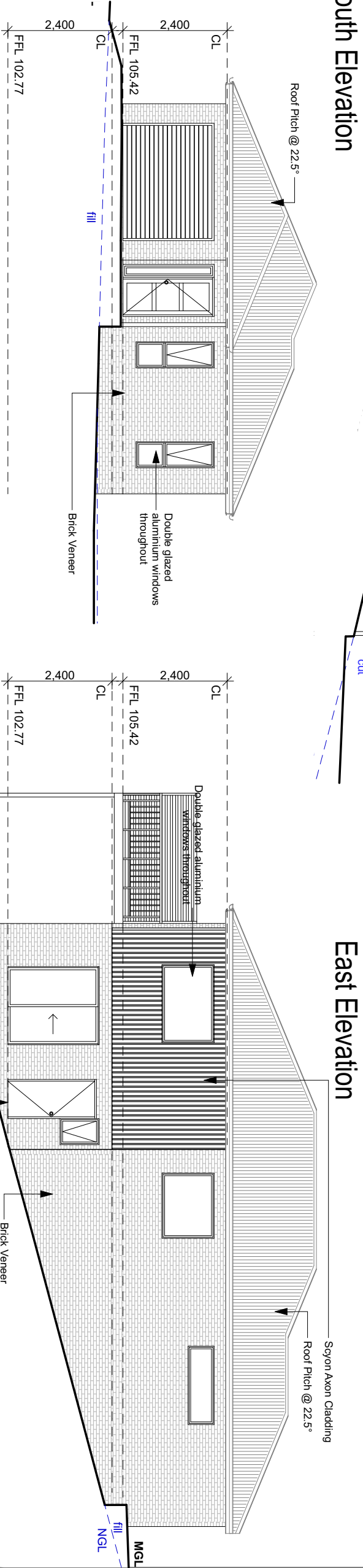
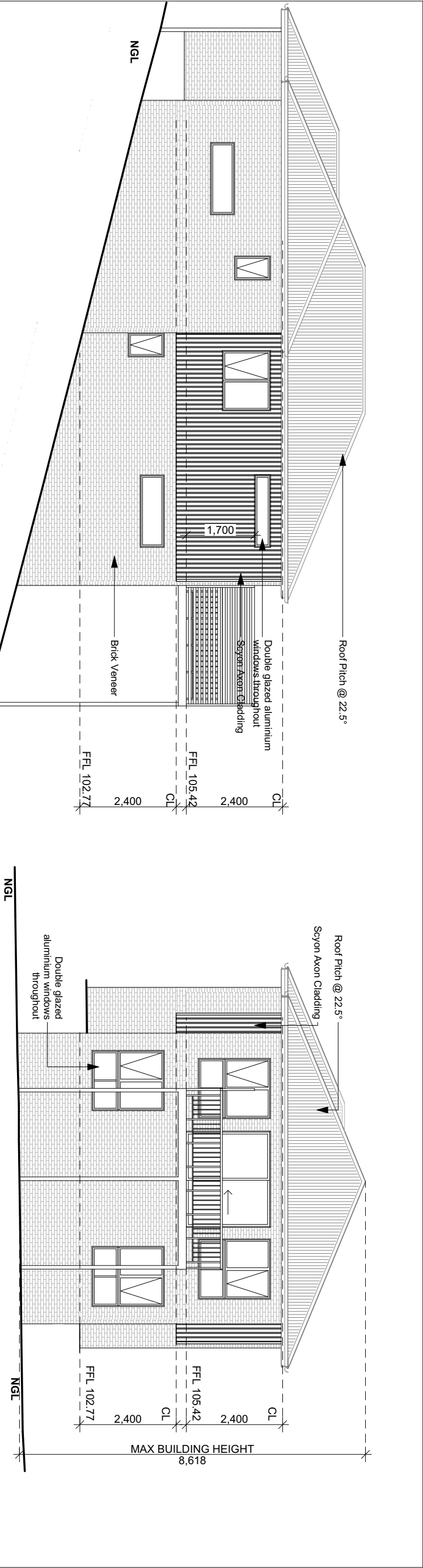
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Amendments

Date	Description

Attachments - Glenorchy Planning Authority - 23 January 2023



West Elevation

South Elevation

East Elevation

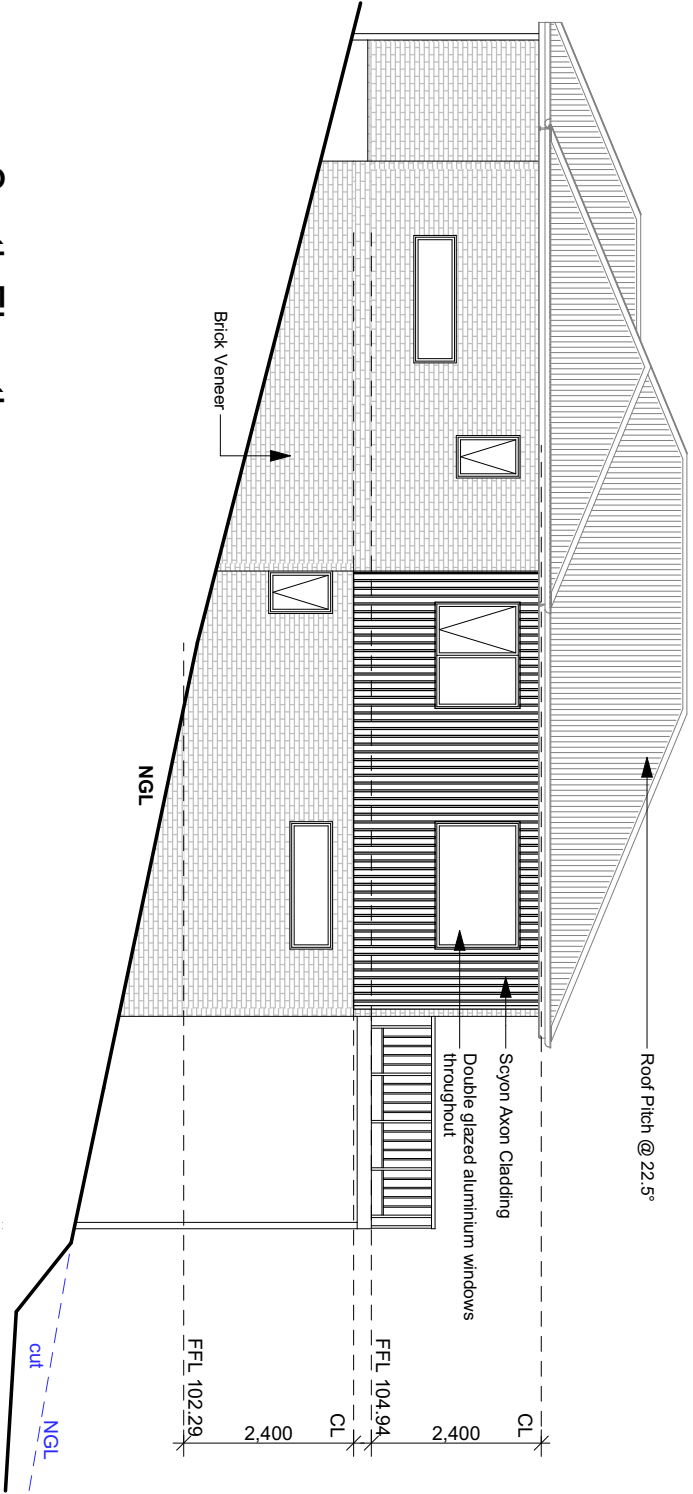
North Elevation

Unit 21 Elevations

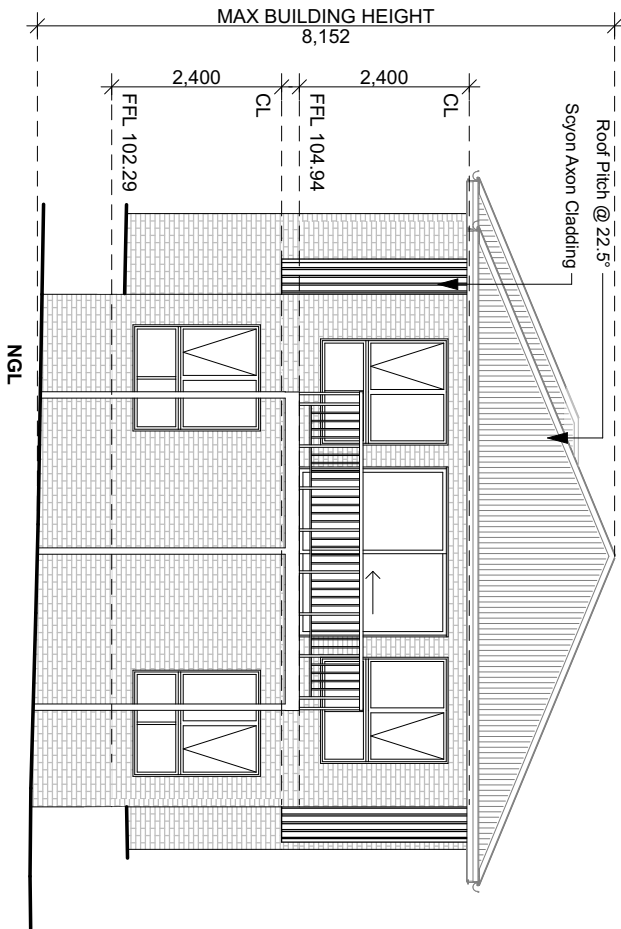
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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN CG6073Y 2 Kennedy Dr, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			



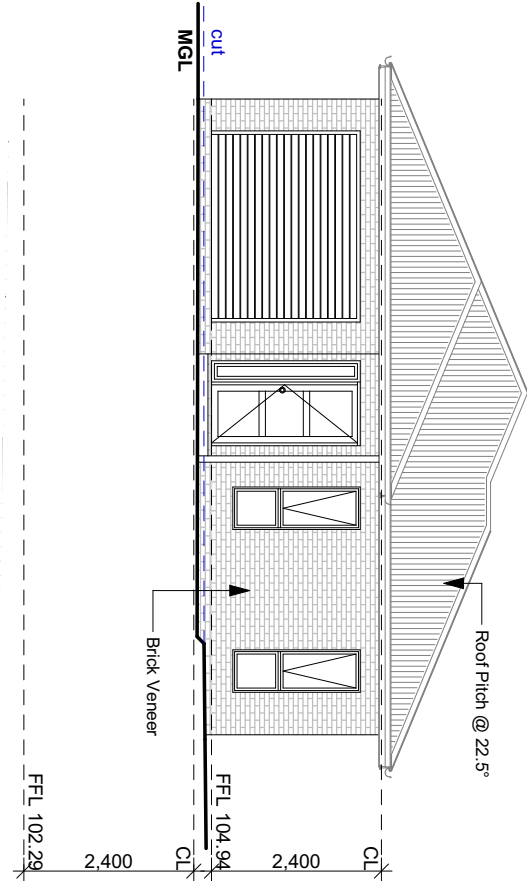
Amendments	
Date	Description



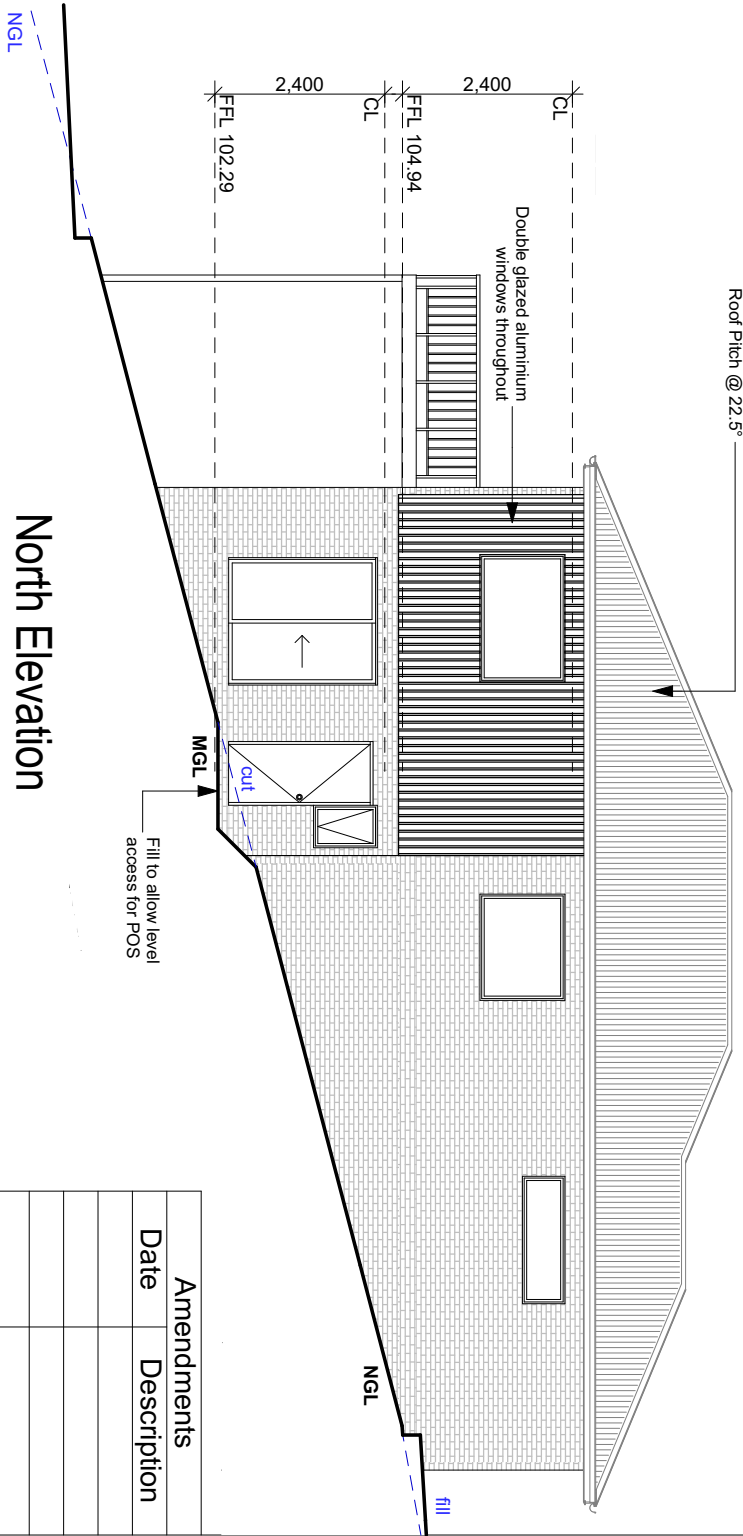
South Elevation



East Elevation



West Elevation



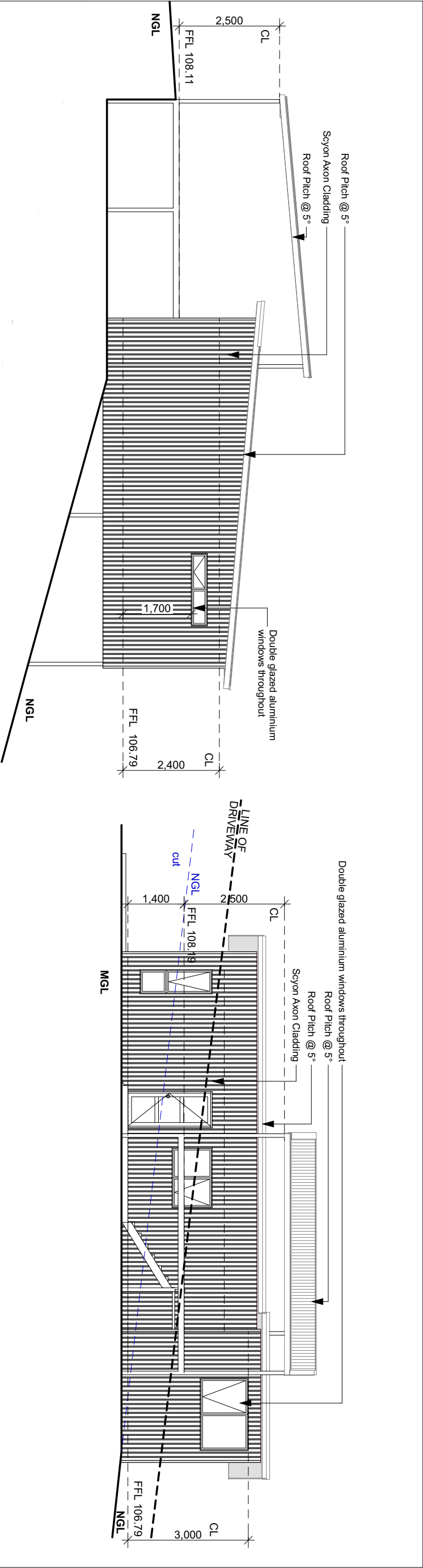
North Elevation

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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-22
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

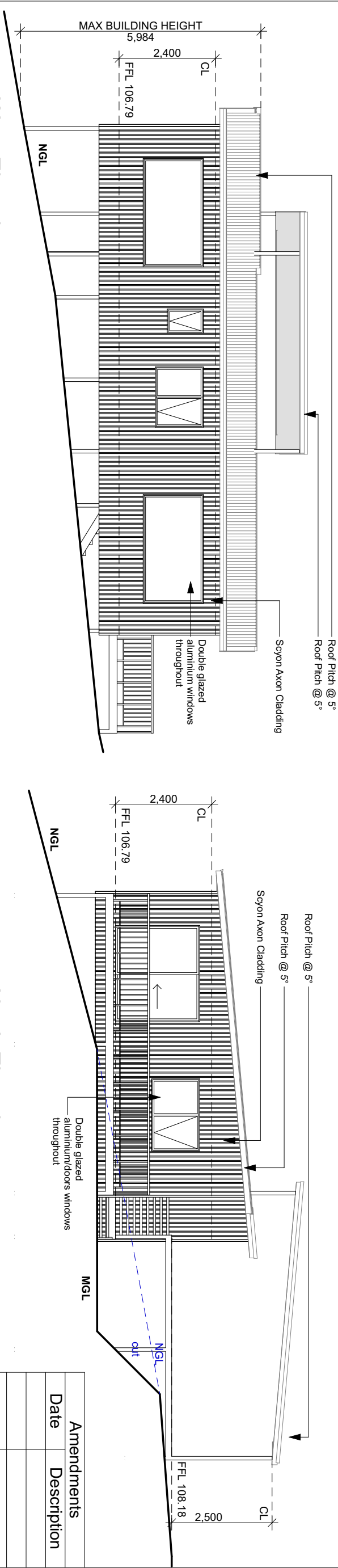
Amendments	
Date	Description





South Elevation

East Elevation



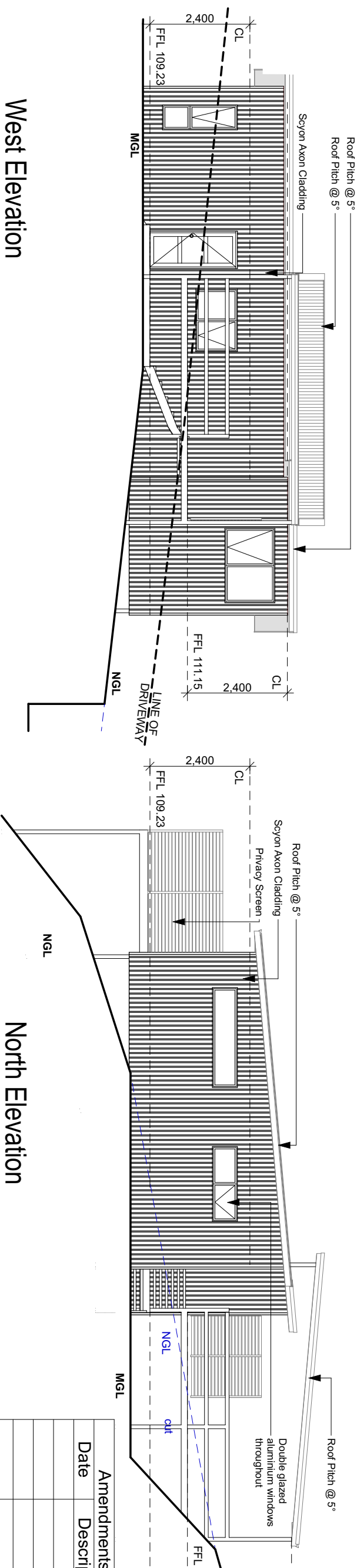
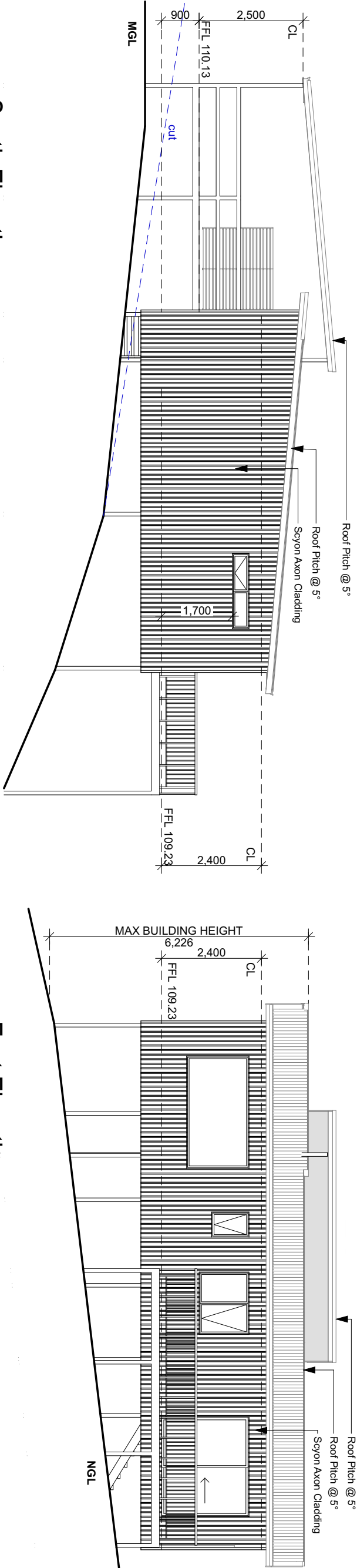
West Elevation

North Elevation

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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			



Unit 23 Elevations



Unit 24 Elevations

Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-24
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	

PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au

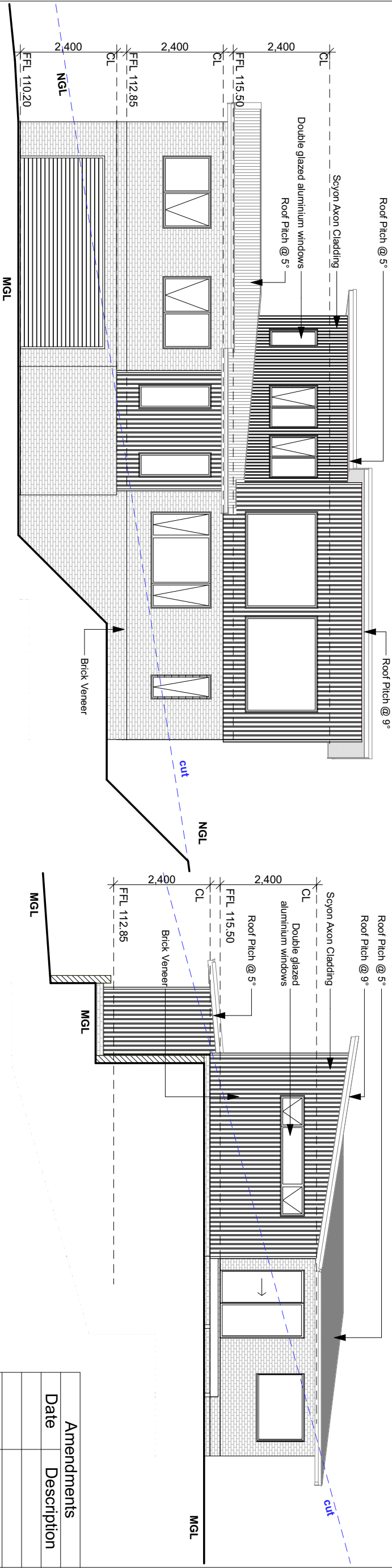
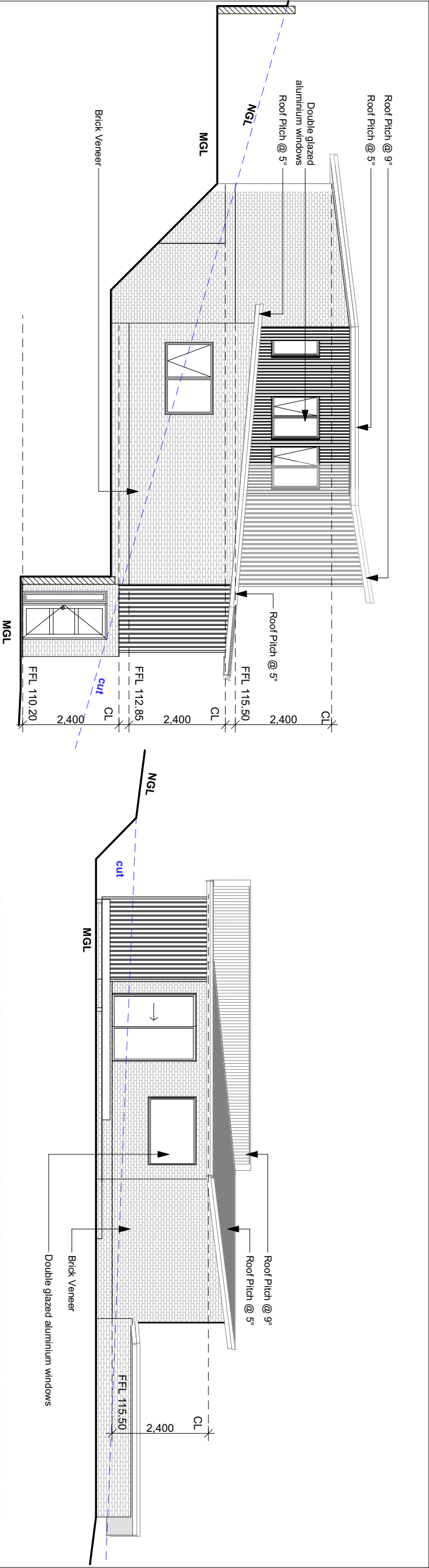
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Amendments	
Date	Description

Attachments - Glenorchy Planning Authority - 23 January 2023

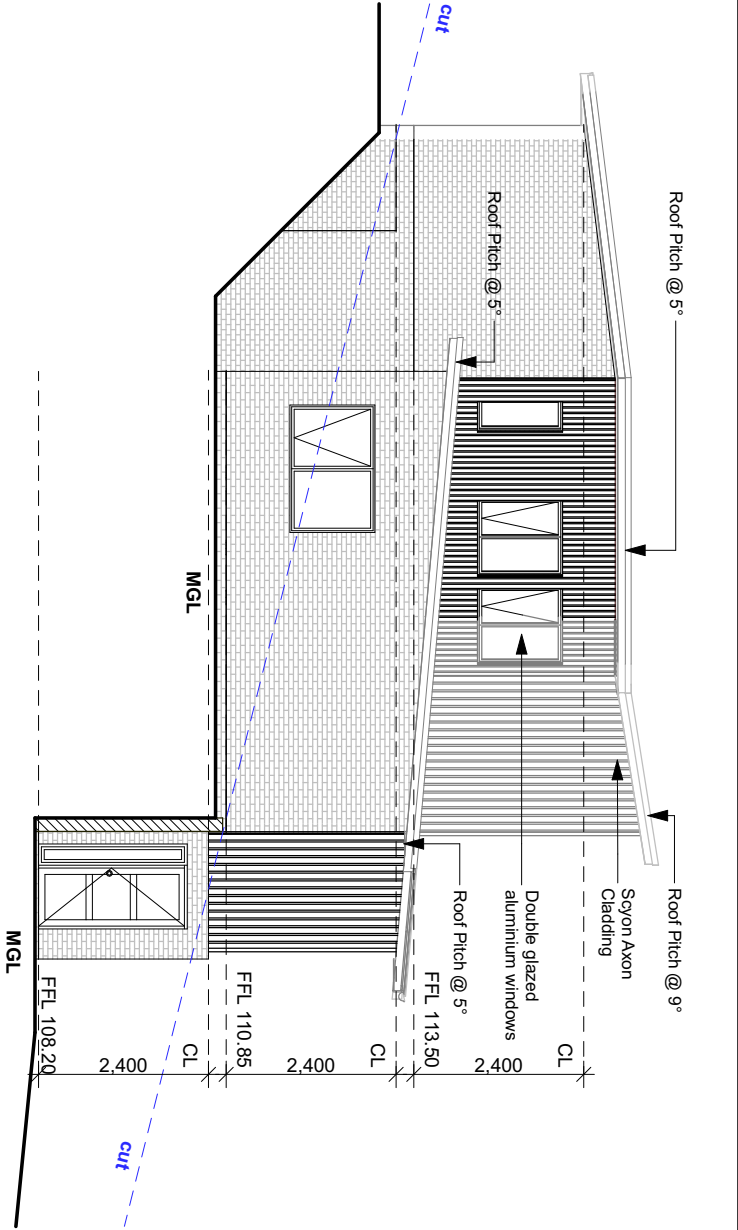


Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-25
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				

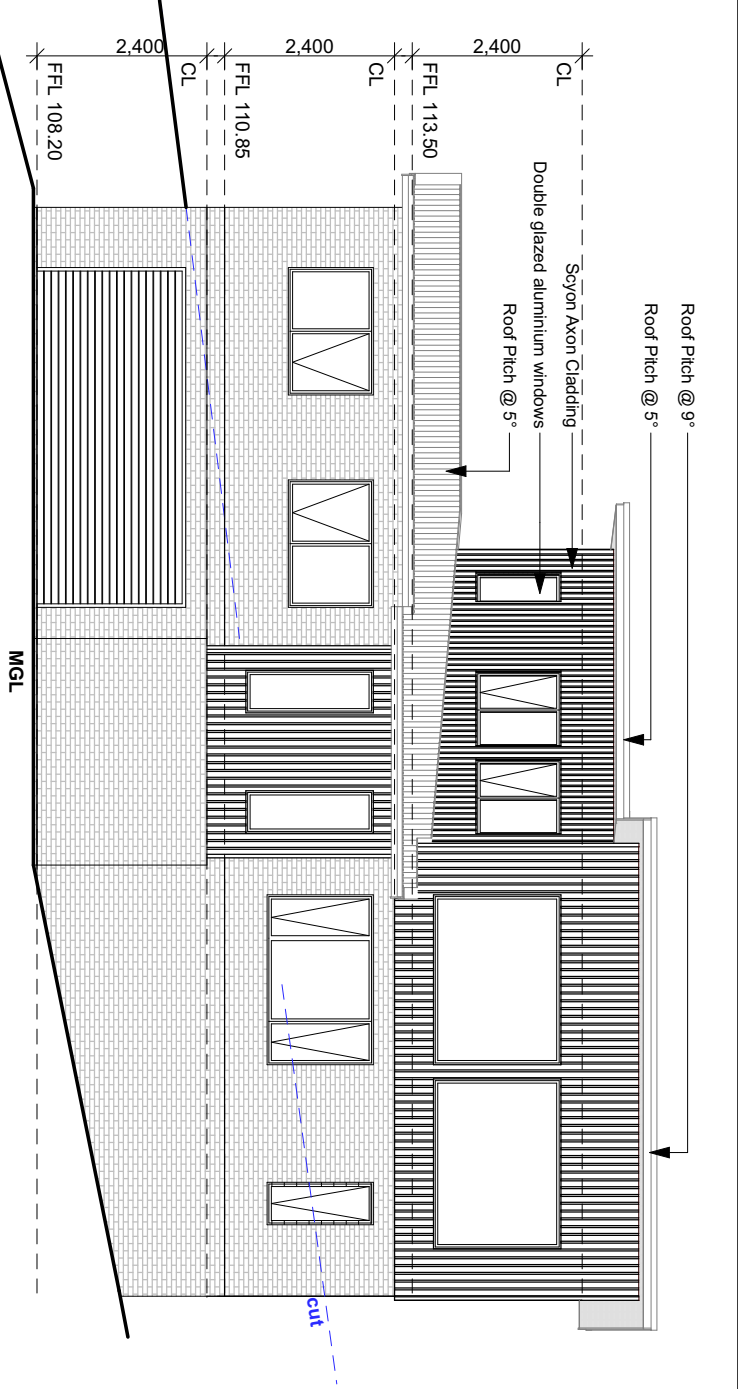
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Amendments	
Date	Description

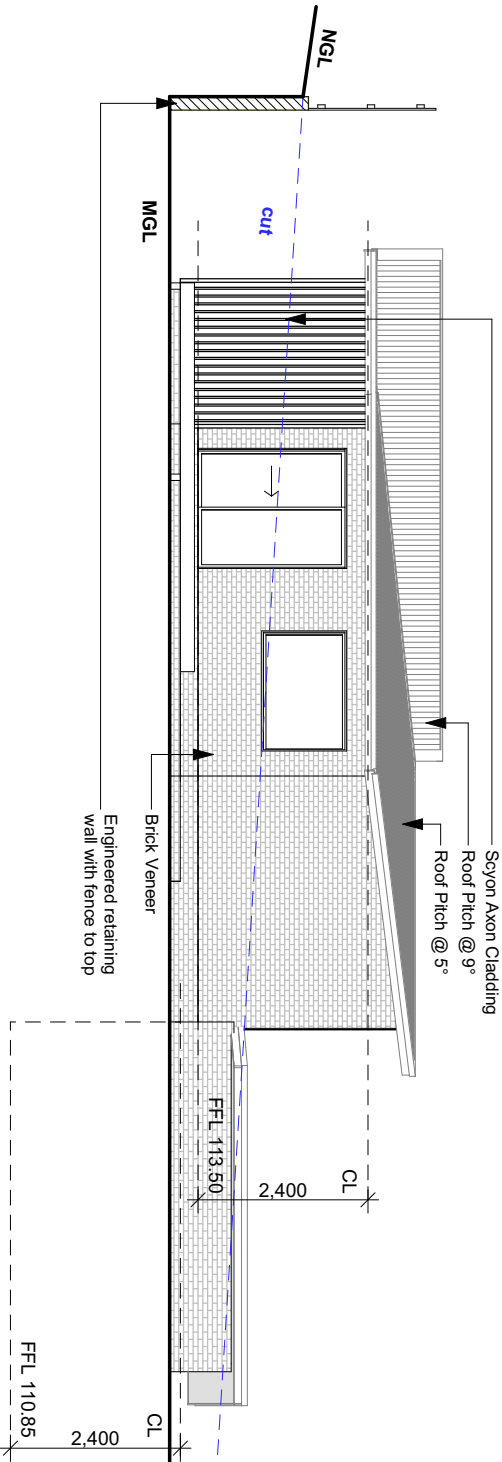




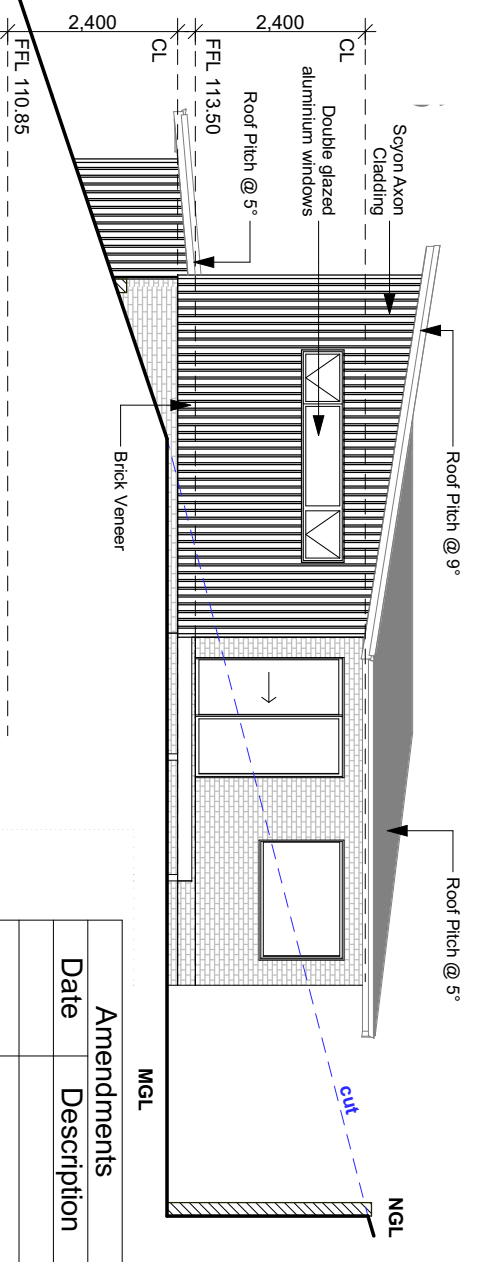
South Elevation



East Elevation

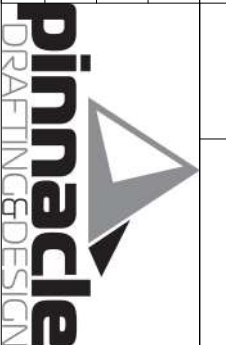


West Elevation

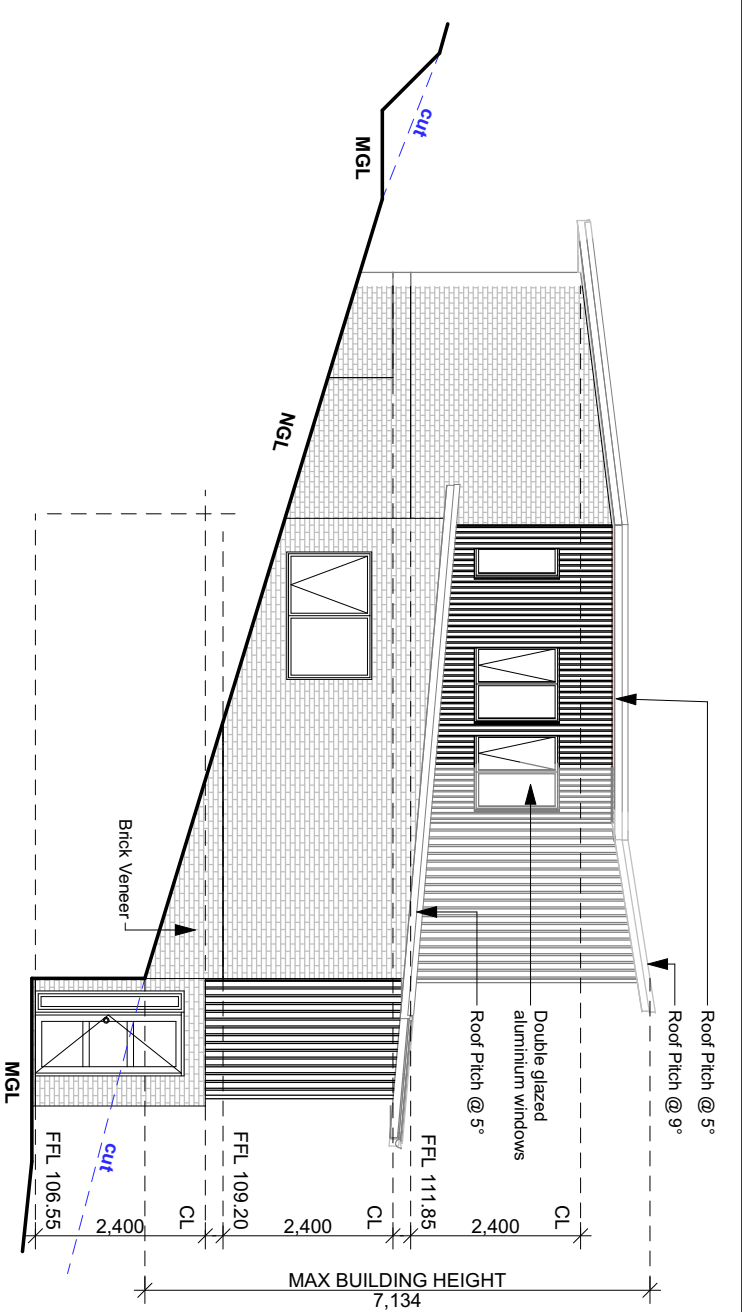


North Elevation

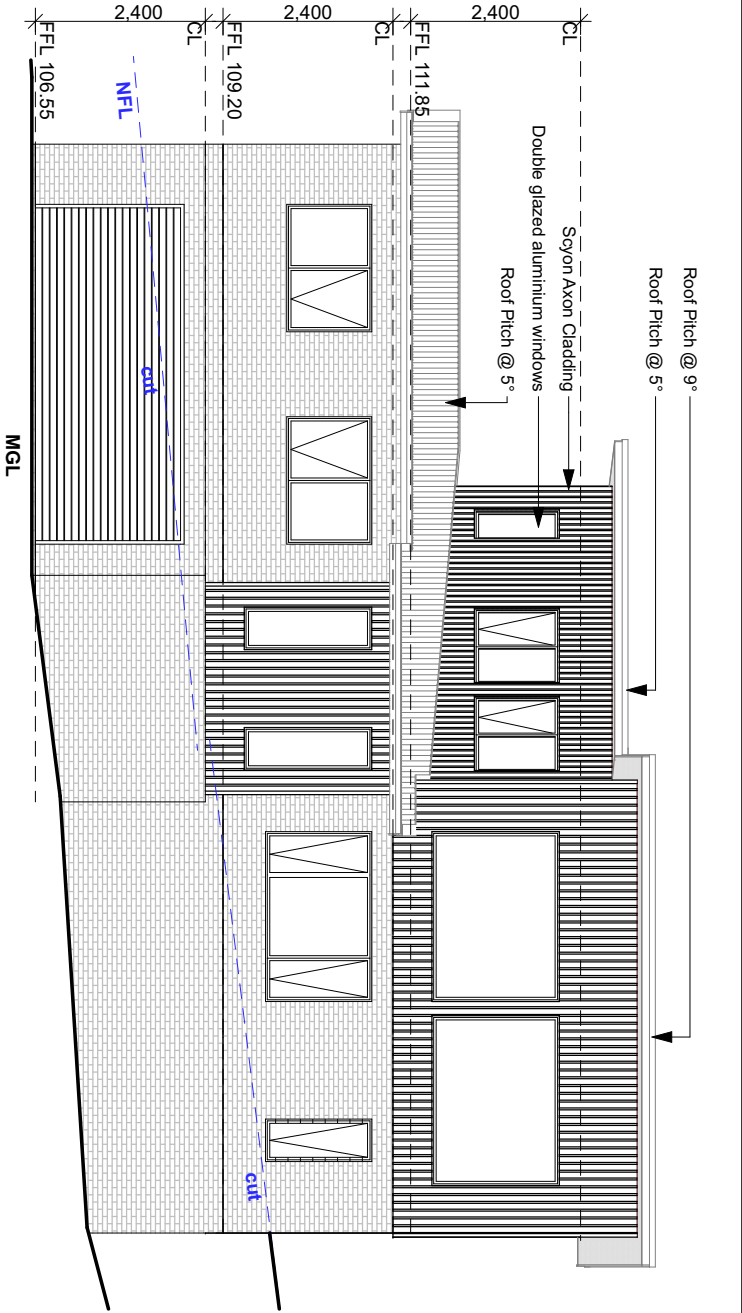
Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017	Pg No: E-26
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:	
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:	
PINNACLE DRAFTING & DESIGN CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au				



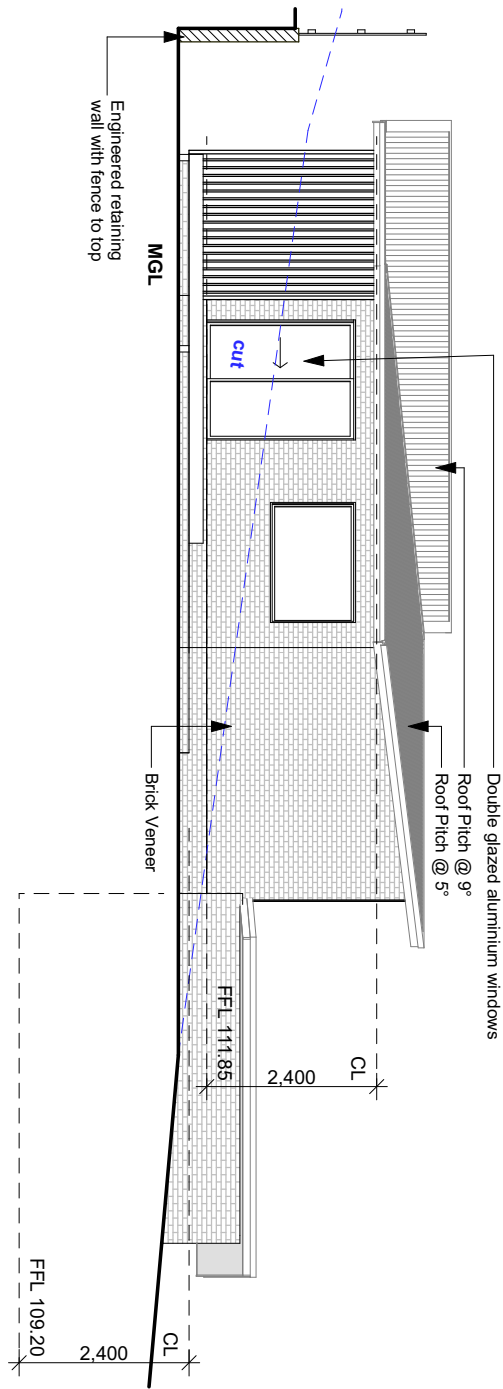
Amendments	
Date	Description



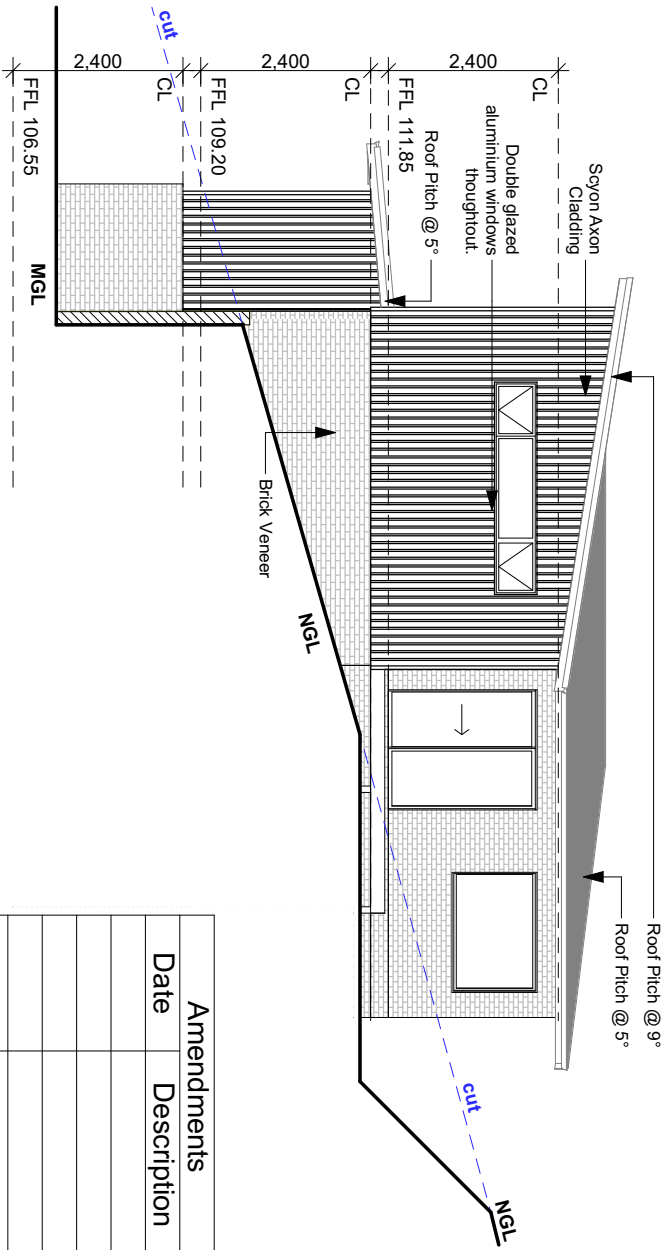
South Elevation



East Elevation



West Elevation



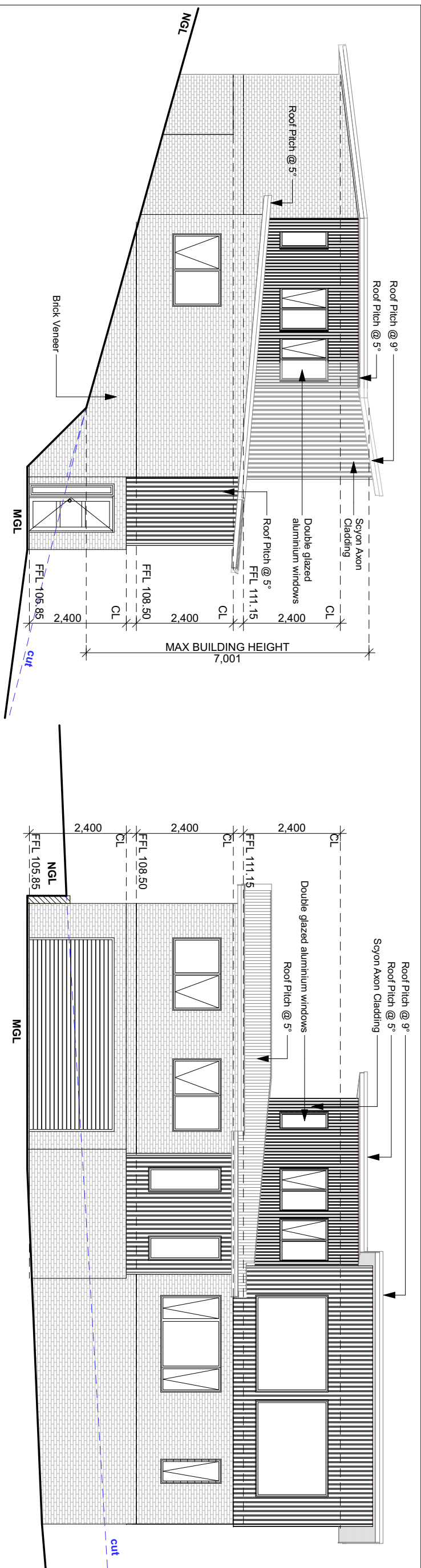
North Elevation

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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN. CG6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			

Unit 27 Elevations

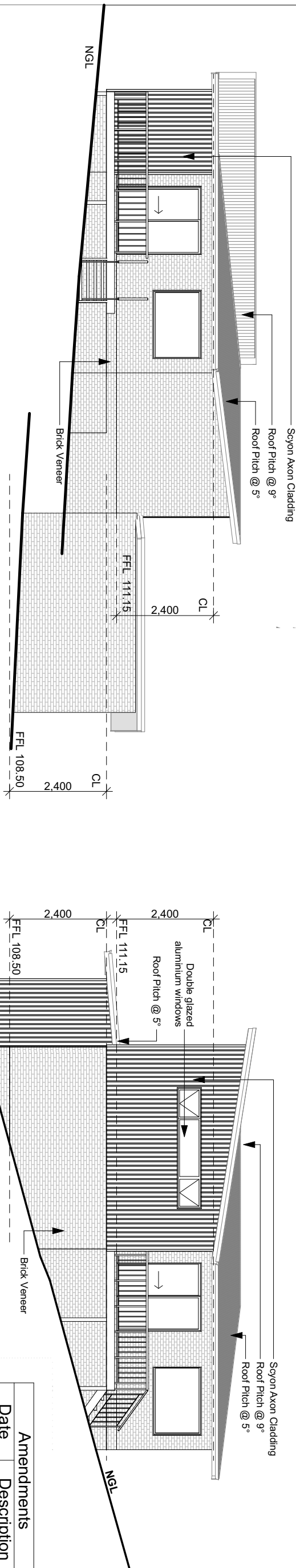


Amendments	
Date	Description



South Elevation

East Elevation

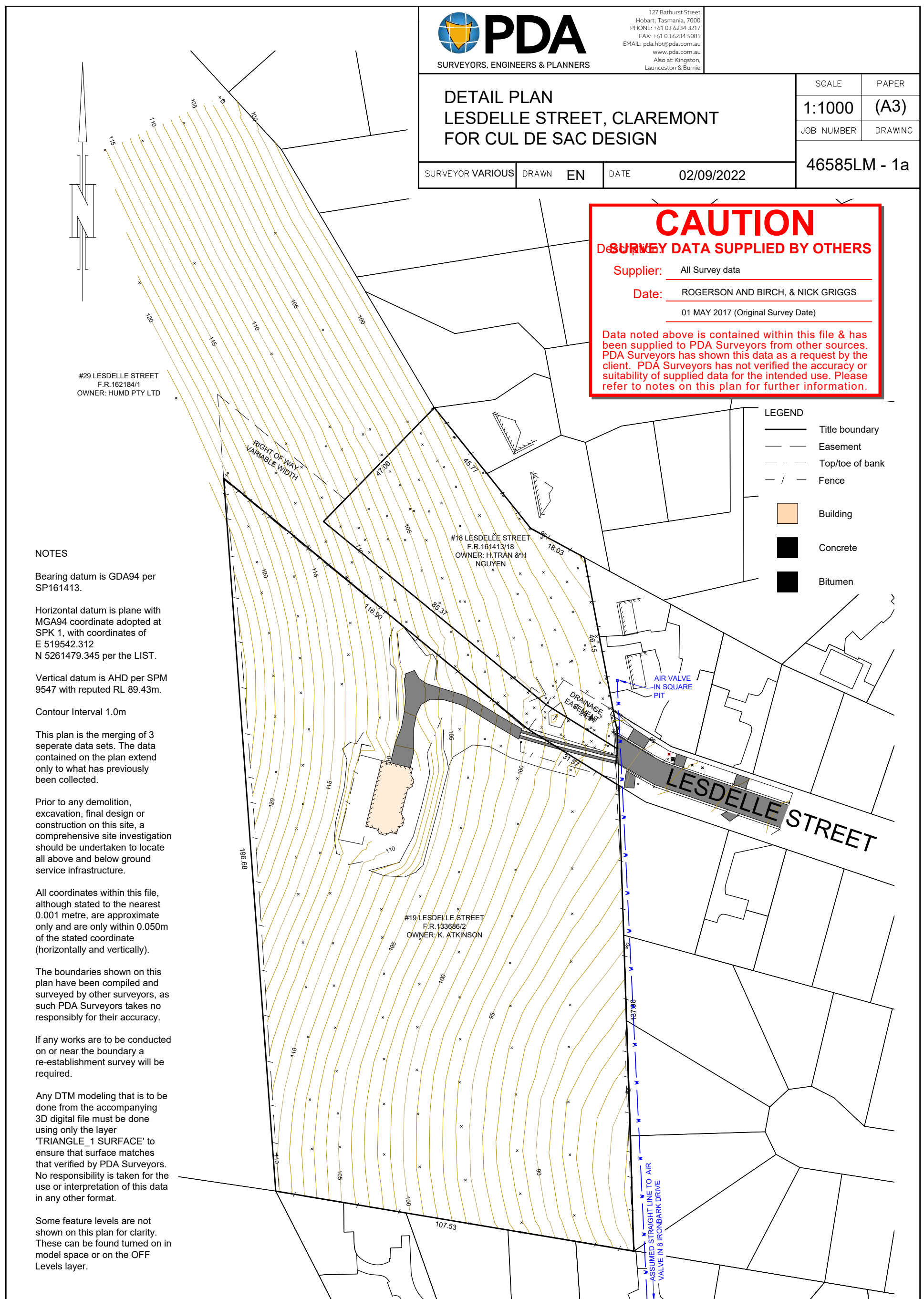


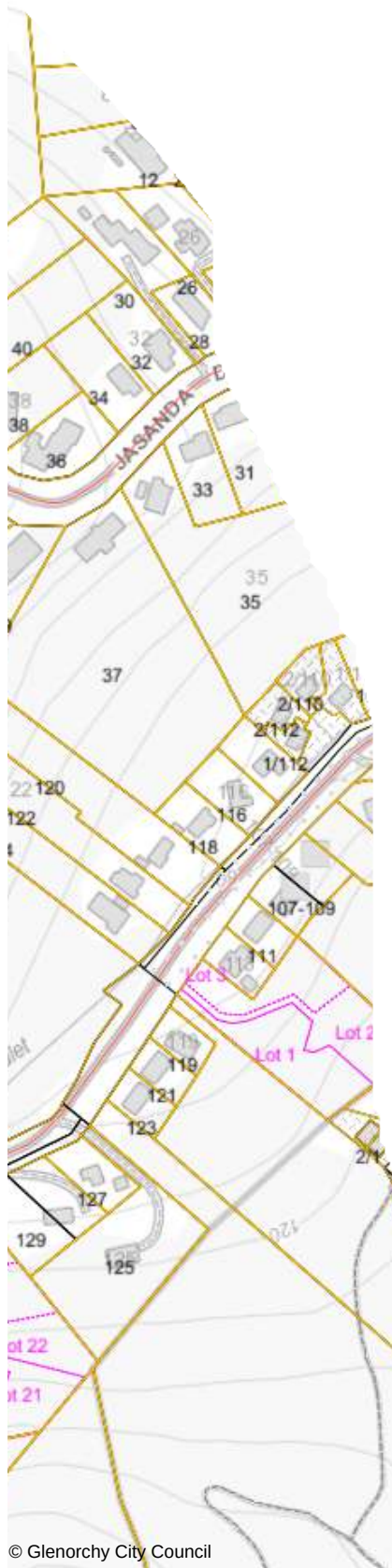
West Elevation

MGL
North Elevation

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Proposal:	Unit Development	Scale: 1:100	Job No: 41-2017 Pg No: E-28
Client:	Tony McIntyre & Wade Seabourne	Date: 12/09/22	Engineer:
Address:	19 Lesdelle St, Claremont 7011	Drawn: Jason	Building Surveyor:
PINNACLE DRAFTING & DESIGN, CC6073Y 2 Kennedy Drv, Cambridge 7170 P: 03 6248 4743 F: 03 6248 4745 E: jnickerson@pinnacledrafting.com.au			







© Glenorchy City Council



97 Montrose Road, Montrose

12-Jan-2023



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.

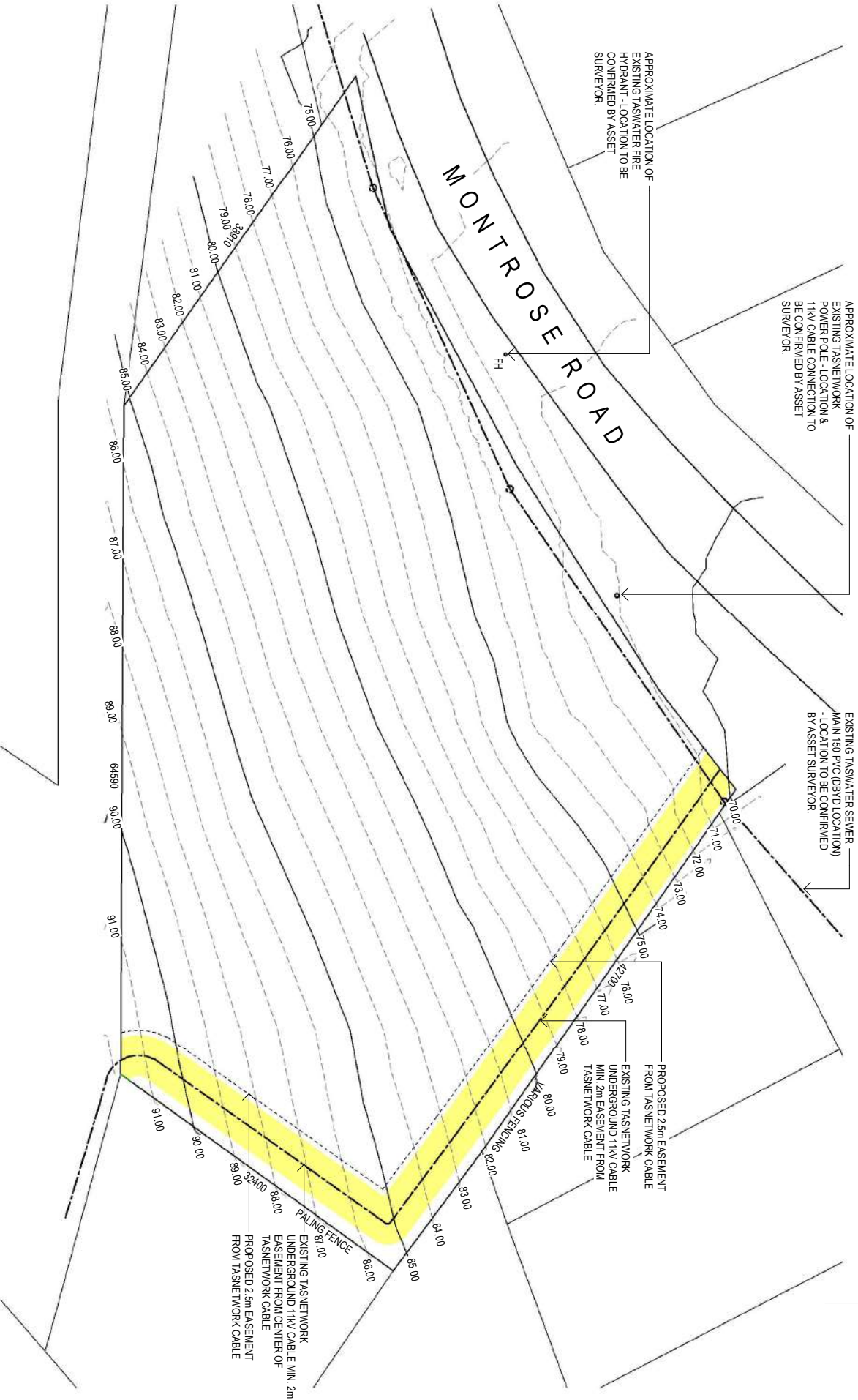
100 m

GENERAL NOTES:

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SMEEKES DRAFTING PTY LTD STANDARD BUILDING NOTES, SHEETS STANDARD-001 TO 014.
2. WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
3. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL CONSTRUCTION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS.
5. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1684.2 "TIMBER FRAMED CONSTRUCTION". T.P. DECK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLICATION FROM THE TIMBER PROMOTION COUNCIL "TIMBER DECKS - DESIGN AND CONSTRUCTION MANUAL".
6. FOOTINGS AND SLABS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 2870 "RESIDENTIAL SLABS AND FOOTINGS".
7. PLUMBING AND DRAINAGE SHALL BE IN ACCORDANCE WITH AS 3600.2 AND AS 3600.3 "THE NATIONAL PLUMBING AND DRAINAGE CODE". FIT ADJUSTABLE TEMPERING VALVES TO ALL ABUTTIONS IN ACCORDANCE WITH AS 1529 "CODE OF PRACTICE OF HOUSEHOLD TYPE HOT WATER SUPPLY SYSTEMS".
8. WATER PROOFING OF WET AREAS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3740 "WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS".
9. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS 3000 "WIRING RULES". SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH TASMANIAN FIRE SERVICE AND AS 3786 "SMOKE ALARMS".
10. GLAZING SHALL BE IN ACCORDANCE WITH AS 1288 "GLASS IN BUILDINGS - SELECTION AND INSTALLATION". WINDOWS TO COMPLY WITH AS 2047 "WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION".
11. MIN. R6.1 INSULATION TO CEILING, MIN. R2.5 INSULATION TO ALL EXTERNAL WALLS.
12. ALL STEELWORK SHALL BE IN ACCORDANCE WITH AS 4100 "STEEL STRUCTURES".

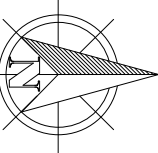
SITE DATA:

LAND TITLE REF. No. : LOT 1 ON PLAN 42414
CLIMATE ZONE : ZONE 7
DESIGN WIND SPEED : T.B.A.
SOIL CLASSIFICATION : T.B.A.
BAL RATING : BAL 12.5



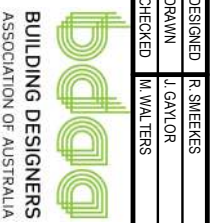
EXISTING SITE PLAN
SCALE 1 : 500 @ A3

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-046
DATE RECEIVED 30 November 2022



REV.	DESCRIPTION	DATE	REFERENCE	DESIGNED	CHECKED	CLIENT	TITLE	DRG No.	SHT.	SCALE
0	ISSUED FOR DEVELOPMENT APPROVAL	07-02-2022		R. SMEEKES		SMEEKES DRAFTING PTY LTD	TASMANIA KEYSTONE DEVELOPMENTS	97MONTROSE	001	A3
1	ISSUED FOR CLIENT REVIEW	21-07-2022		J. GAYLOR		ABN 89 056 706 640 2/17 Bayfield Street Rosny Park, TAS 7018 Office Phone: (03) 6234 6165 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com	PROPOSED MULTIPLE DWELLINGS - 11 OFF			
2	AMENDED & ISSUED FOR CLIENT & ENGINEER REVIEW	04-10-2022					97 MONTROSE ROAD, MONTROSE TAS 7010			
3	AMENDED & REISSUED TO COUNCIL FOR DA	08-10-2022					EXISTING SITE PLAN			

REFER TO COVER SHEET DRG-000



1

REV: 0

AMENDED & REISSUED TO COUNCIL FOR DA

29-11-2022

DESCRIPTION

REFERENCE

DESIGNED

R. SMEEKES

DRAWN

J. GAYLOR

CHECKED

M. WALTERS

 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

**SMEEKES DRAFTING PTY LTD**
ABN 89 056 706 640
2/17 Bayfield Street, Rosny Park, TAS 7018
Office Phone: (03) 6234 6165
Email: admin@smeekesdrafting.com
Website: www.smeekesdrafting.com
Building Designer Licence Nos. 723026951, 861284073 & 402845150

CLIENT

TITLE

TASMANIA KEYSTONE DEVELOPMENTS

PROPOSED MULTIPLE DWELLINGS - 11 OFF 97 MONTROSE ROAD, MONTROSE TAS 7010

DRG No.

97MONTROSE

SHT.

002B

SCALE

As indicated

A3

REFER TO DRG 002-97MONTROSE FOR WHEELIE BIN STORAGE LOCATIONS & LETTERBOX LOCATIONS

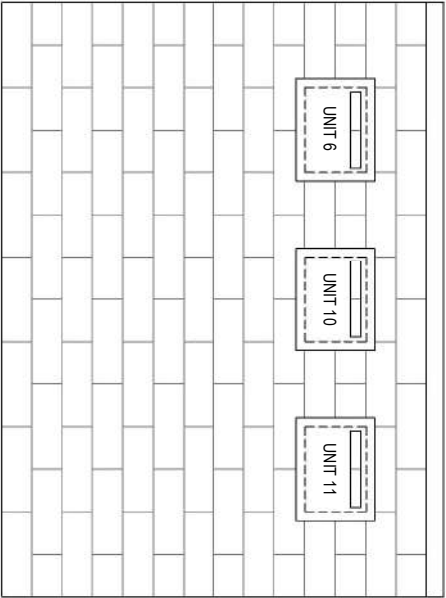
GLENORCHY CITY COUNCIL

PLANNING SERVICES

APPLICATION No. PLN-22-046

DATE RECEIVED 30 November 2022

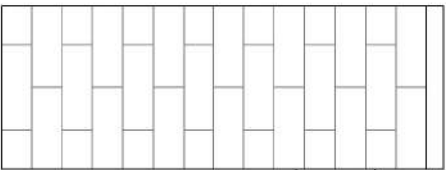
1680



1250

LETTERBOX 1 FRONT ELEVATION

SCALE 1 : 20 @ A3

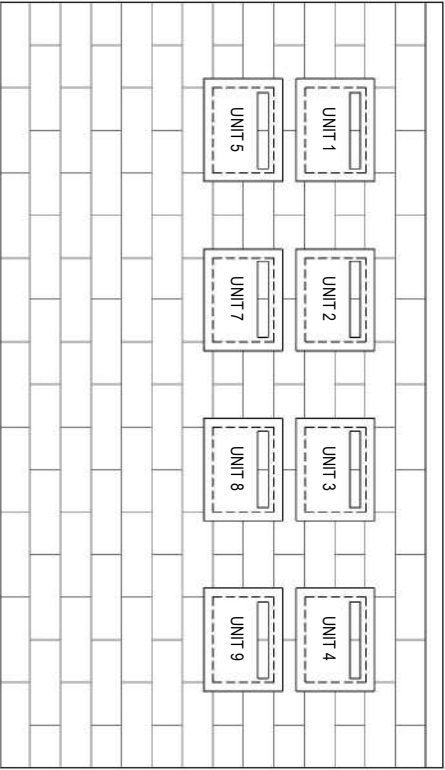


460

LETTERBOX 1 SIDE ELEVATION

SCALE 1 : 20 @ A3

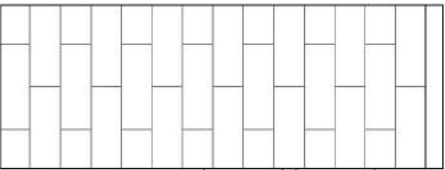
2160



1250

LETTERBOX 2 FRONT ELEVATION

SCALE 1 : 20 @ A3

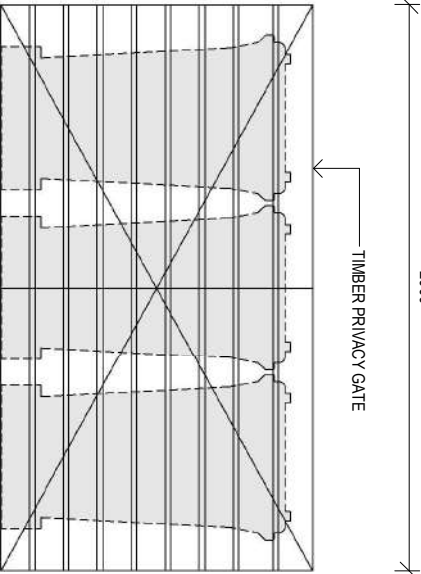


460

LETTERBOX 2 SIDE ELEVATION

SCALE 1 : 20 @ A3

2000



1250

TYPICAL WHEELIE BIN STORAGE ELEVATION

SCALE 1 : 25 @ A3

1

3

4

Attachments - Glenorchy Planning Authority - 23 January 2023

REFER FLUSSIG ENGINEERS PROJECT NO. FE-22013 FOR HYDRAULIC DETAILS.

GLENORCHY CITY COUNCIL

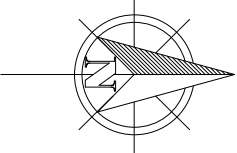
PLANNING SERVICES

APPLICATION No

PLN-22-046

DATE RECEIVED

30 November 2022



SITE PLAN - HYDRAULIC + DRAINAGE
SCALE 1 : 500 @ A3



REV.	DESCRIPTION	REFERENCE	DESIGNED	DRAWN	CHECKED	CLIENT	DRG No.	SHT.	SCALE
0	ISSUED FOR DEVELOPMENT APPROVAL	07-02-2022	R. SMEEKES	J. GAYLOR	M. WALTERS	TASMANIA KEYSTONE DEVELOPMENTS	97MONTROSE	002H	A3
1	ISSUED FOR CLIENT REVIEW	21-07-2022				PROPOSED MULTIPLE DWELLINGS - 11 OFF			
2	AMENDED & ISSUED FOR CLIENT & ENGINEER REVIEW	04-10-2022				97 MONTROSE ROAD, MONTROSE TAS 7010			
3	AMENDED & REISSUED TO COUNCIL FOR DA	08-10-2022							
4	AMENDED & REISSUED TO COUNCIL FOR DA	29-11-2022							

REFER TO COVER SHEET DRG-000

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Smeekes Drafting Pty Ltd
ABN 89 056 706 640
2/17 Bayfield Street Rosny Park, TAS 7018
Office Phone: (03) 6234 6185
Email: admin@smeekesdrafting.com
Website: www.smeekesdrafting.com
Building Designer Licence Nos. 723026951, 861284073 & 402845150

DRG No.

97MONTROSE

SHT.

002H

SCALE

1:500

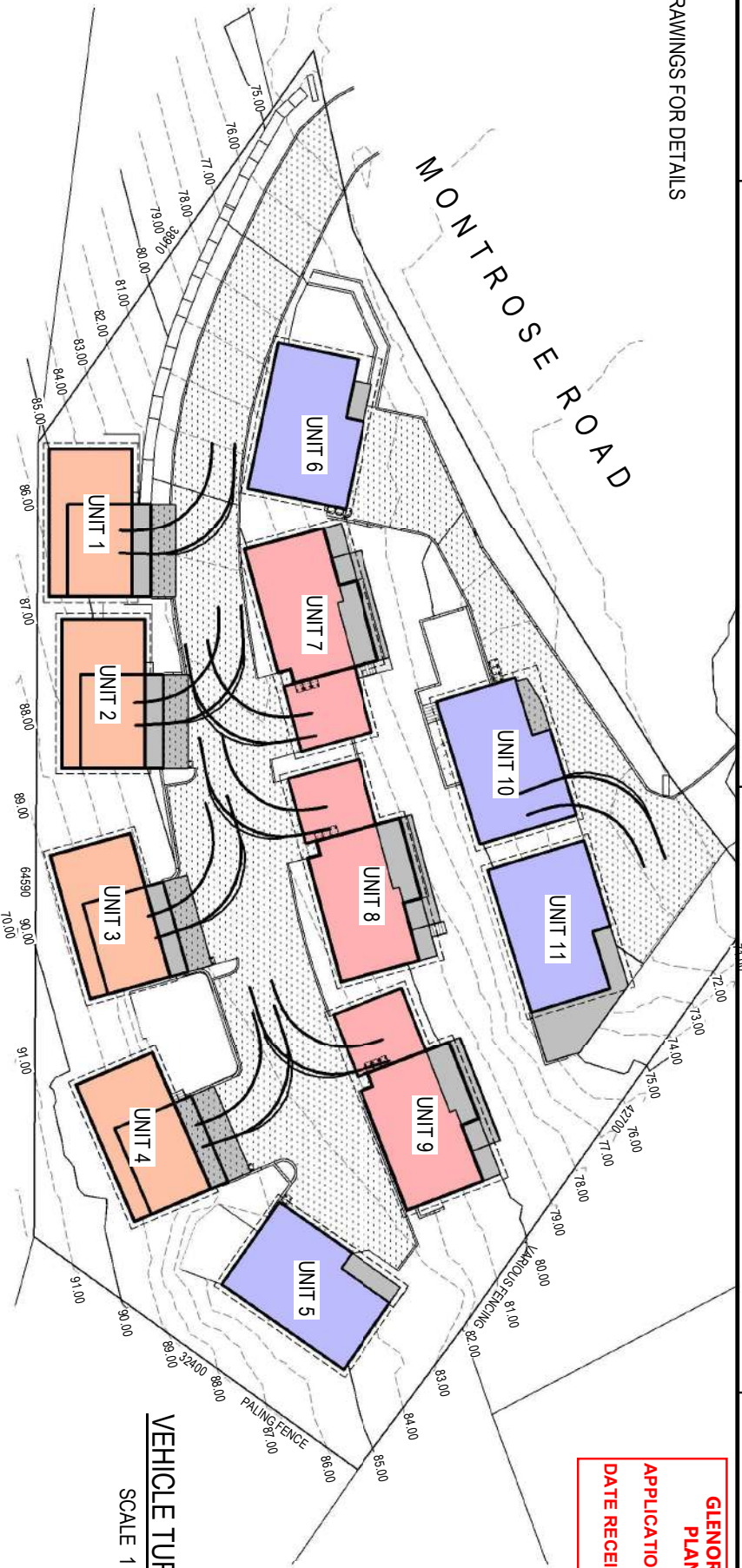
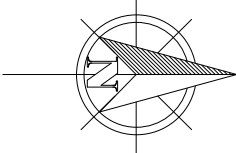
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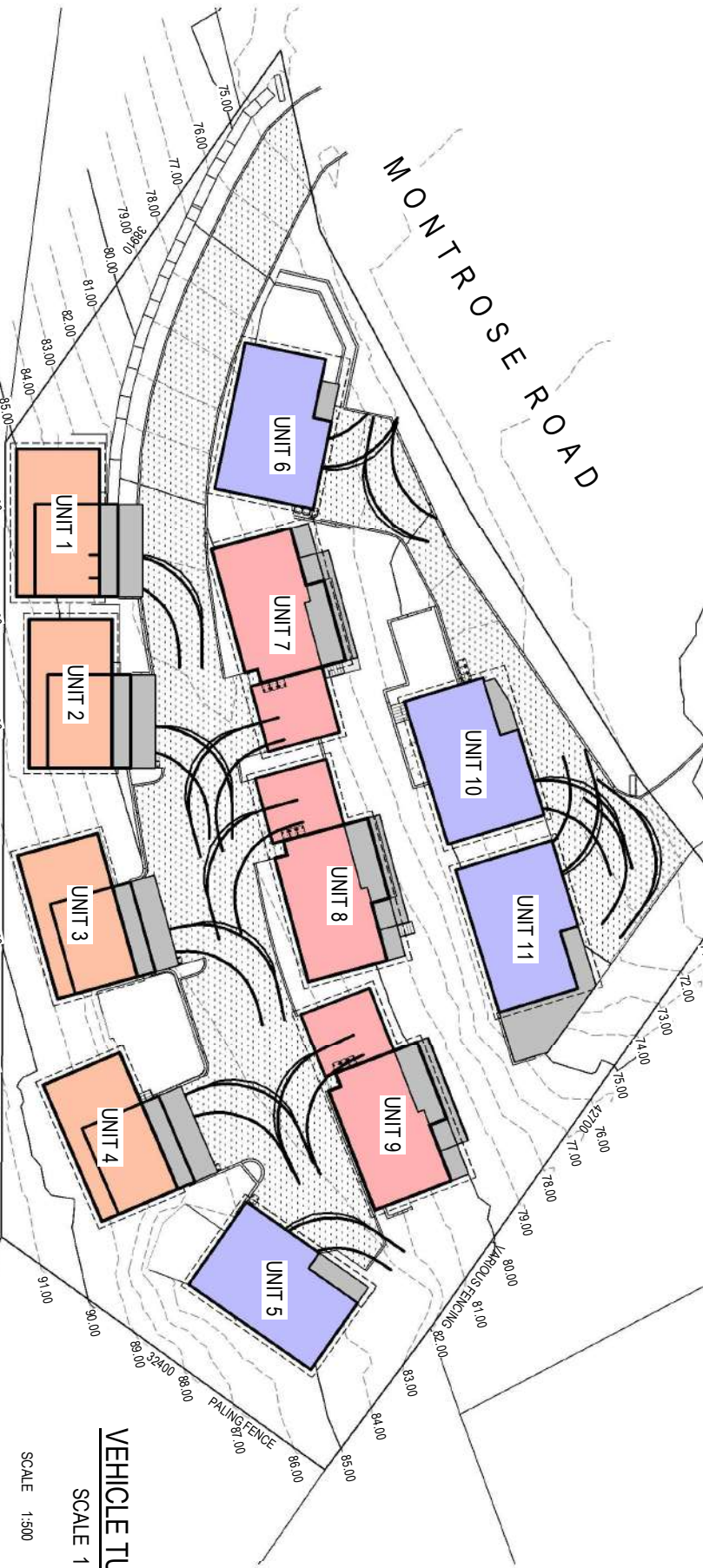


REFER TO CIVIL ENGINEERING DRIVEWAY DRAWINGS FOR DETAILS

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-046
DATE RECEIVED 30 November 2022



VEHICLE TURNING ENTRY
SCALE 1 : 500 @ A3



VEHICLE TURNING EXIT
SCALE 1 : 500 @ A3



REV.	DESCRIPTION	DATE	REFERENCE	DESIGNED	CHECKED	CLIENT	TITLE	DRG No.	SHT.	SCALE
0	ISSUED FOR DEVELOPMENT APPROVAL	07-02-2022		R. SNEEKES		SMEEKES DRAFTING PTY LTD	TASMANIA KEYSTONE DEVELOPMENTS			
1	ISSUED FOR CLIENT REVIEW	21-07-2022		J. GAYLOR			PROPOSED MULTIPLE DWELLINGS - 11 OFF			
2	AMENDED & ISSUED FOR CLIENT & ENGINEER REVIEW	04-10-2022					97 MONTROSE ROAD, MONTROSE TAS 7010			
3	AMENDED & REISSUED TO COUNCIL FOR DA	08-10-2022								
4	AMENDED & REISSUED TO COUNCIL FOR DA	29-11-2022								

REFER TO COVER SHEET DRG-000

ABN 89 056 706 640
2/17 Bayfield Street, Rosny Park, TAS 7018
Office Phone: (03) 6234 6165
Email: admin@smeekesdrafting.com
Website: www.smeekesdrafting.com
Building Designer Licence Nos. 723026951, 861284073 & 402845150

DRG No.

97MONTROSE

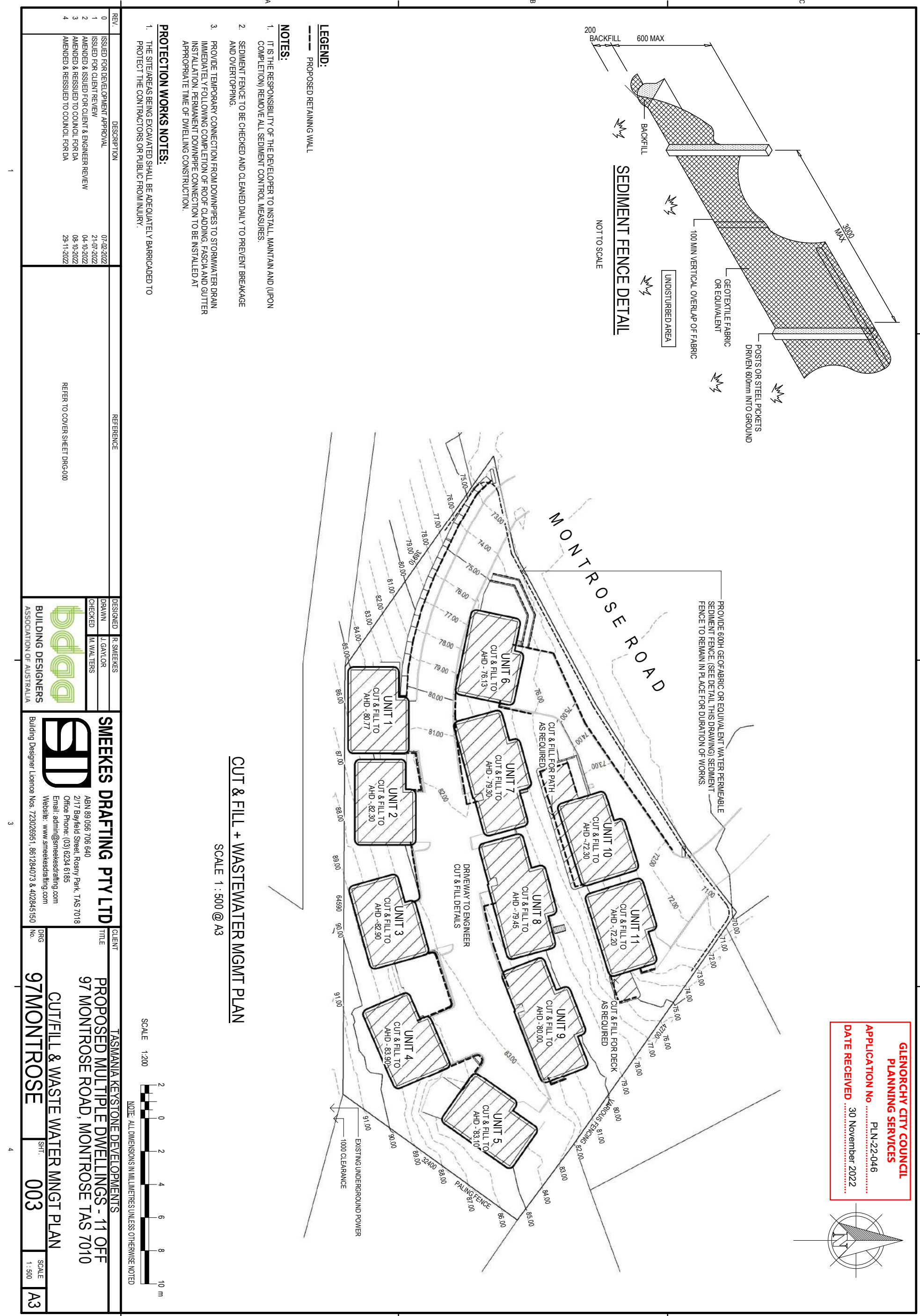
SHT.

002V

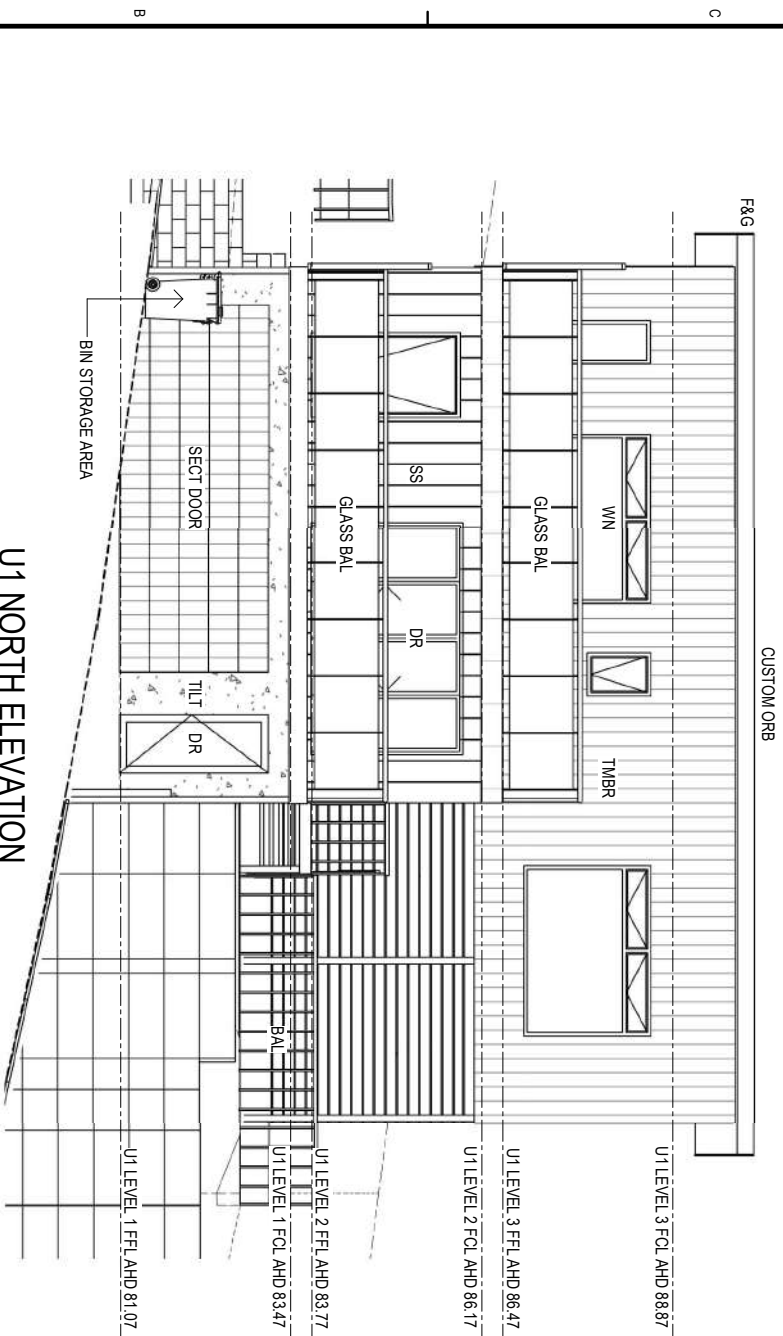
SCALE

1:500

A3

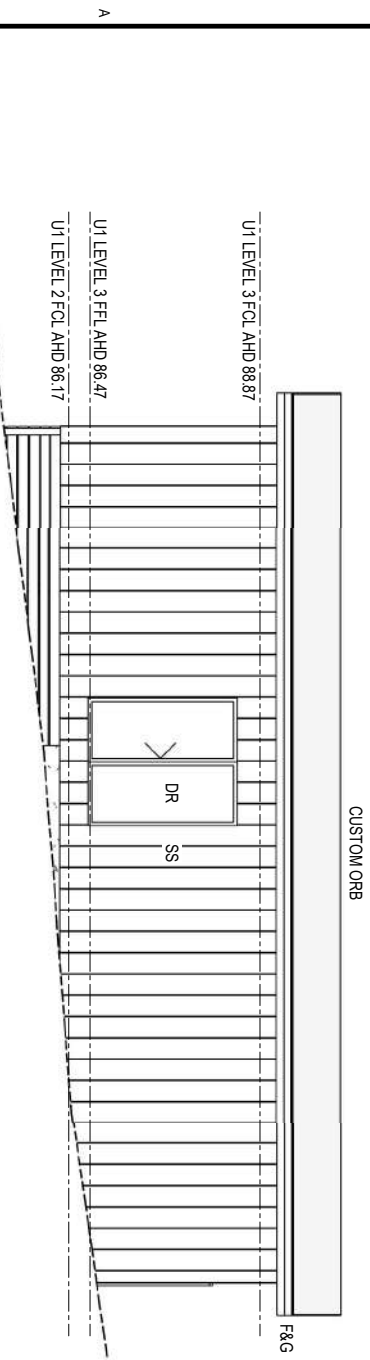


NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED



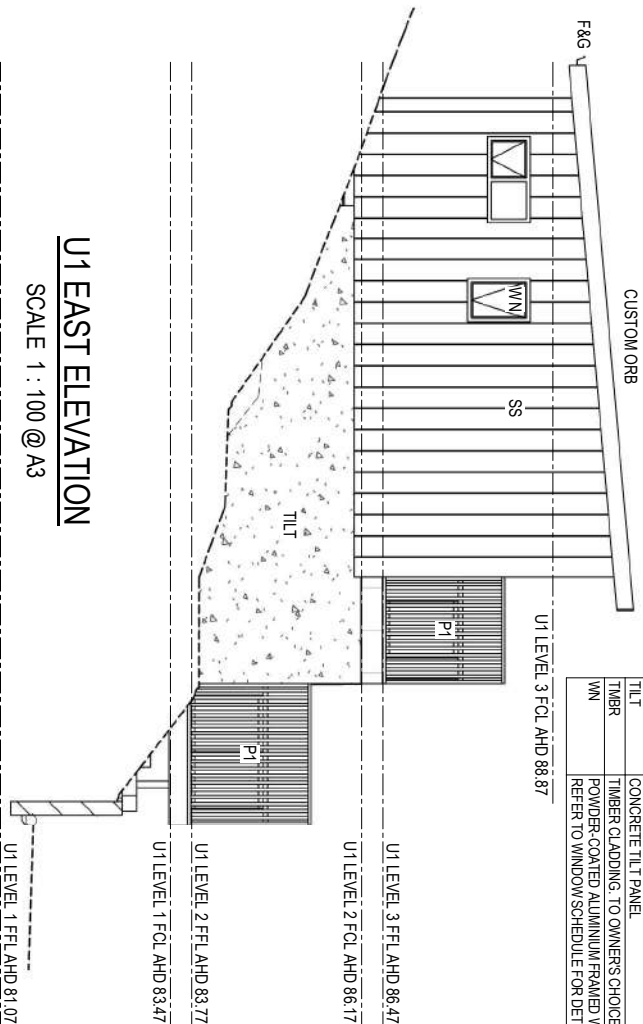
U1 NORTH ELEVATION

SCALE 1 : 100 @ A3



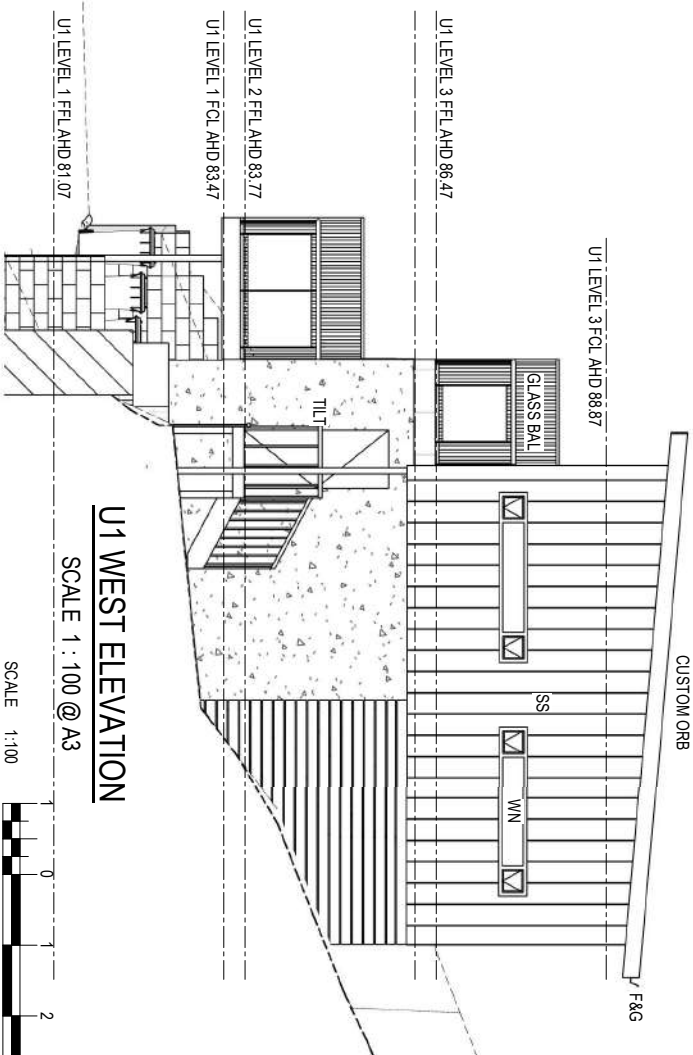
U1 SOUTH ELEVATION

SCALE 1 : 100 @ A3



U1 EAST ELEVATION

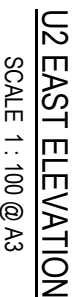
SCALE 1 : 100 @ A3



U1 WEST ELEVATION

BAL	1.15 STRAPE TO OWNER'S CHOICE. MINIMUM 1000 HIGH IN ACCORDANCE WITH THE REQUIREMENTS OF NCQ VOLUME 2 PART 3.9.2
CUSTOM ORB	COLORBOND CUSTOM ORB ROOF SHEETING AT 5 DEG. PITCH. COLOUR- COLORBOND MONUMENT
DR	POWDER-COATED ALUMINUM FRAMED DOOR. COLOUR- COLORBOND COLOUR. REFER TO FLOOR SCHEDULE FOR DETAILS
FAG	COLORBOND METAL FASCIA AND GUTTER SYSTEM. COLOUR- COLORBOND MONUMENT
GLASS BAL	GLASS BALUSTRADE. MINIMUM 1000 HIGH IN ACCORDANCE WITH THE REQUIREMENTS OF NCQ VOLUME 2 PART 3.9.2
P1	1MM 1700H MAX 20% TRANSPARENCY PRIVACY SCREEN
SECT DOOR	SECTIONAL GARAGE DOOR. PROFILE AND COLOUR TO OWNER'S CHOICE
SS	COLORBOND STANDING SEAM WALL CLADDING. COLOUR- COLORBOND MONUMENT
TILT	CONCRETE TILT PANEL
TIMBR	TIMBER CLADDING. TO OWNER'S CHOICE
WIN	POWDER-COATED ALUMINUM FRAMED WINDOW. COLOUR- COLORBOND MONUMENT. REFER TO WINDOW SCHEDULE FOR DETAILS

[illegible]



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-22-046

DATE RECEIVED 30 November 2022

1





**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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1



U4 EAST ELEVATION
SCALE 1 : 100 @ A3

U4 LEVEL 3 FCL AND 92.00
U4 LEVEL 2 FFL AND 89.60
U4 LEVEL 2 FCL AND 89.30
U4 LEVEL 3 FFL AND 88.60
U4 LEVEL 1 FCL AND 86.60
U4 LEVEL 1 FFL AND 84.20

CUSTOM ORB
F&G
TLT
SS
P1
WN

U4 WEST ELEVATION
SCALE 1 : 100 @ A3

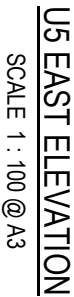
U4 LEVEL 3 FCL AND 92.00
U4 LEVEL 2 FFL AND 89.60
U4 LEVEL 2 FCL AND 89.30
U4 LEVEL 3 FFL AND 88.60
U4 LEVEL 1 FCL AND 86.60
U4 LEVEL 1 FFL AND 84.20

CUSTOM ORB
F&G
TLT
SS
P1
WN

6175
MAX. HEIGHT ABOVE NGL

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

Attachments - Glenorchy Planning Authority - 23 January 2023



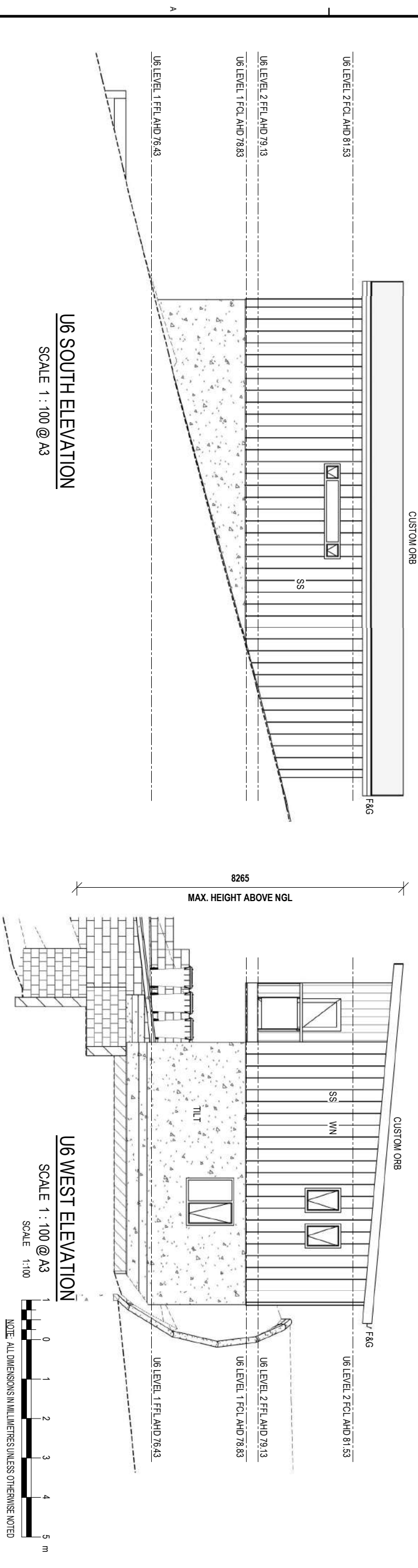
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-22-046

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1

Attachments - Glenorchy Planning Authority - 23 January 2023



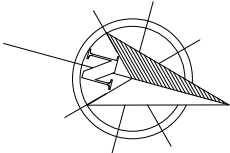
DESIGNED	R. SHEEKES
DRAWN	J. GAYLOR
CHECKED	M. WALTERS



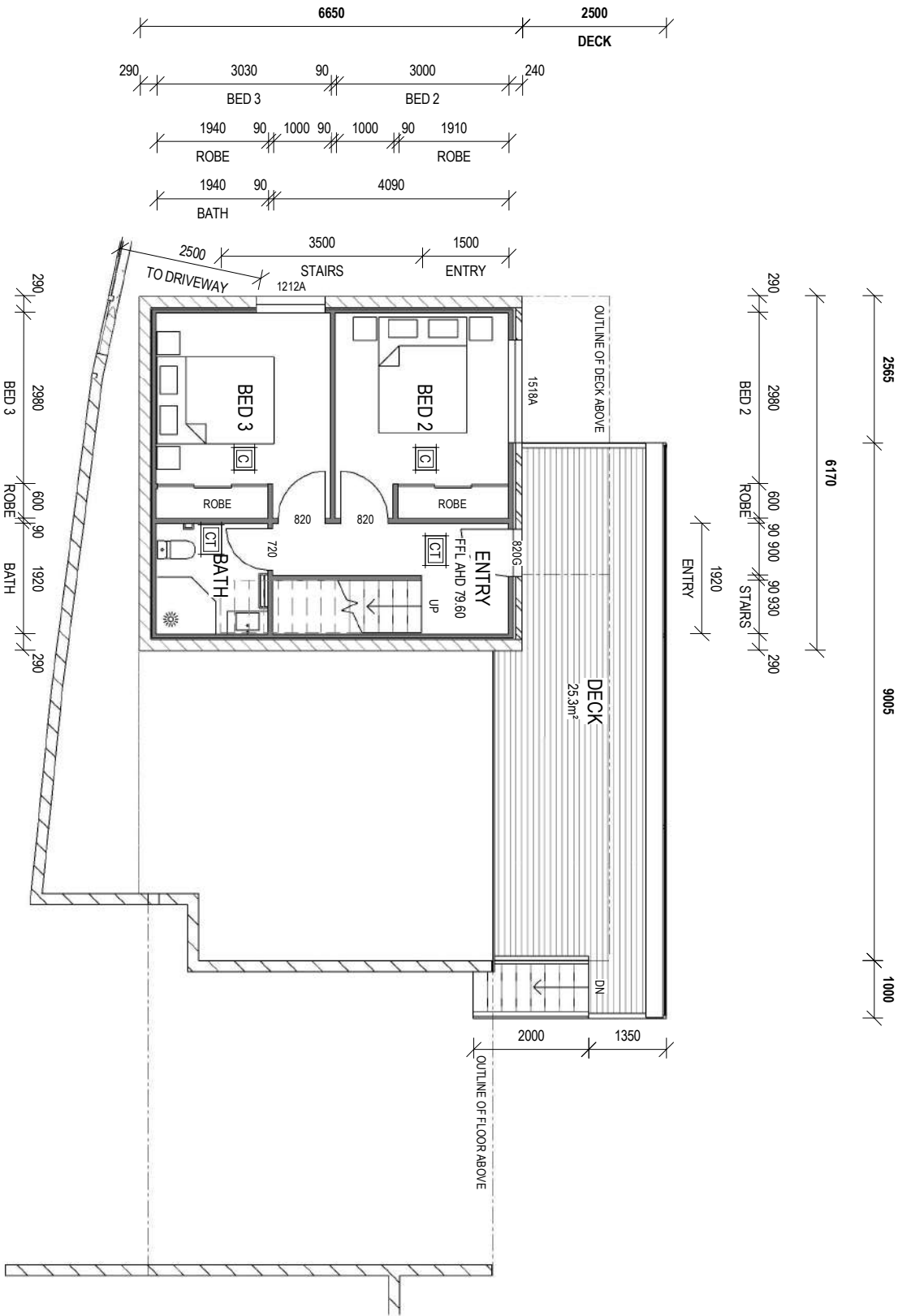
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

STAIRS / HANDRAIL NOTES:

- 1. CLOSED TIMBER STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
- 2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
- 3. RISER AND GOING DIMENSIONS IN ACCORDANCE WITH BCA PART 3.9.1.4.
RISER (R) MAX. 190 - MIN. 115
GOING (G) MAX. 355 - MIN. 240
SLOPE RELATIONSHIP
2R + G MAX. 700 - MIN. 550
- 4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.



GLENORCHY CITY COUNCIL
PLANNING SERVICES
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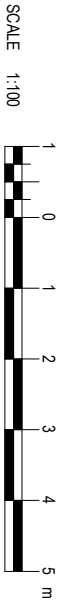
FLOOR FINISHES LEGEND:

- [C] - CARPET
- [CT] - CERAMIC TILES
- [NC] - NATURAL CONCRETE
- [LAM] - TIMBER VINYL / LAMINATE FLOORING
- [PC] - POLISHED CONCRETE

WINDOW LEGEND:

- 1 5 0 9 A
- A - ALUMINUM
- BF - BIFOLD DOOR
- F - FIXED
- FR - FROSTED GLAZING
- GB - GLASS BRICK
- S - SLIDING
- SD - SLIDING DOOR
- STKSD - STACKING TYPE SLIDING DOOR

U7 LEVEL 1 FFL AHD
SCALE 1 : 100 @ A3



SCALE 1:100

NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

REV.	DESCRIPTION	REFERENCE	DESIGNED	R. SMEEKES	CHECKED	J. GAYLOR	M. WALTERS	CLIENT	TASMANIA KEYSTONE DEVELOPMENTS	DRG	No.	97MONTROSE	SH.T.	016A	SCALE	1:100	A3
0	ISSUED FOR DEVELOPMENT APPROVAL																
1	ISSUED FOR CLIENT REVIEW																
2	AMENDED & ISSUED FOR CLIENT & ENGINEER REVIEW																
3	AMENDED & REISSUED TO COUNCIL FOR DA																
4	AMENDED & REISSUED TO COUNCIL FOR DA																

Attachments - Glenorchy Planning Authority - 23 January 2023

STAIRS / HANDRAIL NOTES:

- 1. CLOSED TIMBER STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
- 2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
- 3. RISER AND GOING DIMENSIONS IN ACCORDANCE WITH BCA PART 3.9.1.4.
RISER (R) MAX. 190 - MIN. 115
GOING (G) MAX. 365 - MIN. 240
SLOPE RELATIONSHIP
2R + G MAX. 700 - MIN. 550
- 4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.

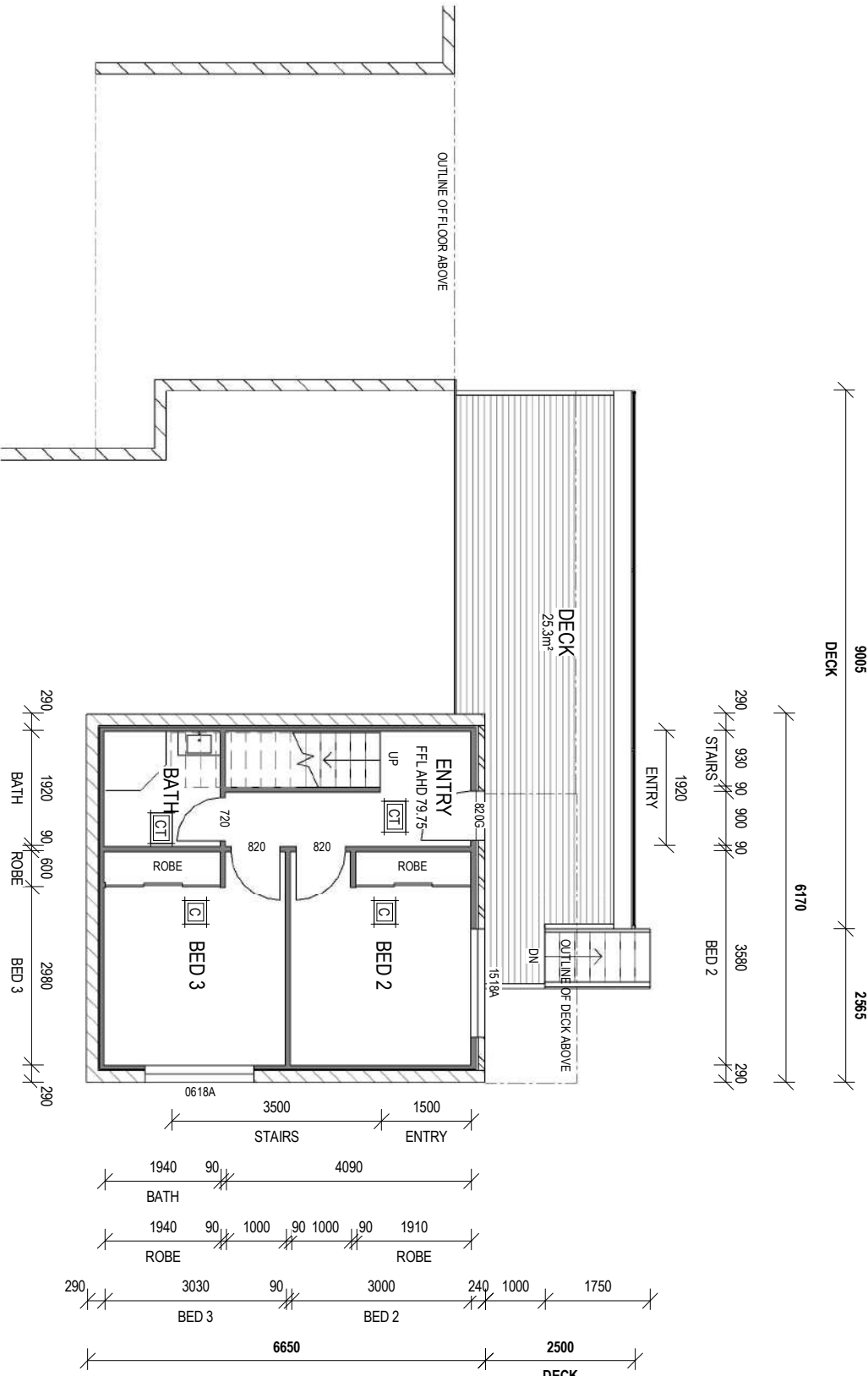
- FLOOR FINISHES LEGEND:
- [C] - CARPET
 - [CT] - CERAMIC TILES
 - [NC] - NATURAL CONCRETE
 - [LAM] - TIMBER VINYL / LAMINATE FLOORING
 - [PC] - POLISHED CONCRETE

WINDOW LEGEND:

1 5 0 9 A



- A - ALUMINUM
- BF - BIFOLD DOOR
- F - FIXED
- FR - FROSTED GLAZING
- GB - GLASS BRICK
- S - SLIDING
- SD - SLIDING DOOR
- STKSD - STACKING TYPE SLIDING DOOR



U8 LEVEL 1 FFL AHD

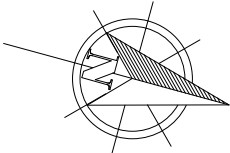
SCALE 1 : 100 @ A3

SCALE 1:100



NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

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PLANNING SERVICES
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0	ISSUED FOR DEVELOPMENT APPROVAL		DRAWN		TITLE
1	ISSUED FOR CLIENT REVIEW		J. GAYLOR		PROPOSED MULTIPLE DWELLINGS - 11 OFF
2	AMENDED & ISSUED FOR CLIENT & ENGINEER REVIEW		M. WALTERS		97 MONTROSE ROAD, MONTROSE TAS 7010
3	AMENDED & REISSUED TO COUNCIL FOR DA				UNIT 8 LEVEL 1 FLOOR PLAN
4	AMENDED & REISSUED TO COUNCIL FOR DA				97 MONTROSE

REFER TO COVER SHEET DRG-000

Building Designer Licence Nos. 723026951, 861284073 & 402845150

ABN 89 056 706 640

2/17 Bayfield Street, Rosny Park, TAS 7018

Office Phone: (03) 6234 6165

Email: admin@smeekesdrafting.com

Website: www.smeekesdrafting.com

DRG No.

97MONTROSE

SHT.

018A

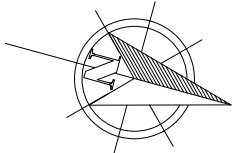
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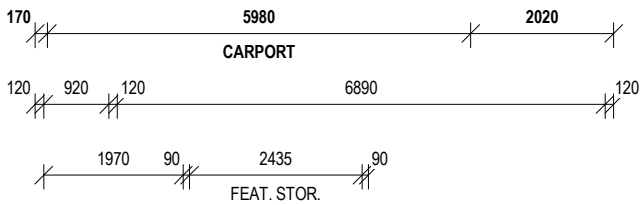
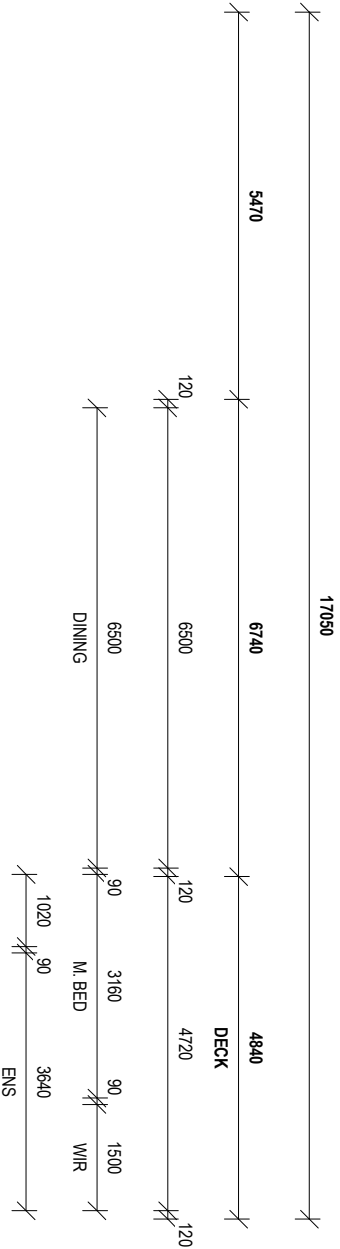
A3

STAIRS / HANDRAIL NOTES:

1. CLOSED TIMBER STAIRS CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.9.1
2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
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RISER (R) MAX. 190 - MIN. 115
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SLOPE RELATIONSHIP
2R + G MAX. 700 - MIN. 550
4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.



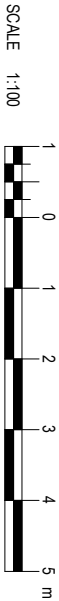
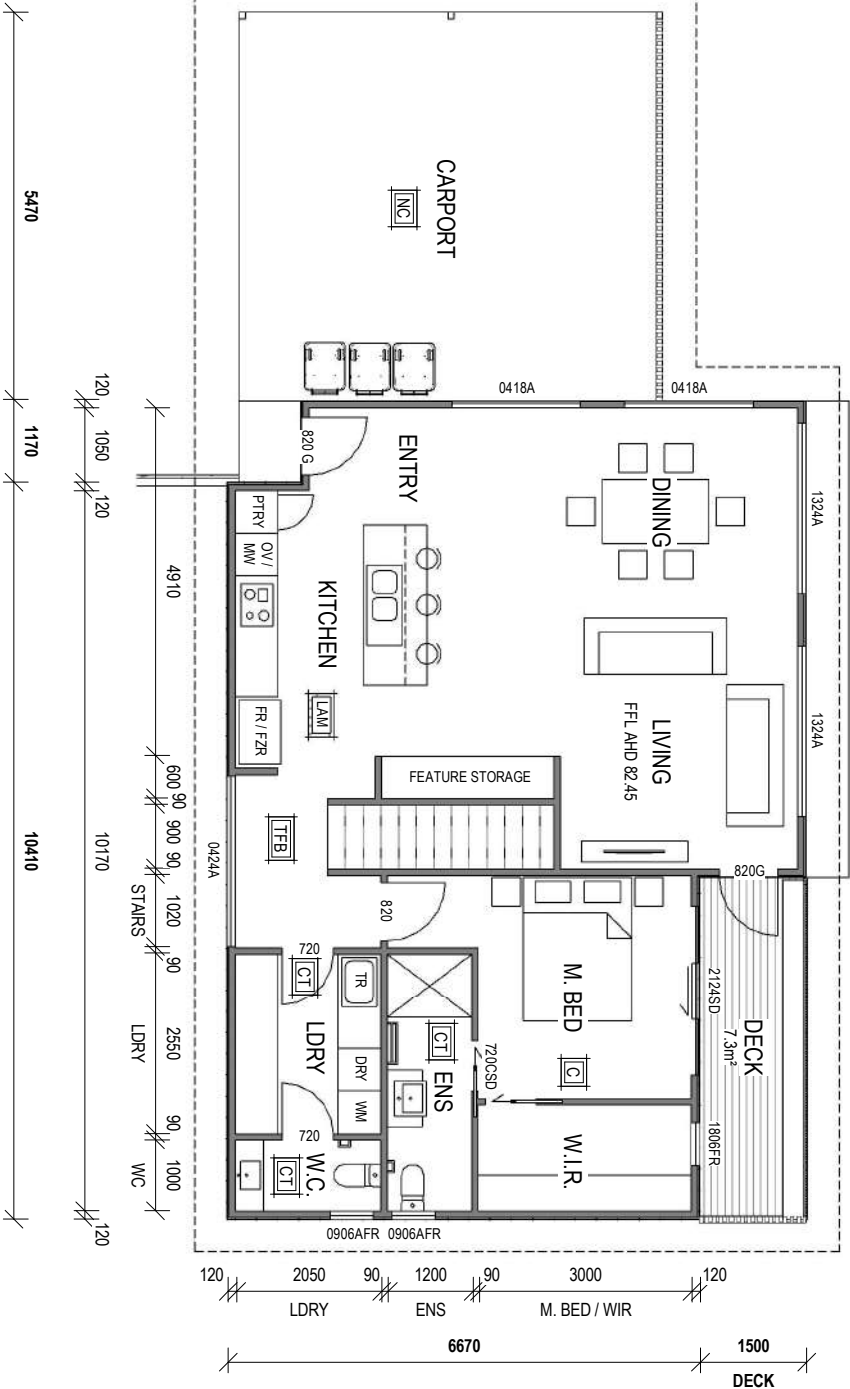
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-046
DATE RECEIVED 30 November 2022



- FLOOR FINISHES LEGEND:**
- [C] - CARPET
 - [CT] - CERAMIC TILES
 - [NC] - NATURAL CONCRETE
 - [LAM] - TIMBER VINYL / LAMINATE FLOORING
 - [PC] - POLISHED CONCRETE

- WINDOW LEGEND:**
- 1 5 0 9 A
- TYPE
WIDTH (900)
HEIGHT (1500)

- A - ALUMINUM
- BF - BIFOLD DOOR
- F - FIXED
- FR - FROSTED GLAZING
- GB - GLASS BRICK
- S - SLIDING
- SD - SLIDING DOOR
- STKSD - STACKING TYPE SLIDING DOOR



NOTE: ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

REV.	DESCRIPTION	REFERENCE	DESIGNED	R. SNEEKES	CLIENT
0	ISSUED FOR DEVELOPMENT APPROVAL		DRAWN	J. GAYLOR	TITLE
1	ISSUED FOR CLIENT REVIEW	07-02-2022	CHECKED	M. WALTERS	PROPOSED MULTIPLE DWELLINGS - 11 OFF
2	AMENDED & ISSUED FOR CLIENT & ENGINEER REVIEW	21-07-2022			97 MONTROSE ROAD, MONTROSE TAS 7010
3	AMENDED & REISSUED TO COUNCIL FOR DA	04-10-2022			UNIT 8 LEVEL 2 FLOOR PLAN
4	AMENDED & REISSUED TO COUNCIL FOR DA	08-10-2022			97MONTROSE
		29-11-2022			018B
					SCALE 1:100
					A3



BRICK	FACERWORK COLOUR - ISL AND BLOCK & PAVING BEIGN SMOOTH
CUSTOM ORG	COLORBOND CUSTOM ORG ROOF SHEETING AL 5 DEG PITCH COLOUR - COLORBOND MONUMENT
DR	POWDER-COATED ALUMINIUM FRAMED DOOR COLOUR - COLORBOND MONUMENT
FRG	COLORBOND METAL FASCIA AND GUTTER SYSTEM COLOUR - COLORBOND MONUMENT
GLASS BAL	GLASS BALUSTRADE MINIMUM 1000 HIG IN ACCORDANCE WITH THE REQUIREMENTS OF NCC VOLUME 2 PART 3.9.2
P1	MIN. 1100H MAX 20% TRANSPARENCY PRIVACY SCREEN
P2	1200H + 300H UP ROOF SHELF PRIVACY SCREEN MAX 20% TRANSPARENCY
SS	COLORBOND STANDING SEAM WALL CLADDING COLOUR - COLORBOND MONUMENT
TILT	CONCRETE TILT PANEL
TIMBER	TIMBER CLADDING TO OWNERS CHOICE
WIN	POWDER-COATED ALUMINIUM FRAMED WINDOW COLOUR - COLORBOND MONUMENT. REFER TO WINDOW SCHEDULE FOR DETAILS

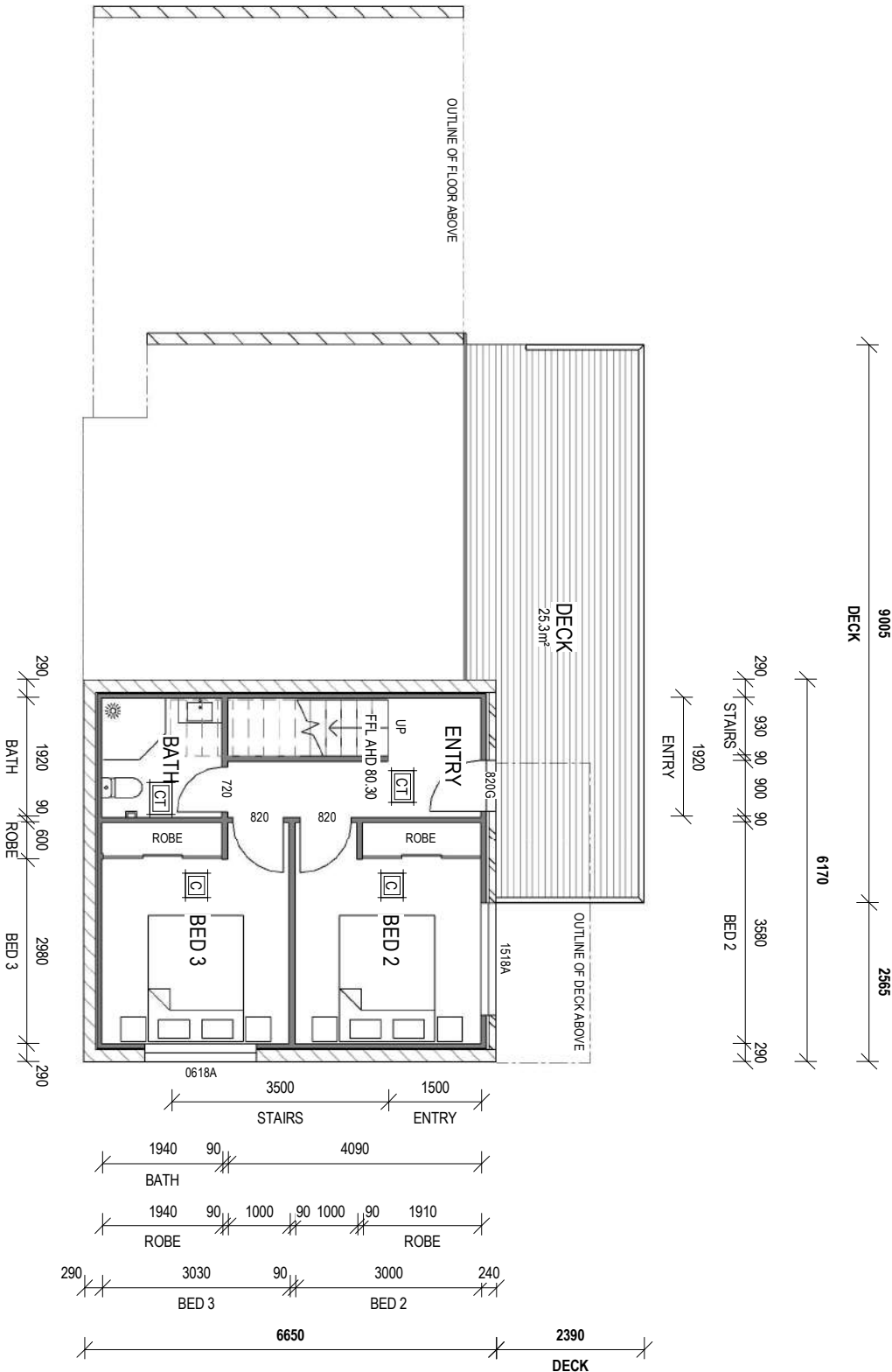
STAIRS / HANDRAIL NOTES:

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- 2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OF A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.
- 3. RISER AND GOING DIMENSIONS IN ACCORDANCE WITH BCA PART 3.9.1.4.
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GOING (G) MAX. 365 - MIN. 240
SLOPE RELATIONSHIP
2R + G MAX. 700 - MIN. 550
- 4. INSTALL HANDRAIL TO ONE SIDE OF FLIGHT IN ACCORDANCE WITH BCA PART 3.9.2.4.

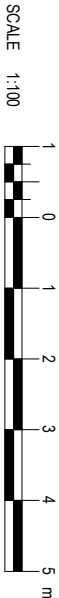
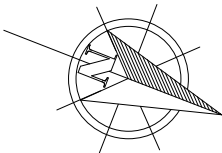
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WINDOW LEGEND:

- 1 5 0 9 A
- TYPE
WIDTH (900)
HEIGHT (1500)
- A - AWNING
 - BF - BIFOLD DOOR
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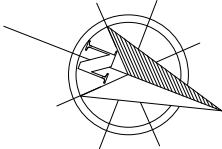


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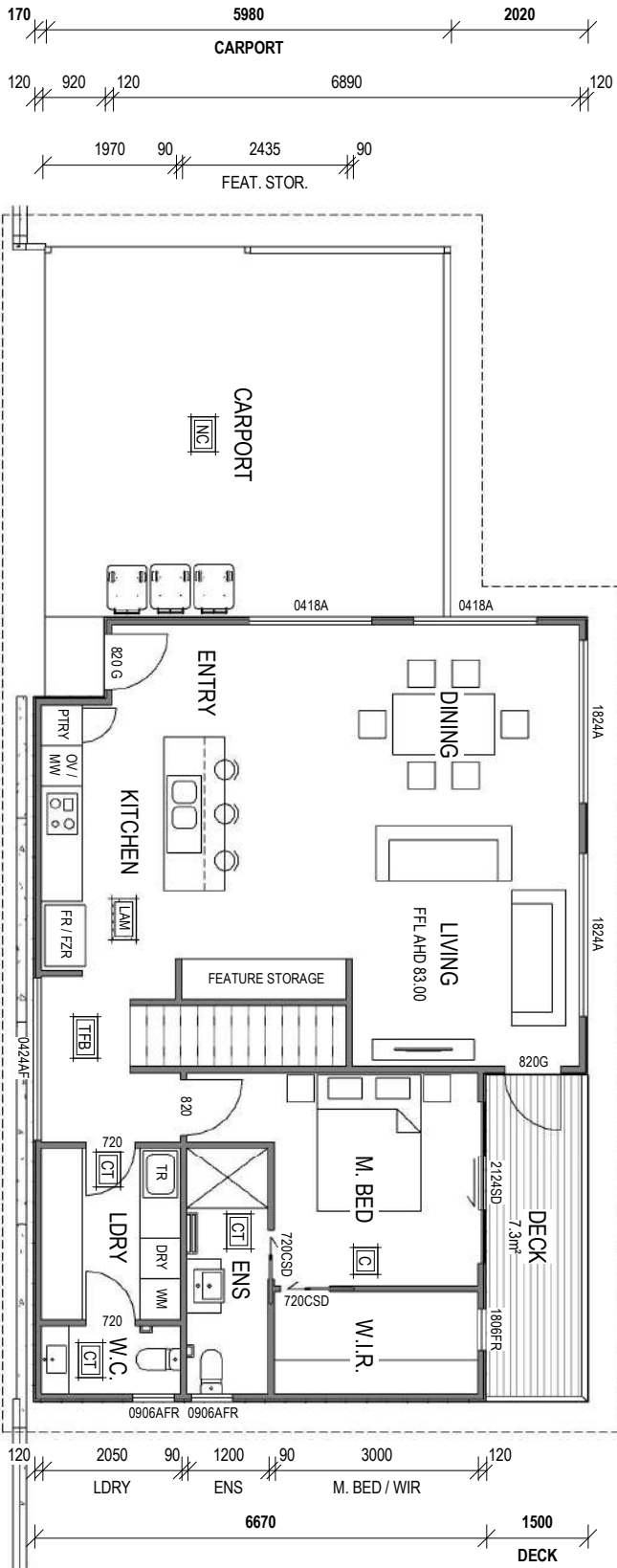
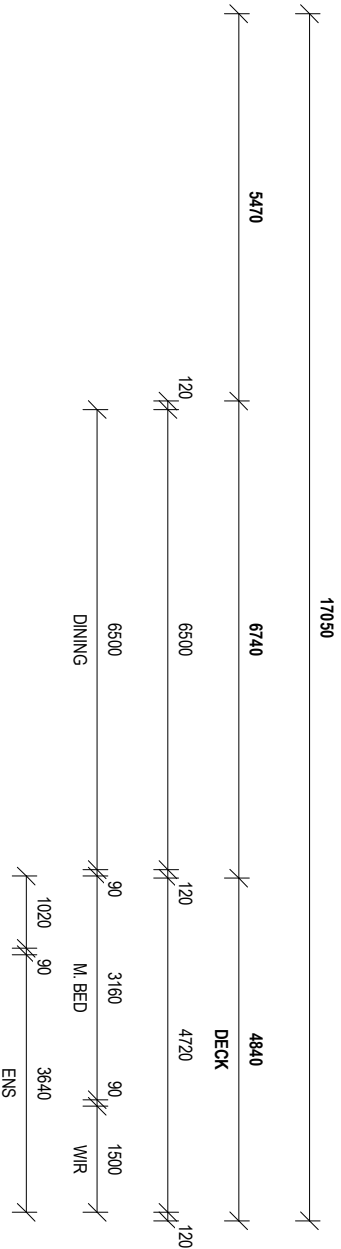
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3	AMENDED & REISSUED TO COUNCIL FOR DA				UNIT 9 LEVEL 1 FLOOR PLAN
					DRG No. 97MONTROSE
					SH. 020A
					SCALE 1:100
					A3

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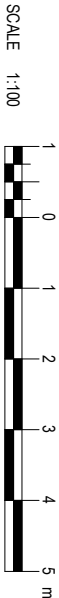


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WINDOW LEGEND:

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4	AMENDED & REISSUED TO COUNCIL FOR DA	29-11-2022			97 MONTROSE

REFER TO COVER SHEET DRG-000

Building Designer Licence Nos. 723026951, 861284073 & 402845150

ABN 89 056 706 640

2/17 Bayfield Street Rosny Park, TAS 7018

Office Phone: (03) 6234 6185

Email: admin@sneekesdrafting.com

Website: www.sneekesdrafting.com

DRG No.

97MONTROSE

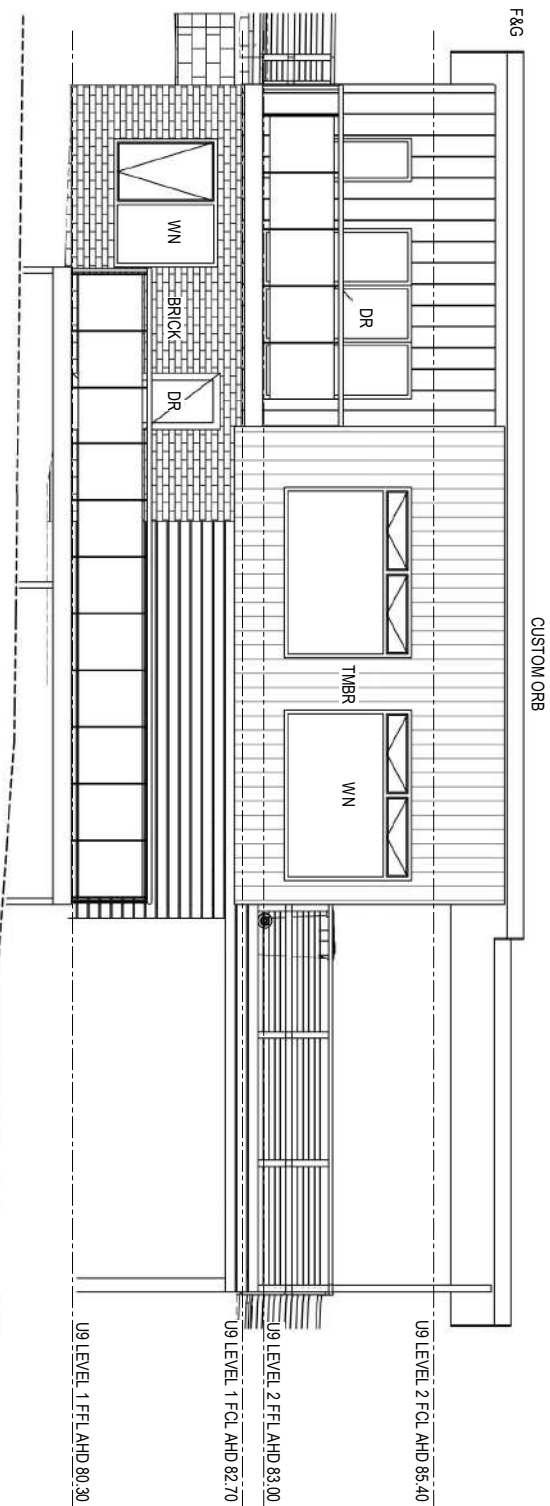
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020B

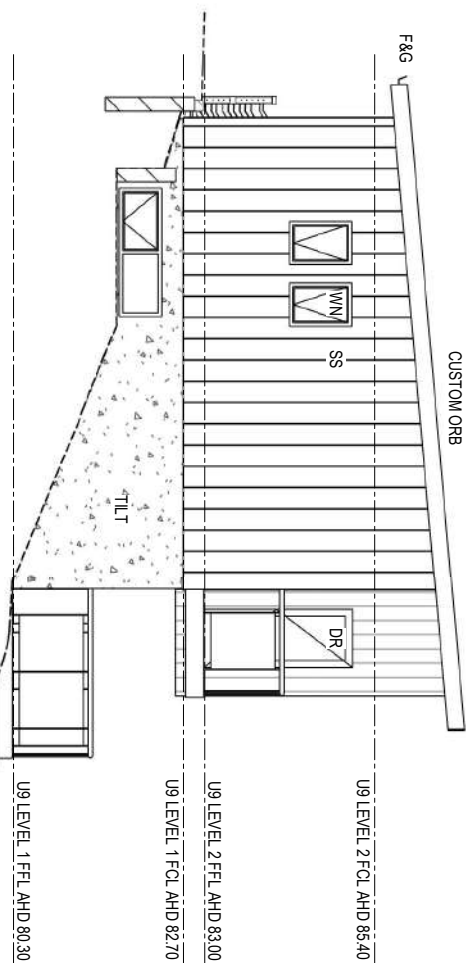
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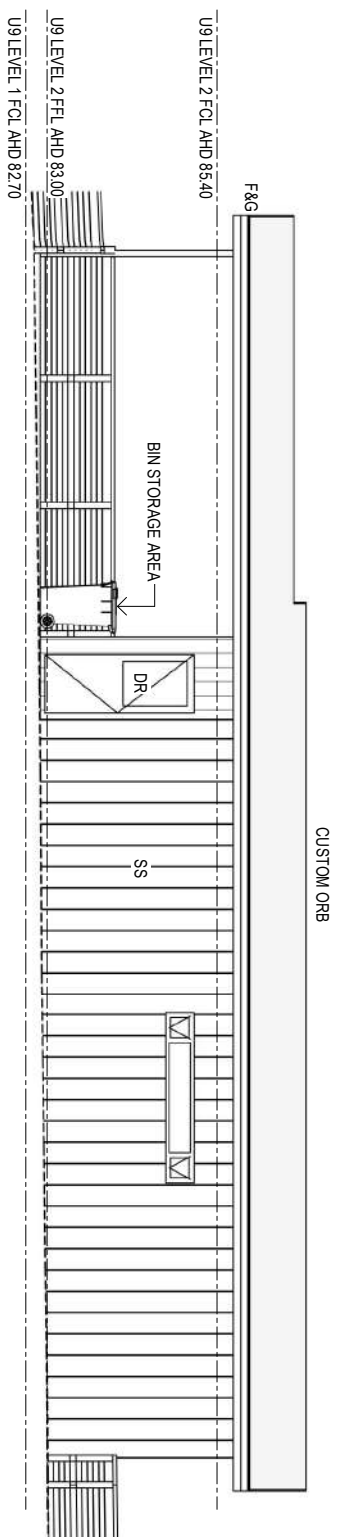
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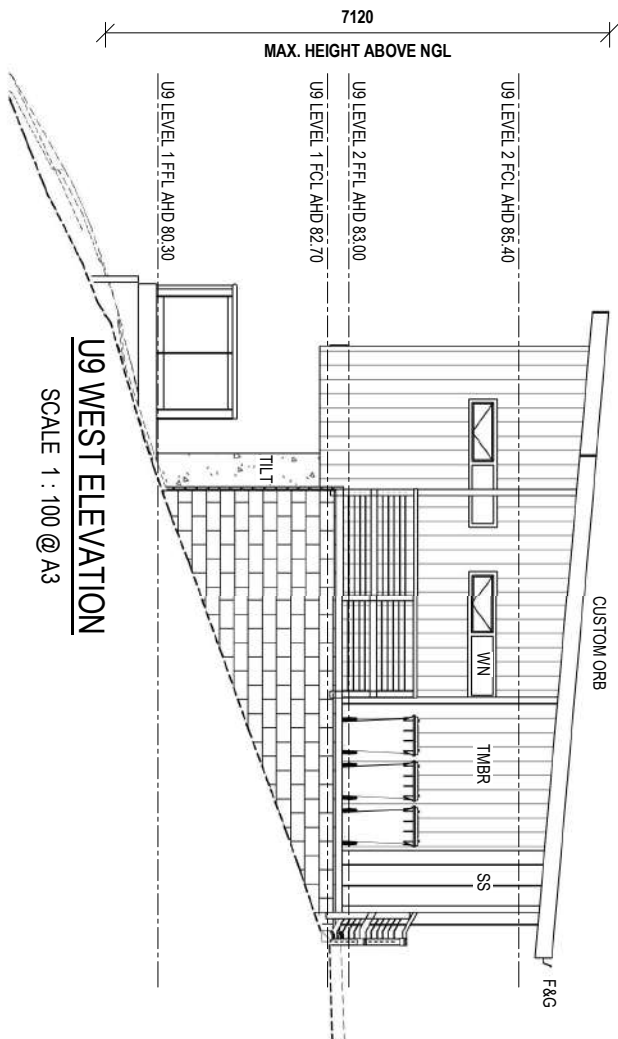
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SCALE 1 : 100 @ A3



U9 EAST ELEVATION
SCALE 1 : 100 @ A3



U9 SOUTH ELEVATION
SCALE 1 : 100 @ A3



U9 WEST ELEVATION
SCALE 1 : 100 @ A3

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-22-046**

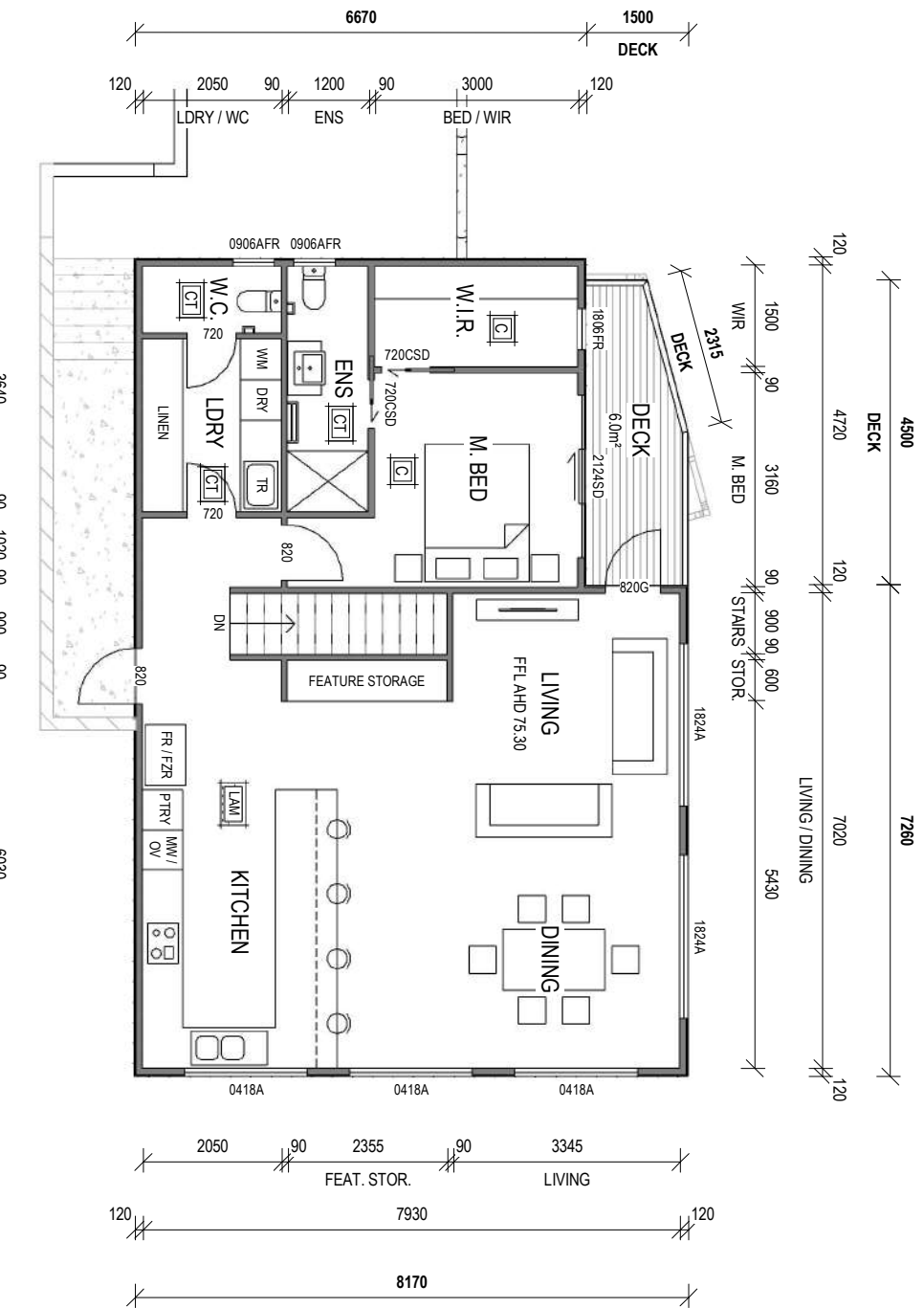
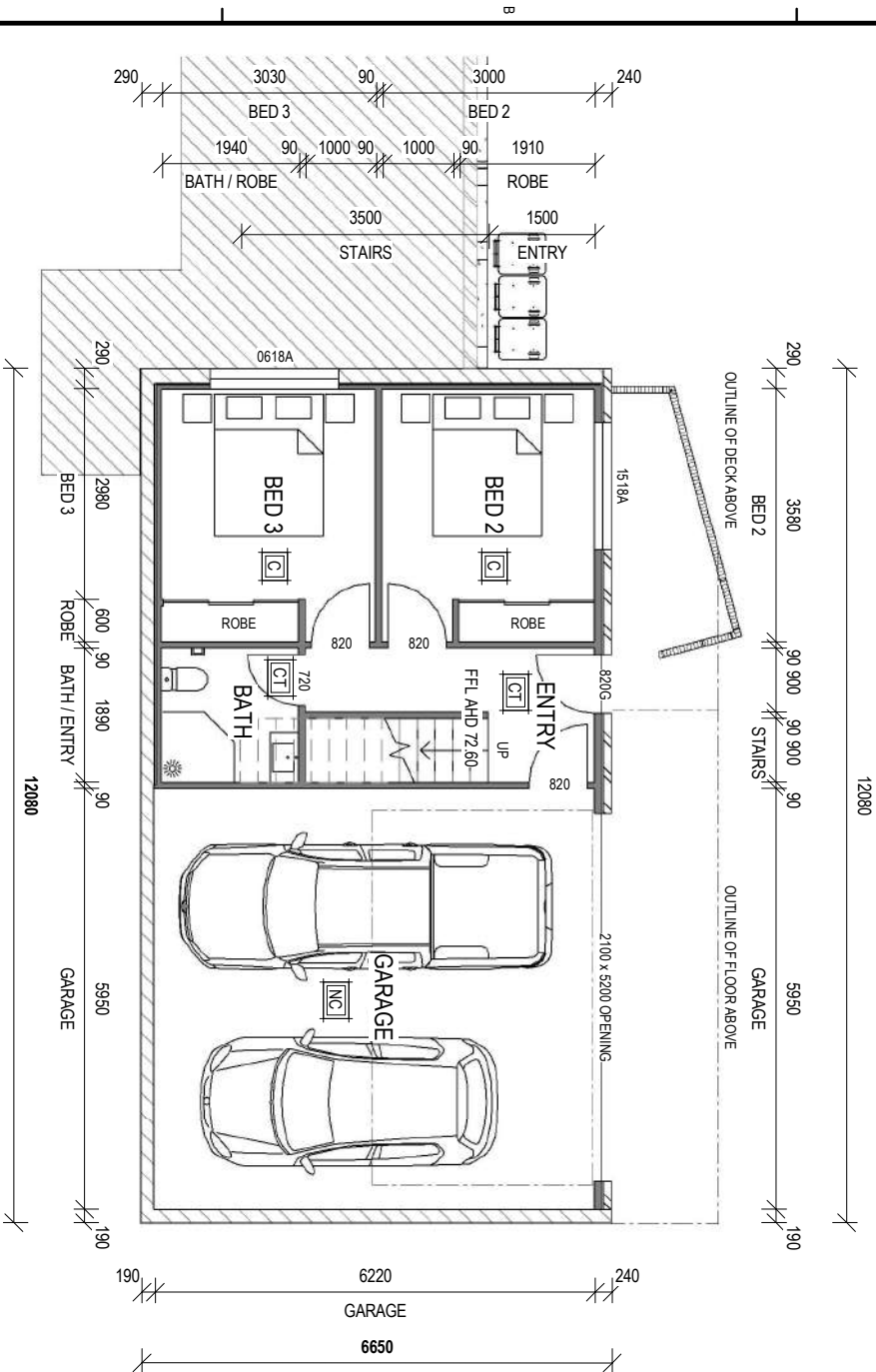
DATE RECEIVED **30 November 2022**

BRICK	FACE BRICKWORK COLOUR - ISLAND BLOCK & PAVING TEBON SMOOTH
CUSTOM ORB	COLORBOND CUSTOM ORB ROOF SHEETING 5/15 DEG. FITCH COLOUR - COLORBOND MONUMENT
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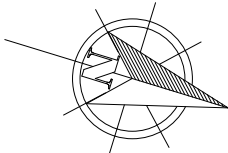
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REFER TO COVER SHEET DRG-000		
DESIGNED R. SMEEKES		
DRAWN J. GAYTOR		
CHECKED M. WAL TERS		
 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA		
 SMEEKES DRAFTING PTY LTD ABN 89 056 706 640 2/17 Bayfield Street, Rosny Park, TAS 7018 Office Phone : (03) 6234 6185 Email: admin@smeekesdrafting.com Website: www.smeekesdrafting.com		
Building Designer Licence Nos. 723028951, 861284073 & 402845150		
CLIENTTASMANIA KEYSTONE DEVELOPMENTS		
TITLEPROPOSED MULTIPLE DWELLINGS - 11 OFF 97 MONTROSE ROAD, MONTROSE TAS 7010		
UNIT 9 ELEVATIONS		
DRG No.	SHT. 021	SCALE 1:100 A3

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SCALE 1:100



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CLIENT TASMANIA KEYSTONE DEVELOPMENTS

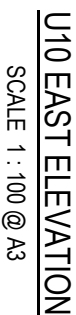
PROPOSED MULTIPLE DWELLINGS - 11 OFF
97 MONTROSE ROAD, MONTROSE TAS 7010

UNIT 10 FLOOR PLANS

97MONTROSE

022

SCALE 1:100 A3



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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CLIENT	TASMANIA KEYSTONE DEVELOPMENTS		
TITLE	PROPOSED MULTIPLE DWELLINGS - '11 OFF 97 MONTROSE ROAD, MONTROSE TAS 7010		
UNIT 10 ELEVATIONS			
DWG No.	97MONTROSE	SHT.	023
		SCALE	A3
		1 : 100	

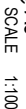
Attachments - Glenorchy Planning Authority - 23 January 2023



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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CLIENT	TASMANIA KEYSTONE DEVELOPMENTS		
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UNIT 11 ELEVATIONS			
DRG No.	97MONTROSE	SHT.	025
		SCALE	1:100
			A3

PROPOSED DEVELOPMENT 97 MONTROSE RD, MONTROSE

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DRAWING LIST	
DRG No.	TITLE
G-100	COVER SHEET
G-101	GENERAL NOTES
C-100	DRIVEWAY DESIGN
C-120	DRIVEWAY 01 - LONG SECTION
C-121	DRIVEWAY 02 - LONG SECTION
C-122	LIP OF KERB - LONG SECTION
C-130	TYPICAL DRIVEWAY SECTIONS
C-135	MASS BLOCK RETAINING WALL & TYPICAL DRIVEWAY CROSS SECTIONS
C-136	TYPICAL RETAINING WALL SECTIONS
C-140	DRIVEWAY 01 - CROSS SECTIONS
C-141	DRIVEWAY 01 - CROSS SECTIONS
C-142	DRIVEWAY 01 - CROSS SECTIONS
C-143	DRIVEWAY 02 - CROSS SECTIONS
C-144	DRIVEWAY 02 - CROSS SECTIONS
C-145	NEW KERB - CROSS SECTIONS
H-100	STORMWATER PLAN
H-200	SEWER PLAN
H-300	WATER PLAN



NOT FOR CONSTRUCTION
PRELIMINARY ONLY - SUBJECT TO REVIEW AND CERTIFICATION

NOTES :

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN FLÜSSIG SPATIAL AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. WORK TO FIGURED DIMENSIONS ONLY.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS AND FLÜSSIG SPATIAL DRAWINGS AND SPECIFICATIONS.

02

FOOTPATH, DRIVEWAY & BINS

MA

24/11/22

01

PLANNING

MM

10/10/22

REV:

DESCRIPTION:

BY:

DATE:

STATUS:

PLANNING

CLIENT:

TASMANIA KEYSTONE DEVELOPMENTS

SITE:

97 MONTROSE ROAD, MONTROSE

TITLE:

COVER SHEET

SCALE AT A3:

DATE:

BRANK:

CHECKER:

PROJECT NO:

DRAWING NO:

REVISION:

PROJECT:

CIVIL DESIGN (SERVICES)

NTS

FE-22013

G-100

02

1. ALL THE WORKS AND THE DESIGN SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT PERMIT. THE PERMIT CONDITIONS SHALL TAKE PRECEDENCE OVER ANYTHING CONTAINED IN THE DESIGN.
2. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (A.H.D.).
3. PRIOR TO THE COMMENCEMENT OF WORKS THE CONTRACTOR IS TO ENSURE THAT ALL REQUIRED PERMITS ARE ISSUED BY THE RELEVANT AUTHORITIES.
4. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, AND IN COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA, COUNCIL STANDARDS AND LOCAL LAWS.
5. ANY ROAD/PART ROAD CLOSURES ARE TO BE APPROVED BY COUNCIL PRIOR TO WORKS COMMENCING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPLY COUNCIL WITH ANY DOCUMENTATION, SUCH AS TRAFFIC MANAGEMENT PLANS, AS REQUIRED.
6. PROVIDE CLAY PLUG TO ALL SERVICE TRENCHES WHERE ANY PIPE, DUCT OR CABLE ENTERS THE BUILDING TO PREVENT INGRESS OF WATER UNDER BUILDING.
7. UNLESS NOTED OTHERWISE THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE WORKS INCLUDING ANY WORKS IN THE ROAD RESERVATION AND ON ADJACENT PRIVATE PROPERTIES.
8. THE CONTRACTOR SHALL CONFIRM THE PRESENCE & LOCATION OF ALL EXISTING SERVICES ON THE SITE & WITHIN THE AREA OF WORKS & CLEARLY IDENTIFY ALL DANGEROUS SERVICES UNDERGROUND & OVERHEAD.
9. ALL DRAIN INVERT LEVELS TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION WORK.
10. UNLESS NOTED OTHERWISE ALL SERVICE CONNECTIONS TO COUNCIL OR WATER AUTHORITY WORK SHALL BE UNDERTAKEN BY THE DEVELOPER OR WATER AUTHORITY AT THE DEVELOPERS COST.
11. ALL REDUNDANT SERVICE LINES SHALL BE CUT AND PLUGGED AT EXTERNAL BOUNDARIES. WITHIN THE SITE BOUNDARY ALL REDUNDANT SERVICES SHALL BE REMOVED AND DISPOSED OF.
12. REDUNDANT SERVICE TRENCHES SHALL BE BACKFILLED WITH FULLY COMPACTED MATERIAL APPROPRIATE FOR THE AREA OF THE DEVELOPMENT SITE.
13. THE CONTRACTOR SHALL COORDINATE ALL WORKS IN RELATION TO POWER AND COMMUNICATION SERVICES AND PROVIDE ALL NECESSARY TRENCHING FOR THESE SERVICES UNDER A PROVISIONAL SUM NOMINATED IN THE CONTRACT. THE SERVICE DESIGN AND TRENCHING DETAILS SHALL BE PROVIDED BY THE SERVICE PROVIDERS AT A TIME TO BE AGREED WITH THE CONTRACTOR.
14. ALL UNDERGROUND STORMWATER WORKS MUST BE TESTED AND INSPECTED BY COUNCIL PRIOR TO BACKFILL.
15. ALL UNDERGROUND WATER AND SEWER WORKS MUST BE TESTED AND INSPECTED BY TASWATER PRIOR TO BACKFILL.

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS:

- SECTION 168 OCCUPATIONAL HEALTH AND SAFETY
AND SECTION 176 ENVIRONMENTAL MANAGEMENT.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL WORKS ARE CARRIED OUT IN A SAFE
MANNER. THE WORKS SHALL COMPLY WITH APPLICABLE HEALTH AND SAFETY LEGISLATION INCLUDING
CODES OF PRACTICE, AUSTRALIAN STANDARDS, GUIDANCE NOTES AND WORKSAFE REQUIREMENTS
INCLUDING BUT NOT LIMITED TO THE FOLLOWING SAFE PRACTICE PROCEDURES:
- Site Design of Structures
 - Work Health and Safety Consultation, Cooperation and Coordination
 - Managing the Work Environment and Facilities
 - Managing the Risks of Plant in the Workplace
 - Managing the Risk of Falls at Workplaces
 - Managing Noise and Preventing Hearing Loss at Work
 - Managing Electrical Risks in the Workplace
 - How to Manage Work Health and Safety Risks Hazardous Manual tasks
 - Confined spaces
 - 2. THE CONTRACTOR SHALL ENSURE A RISK ASSESSMENT HAS BEEN CARRIED OUT AND DOCUMENTED
FOR ALL ACTIVITIES PERFORMED ON THE SITE. SAFE WORK PROCEDURES MUST BE DOCUMENTED AS
REQUIRED BY LEGISLATION AND RELEVANT AUTHORITIES. THE CONTRACTOR MAY NEED TO ENGAGE
SUITABLY EXPERIENCED CONSULTANTS TO PREPARE A SAFE WORK PROCEDURE IF THE
CONTRACTOR IS INEXPERIENCED IN THIS FIELD OR IF THEY ARE NOT SATISFIED WITH THE METHOD
PROPOSED BY THE CONTRACTOR.
 - 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ANY UNACCOMPANIED PERSON
ENTERING THE SITE HAS UNDERGONE A SITE SAFETY INDUCTION AND IS AWARE OF ALL KNOWN
POTENTIAL RISKS. IN PARTICULAR ON THIS SITE:
 - 3.1. DEEP TRENCHES - TO BE BENCHMARKED WHERE OVER 1.5M DEEP & FENCED WHEN NOT ATTENDED
 - 3.2. SNAKES AND SPIDERS

- a. SOIL CONTROL MEASURES MUST BE ADOPTED AT ALL TIMES TO THE SATISFACTION OF THE ENGINEER DURING THE DURATION OF THE CONTRACT. SITE CONTROLS AND EROSION MINIMIZATION TECHNIQUES ARE TO BE IN ACCORDANCE WITH THE INSTITUTE OF ENGINEERS AUSTRALIA PUBLICATION SOIL, EROSION AND SEDIMENT CONTROL. EPA GUIDELINES AND OTHER CONTRACT DOCUMENTATION INCLUDING THIS PLAN.
- b. THE CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES TO SUCH TIME THAT THE PROJECT IS COMPLETED AND OFFICIALLY HANDED OVER TO THE CLIENT. THIS MAY INCLUDE THE PROVISION OF TEMPORARY DRAINAGE AND WATER QUALITY MANAGEMENT DEVICES.
- c. OBTAIN ALL NECESSARY PERMITS, LICENSES AND APPROVALS, REFER TO APPROVED DRAWINGS AND DOCUMENTATION.

2. SITE ESTABLISHMENT AND STRIPPING TOPSOIL:
 - a. STOCKPILE SOIL IN ALLOCATED LOCATION AND PROVIDE SILT CONTROL BARRIERS IF STOCKPILE IS LEFT OVERNIGHT.
 - b. WASH DOWN ANY VEHICLES LEAVING SITE AFTER TREADING ON SOIL.
 - c. PLACE CRUSHED ROCK TO A DEPTH OF 150mm MINIMUM TO ALL VEHICLE ACCESS AREAS OVER AN APPROVED WOVEN GEOTEXTILE FABRIC (DUX W155 OR EQUIVALENT).
 - d. GRADE ALL SOIL AREAS AWAY FROM MAIN CONSTRUCTION AREA AND TOWARDS DRAINAGE POINTS.
 - e. SEDIMENT FENCES, SEDIMENT FENCES ARE TO BE PLACED AS REQUIRED. THEY CONSIST OF GEOTEXTILE FILTER FABRIC STAPLED ONTO 40mm SQUARE HARDWOOD STAKES OR WIRE TIED TO STEEL POSTS. THE FILTER FABRIC MUST BE BURED 100mm MIN INTO THE GROUND AND STAND UP TO A HEIGHT OF 700mm. POSTS ARE TO BE SPACED AT 2.0m CENTRES AND DRIVEN 600mm INTO THE GROUND. WHEN STOCKPILING GRANULAR MATERIALS INCLUDING TOP SOILS, A SEDIMENT FENCE SHOULD BE ERECTED AT THE PERIMETER OF THE STOCKPILE IF LEFT OVERNIGHT.

3. GENERAL CONSTRUCTION OPERATIONS:
a. OPERATIONS SUCH AS WASHING OF TOOLS AND PAINTING EQUIPMENT, CUTTING MASONRY, OR THE USE OF ANY OTHER WATER COOLED CUTTING EQUIPMENT SHOULD BE CARRIED OUT IN A CONTROLLED AREA, WHERE POSSIBLE ON A NATURAL FILT'RED AREA SUCH AS A GRASSSED TRENCH, OR IN THE VICINITY OF A SEDIMENT SETTLING TANK.

4. CONSTRUCTION OF DRAINAGE SYSTEM:
 - a. CARRY OUT WORKS IN DRY WEATHER.
 - b. DO NOT LEAVE TRENCHES OPEN FOR A LONG PERIOD OF TIME.
 - c. BUILD DRAINAGE SYSTEM COMMENCING FROM DOWN STREAM.
 - d. PLACE FILTER MATERIAL IN EXISTING PIT DOWN STREAM, UNTIL ALL DRAINAGE IS IN PLACE AND THEN INSTALL SILT CONTROL DEVICES AT EACH NEW PIT.
4. CONSTRUCTION OF MAIN WORKS:
 - a. ENSURE THAT SOIL IS KEPT MOIST TO MINIMISE AIR POLLUTION.
 - b. DO NOT LEAVE SOIL EXPOSED FOR LONG PERIODS OF TIME.
 - c. ENSURE FALLS OF CUT OR FILL ARE AWAY FROM MAIN WORKING AREA.

UNLESS NOTED ON THE DESIGN DRAWINGS ALL CONSTRUCTION WORK SHALL COMPLY WITH THE RMS STANDARD DRAWINGS AND SPECIFICATIONS.

1. PAVEMENT DESIGN ASSUMES A CBR OF 3. SHOULD AREAS LESS THAN CBR 3 BE FOUND DURING CONSTRUCTION PROVIDE SUBGRADE REPLACEMENT IN ACCORDANCE WITH THE ENGINEER'S INSTRUCTION.
2. THE CONTRACTOR SHALL PREPARE AND PROVIDE THE COUNCIL WITH A SEDIMENT AND EROSION CONTROL PLAN FOR THE WORKS. NO WORK SHALL COMMENCE UNTIL THIS PLAN HAS BEEN APPROVED BY THE COUNCIL.
3. ALL STRIPPED TOPSOIL IS TO BE STORED IN AN APPROVED MANNER FOR REHABILITATION WORKS AND VEGETATION RESEEDING.
4. ALL DISTURBED AND BARE GROUND INCLUDING ALL CUT & FILL SURFACES SHALL BE REHABILITATED BY INSTALLING "JUTE/MASTER" BIODEGRADABLE VEGETATION ENHANCEMENT MATTING TO ALL EMBANKMENT BATTERS STEEPER THAN 1V:4H, UNLESS ROCK LINING IS SPECIFIED.
5. ALL GRASSSED AREAS SHALL BE TOP DRESSED WITH A MINIMUM DEPTH OF 75mm OF APPROVED TOPSOIL, RAVED AND SEEDED.
6. ALL MAINHOLE LIDS IN TRAFFICABLE AREAS SHALL COMPLY WITH CLASS "D" LOAD RATING TO AUSTRALIAN STANDARD AS 3996.
7. ALL EARTHWORKS, FILLING AND TESTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST RMS STANDARDS AND SPECIFICATIONS.
8. "COMPACTED LAYER METHOD" OR "MECHANICAL INTERLOCK LAYER METHOD" IS TO BE USED USED AS A LAYER PLACEMENT METHODOLOGY AND COMPACTION ROLLING IS TO BE USED TO ENSURE SUITABLE COMPACTION IS ACHIEVED.
9. • PROOF ROLL, WITNESSING OF LAYERS OF THE COMPLETED FILL SHALL BE THE METHOD OF CONFIRMING THAT COMPACTION HAS BEEN ACHIEVED.
10. • SURVEYING OF THE FILLED AREAS FOR COUNCIL / BUILDERS RECORDS WILL ALSO BE REQUIRED.
11. ALL DISTURBED AREAS ARE TO BE REINSTATED AND SHARED AS DIRECTED.

1. UNDER ALP AVENEMENT AREAS, STRIP ALL TOP SOIL AND PREPARE FOR PAVEMENT AS PER DETAIL.
2. CUT AND FILL AS REQUIRED TO PRODUCE FINISHED SURFACE LEVEL AS SPECIFIED LESS PAVEMENT THICKNESS AS SHOWN ON DRAWINGS.

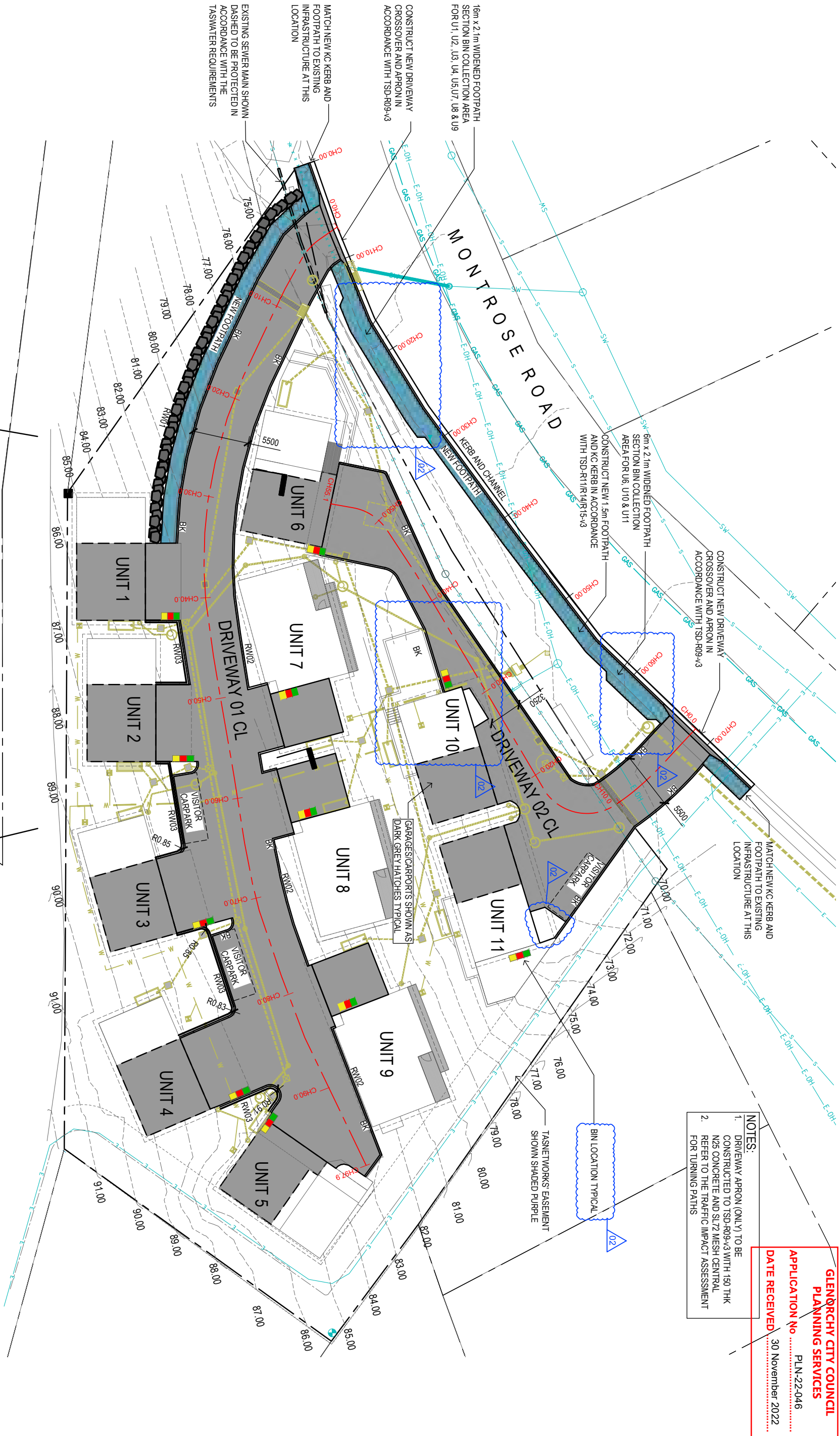
4. THE MOISTURE CONTENT OF THE SUBGRADE OR FILL SHOULD BE WITHIN 85%-115% OF THE STANDARD OPTIMUM MOISTURE CONTENT AT THE TIME OF COMPACTION.
5. PRIOR TO PLACEMENT OF FILL OR PAVEMENT REMOVE AND REPLACE SOFT OR UNSTABLE SUBGRADE WITH CLEAN WELL GRADED APPROVED MATERIAL TO 98% SMD. PROFF ROLL SUBGRADE SURFACE WITH A DUAL WHEELED PNEUMATIC TYRED VEHICLE (MIN. 10 TONNE LOADED AXLE) AND MAKE GOOD TO ANY SOFT SPOTS.
6. EXCAVATED AND PREPARED SURFACES UNDER ALL PAVEMENTS SHALL BE SPRAYED WITH AN APPROVED WEED KILLER. CARE MUST BE TAKEN TO AVOID CONTAMINATING GARDEN BEDS AND LAWN AREAS.
7. FILLING SHALL BE CLEAN WELL GRADED GRANULAR MATERIAL COMPACTED TO 96% SMD IN MAX 200mm LOOSE THICKNESS LAYERS, OR APPROVED IMPORTED CLAY FILL COMPACTED TO 98% SMD IN 150mm LAYERS.
8. 98% SMD IS APPROXIMATELY EQUIVALENT TO 95% MMD OR 75% MINIMUM DENSITY INDEX AS NOTED IN TABLE 5.1 OF A53798-2007.

1. **PROOF ROLLING REQUIRED AT THE FOLLOWING STAGES**

- SUB-BASE & BASE
- 2. PROOF ROLL TO BE WITH A TRUCK LOADED WITH MIN 10T NET. A PROOF ROLL IS A HOLD POINT. ACCEPTANCE OF A PROOF ROLL AND APPROVAL TO PROCEED IS TO BE DETERMINED BY THE COUNCIL AND THE SUPERINTENDENT.

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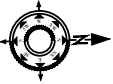


GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-046
DATE RECEIVED 30 November 2022

- NOTES:
1. DRIVEWAY APRON (ONLY) TO BE CONSTRUCTED TO TSD-R09-v3 WITH 150 THK N25 CONCRETE AND S172 MESH CENTRAL
 2. REFER TO THE TRAFFIC IMPACT ASSESSMENT FOR TURNING PATHS

DRIVEWAY PLAN

SCALE 1:350



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02	FOOTPATH, DRIVEWAY & BINS	MA	24/11/22
01	PLANNING	MM	10/10/22
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	P L A N N I N G		

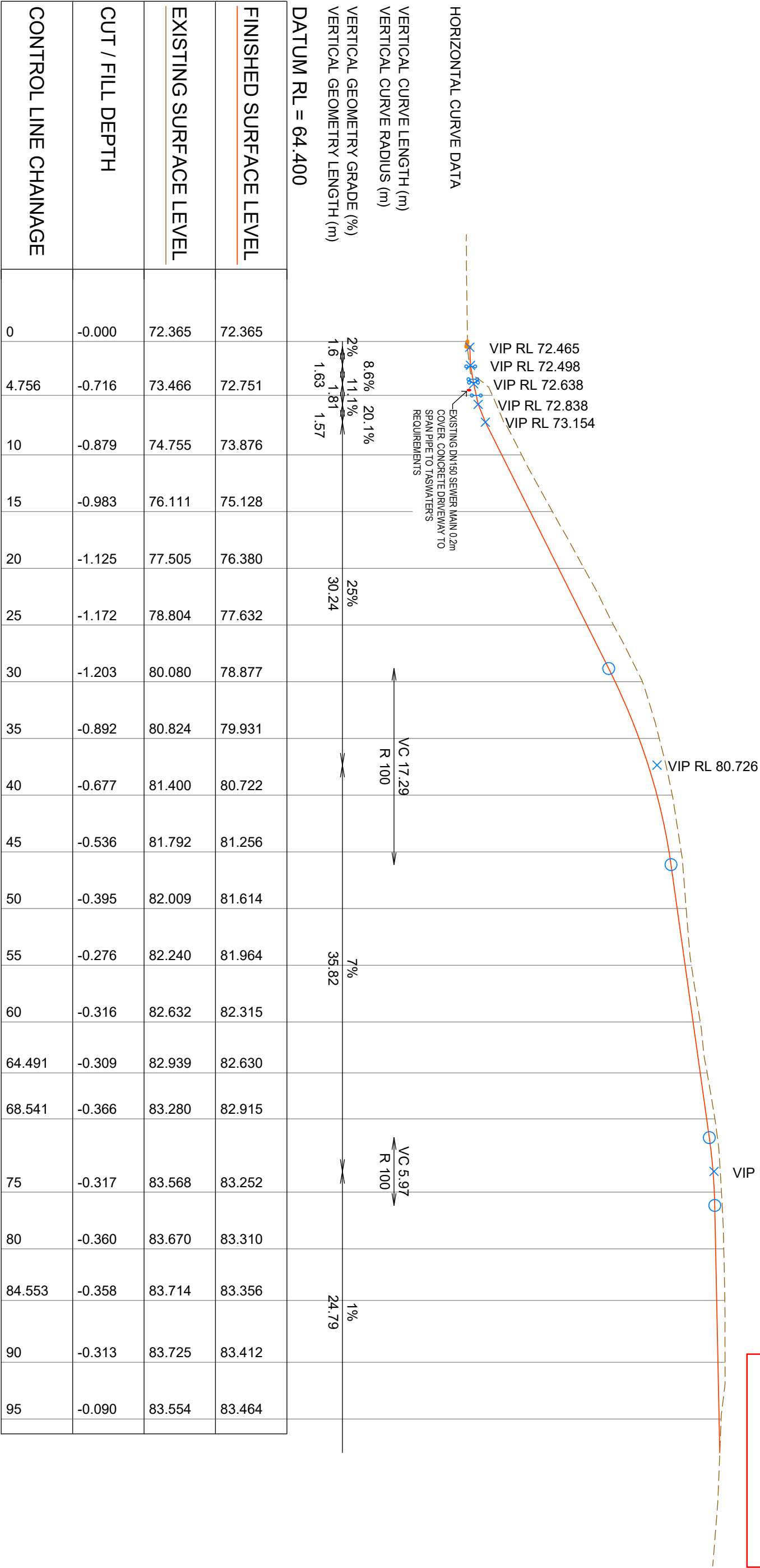
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CLIENT: TASMANIA KEYSTONE DEVELOPMENTS
PROJECT: CIVIL DESIGN (SERVICES)

SITE: 97 MONTROSE ROAD, MONTROSE		TITLE: DRIVEWAY DESIGN	
SCALE AT A3:	DATE:	BRANK:	CHECKER:
PROJECT NO:	10/10/2022	DH	MM
DRAWING NO:	FE-22013	C-100	REVISION:
			02

GLENORCHY CITY COUNCIL
PLANNING SERVICES

PLN-22-046
APPLICATION No
30 November 2022
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A3 SCALE: H 1:350, V 1:175

LONGITUDINAL DRIVEWAY 01 SECTION

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CLIENT: TASMANIA KEYSTONE DEVELOPMENTS

SITE: 97 MONTROSE ROAD, MONTROSE

TITLE: DRIVEWAY 01 LONG SECTION

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MM 10/10/22

REV: DESCRIPTION: BY: DATE:

PROJECT: CIVIL DESIGN (SERVICES)

SCALE AT A3: H 1:350 V 1:175

PROJECT NO: FE-22013

DATE: 10/10/2022

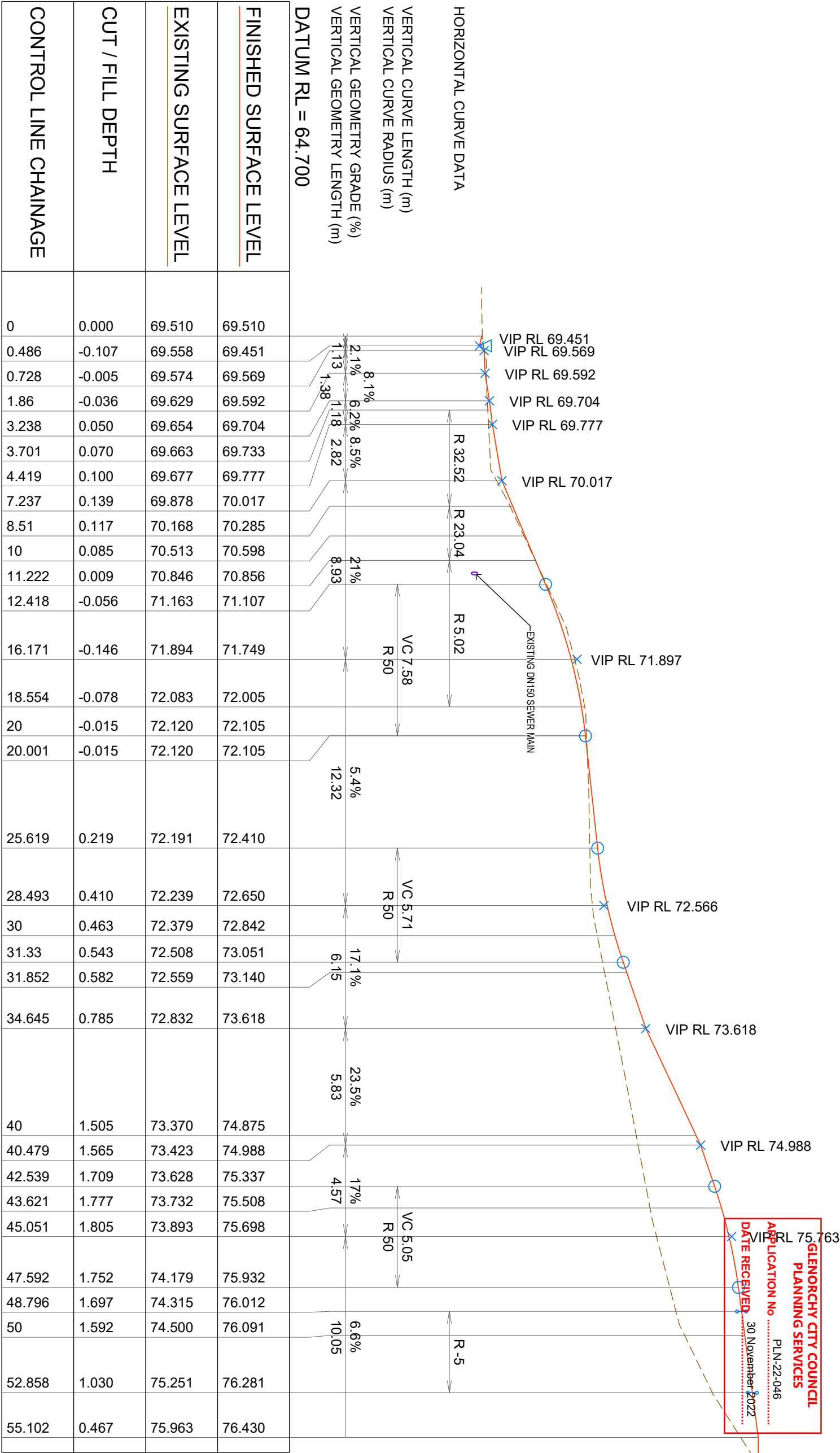
DRAWING NO: C-120

BRANK: DH

CHECKER: MM

REVISION: 01

Attachments - Glenorchy Planning Authority - 23 January 2023



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-046
DATE RECEIVED 30 November 2022

A3 SCALE: H 1:200, V 1:100
LONGITUDINAL DRIVEWAY 02 SECTION

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CLIENT: TASMANIA KEYSTONE DEVELOPMENTS

PROJECT: CIVIL DESIGN (SERVICES)

SCALE AT A3: H 1:200 V 1:100

PROJECT NO: FE-22013

DRAWING NO: C-121

CHECKER: MM

REVISION: 01

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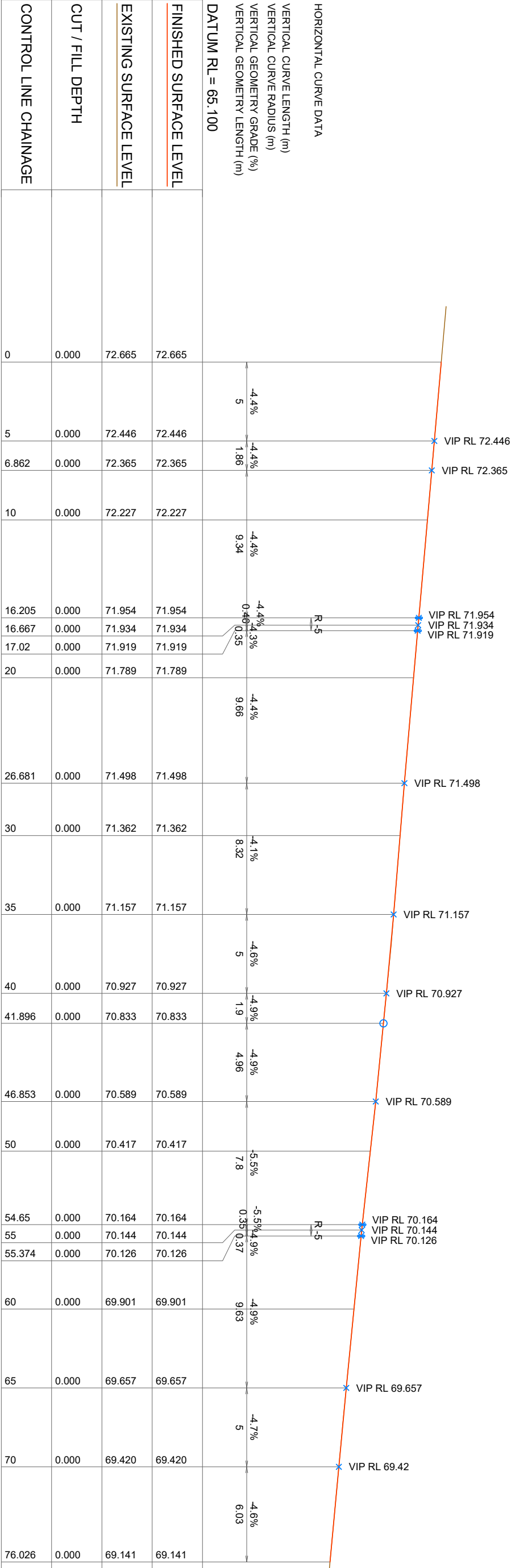
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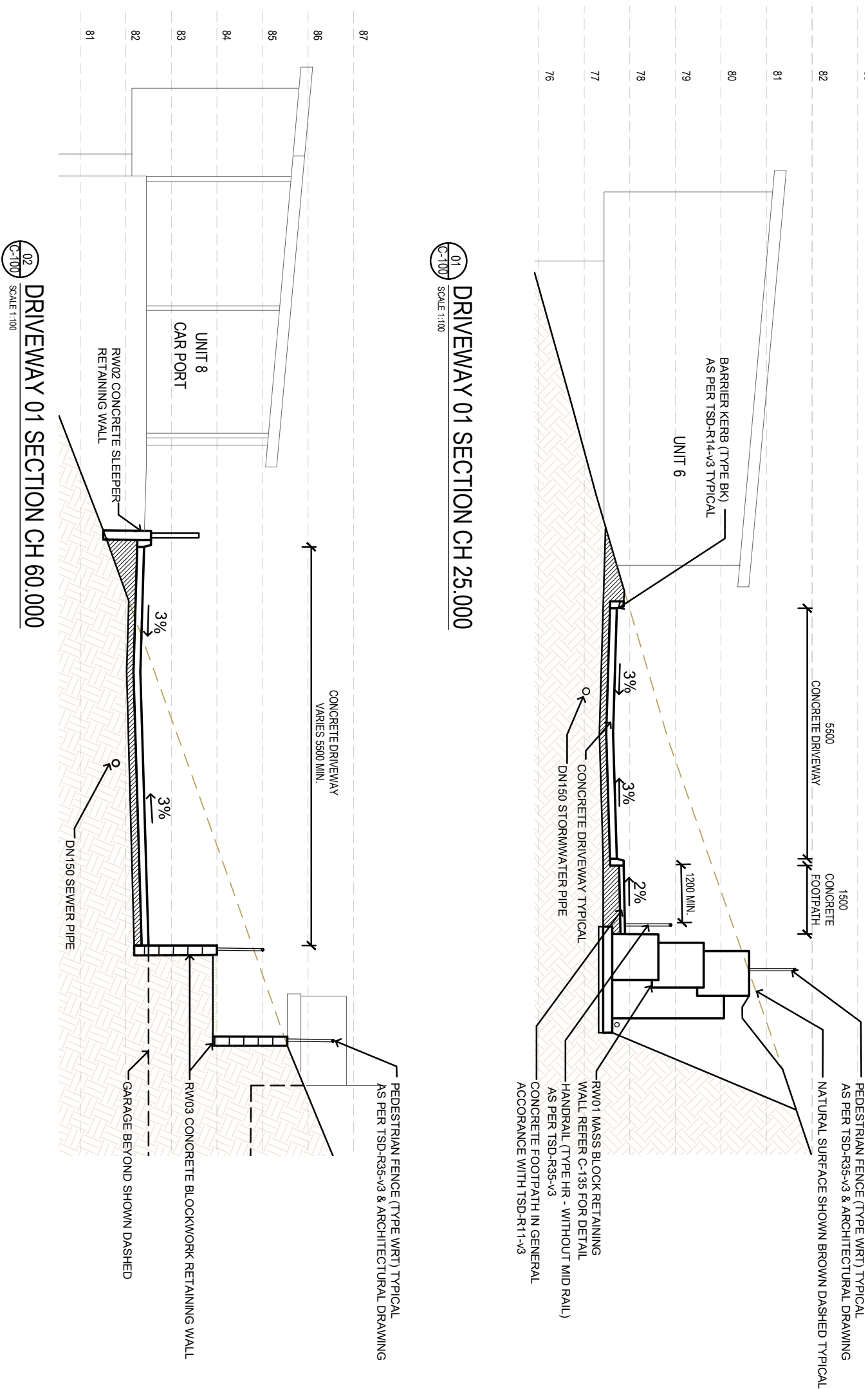
A3 SCALE: H 1:255, V 1:128

LONGITUDINAL SECTION FOR NEW LIP OF KERB ON MONTROSE ROAD

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	PROJECT: CIVIL DESIGN (SERVICES)	TITLE: LONG SECTION FOR NEW LIP OF KERB IN MONTROSE ROAD
	SCALE AT A3: H 1:255 V 1:128	DATE: 10/10/2022
	PROJECT NO: FE-22013	DRAWING NO: C-122
STATUS: PLANNING	BY: MM	CHECKER: MM
	DATE: 10/10/22	REVISION: 01

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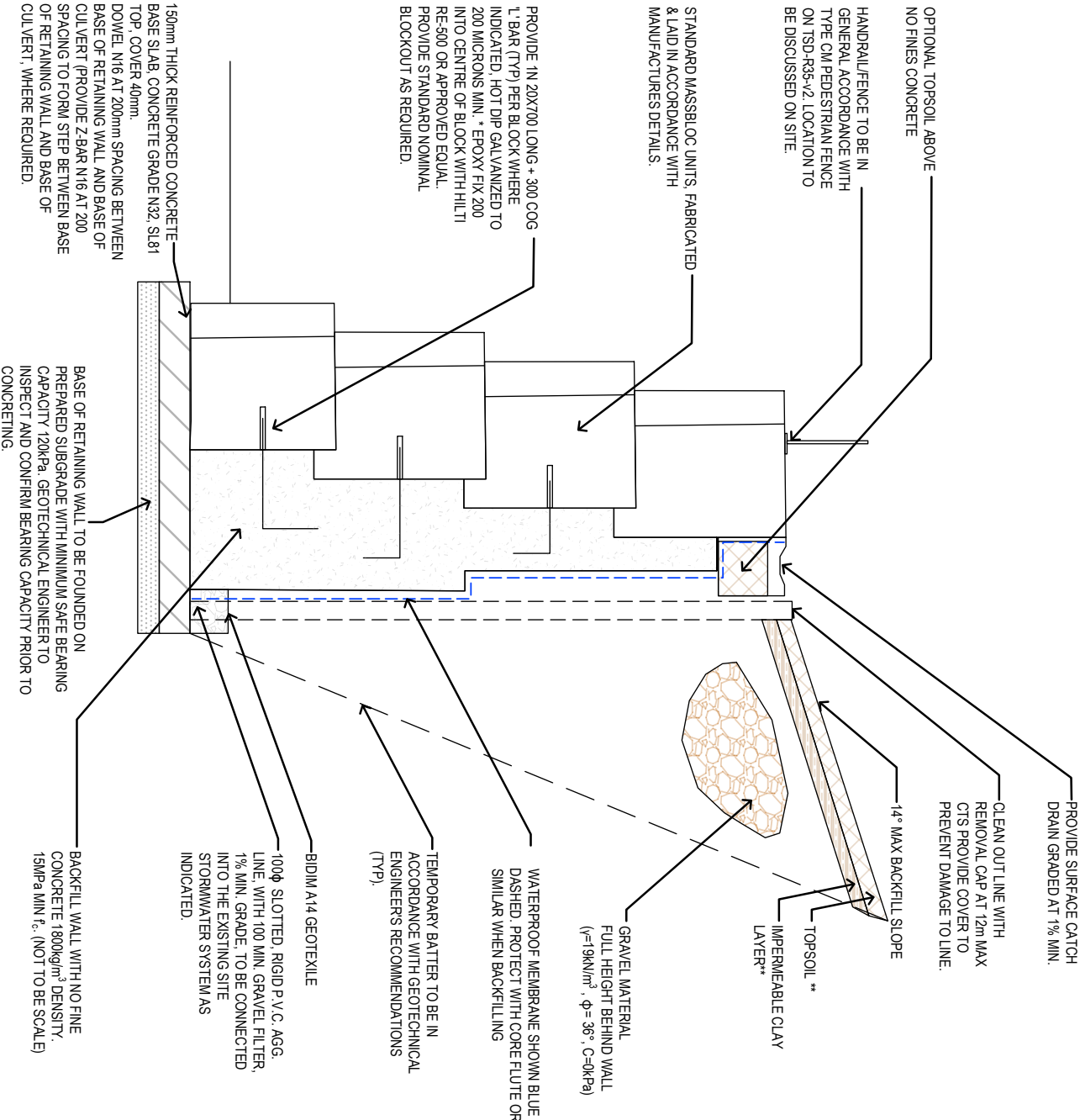


GLENORCHY CITY COUNCIL PLANNING SERVICES APPLICATION No PLN-22-046 DATE RECEIVED 30 November 2022	NOTE: CONCRETE DRIVEWAY TO BE 150mm MIN CONCRETE (N32), S182 REINFORCING TOP (40mm COVER, 40 mm SAWCUTS AT MAX. 1m CRS, 160mm BASE COURSE (20mm FOR
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CLIENT:		TASMANIA KEYSTONE DEVELOPMENTS	
SITE:		97 MONTROSE ROAD, MONTROSE	
TITLE:			
TYPICAL DRIVEWAY SECTIONS			
PROJECT:	SCALE: AT A3	DATE:	DRAWN:
CIVIL DESIGN (SERVICES)	1:100	10/10/2022	DH
PROJECT NO:	DRAWING NO:		
FE-20213	G-130		
			REVISION:
			01



RW01-MASS BLOCK RETAINING WALL CROSS SECTION

SCALE 1:25

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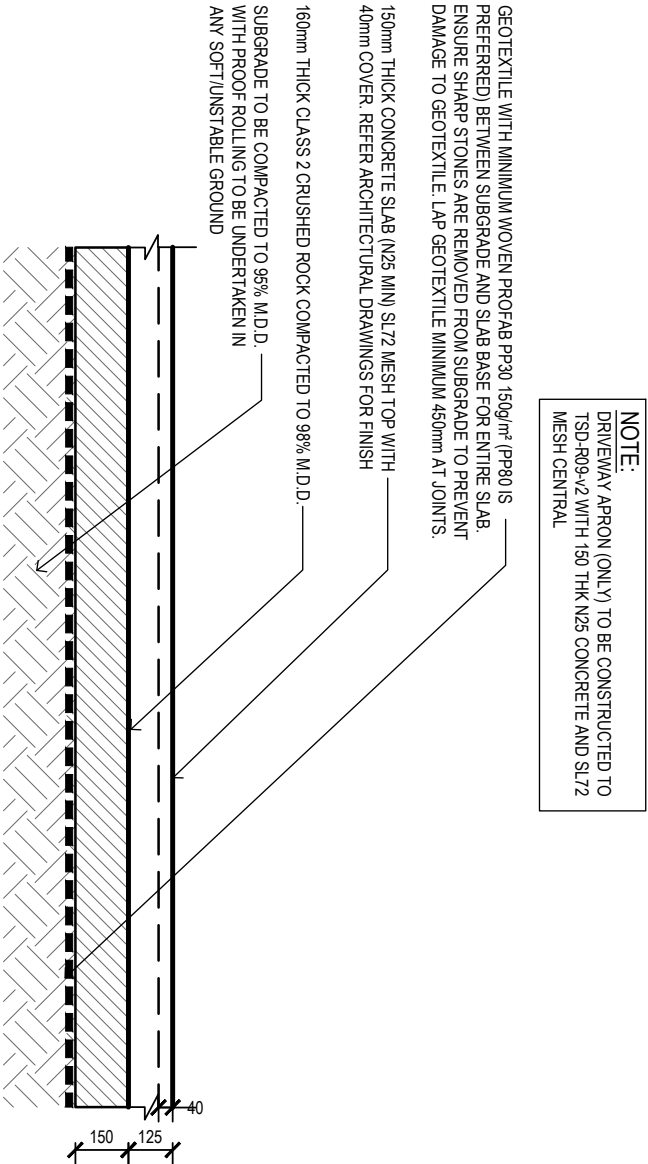
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REV:	01
DESCRIPTION:	PLANNING
BY:	MM
DATE:	10/10/22

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CLIENT:	TASMANIA KEYSTONE DEVELOPMENTS	SITE:	97 MONTROSE ROAD, MONTROSE
PROJECT:	CIVIL DESIGN (SERVICES)	TITLE:	MASS BLOCK RETAINING WALL & TYPICAL DRIVEWAY CROSS SECTIONS
SCALE AT A3:	AS SHOWN	DATE:	10/10/2022
PROJECT NO:	FE-22013	DRAWING NO:	C-135
CHECKER:	MM	REVISION:	01



TYPICAL CONCRETE DRIVEWAY
EXTENSION PROFILE

SCALE 1:25

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-046
DATE RECEIVED 30 November 2022

GLENORCHY CITY COUNCIL

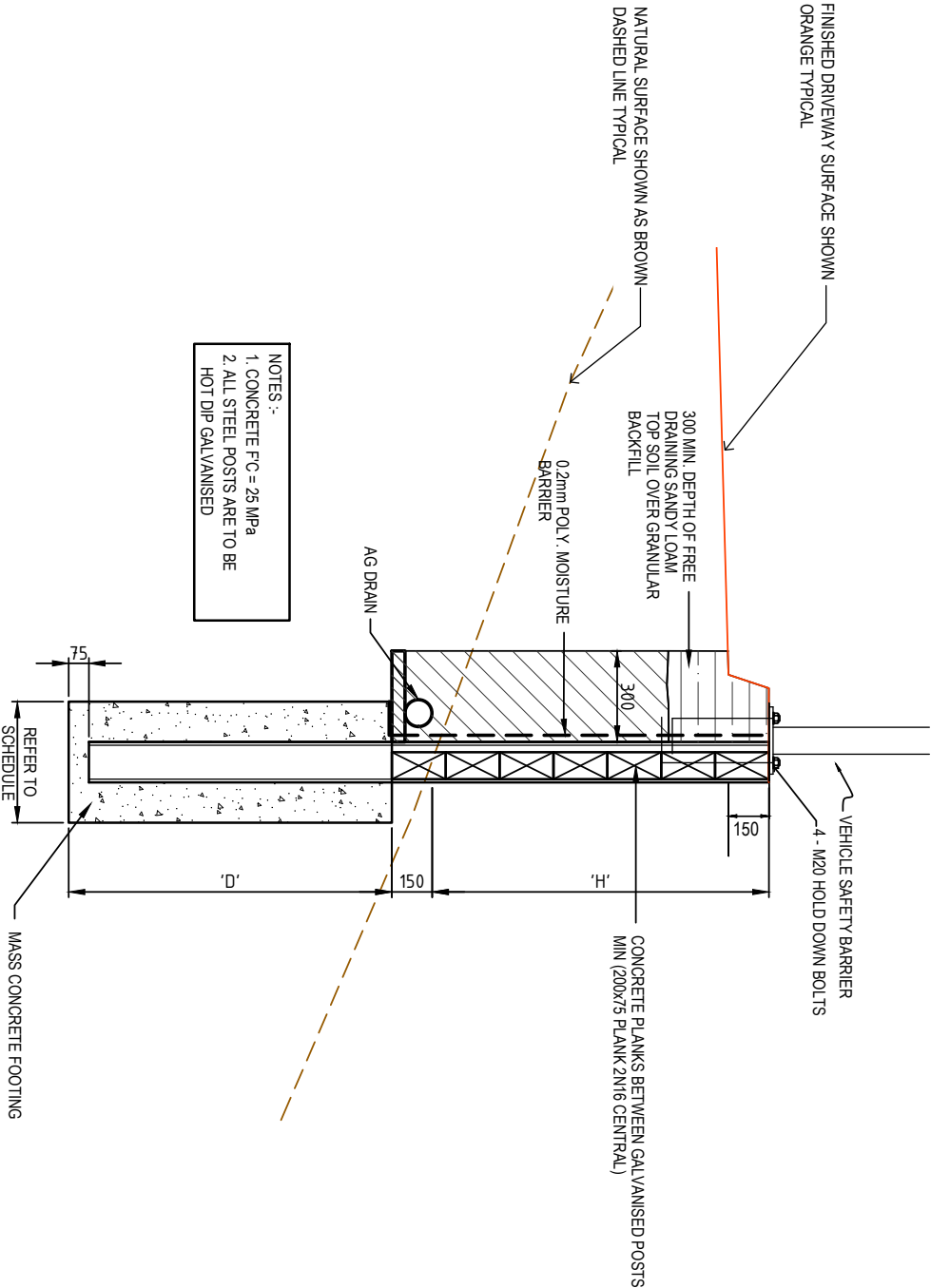
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APPLICATION No

PLN-22-046

DATE RECEIVED

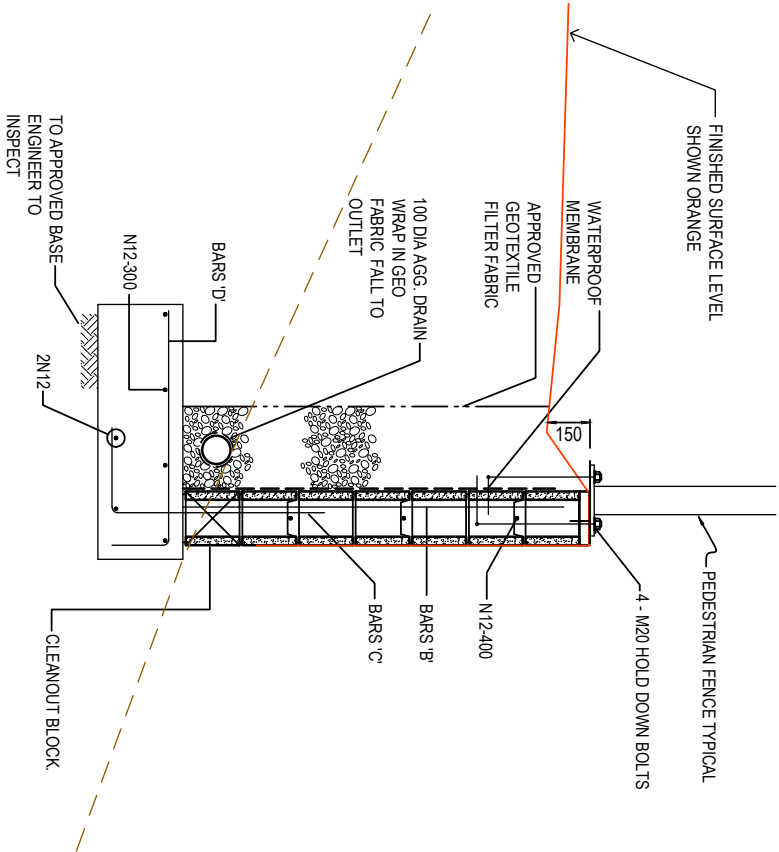
30 November 2022



HEIGHT (H)	CONCRETE SLEEPERS	GALVANISED UPRIGHT (AT END OF RW)	EMBEDMENT DEPTH 'D' (0.75m MINIMUM)	FOOTING DIAMETER
UP TO 1.2m	200 DEEP	150 UC 23 @ 1800 CRS	H' + 250mm	450mm
1.2m TO 2.0m	200 DEEP	200 UC 60 @ 1800 CRS	H' + 250mm	450mm
2.0m TO 2.4m	200 DEEP	250 UC 73 @ 1800 CRS	H' + 250mm	600mm

RW02 - NEW CONCRETE SLEEPER RETAINING WALL DETAIL

SCALE 1:25



DIM 'H'	DIM 'A'	BARS 'B'	BARS 'C'	BARS 'D'
800	600	N12-400	N12-400	N12-400
1200	800	N12-400	N12-400	N12-400
1600	1000	N12-400	N16-400	N16-400
2800	2100	N16-400	N16-200	N16-400

RW03 - NEW CONCRETE BLOCKWORK RETAINING WALL DETAIL

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CLIENT:

TASMANIA KEYSTONE DEVELOPMENTS

SITE:

97 MONTROSE ROAD, MONTROSE

PROJECT:

CIVIL DESIGN (SERVICES)

TITLE:

TYPICAL RETAINING WALL SECTIONS

SCALE AT A3:

1:25

DATE:

10/10/2022

PROJECT NO:

FE-22013

DRAWING NO:

C-136

CHECKER:

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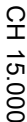
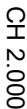
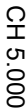
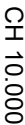
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CLIENT:	TASMANIA KEYSTONE DEVELOPMENTS	
SITE:	97 MONTROSE ROAD, MONTROSE	
TITLE:	DRIVEWAY 01 CROSS SECTIONS	
PROJECT:	CIVIL DESIGN (SERVICES)	
SCALE AT A3:	1:200	
DATE:	10/10/2022	
DRAWN:	MM	
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PROJECT NO:	FE-22013	
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DRIVEWAY 01 CROSS SECTIONS

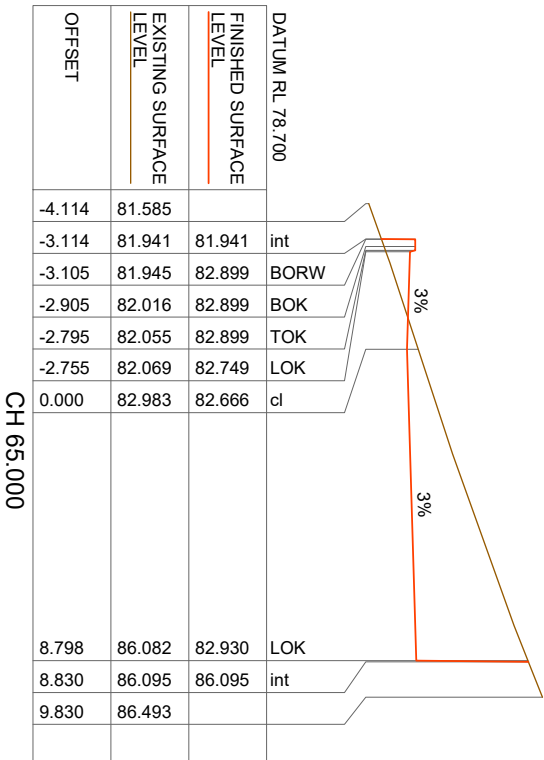
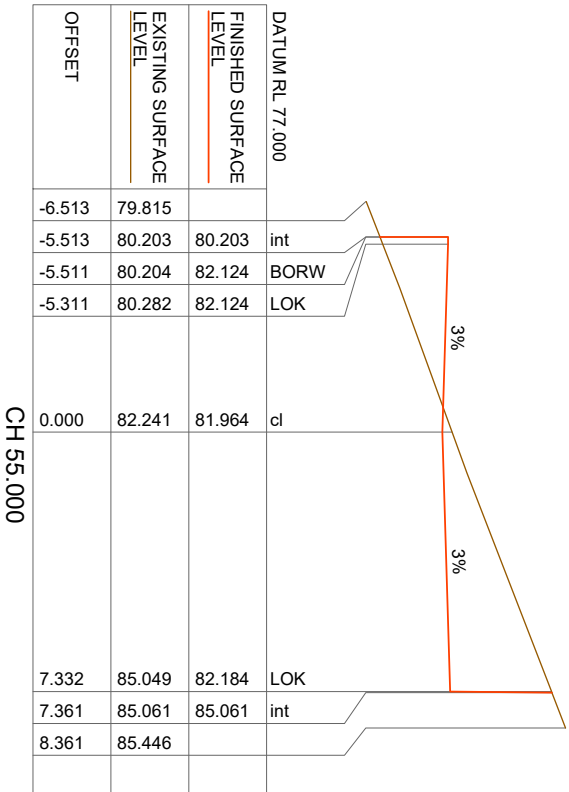
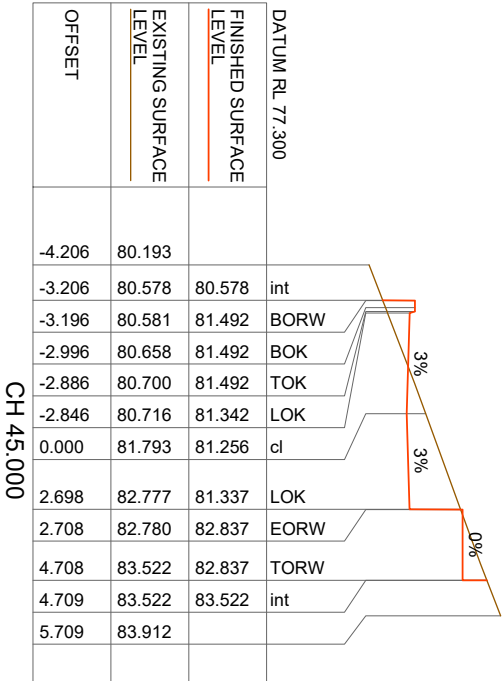
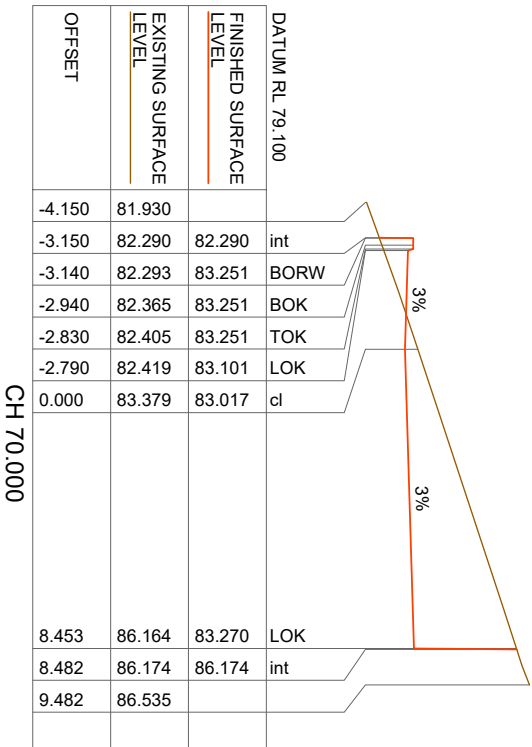
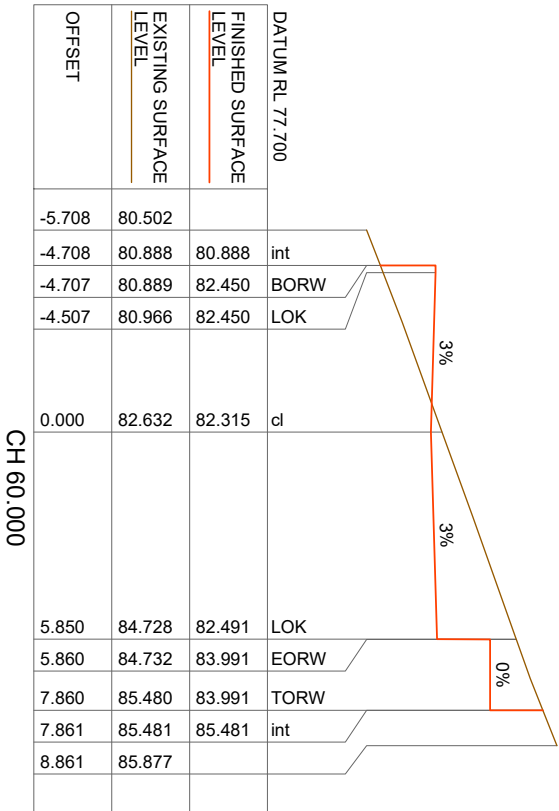
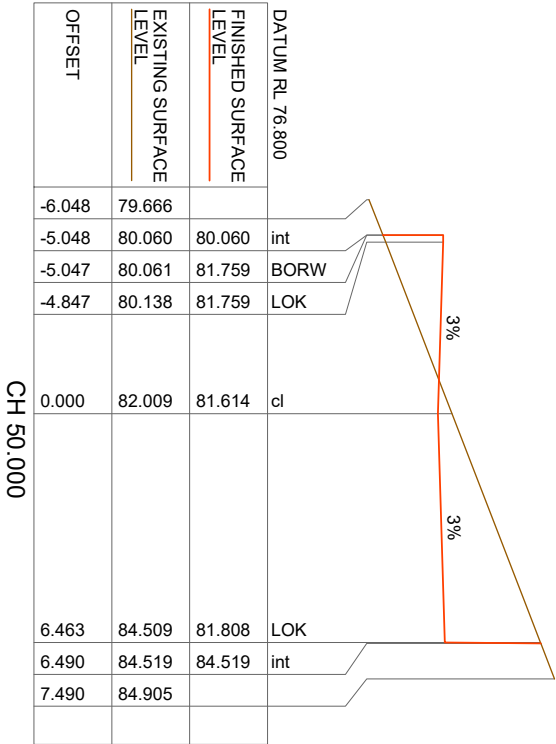
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CIVIL DESIGN (SERVICES)	
1.200	10/10/2022 D11
PROJECT NO.	DRAWING NO.
	REV.

FE-22013	C-140	0
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	C-140	0
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01



DRIVEWAY 01 CROSS SECTIONS

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CLIENT:

TASMANIA KEYSTONE DEVELOPMENTS

SITE:

97 MONTROSE ROAD, MONTROSE

PROJECT:

CIVIL DESIGN (SERVICES)

SCALE AT A3:

1:200

DATE:

10/10/2022

PROJECT NO:

FE-22013

DATE:

10/10/2022

PROJECT NO:

C-141

DATE:

10/10/2022

PROJECT NO:

01

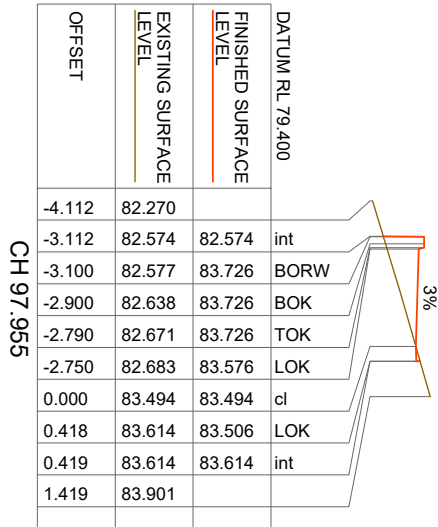
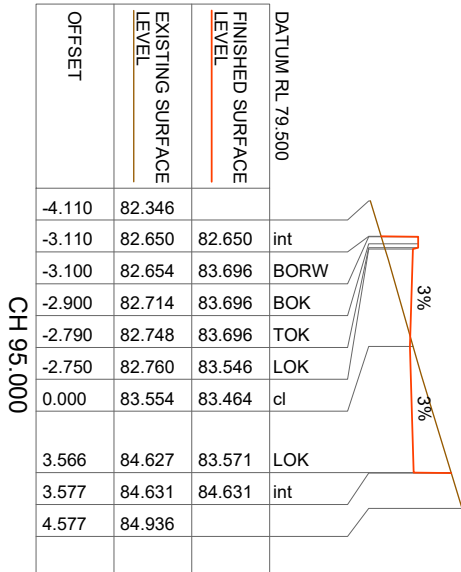
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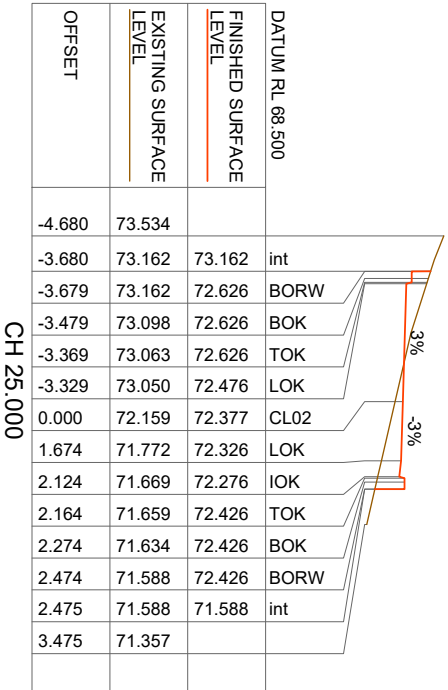
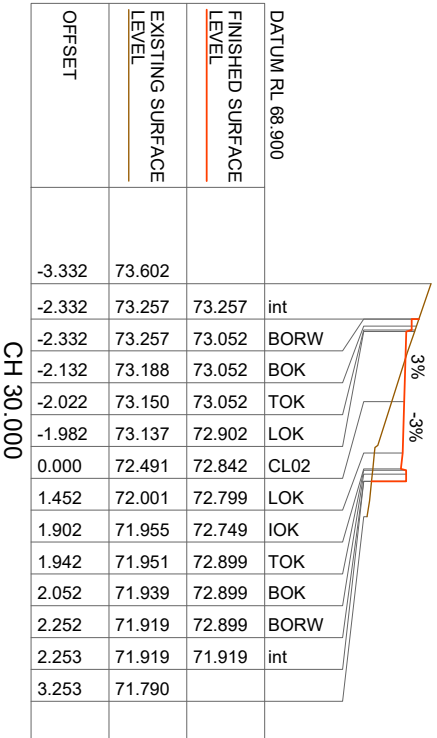
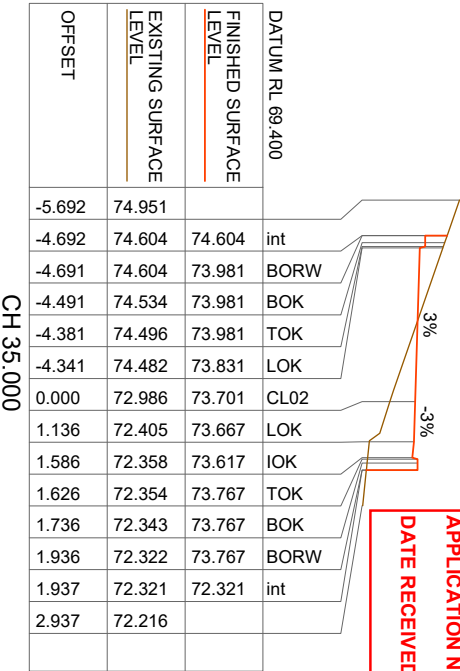
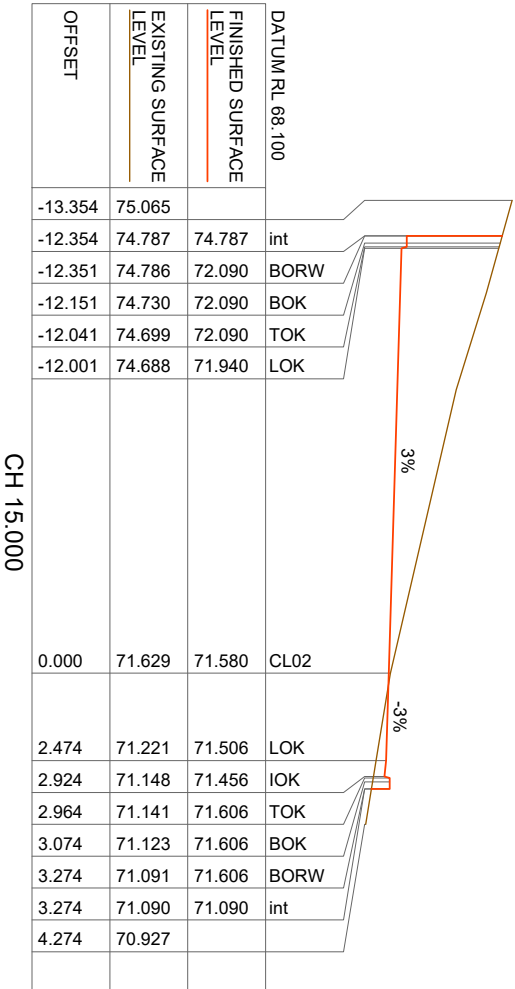
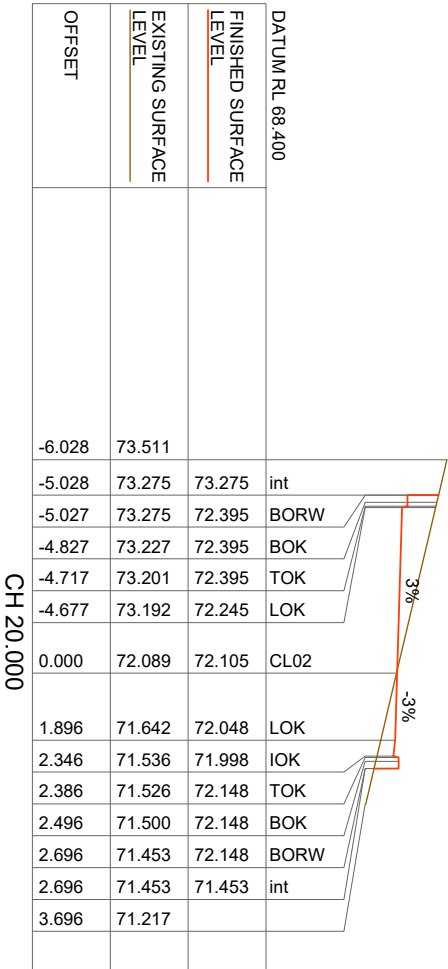
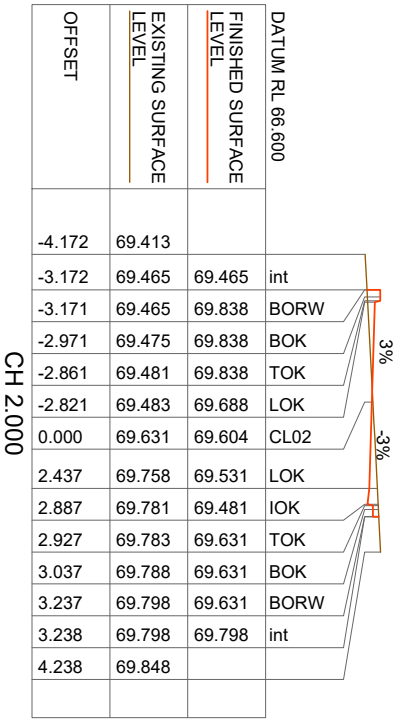
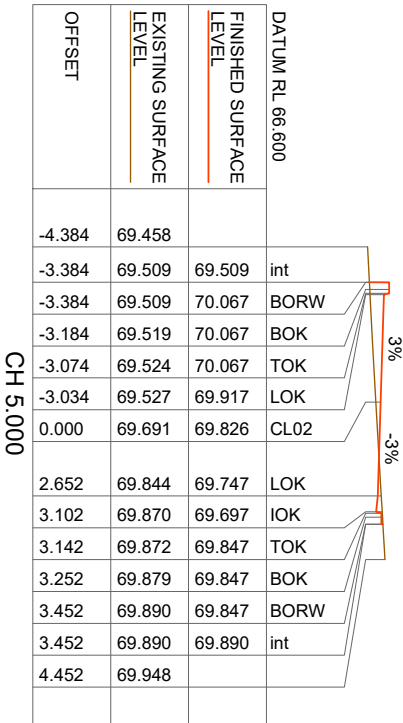
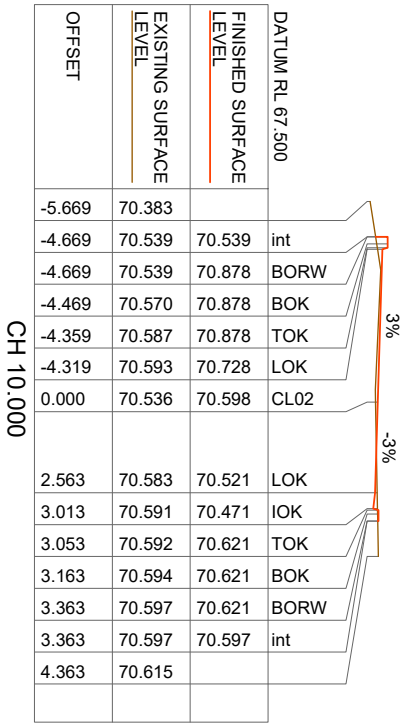
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SITE:		97 MONTROSE ROAD, MONTROSE	
TITLE:			
DRIVEWAY 01 CROSS SECTIONS			
SCALE AT AS	DATE:	DRAWN:	CHECKED:
1:200	10/10/2022	JDH	MM
PROJECT NO:	DRAWING NO:		REVISION:
EE-22013	C-142		01

SCALE 1:200





GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-046
DATE RECEIVED 30 November 2022

DRIVEWAY 02 CROSS SECTIONS

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CLIENT: TASMANIA KEYSTONE DEVELOPMENTS

SITE: 97 MONTROSE ROAD, MONTROSE

TITLE: DRIVEWAY 02 CROSS SECTIONS

SCALE AT A3: 1:200

DATE: 10/10/2022

PROJECT NO: FE-22013

BRANK: DH

CHECKER: MM

REVISION: 01

flüssig ENGINEERS

e: admin@flussig.com.au

p: (03) 4288 2704

www.flussig.com.au

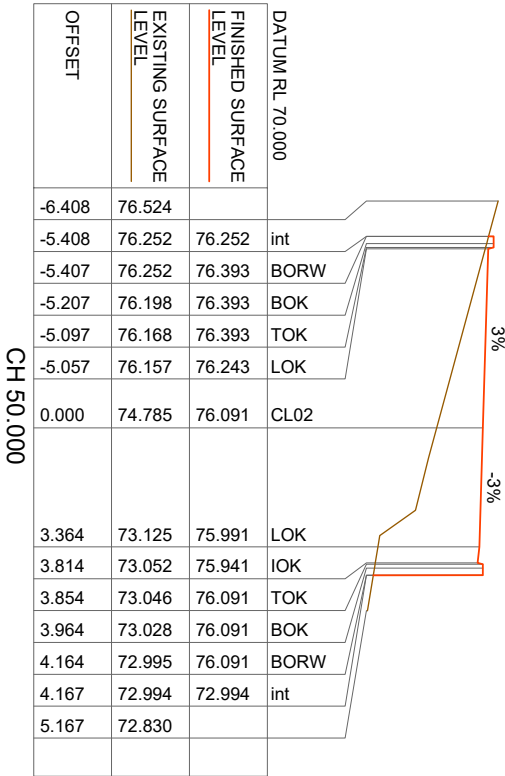
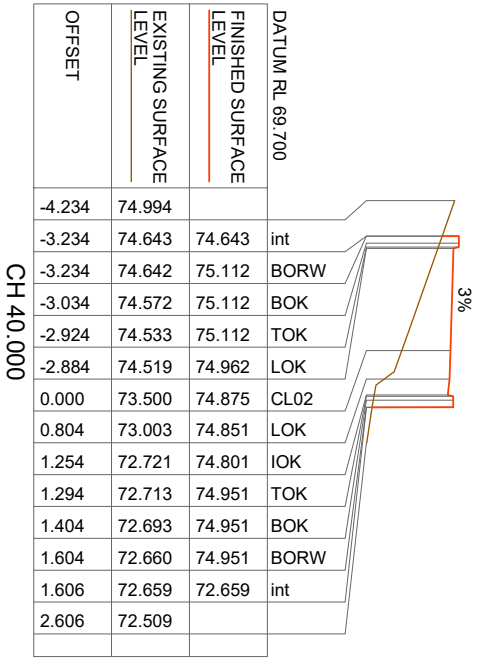
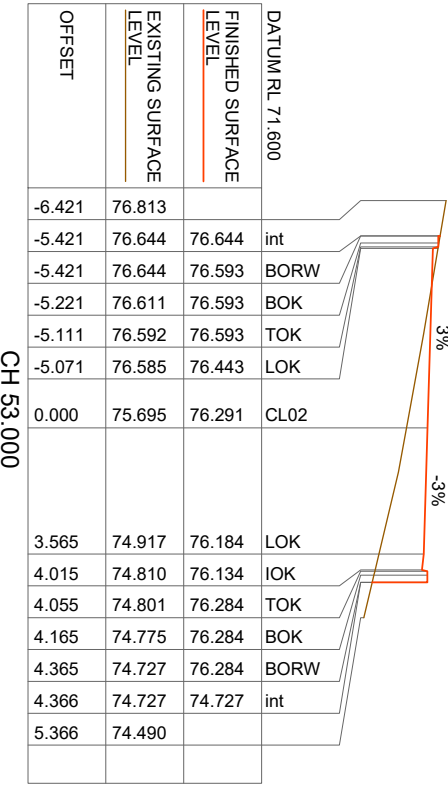
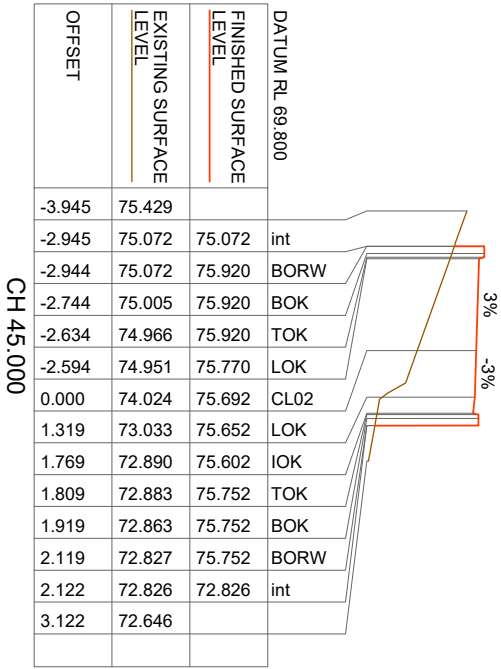
116 Bohmstraße, Level 4 Hobart, 7000, TASMANIA

PLANNING

MM 10/10/22

REV: Description: By: Date:

STATUS: PLANNING



DRIVEWAY 02 CROSS SECTIONS

SCALE 1:200

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CLIENT: TASMANIA KEYSTONE DEVELOPMENTS

PROJECT: CIVIL DESIGN (SERVICES)

SCALE AT A3: 1:200

PROJECT NO: FE-22013

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e: admin@flussig.com.au
p: (03) 6288 7704
w: www.flussig.com.au
a: 11/6 Birchurst St, Level 4 Hobart, 7000, TASMANIA

DATE: 10/10/22

BY: MM

REV: DESCRIPTION

STATUS: P L A N N I N G

DRIVEWAY 02 CROSS SECTIONS

SCALE AT A3: 1:200

PROJECT NO: FE-22013

DATE: 10/10/2022

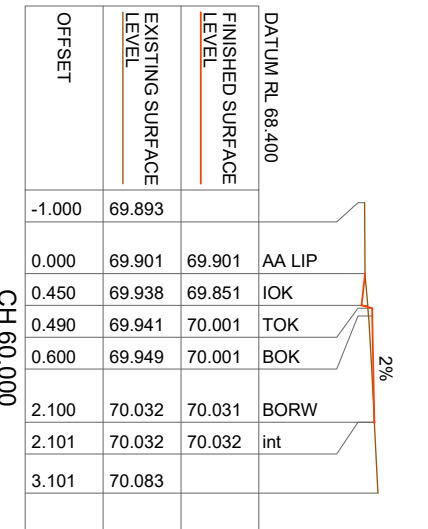
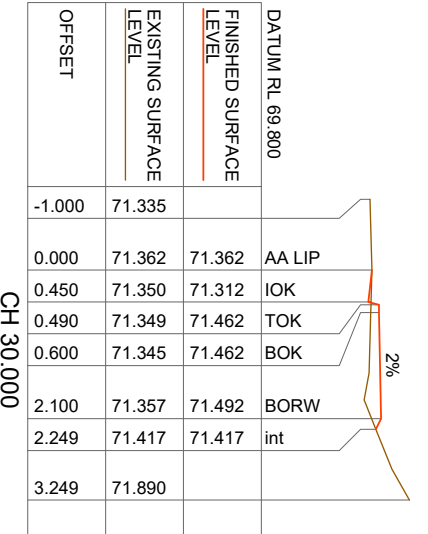
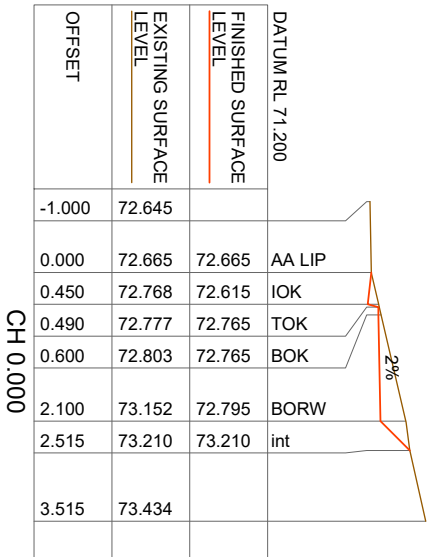
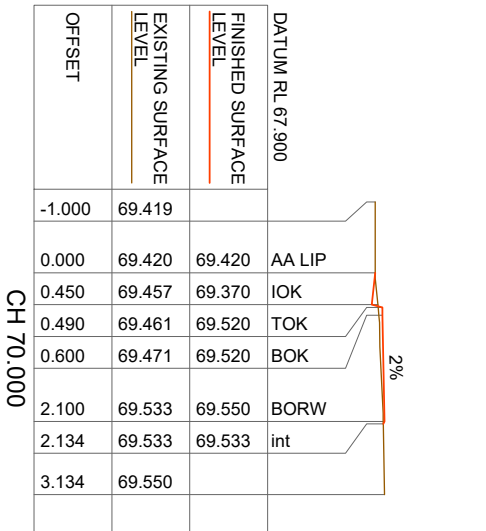
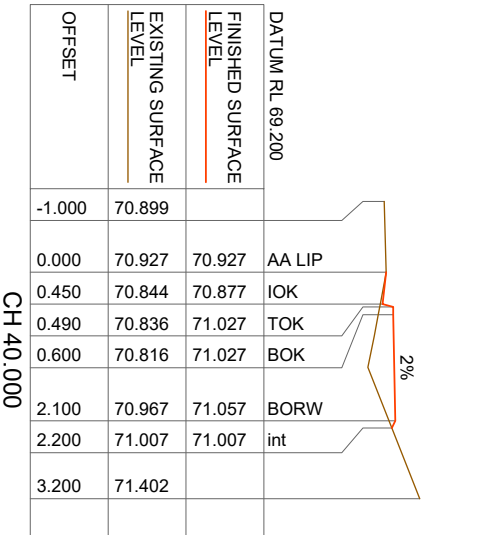
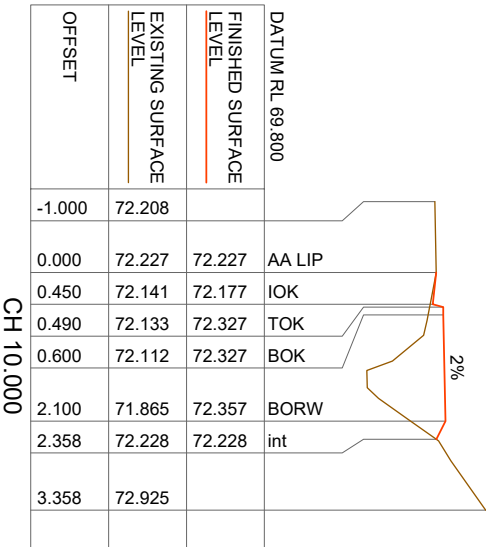
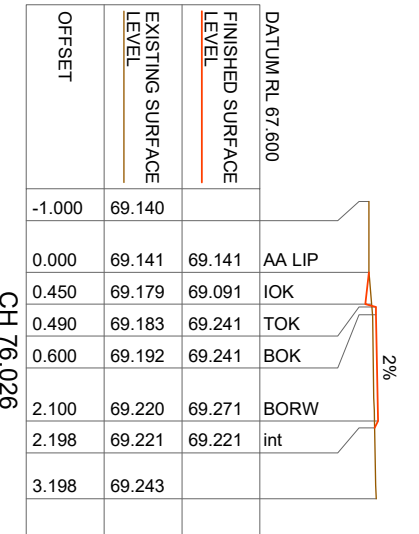
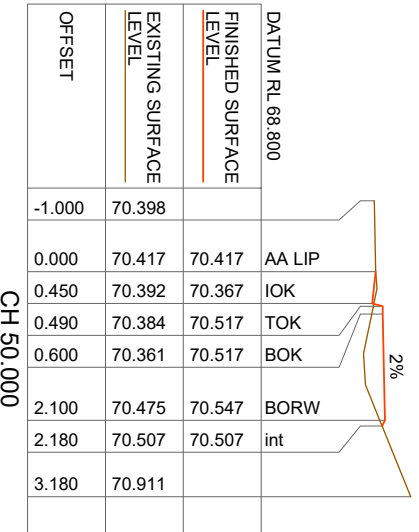
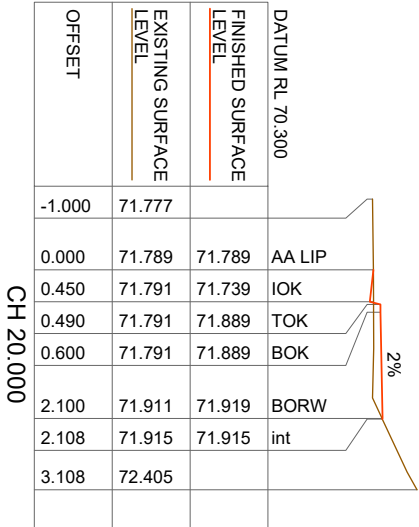
BRANK: DH

CHECKER: MM

REVISION: 01

C-144

01



NEW KERB CROSS SECTIONS

SCALE 1:200

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ENGINEERS

e: admin@flussig.com.au
p: (03) 4288 7704
w: www.flussig.com.au
c: 11/6 Birchurst St, Level 4 Hobart, 7000, TASMANIA

CLIENT: TASMANIA KEYSTONE DEVELOPMENTS

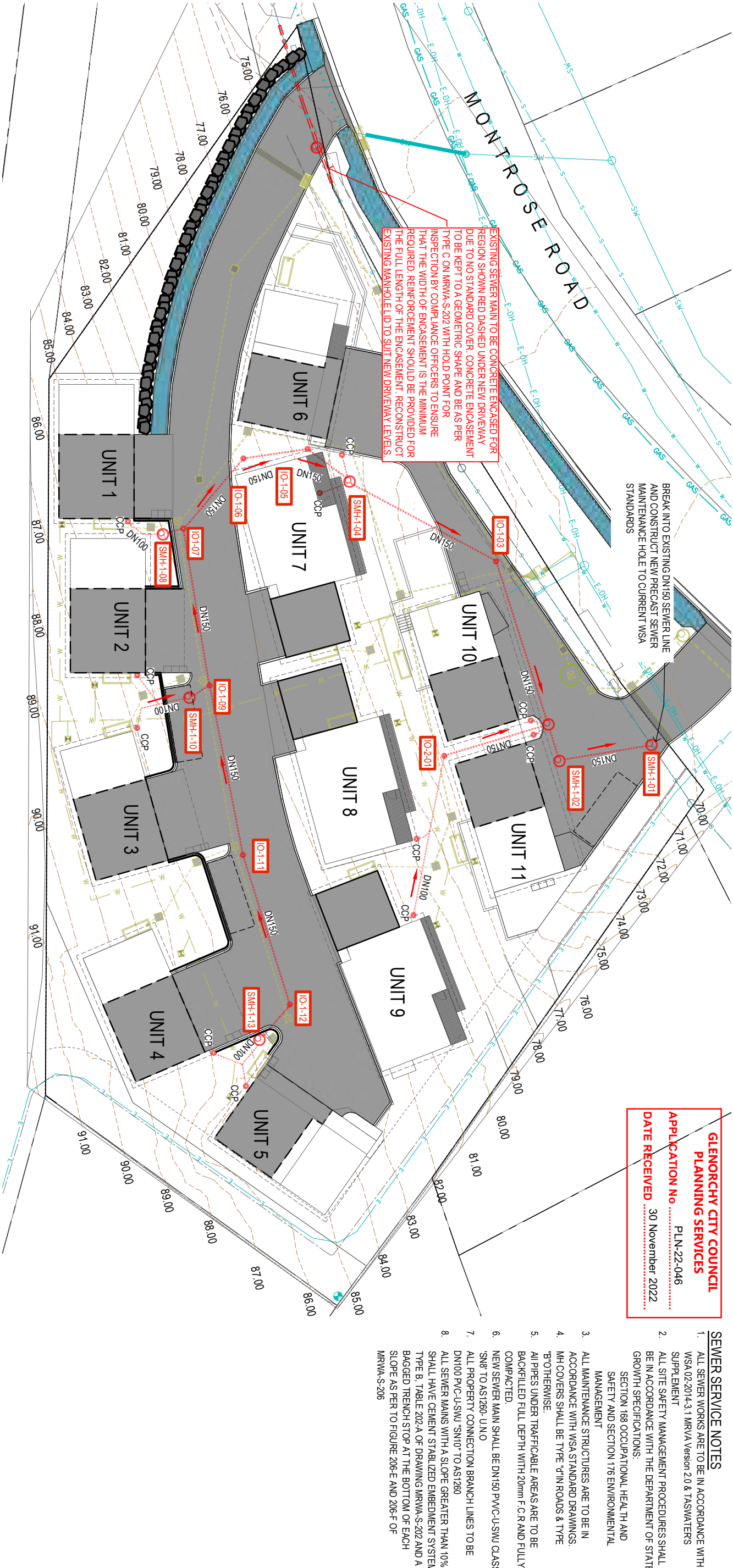
PROJECT: CIVIL DESIGN (SERVICES)

SCALE AT A3: 1:200
PROJECT NO: FE-22013

DATE: 10/10/2022
DRAWING NO: C-145

BRANK: MM
CHECKER: MM
REVISION: 01





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02	FOOTPATH WIDENED	MA	24/1/22
01	PLANNING	MM	10/10/22
REV:	DESCRIPTION:	BY:	DATE:
01	PLANNING	MM	10/10/22

flüssig

ENGINEERS

02

01

REV:

01

PLANNING

MA

24/1/22

MM

10/10/22

02

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REV:

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PLANNING

MA

24/1/22

MM

10/10/22

02

01

REV:

01

PLANNING

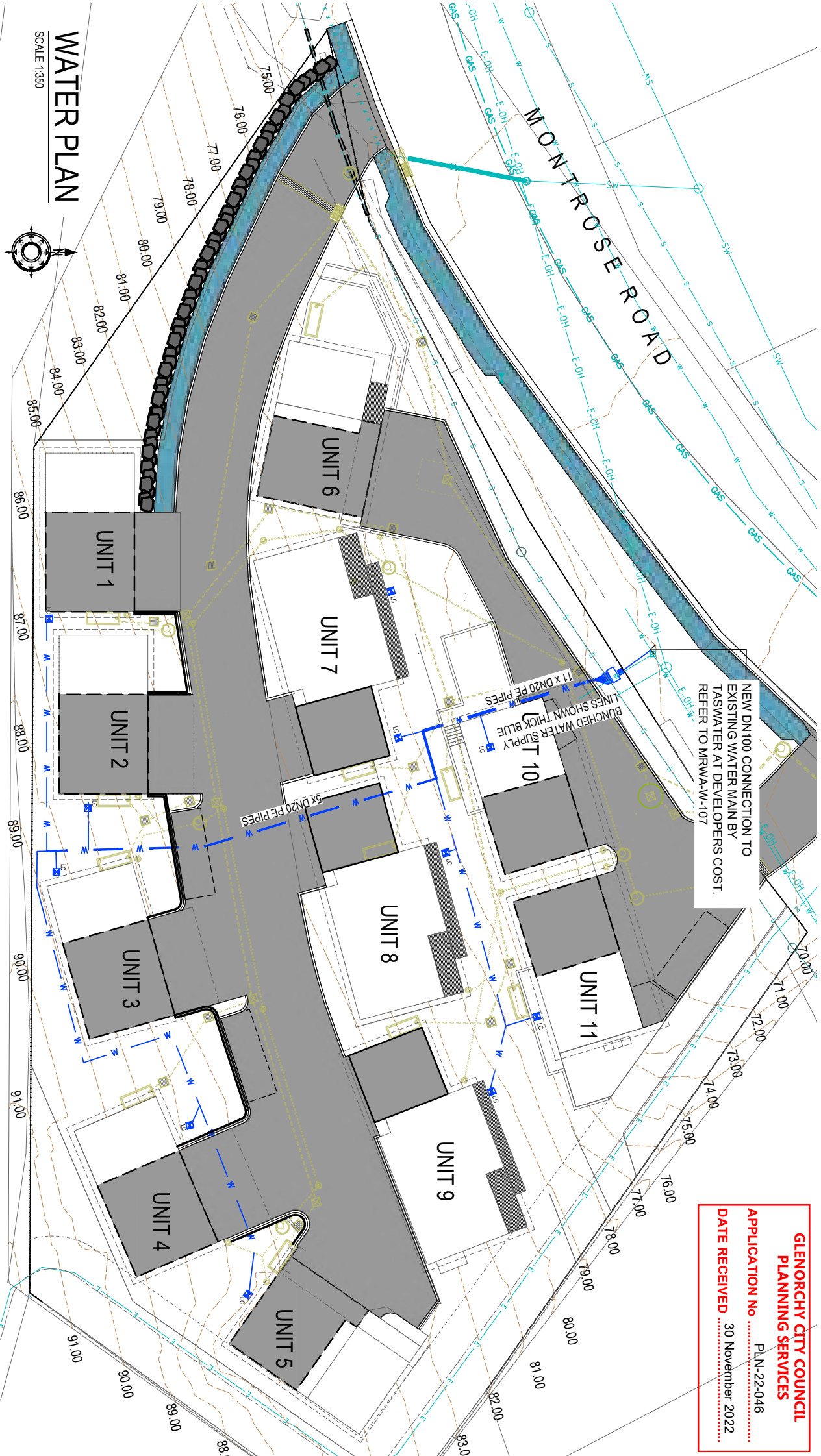
MA

24/1/22

MM

10/10/22

CLIENT:	TASMANIA KEYSTONE DEVELOPMENTS
SITE:	97 MONTROSE ROAD, MONTROSE
TITLE:	SEWER PLAN
SCALE AT AS:	1:350
DATE:	10/10/2022
PROJECT NO:	FE-22013
DRAWING NO:	H-200
BRANK:	DH1
CHECKER:	MM
REVISION:	02

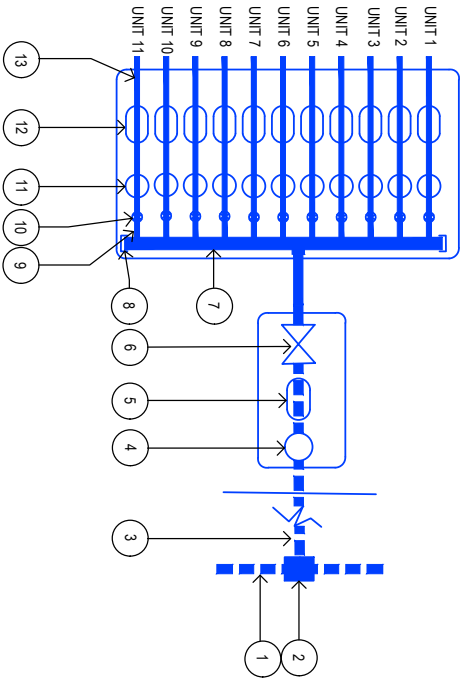


GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-046
DATE RECEIVED 30 November 2022

WATER SERVICES NOTES:

1. ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS
2. SECTION 168 OCCUPATIONAL HEALTH AND SAFETY AND SECTION 176 ENVIRONMENTAL MANAGEMENT.
3. ALL WATER WORKS ARE TO BE IN ACCORDANCE WITH WATER SUPPLY CODE WSA-03-2011-3.1 MRWA ED 2 AND TASWATER'S SUPPLEMENT.
4. ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACK FILLED FULL DEPTH WITH 200MM F.C.R AND FULLY COMPACTED.
5. WATER MAIN MATERIAL SHALL BE PVC-O CLASS 16 TO AS 1477 SERIES 2 WITH EPOXY COATED G.I. FITTINGS TO AS 2280 UN.O.
6. THRUST BLOCKS TO BE PROVIDED AT STOP VALVES, HYDRANTS AND BENDS.
7. ALL DN100 AND GREATER DIAMETER WATER PIPES UNDER ROADS DEFINED BY THE LIST TRANSPORT SEGMENTS DATASET AS : COLLECTOR, ARTERIAL/ MAJOR ARTERIAL, OR HIGHWAY TO BE DCL WITH CORROSION PROTECTION SLEEVING AS PER CITY WEST WATER APPROVED PRODUCTS CATALOGUE AND AS3680
8. ALL MODIFICATIONS AND ADDITIONS TO WATER SERVICES WHICH CONNECT DIRECTLY ONTO TASWATER MAINS MUST BE CARRIED BY TASWATER AT THE DEVELOPERS COST.
9. DETECTOR TAPE IS TO BE INSTALLED OVER ALL NON-METALLIC WATER MAINS.
10. PIPE COVER SHALL COMPLY WITH THE WATER SUPPLY CODE WSA 03-2011-3.1 MRWA ED. 2 AND TASWATER SUPPLEMENT SECTION 7.4.2. DRG No MRWA-W-202.
11. HYDRANT ROAD MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH TASWATER STANDARDS TW-W-311 TO 313.
12. ALL WATER SUPPLY PIPES ARE TO BE LOCATED WITH MINIMUM CLEARANCES TO OTHER SERVICES IN ACCORDANCE WITH THAT SPECIFIED IN THE WATER SUPPLY CODE WSA 03-2011-3.1 MRWA EDITION E - TABLE 5.5.
13. PROPERTY CONNECTIONS ARE TO BE IN ACCORDANCE WITH TW-SPW-20 DN25 (20 ID) HDPE (PE100) SPR 11 PN16 SERVICE UNO WITH WITH INTEGRAL DUAL CHECK VALVE, GATE VALVE AND PVC BOX AS SPECIFIED BY TASWATER - METERS REQUIRED.
14. PROPERTY CONNECTIONS TO BE 200MM ± 30 DEEP AT METER PIT.
15. POLY PIPE PROPERTY CONNECTIONS CROSSING ROADS SHALL BE CONDUIT SLEEVED IN ACCORDANCE WITH TASWATER SUPPLEMENTARY SPECIFICATION WSA-03.
16. CONDUITS FOR POLY PIPE WATER ROAD CROSSINGS ARE TO BE UPVC DN100 S.M. DUAL OR UP TOP 5 LOTS SERVICE ROAD CROSSINGS ARE TO BE 63 OD PE100 PN16 PIPE.
17. PIPE LAYING IN FILL MUST COMPLY WITH THE PARTICULAR REQUIREMENTS OF CLAUSE 7.5.2 OF WSA 03-2011.
18. ALL WATER MAINS WITH A SLOPE GREATER THAN 10% SHALL HAVE AN EMBEDMENT IN 200MM CEMENT TREATED CLASS 3 GRADED FOR TO WSA PS352 OR APPROVED EQUIVALENT (REFER ITEM L TABLE 203.B OF DRAWING MRWA-W-203) AND BAGGED FRENCH STOPS WITH SPACING AS PER MRWA-W-208 TABLE 208.A AND CONSTRUCTED AS PER FIGURES 209-E AND 209-F OF MRWA-W-209.

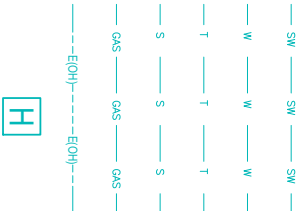
NEW WATER SERVICES



NEW SERVICES



EXISTING SERVICES



ITEM No	ITEM DESCRIPTION
1	EXISTING DN63 PIPE (TASWATER MAIN)
2	TAPPING BAND
3	DN32 PN16 PE100 (UG), REFER TASWATER TW-SD-W-20 (4)
4	BULK WATER METER-ELSTER V100 32MM W/ CORONIS 433Hz MIU
5	TYCO BACKFLOW PREVENTION DUCV03 (LOW HAZARD) 32MM BSP
6	DN32 SV - RISING SPRINDLE
7	DN40 TYPE A COPPER MANIFOLD, RE TASWATER TW-SD-W-20 (4)
8	DN40 BRASS PLUG
9	DN20 COPPER PIPE, TYPE A
10	BALL VALVE, QTR TURN RESILIENT SEATED DRZ LOCKABLE BRASS
11	BULK WATER METER - ELSTAR V100 WATER METER 20mm WITH ORONIS 433Hz MIU
12	TYCO BACKFLOW PREVENTION DUCV03 (LOW HAZARD) 20mm BSP
13	DN20 PN12.5 PE90 PIPE (UNDERGROUND)

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02	FOOTPATH WIDENED	MA	24/11/22
01	PLANNING	MM	10/10/22
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	P L A N N I N G		

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ENGINEERS

e: admin@flussig.com.au
p: (03) 6288 7704
w: www.flussig.com.au
a: 116 Bohmstr St, Level 4 Hobart, 7000, TASMANIA

CLIENT: TASMANIA KEYSTONE DEVELOPMENTS		SITE: 97 MONTROSE ROAD, MONTROSE	
PROJECT: CIVIL DESIGN (SERVICES)		TITLE: WATER PLAN	
SCALE AT A3:	DATE:	BRANK:	CHECKER:
PROJECT NO:	10/10/2022	01	MM
DRAWING NO:	FE-22013	H-300	REVISION:
		02	



Amended Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-046	Council notice date	02/03/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00287-GCC	Date of response	27/10/2022
		Amended date	05/12/2022
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	97 MONTROSE RD, MONTROSE	Property ID (PID)	5385042
Description of development	Multiple Dwellings x 10		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Flussig Engineers	FE-22013 Sheets C-120 & C-121	01	10/10/2022
Flussig Engineers	FE-22013 Sheets H-200 & H-300	02	24/11/2022
TasWater – Jake Walley	Infrastructure Plan	--	24/10/2022
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 connection and sewerage system and connection 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. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. ASSET CREATION & INFRASTRUCTURE WORKS 4. Plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) / Engineering Design Approval must, to the satisfaction of TasWater show, all existing, redundant and/or proposed property services and mains. a. The developer is responsible for the design and construction of a new section of DN150mm sewer main to be installed from asset A557272 to asset A557281, to TasWater's satisfaction. b. The diversion of the sewerage main must ensure that a sewerage service to 99 MONTROSE RD (Volume/Folio: 26998/9) is maintained. <u>Reason for condition:</u> The developer is required to divert sewerage flows which will enable the infrastructure between asset A557272 to asset A557302 to be made			



redundant and make possible the construction of the driveway entrances to the site.

5. Prior to applying for a Permit to construct new infrastructure the developer must obtain from TasWater Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include engineering design plans prepared by a suitably qualified person showing the hydraulic servicing requirements for sewerage to TasWater's satisfaction.
6. Prior to works commencing, a Permit to Construct must be applied for and issued by TasWater. All infrastructure works must be inspected by TasWater and be to TasWater's satisfaction.
7. In addition to any other conditions in this permit, all works must be constructed under the supervision of a suitably qualified person in accordance with TasWater's requirements.
8. Prior to the issue of a Certificate of Water and sewerage Compliance (Building and/or Plumbing) all additions, extensions, alterations or upgrades to TasWater's water and sewerage infrastructure required to service the development, are to be completed generally as shown on, and in accordance with, the endorsed TasWater Infrastructure Plan, and are to be constructed at the expense of the developer to the satisfaction of TasWater, with live connections performed by TasWater.
9. After testing/disinfection, to TasWater's requirements, of newly created works, the developer must apply to TasWater for connection of these works to existing TasWater infrastructure, at the developer's cost.
10. At practical completion of the water and sewerage works and prior to applying to TasWater for a Certificate of Water and Sewerage Compliance (Building and/or Plumbing), the developer must obtain a Certificate of Practical Completion from TasWater for the works that will be transferred to TasWater. To obtain a Certificate of Practical Completion:
 - a. Written confirmation from the supervising suitably qualified person certifying that the works have been constructed in accordance with the TasWater approved plans and specifications and that the appropriate level of workmanship has been achieved.
 - b. A request for a joint on-site inspection with TasWater's authorised representative must be made.
 - c. Security for the twelve (12) month defects liability period to the value of 10% of the works must be lodged with TasWater. This security must be in the form of a bank guarantee.
 - d. Work As Constructed drawings and documentation must be prepared by a suitably qualified person to TasWater's satisfaction and forwarded to TasWater.

Upon TasWater issuing a Certificate of Practical Completion, the newly constructed infrastructure is deemed to have transferred to TasWater.

11. After the Certificate of Practical Completion has been issued, a 12-month defects liability period applies to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12-month defects liability period may be applied to defects after rectification. TasWater may, at its discretion, undertake rectification of any defects at the developer's cost. Upon completion, of the defects liability period the developer must request TasWater to issue a "Certificate of Final Acceptance". TasWater will release any security held for the defect's liability period.
12. The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
13. Ground levels over the TasWater assets and/or easements must not be altered without the written approval of TasWater.



14. A construction management plan must be submitted with the application for TasWater Engineering Design Approval. The construction management plan must detail how the new TasWater infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during any works. The construction plan must be to the satisfaction of TasWater prior to TasWater's Engineering Design Approval being issued.

DEVELOPMENT ASSESSMENT FEES

15. The applicant or landowner as the case may be, must pay a development assessment fee of \$376.68 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater.

The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new developments. Please ensure plans submitted with the application for Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au



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.

13-Jan-2023



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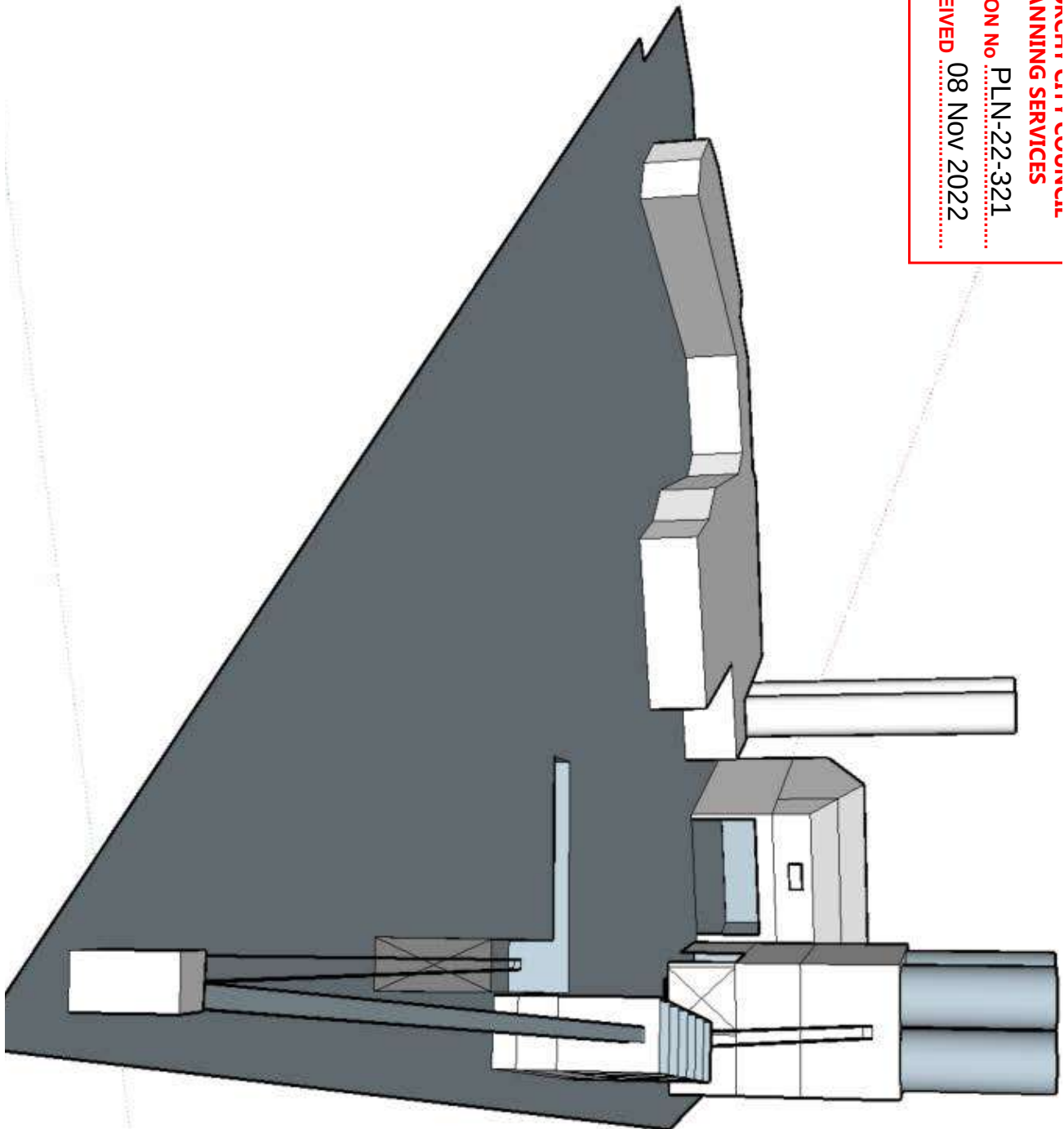
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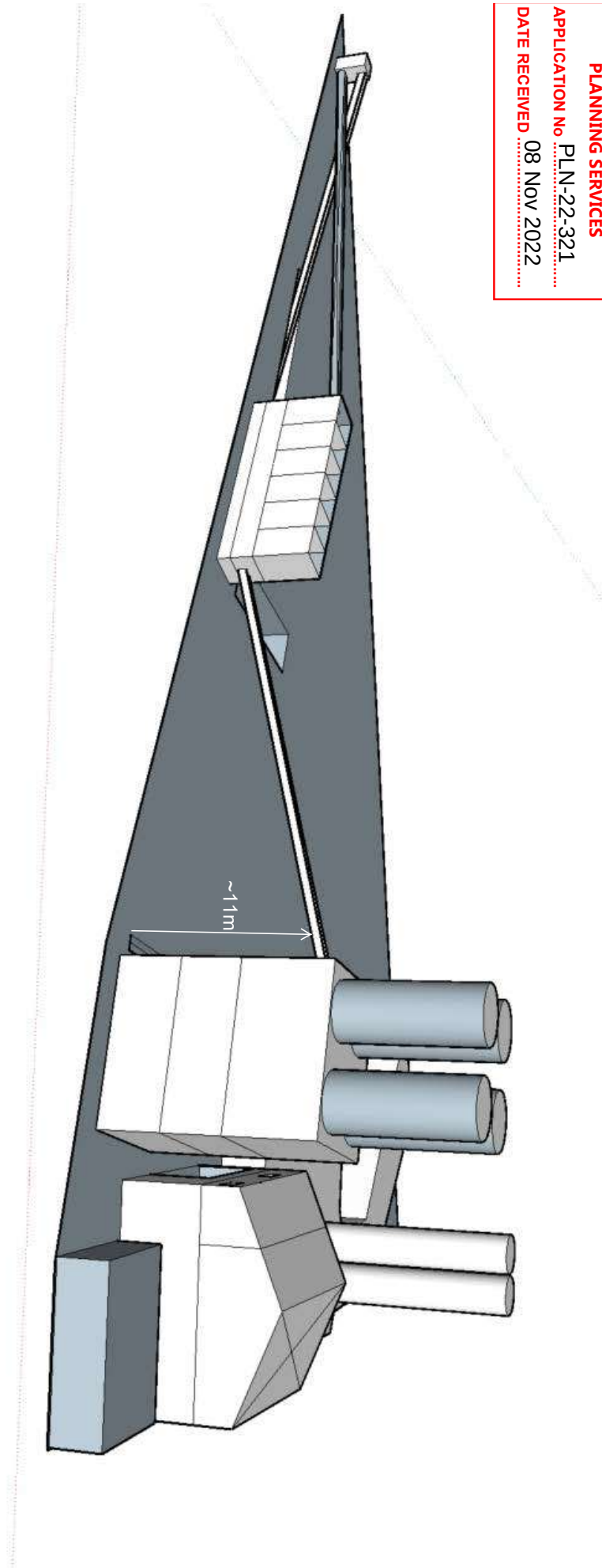
GLENORCHY CITY COUNCIL
PLANNING SERVICES

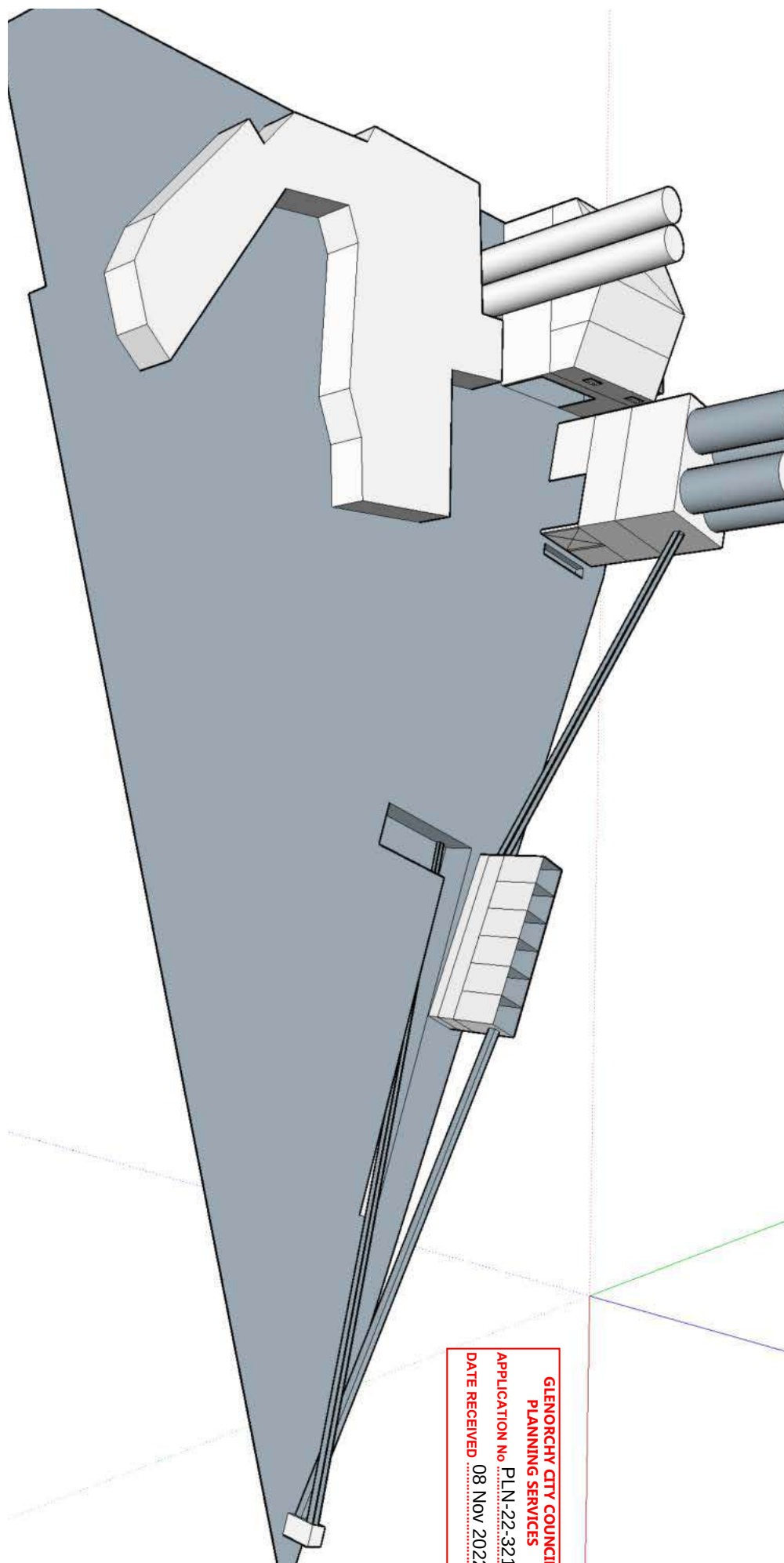
APPLICATION No PLN-22-321

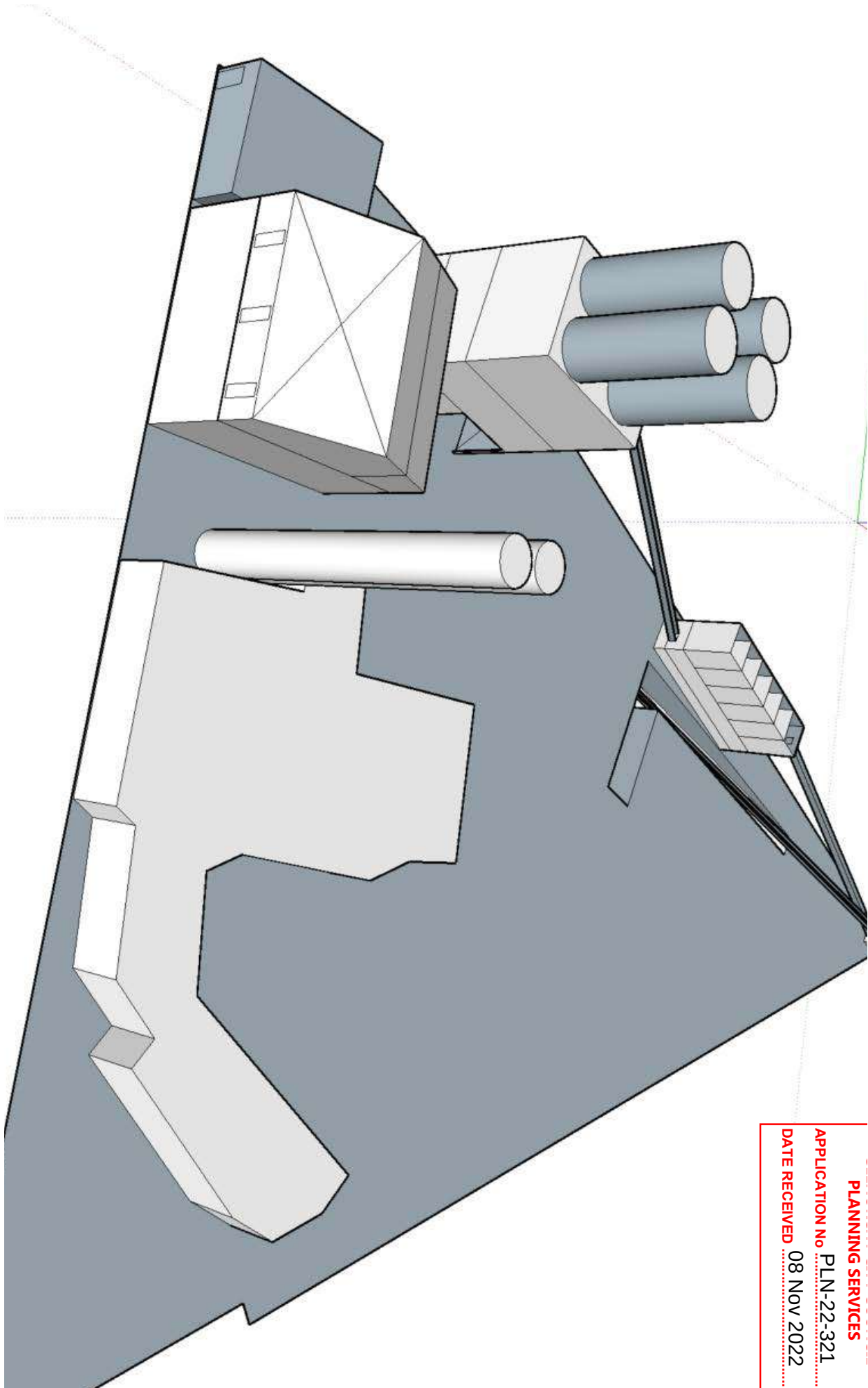
DATE RECEIVED 08 Nov 2022



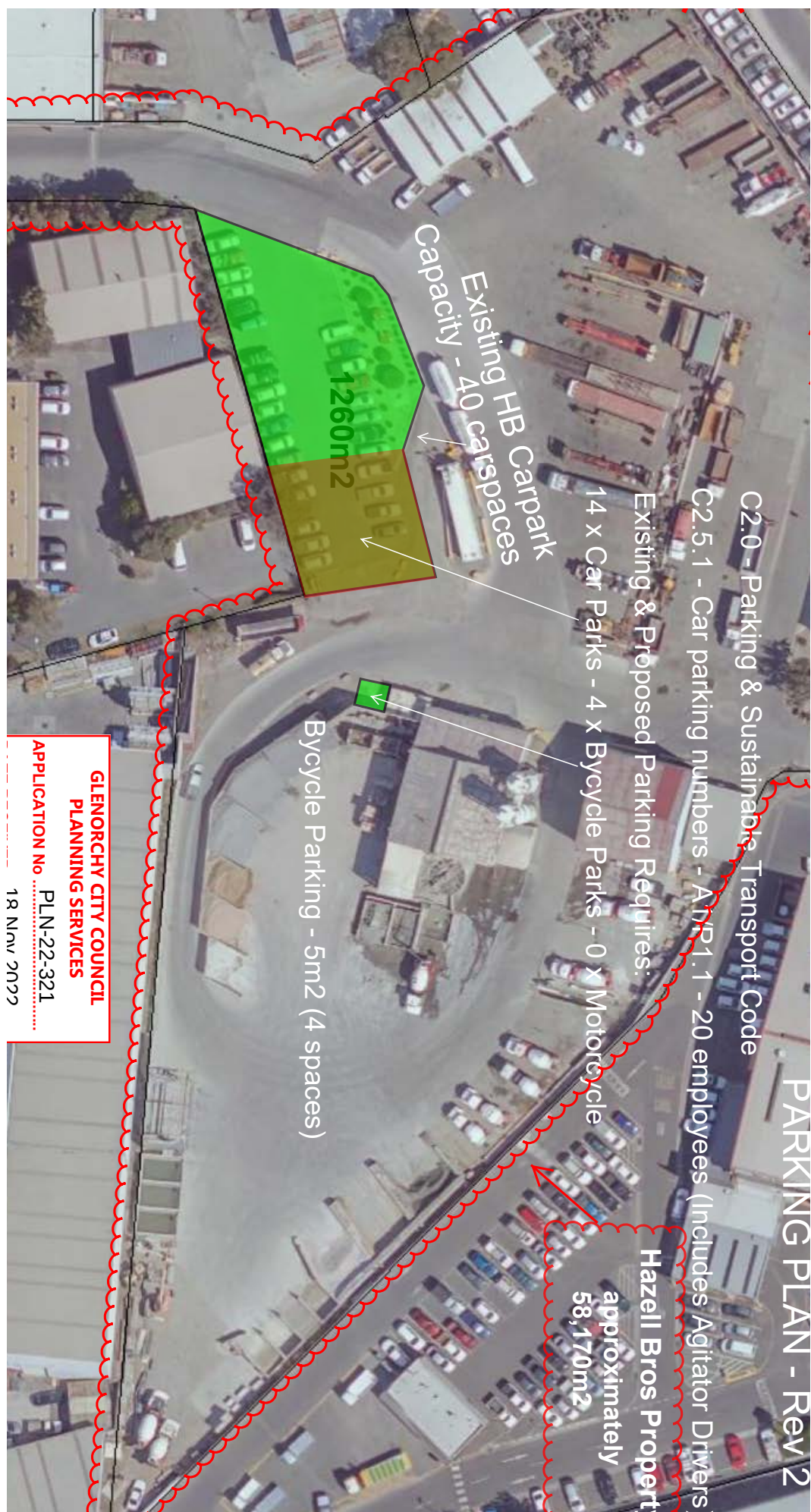
PLANNING SERVICES
APPLICATION No. **PLN-22-321**
DATE RECEIVED **08 Nov 2022**







PLANNING SERVICES
APPLICATION No PLN-22-321
DATE RECEIVED 08 Nov 2022





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-321	Council notice date	15/08/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01313-GCC	Date of response	27/09/2022
TasWater Contact	Al Cole	Phone No.	0439605108
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	8B LAMPTON AVE, DERWENT PARK	Property ID (PID)	2586957
Description of development	Alterations to existing plant		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Omni Drafting	Draft Site Plan	A	13/07/2022
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 and 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. Advice: Plans submitted with an application for a Certificate for Certifiable Work (Building and/or Plumbing) must clearly show the existing water connections and provide details of current backflow protection, noting that TasWater considers this site to be HIGH Hazard – See the Advice section below. 2. Any removal/supply and installation of water meters and/or the removal of redundant and/or installation of new and modified property service connections must be carried out by TasWater at the developer's cost. 3. Prior to commencing construction/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. DEVELOPMENT ASSESSMENT FEES 4. The applicant or landowner as the case may be, must pay a development assessment fee of \$376.68, to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

Metering

TasWater records show that this site has two metered connections, both using water. Both connections must be located and shown on the plans. From our billing records:

Meter Serial	Meter Location	Meter Reader Notes
04W016727		Hazel bros. RH inside gate Farley St ent
13E002817		Hazel bros. RH inside gate Farley St ent

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

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- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure.
Further information can be obtained from TasWater
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit www.taswater.com.au/Development/Service-location for a list of companies
- (c) TasWater will locate residential water stop taps free of charge
- (d) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

Declaration

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

TasWater Contact Details

Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

LISTmap

Generated at: 14:18 on 12-January-2023

www.thelist.tas.gov.au

User: gccmail@gcc.tas.gov.au

LandTasmanian

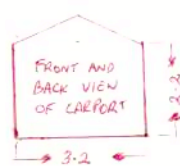
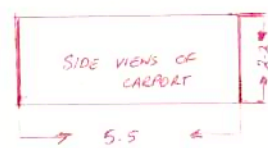
Page: 1 of 1



www.thelist.tas.gov.au

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54.95

57.21

EXISTING DWELLING

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-322
DATE RECEIVED 08 Nov 2022

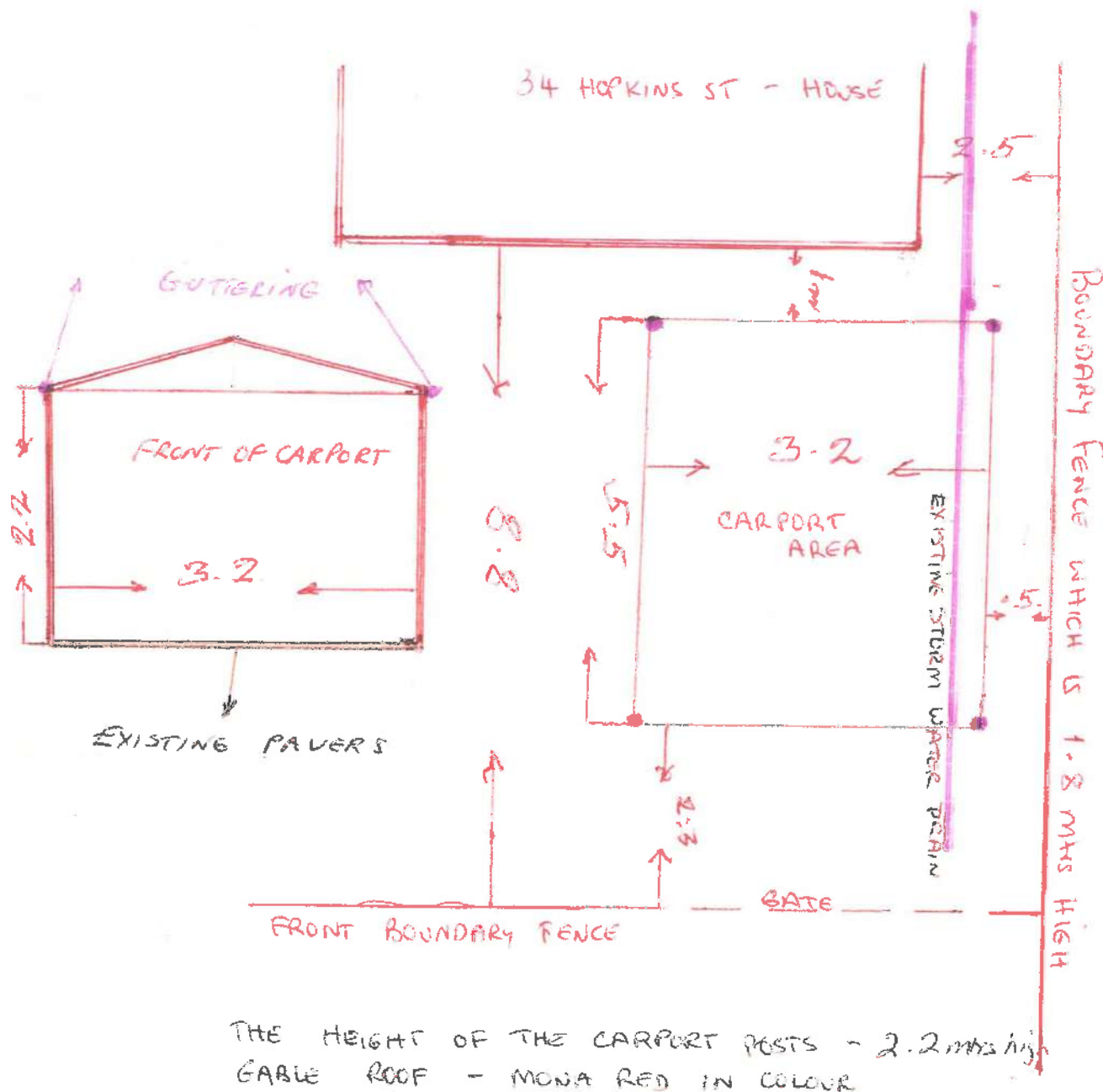
GCC PLANNING
08 NOV 2022
RECEIVED



15.24

34 HOPKINS STREET
MOONAH 7009

JOSEF WOJCIK
0413 123 153
jmwojcik12@hotmail.com



GCC PLANNING

07 NOV 2022

RECEIVED

MARIA WOJCIK

CONTACT JOZEF WOJCIK ON 0418123153

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-22-322

DATE RECEIVED 08 Nov 2022



PROPERTY INFORMATION REPORT

VALUER-GENERAL, TASMANIA

Issued pursuant to the Valuation of Land Act 2001





Photograph 2 (source: Harcourts): On-streetcar parking from 79 Charles Street to Amy Street.



Photograph 3 (source: Harcourts): on-streetcar parking from 79 Charles Street to Effingham Street.

GLENORCHY CITY COUNCIL PLANNING SERVICES	
APPLICATION No	PLN-22-035
DATE RECEIVED	16 May 2022



NEVEI OPMENT ADDI ICATIONI

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-035
DATE RECEIVED 16 May 2022

Rev. No.	Date	Description
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design + architectural
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e: rolyvillapana@yahoo.com.au m: 0407801215
Accreditation CC6927

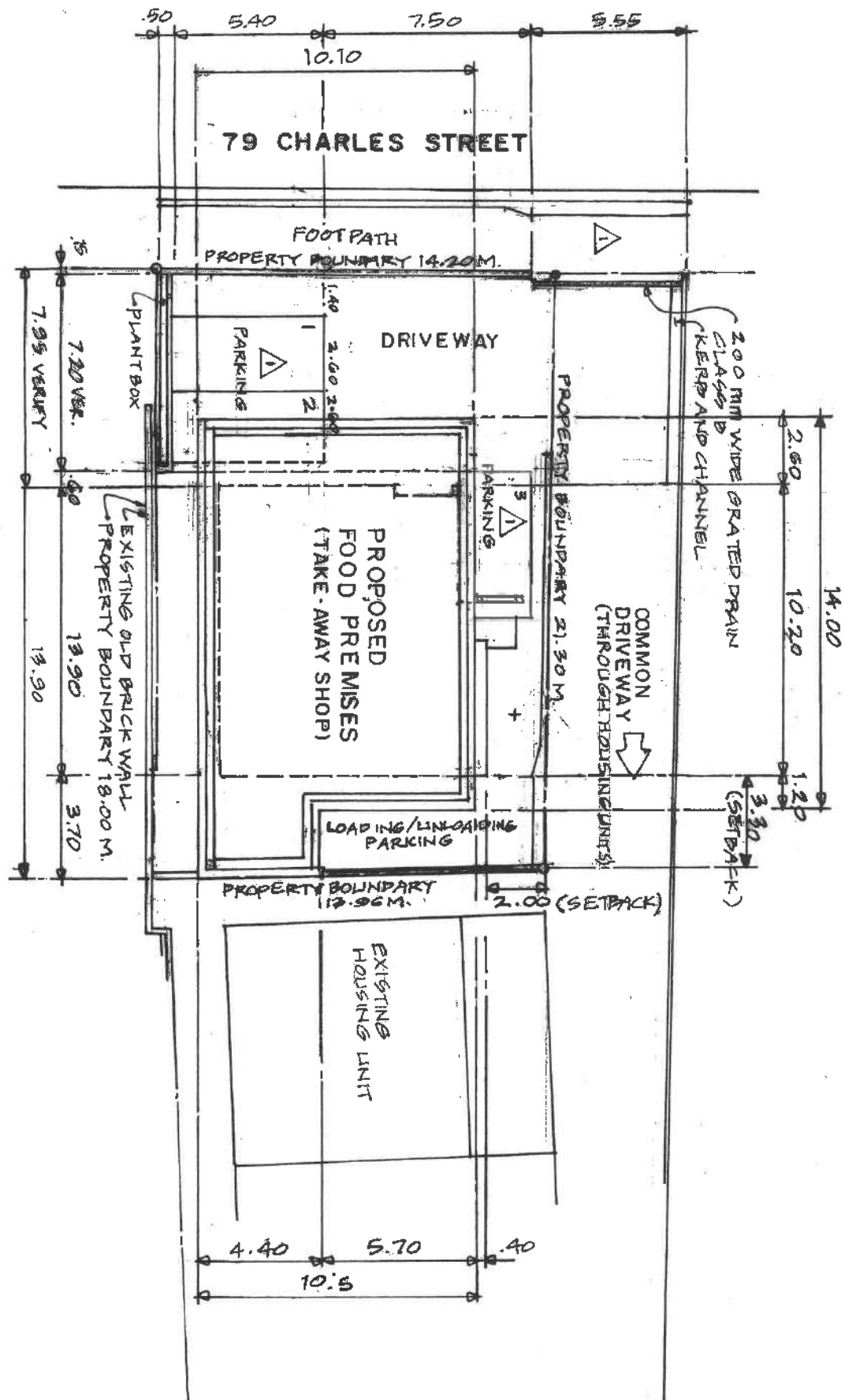
Project: PROPOSED (TAKE-AWAY SHOP)
FOOD PREMISES
79 CHARLES ST., MOONAH
Client: MENUKA LAMICHHANE

Drawing: PERSPECTIVE VIEW

Designed	Drawn & Date
ARV1	MAY 2022
Checked	Scale

Project No. Drawing No. Rev. No.
Mnnh-240 DA-001 1

SITE PLAN
SCALE 1:200 M



PROJECT DETAILS:

LAND TITLE REFERENCE: F010: 5

VOLUME: 57420

SOIL CLASSIFICATION:

WIND CLASSIFICATION: N3 AS 4055 - 2006

CLIMATE ZONE: 7 NCC 2015-BCA VOL.2

TOTAL AREAS:

LOT AREA: 302 SQUARE METERS

PROPOSED BUILDING:

GROUND FLOOR: 81.3785 SQ.M.

SECOND FLOOR: 139.65 SQ.M.

TOTAL SITE COVERAGE: 81.3785 SQ.M.

PLOT RATIO: 26.9465%

DRAWING SCHEDULE:

- DA-001 SITE PLAN DA-001A PERSPECTIVE VIEW
- DA-002 GROUND FLOOR PLAN AND NOTES
- DA-003 SECOND FLOOR PLAN AND NOTES
- DA-004 ROOF PLAN
- DA-005 SW & SE ELEVATIONS
- DA-006 NE & NW ELEVATIONS
- DA-007 SECTION-1 AND SECTION-2
- DA-008 STORMWATER DRAINAGE PLAN AND NOTES
- DA-009 SECTION OF ON-SITE DETENTION TANK (OSD) DET.
- DA-010 VEHICLE-1 TURNPATH PLAN AND NOTES
- DA-011 VEHICLE-1 TURNPATH PLAN
- DA-012 VEHICLE-2 TURNPATH PLAN
- DA-013 VEHICLE-2 TURNPATH PLAN
- DA-014 VEHICLE-3 TURNPATH PLAN
- DA-015 VEHICLE-3 TURNPATH PLAN

TAKE-AWAY SHOP

HOURS OF OPERATIONS:

WEEKDAYS 12:00 PM TO MIDNIGHT

SATURDAYS 12:00 PM TO MIDNIGHT

SUNDAYS 12:00 PM TO MIDNIGHT

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-035
DATE RECEIVED 23 NOV 2022

DEVELOPMENT APPLICATION

Project No.	Drawing No.	Rev. No.
Mnch-240	DA-001 OF 15	1

Designated	Drawn & Date
ARVI	ROLY
Checked	Scale
ARVI	AS SHOWN

Rev. No.	Date	Description
1	10-22	AS SHOWN

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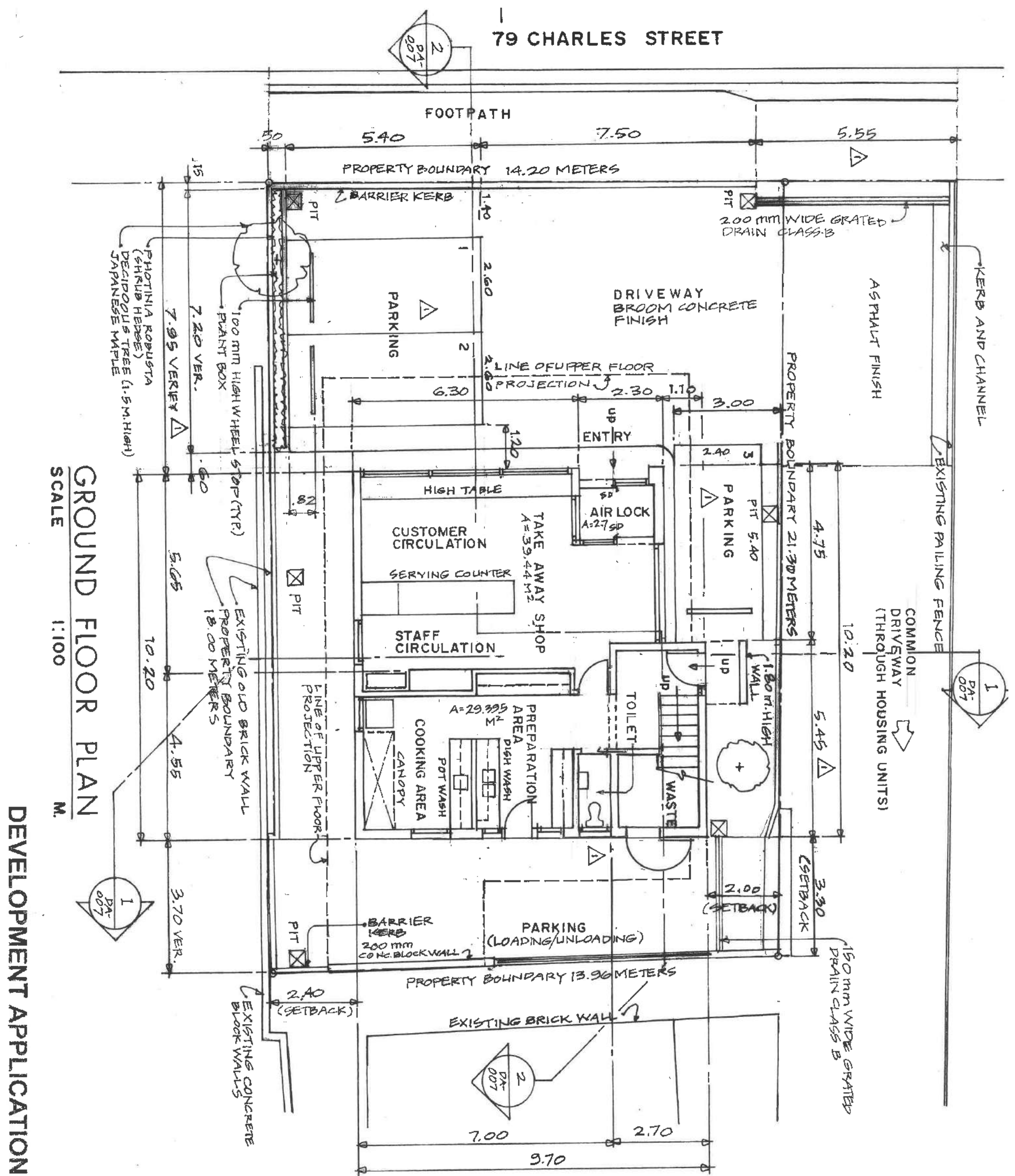
Project: PROPOSED (TAKE-AWAY SHOP)

FOOD PREMISES

79 CHARLES ST., MOONAH

Client: MENUKA LAMICHANE

Drawing: SITE PLAN AND PROJECT
DETAILS + DRAWING
SCHEDULE

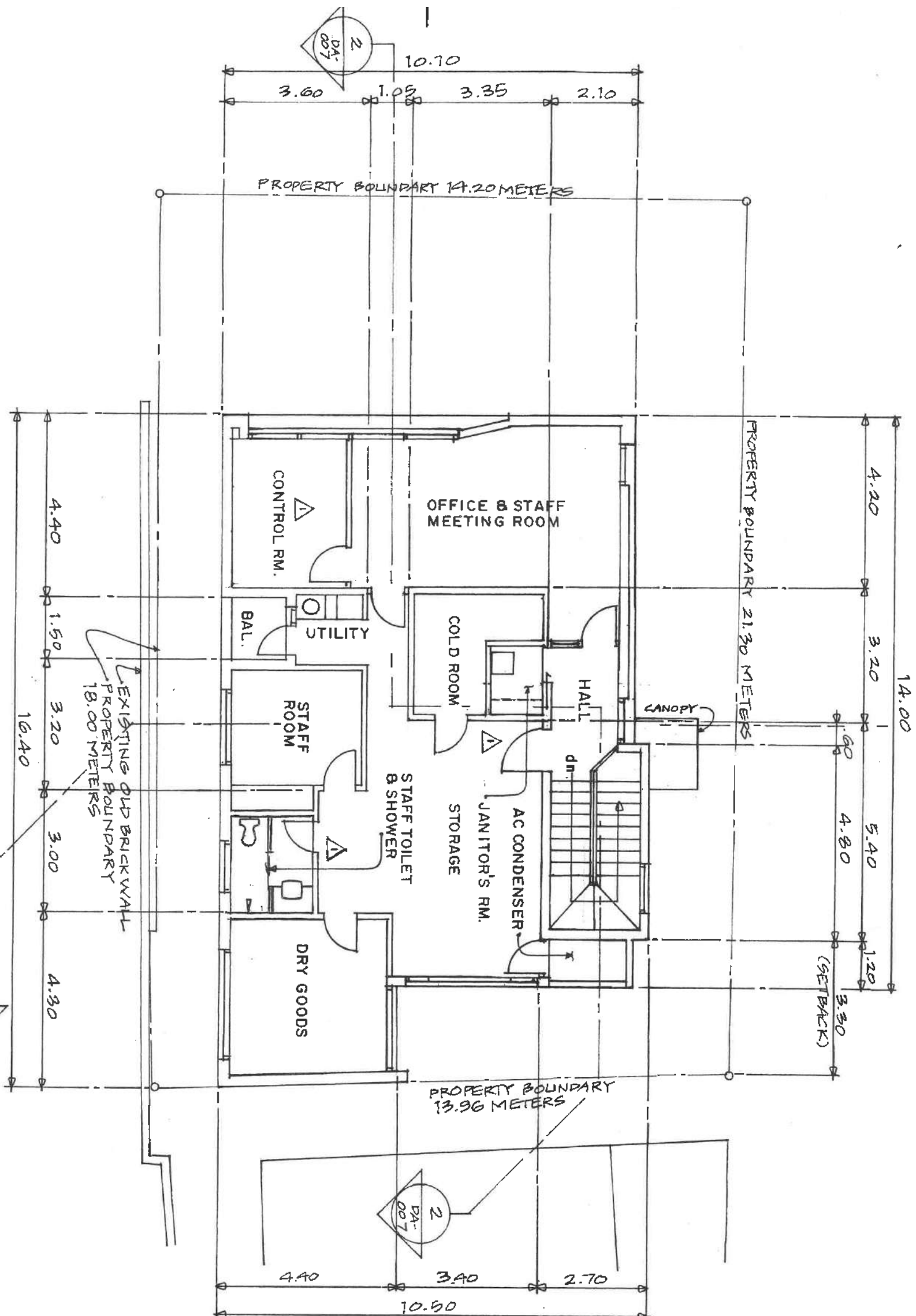


SECOND FLOOR PLAN

SCALE

1:100

M.



NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS.
3. ALL BUILDING WORKS SHALL COMPLY WITH LOCAL AUTHORITIES S.A.A. AND THE BUILDING CODE OF AUSTRALIA.

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-22-035

DATE RECEIVED 23 NOV 2022

Rev. No.	Date	Description
1	10/22	AS SHOWN

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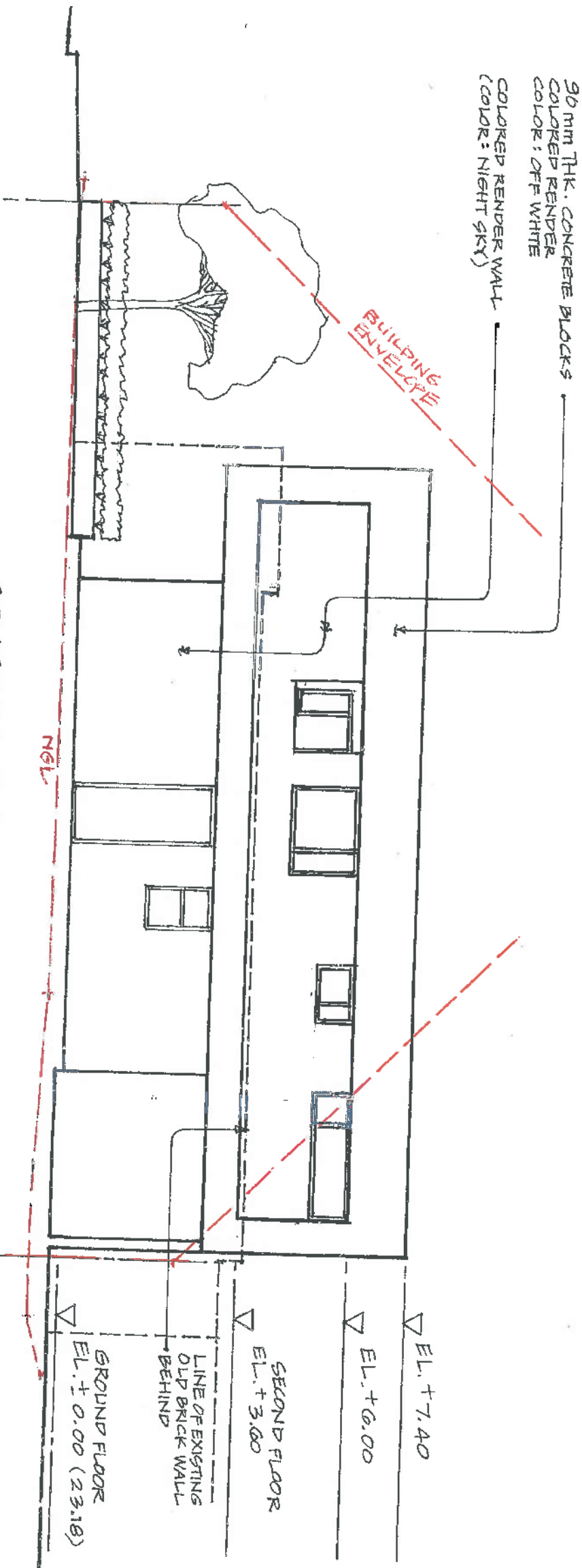
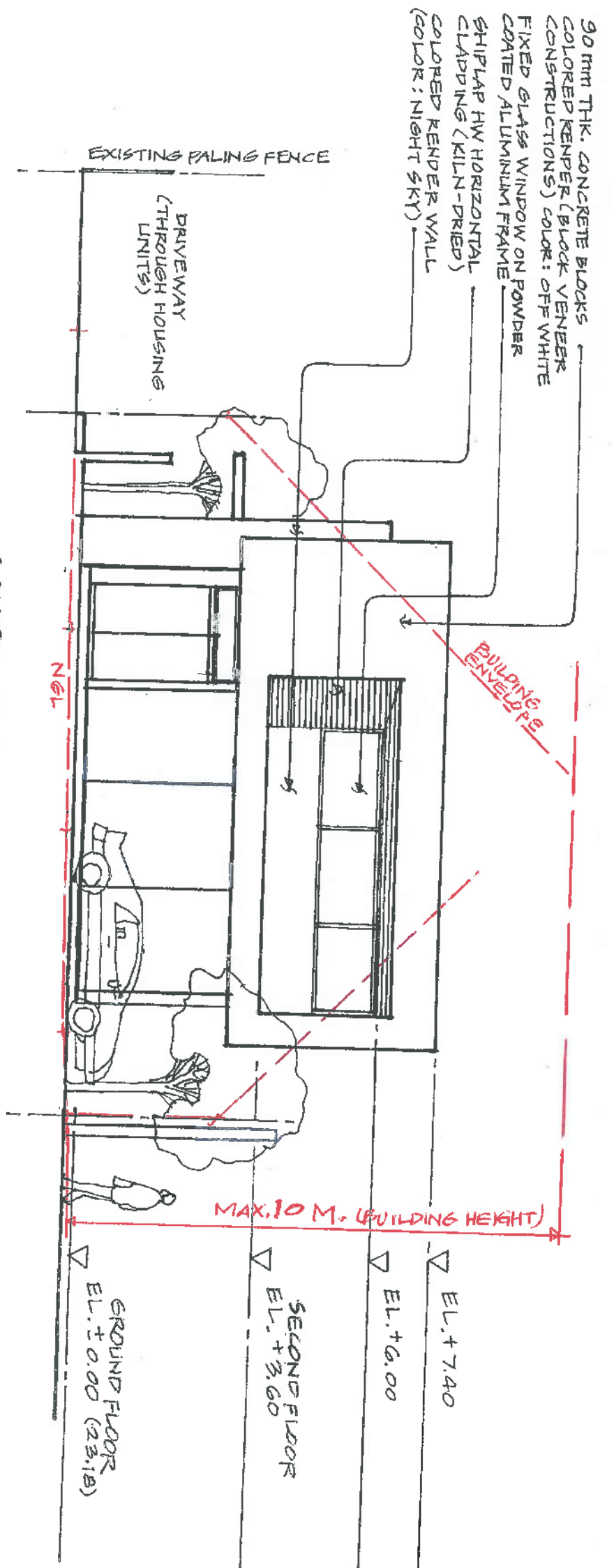


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Accreditation: CC6927

Project: PROPOSED (TAKE AWAY SHOP)
FOOD PREMISES
79 CHARLES ST., MOONAH
Client: MENUKA LAMICHIANE
Drawing: SECOND FLOOR PLAN
AND NOTES

Designed	Drawn & Date
ARV1	ROLY
Checked	Scale
ARV1	AS SHOWN

Product No. Revision No. Rev No.



DEVELOPMENT APPLICATION

Rev. No.	Date	Description
1	16 May 2022	Initial design
2	16 May 2022	Revised design
3	16 May 2022	Final design

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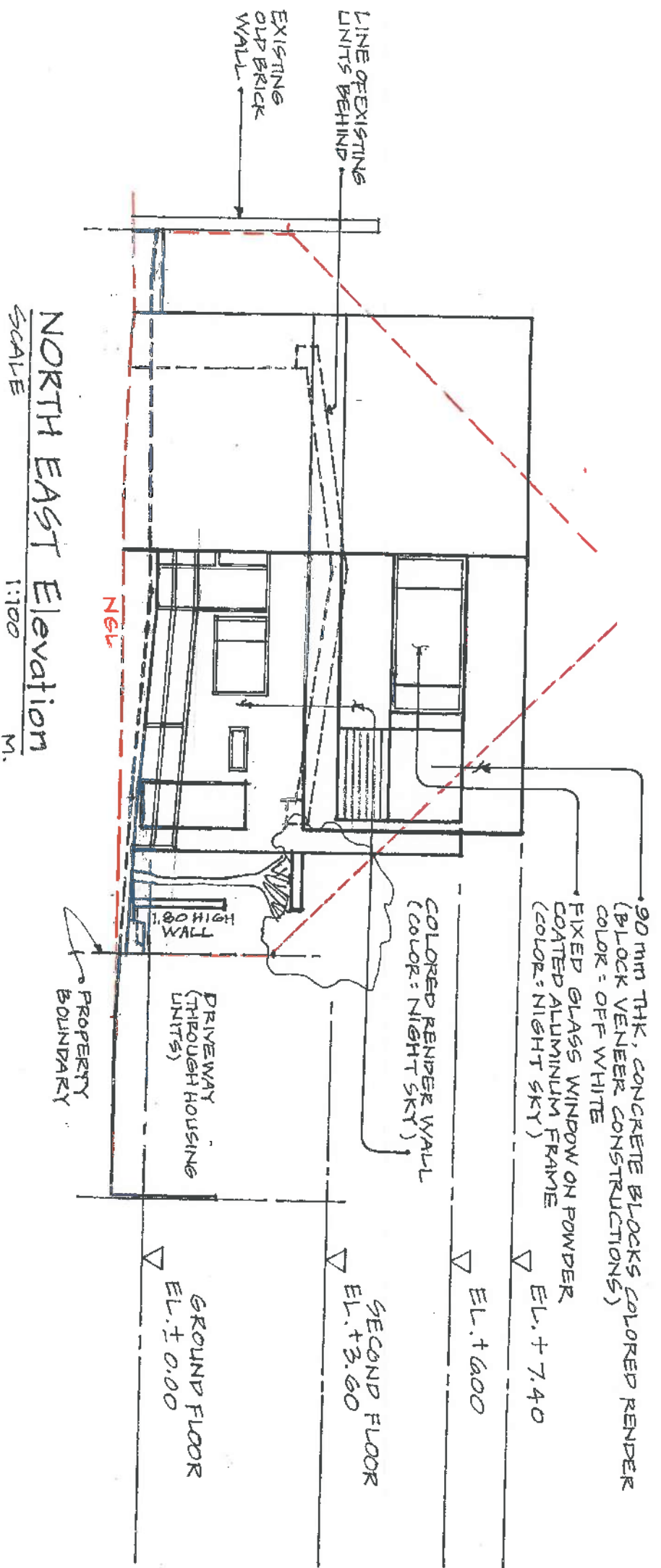
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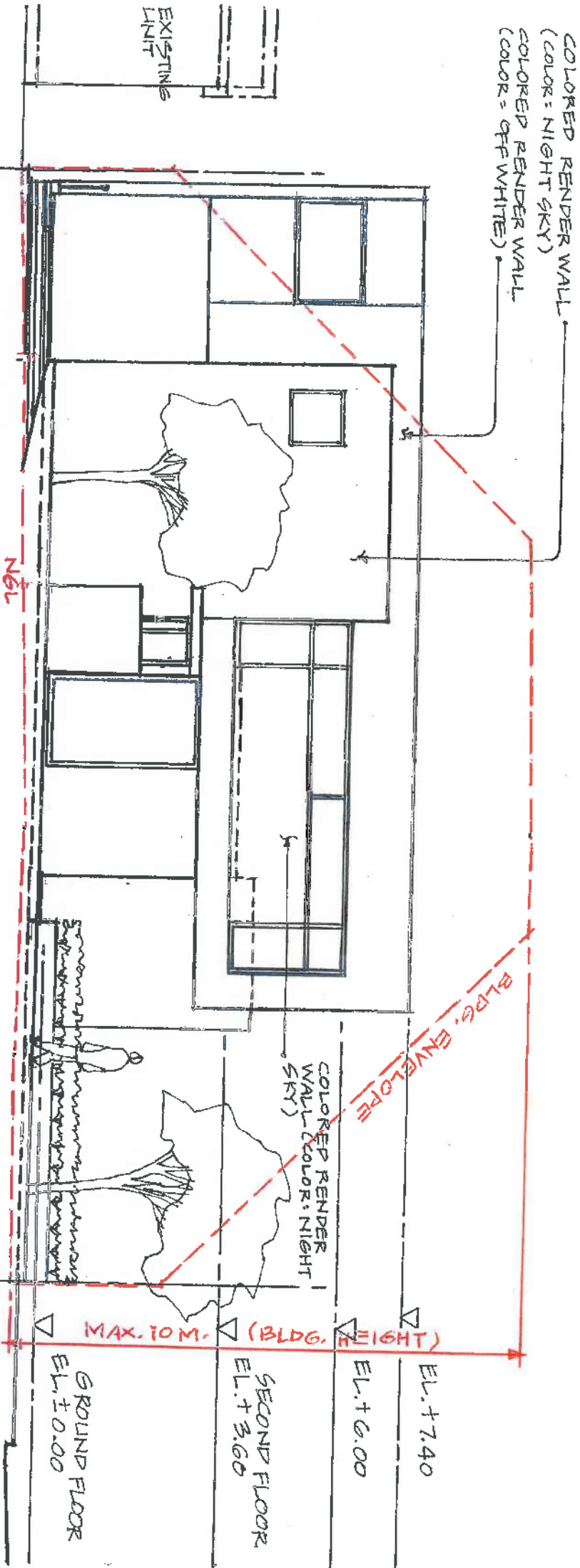
Project: PROPOSED (TAKE AWAY SHOP)
FOOD PREMISES
79 CHARLES ST., MOONAH
Client: MENDAK LAMICHANE
Drawing: SW & SE ELEVATION

Designed	Drawn & Date
ARVI	ROLY MAY 2022
Checked	Scale
ARVI	AS SHOWN

Project No. Drawing No. Rev. No.



NORTH EAST Elevation
SCALE 1:100 M.



NORTH WEST Elevation
SCALE 1:100 M.

DEVELOPMENT APPLICATION

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-035
DATE RECEIVED 16 May 2022

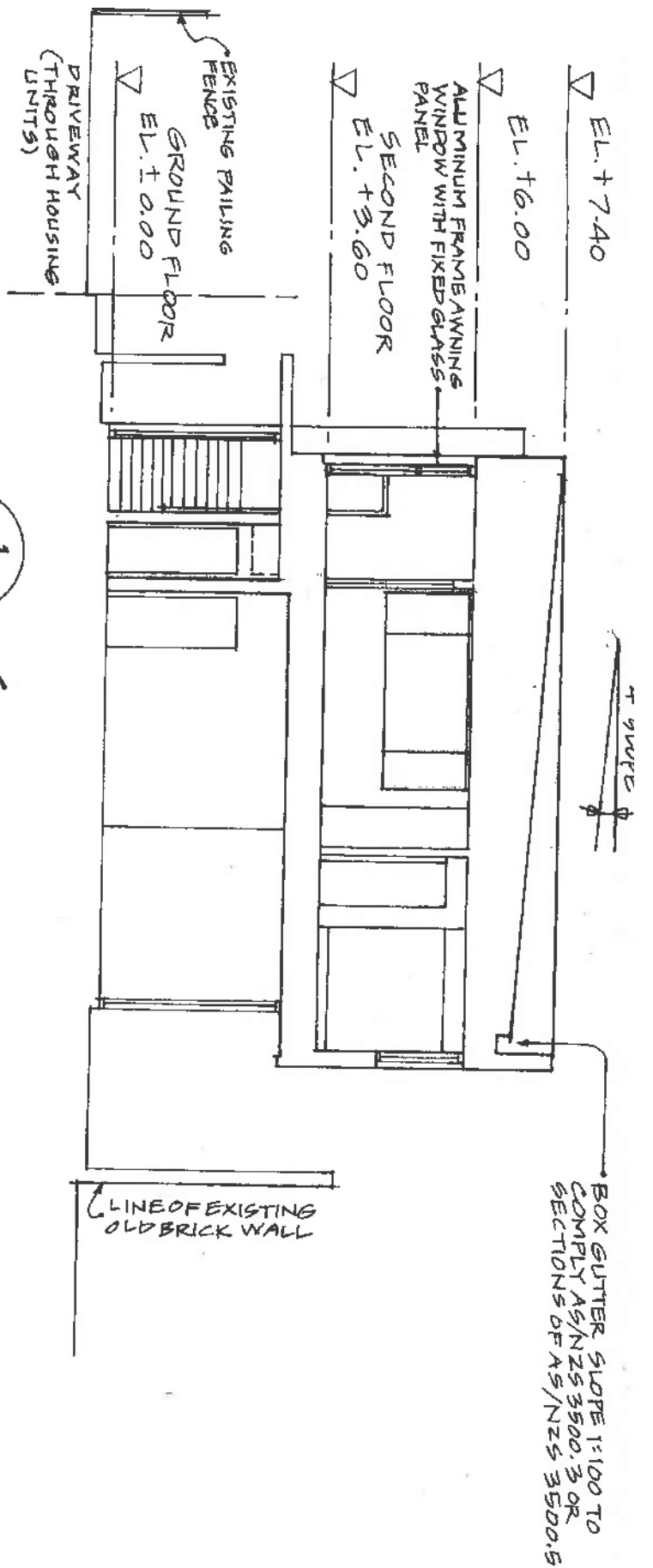
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1		All contents COPYRIGHTED. It must not be reproduced or used in part or in whole without the written permission.



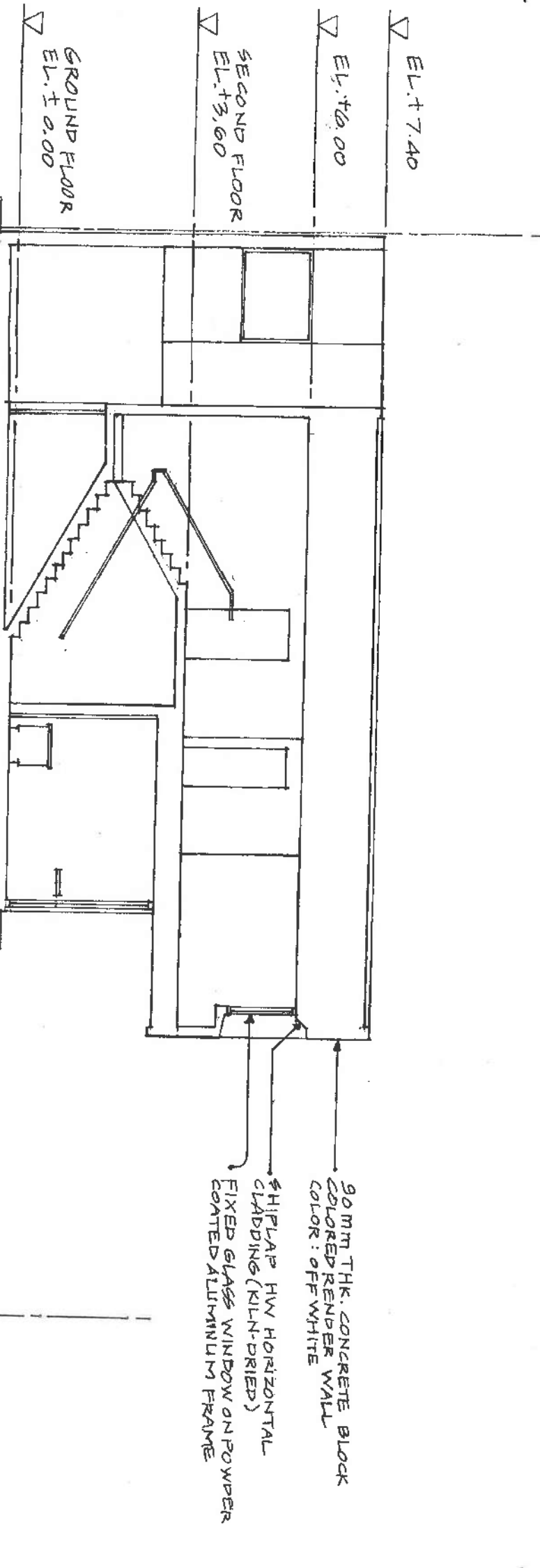
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Accreditation CC6827

Project: PROPOSED (TAKE-AWAY SHOP)
FOOD PREMISES
79 CHARLES ST., MOONAH
Client: MENUKA LAMICHANE
Drawing: NE & NW ELEVATIONS

Designed	Drawn & Date
ARVI	ROLY MAY 2022
Checked	Scale
ARVI	AS SHOWN



1
SECTION
SCALE 1:100 M.



2
SECTION
SCALE 1:100 M.

DEVELOPMENT APPLICATION

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-035
DATE RECEIVED 16 May 2022

Rev. No.	Date	Description

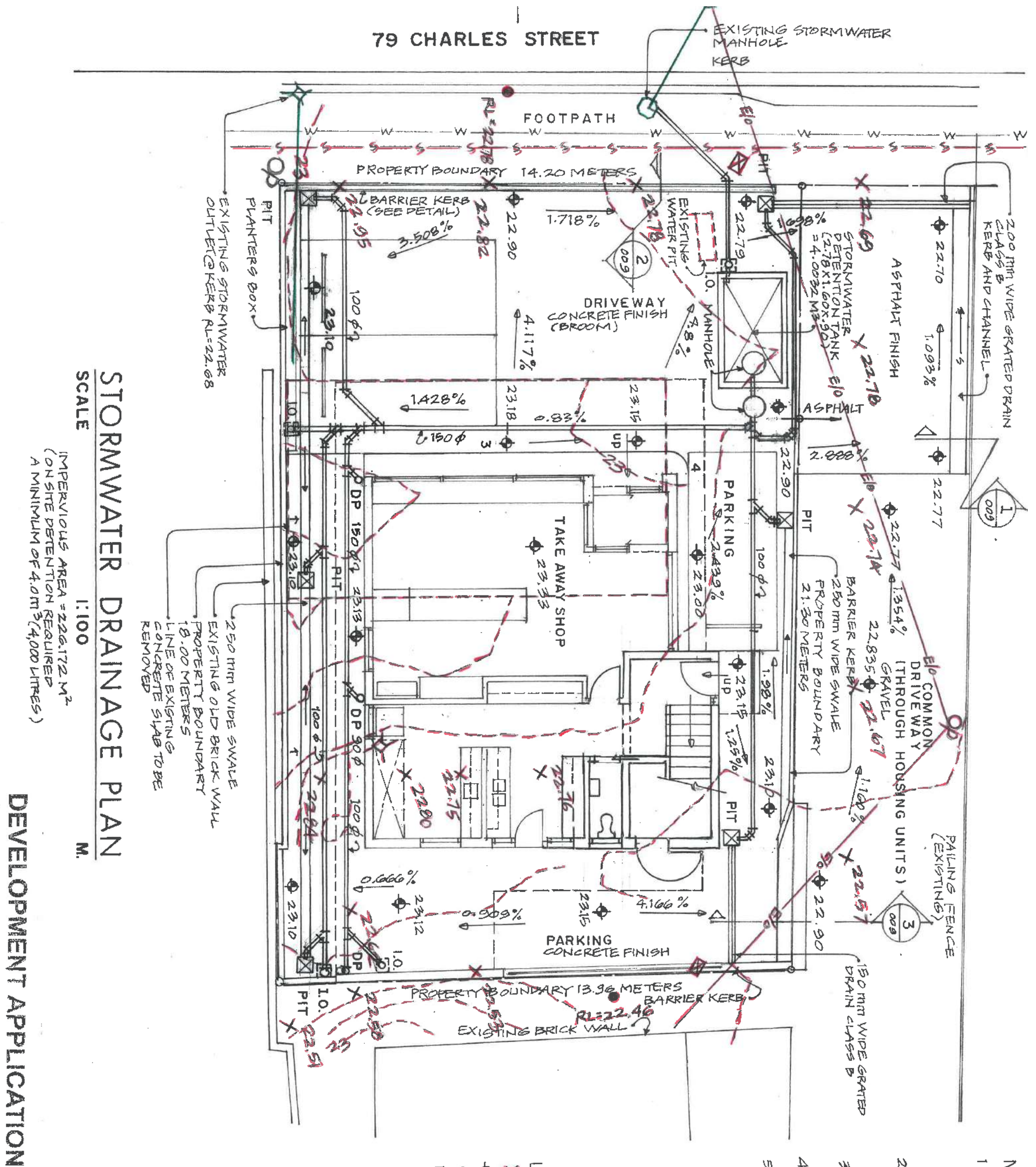
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Accreditation CC6927

Project: **PROPOSED (TAKE AWAY SHOP)**
FOOD PREMISES
79 CHARLES ST., MOONAH
Client: MENUKA LAMICHANE

Drawing: SECTION 1 & 2

Project No.	Drawing No.	Rev. No.



Rev. No.	Date	Description
1	11-22	AS PER GCC COMMENT

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Accreditation CC6927

Project: PROPOSED (TAKE AWAY SHOP)
FOOD PREMISES
79 CHARLES ST., MOONAH
Client: MENDAKA LAMICHANE

Drawing: STORMWATER DRAINAGE
PLAN AND NOTES

Designed	Drawn & Date
ARVI	ROLY

Checked	Scale
ARVI	AS SHOWN

Project No. Drawing No. Rev. No.
Mnch-240 PA-008 of 16 1



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-035	Council notice date	23/02/2022
TasWater details			
TasWater Reference No.	TWDA 2022/00243-GCC	Date of response	02/03/2022
TasWater Contact	Timothy Carr Scott James (Trade Waste)	Phone No.	0419 306 130 0417 240 264
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	79 CHARLES ST, MOONAH	Property ID (PID)	7383796
Description of development	Take-away shop and single dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
By Applicant	Second Floor	-	Planning Submission
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 and 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. 3. Prior to commencing construction of the subdivision/use of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater. TRADE WASTE 4. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 5. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 6. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent. DEVELOPMENT ASSESSMENT FEES 7. The applicant or landowner as the case may be, must pay a development assessment fee of \$219.04 to TasWater, as approved by the Economic Regulator and the fee will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

General

For information on TasWater development standards, please visit <https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit <https://www.taswater.com.au/building-and-development/development-application-form>

Trade Waste

Prior to any Building and/or Plumbing work being undertaken, the applicant will need a Certificate for Certifiable Work (Building and/or Plumbing). The Certificate for Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with:

- Location of all pre-treatment devices i.e. grease arrestor; dry basket arrestors
- Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
- Location of an accessible sampling point in accordance with the TasWater Trade Waste Flow Meter and Sampling Specifications for sampling discharge.
- Details of the proposed use of the premises, including the types of food that will be prepared and served.
- At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required.
- If the nature of the business changes or the business is sold, TasWater is required to be informed in order to review the pre-treatment assessment.

The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-waste/Commercial>

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