

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 24 APRIL 2017



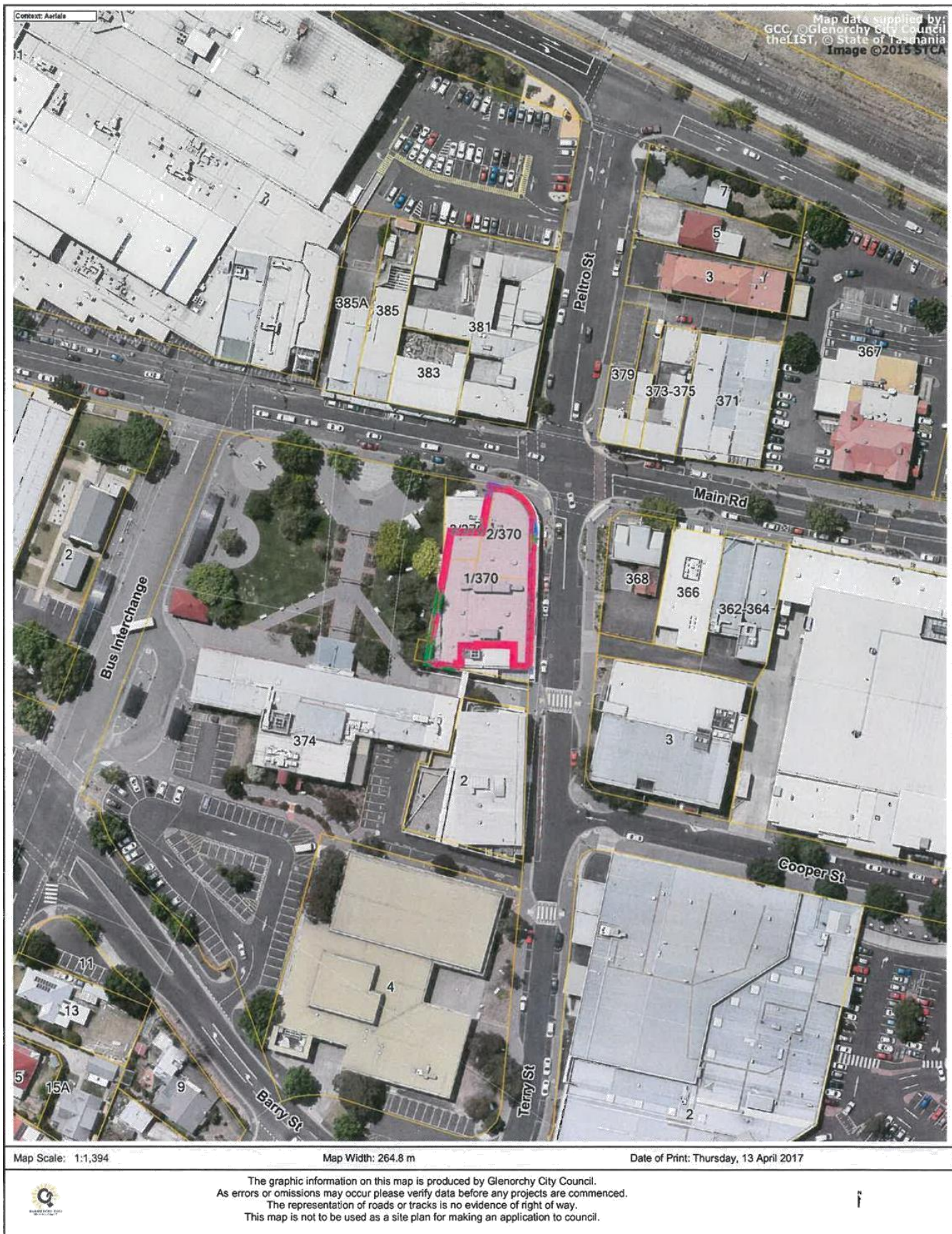
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PLANNING

- 5. Proposed Use and Development - Change of Use to Place of Worship (Community Meeting and Entertainment) - 1/370 Main Road, Glenorchy**
 - 1: Attachment - 1/370 Main Road, Glenorchy 2

- 6. Proposed Use and Development - Three (3) Multiple Dwellings (Residential) Relying on Performance Criteria - 590 Main Road, Rosetta**
 - 1: Attachment - 590 Main Road, Rosetta 11

1/370 MAIN ROAD GLENORCHY



Appendix A

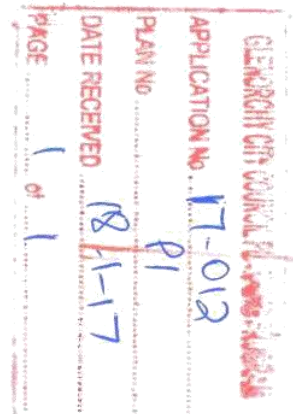


AMENDED Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-012	Council notice date	24/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00108-GCC	Date of response	31/01/2017
		Date amended	21/03/2017
TasWater Contact	Amanda Craig	Phone No.	03) 6345 6318
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	U1/370 MAIN RD, GLENORCHY	Property ID (PID)	5382052
Description of development	Change of use to community and entertainment		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Ireneinc Planning	Planning Submission	--	17/01/2017
Ireneinc Planning	Further Information Letter	--	10/03/2017
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(2)(a) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
For information on TasWater development standards, please visit http://www.taswater.com.au/Development/Development-Standards For application forms please visit http://www.taswater.com.au/Development/Forms The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure. TasWater have a small number of townships that are on Boil Water and Do Not Consume Alerts. Please visit http://www.taswater.com.au/News/Outages---Alerts for a current list of these areas.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			

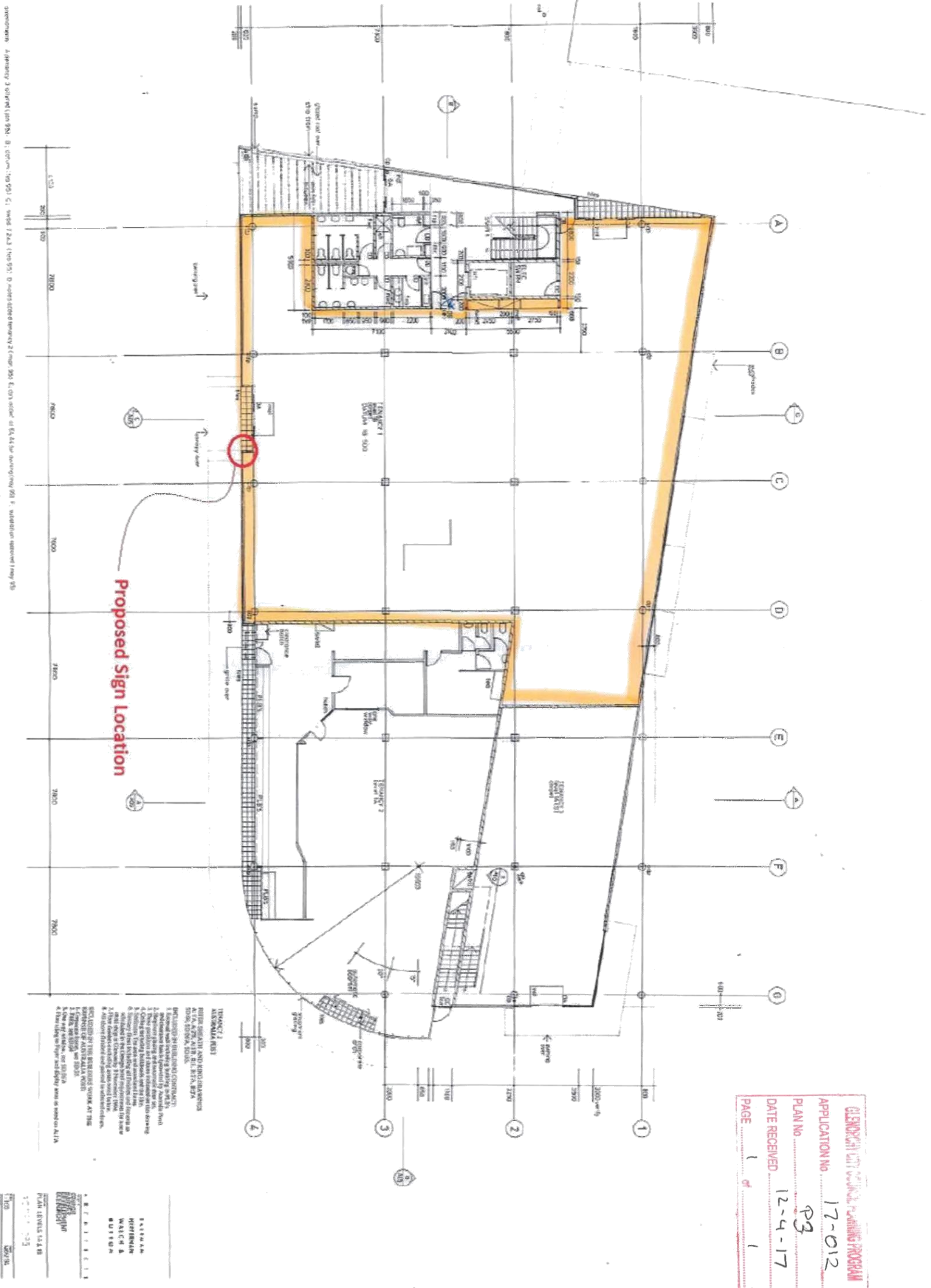


Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au

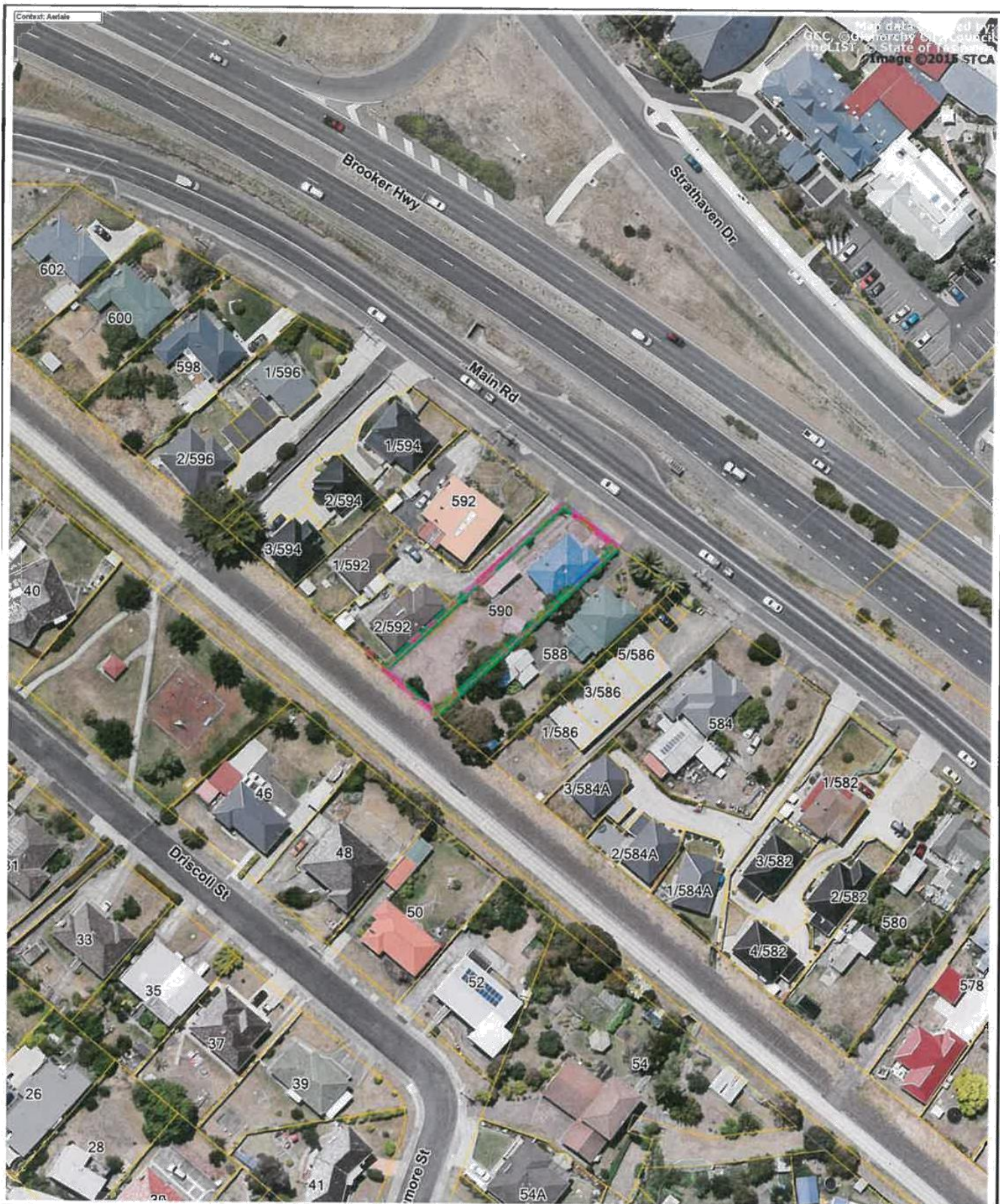




GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No	PLN-17-02
PLAN No	P2
DATE RECEIVED	14/3/2017
PAGE	1 of 1



590 MAIN ROAD ROSETTA



Map Scale: 1:1,153

Map Width: 219 m

Date of Print: Thursday, 13 April 2017



The graphic information on this map is produced by Glenorchy City Council.
 As errors or omissions may occur please verify data before any projects are commenced.
 The representation of roads or tracks is no evidence of right of way.
 This map is not to be used as a site plan for making an application to council.

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-027	Council notice date	20/02/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00228-GCC	Date of response	21/02/2017
TasWater Contact	Anthony Cengia	Phone No.	(03) 6237 8243
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	590 MAIN RD, ROSETTA	Property ID (PID)	5329286
Description of development	2 unit development		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Greg Tilley	0317 Sheet 04		09/02/2017
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 connections / sewerage system and connections to each dwelling unit must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit. a. The property owner must ensure that TasWater infrastructure and property connection points are accessible and well protected. The property owner is responsible for costs associated with the ongoing protection of the water/sewer inspection opening within the proposed driveway. The inspection opening must be brought to the finished surface level of the driveway pavement and must be instated with a trafficable lid and surround to withstand vehicular loads. 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, a boundary backflow prevention device and water meter must be 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 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date they are paid to TasWater, as follows: a. \$201.93 for development assessment. The payment is required within 30 days of the issue of an invoice by TasWater.			



Advice

For information on TasWater development standards, please visit
<http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developers cost to locate the infrastructure.

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



TR Ref: 2017- TR/GCC – 0260.1

Council Reference: PLN -17-027

Level 2, 24 Murray Street
Hobart TAS 7001
PO Box 335
Kings Meadows TAS 7249
T 03 6227 5212
F 03 6227 5220
E landmanagement@tasrail.com.au

Glenorchy City Council
PO Box 103
Glenorchy TAS 7010
Sent via email: gccmail@gcc.tas.gov.au

Dear Council,

RE: APPLICATION FOR PLANNING PERMIT FOR LAND ADJOINING RAILWAY ASSET

Thank you for Council's notification received by email on 27 March 2017 regarding an amendment for an application for a new development: **2 Unit Development 590 Main Road, Rosetta.**

It is noted that the amended plan has repositioned the building one metre further from the rail corridor boundary (now two metres from the rail boundary) in line with adjacent properties. Although this is an improvement from the original design, TasRail's concern is even two metres is too close for a sensitive use (dwelling) regardless sound insulation, double glazing and other engineering measures incorporated into the construction.

The rail infrastructure in the state is a critical part of the transport infrastructure and capacity. It must be assumed in the consideration of any development that rail services will be maintained and even increased. The railway at the location of the proposed application is currently part of Tasmania's non-operational rail network; however there is the possibility of it becoming operational in the future. It should therefore be noted that property in proximity to the rail corridor can be adversely affected by a number of factors, these include:

Drainage

- Water creates major problems for rail formations and must be controlled within the rail corridor. As a result, a licence is required from TasRail for any proposed drainage onto the rail corridor from an adjoining property;
- In certain circumstances drainage from the rail corridor onto adjoining property is permitted and may impact the adjoining property.

Vibration and noise

- Train horn noise is a major concern in the built up areas given the number of level crossings and train operating hours. TasRail's train services operate on a 24/7 schedule and the train horn is required to be sounded twice x one second blow per crossing, but can be sounded more often and for a longer duration in circumstances where the train driver perceives there to be a safety risk. Trains typically operate during the early hours of the morning at the location of the proposed dwelling, noting the timetable is subject to change at any time.

Train operations create vibration and noise. Any new development must take this into consideration as it may impact on quality of life. Building structure design should

Tasmanian Railway Pty Ltd
ACN 139 383 761
ABN 83 139 383 761

consider these issues. We recommend that buildings are located as far as possible from the rail corridor;

- Please read the attached *Environment Protection Authority (noise) Policy 2009. Part 4*; transport infrastructure, public roads, railways, ports & airports.

Night time noise

- Train operations are undertaken at any time of the day or night. This is not expected to change.
- Any development must take this into consideration

Line of sight

- From a safety perspective line of sight is important when operating a railway. New developments that are going to impact on the line of sight must be assessed by the rail operator. This can include proposed planting/growth of vegetation and building structures.

Level crossing

- Line of sight is critical for level crossings and must be maintained.

Safety issues are addressed

- Access to the rail corridor is limited to people with permission;
- A 3m safety exclusion zone exists along the railway line.

Traffic

- We would recommend that the council consider any changes to traffic volumes in regards to current crossing capacity and design within the locality of any development proposal.

Access to corridor

- Residents need to be aware that access to the rail corridor needs to be approved and that any use of the rail corridor needs to be licensed. This includes such issues as drainage, water pipes, electrical infrastructure, crossings or the like. It must also be stressed that there is, under all circumstances, a 3m safety exclusion zone exists from the edge of the nearest rail out each side;

- Access to the rail corridor requires relevant safety methods in place and subsequent approval by TasRail must be sought.

Access to property across the rail corridor

- All crossings must be licensed; conditions appropriate to the location will apply. It is illegal to build and access a private rail crossing without a licence.

Providing that the applicant is made aware of the issues detailed above, and the minimum set back is not less than two metres from the rail corridor TasRail has no further comments or objections to this application.

If Council or the applicant would like to discuss this matter further please contact me on (03) 6227 5212 or by email landmanagement@tasrail.com.au

Yours sincerely,



Michael Ince
MANAGER
PROPERTY SERVICES

11 April 2017

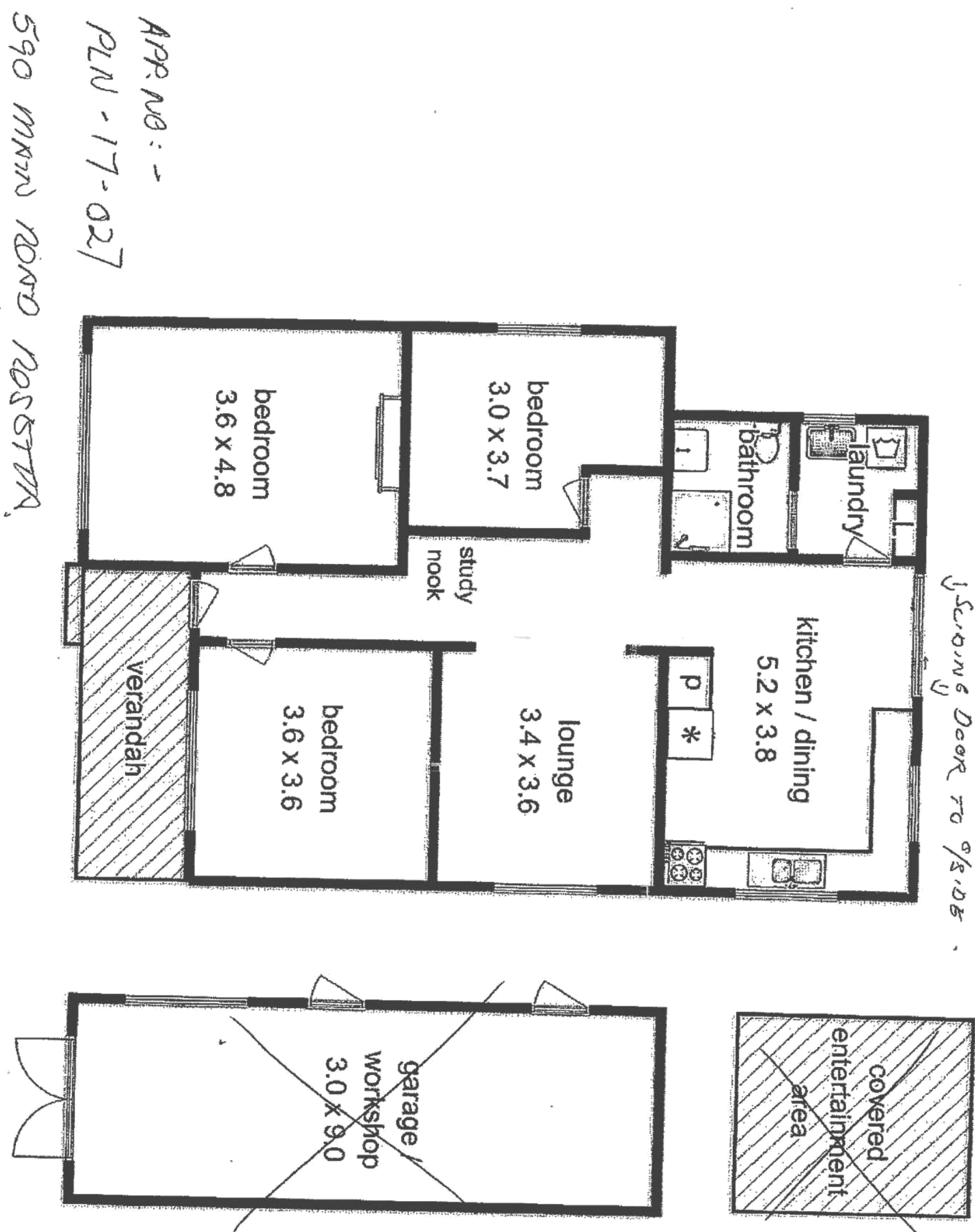
PART 4 – TRANSPORT INFRASTRUCTURE

Public roads, railways, ports & airports

11. (1) it is recognised that although the operation or use of public roads, railways, ports or airports may prejudice protection of the environmental values, the function the transport network serves is necessary for the community's economic, environmental and social wellbeing.

(2) Notwithstanding sub-clause (1), it is intended that -

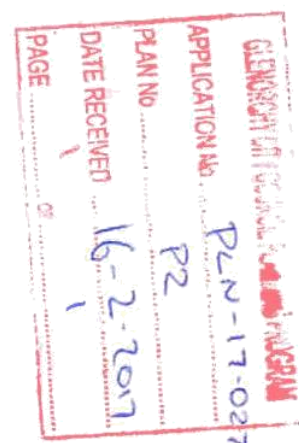
- (a)** Transport planning initiatives for freight and passenger movement and new transport infrastructure be developed in a systematic way to achieve an optimal balance of economic, environmental and social benefits and costs with major criterion of minimising the number of people exposed to noise levels that would prejudice protection of the environmental values; and
 - (b)** Where environmental values are acutely prejudiced, existing transport infrastructure noise should be reduced to the greatest extent that is reasonably practical, consistent with achieving an optimal balance of economic, environmental and social benefits and costs.
- (3)** The allocation of any public resources to minimise noise impacts resulting from public roads, railways, ports or airports shall aim to achieve the most benefit for the greatest number of people exposed to those impacts.
- (4)** A transport noise strategy will be developed to improve transport noise outcomes, further the objectives of the Act and assist in implementation of subclauses (2) and (3)

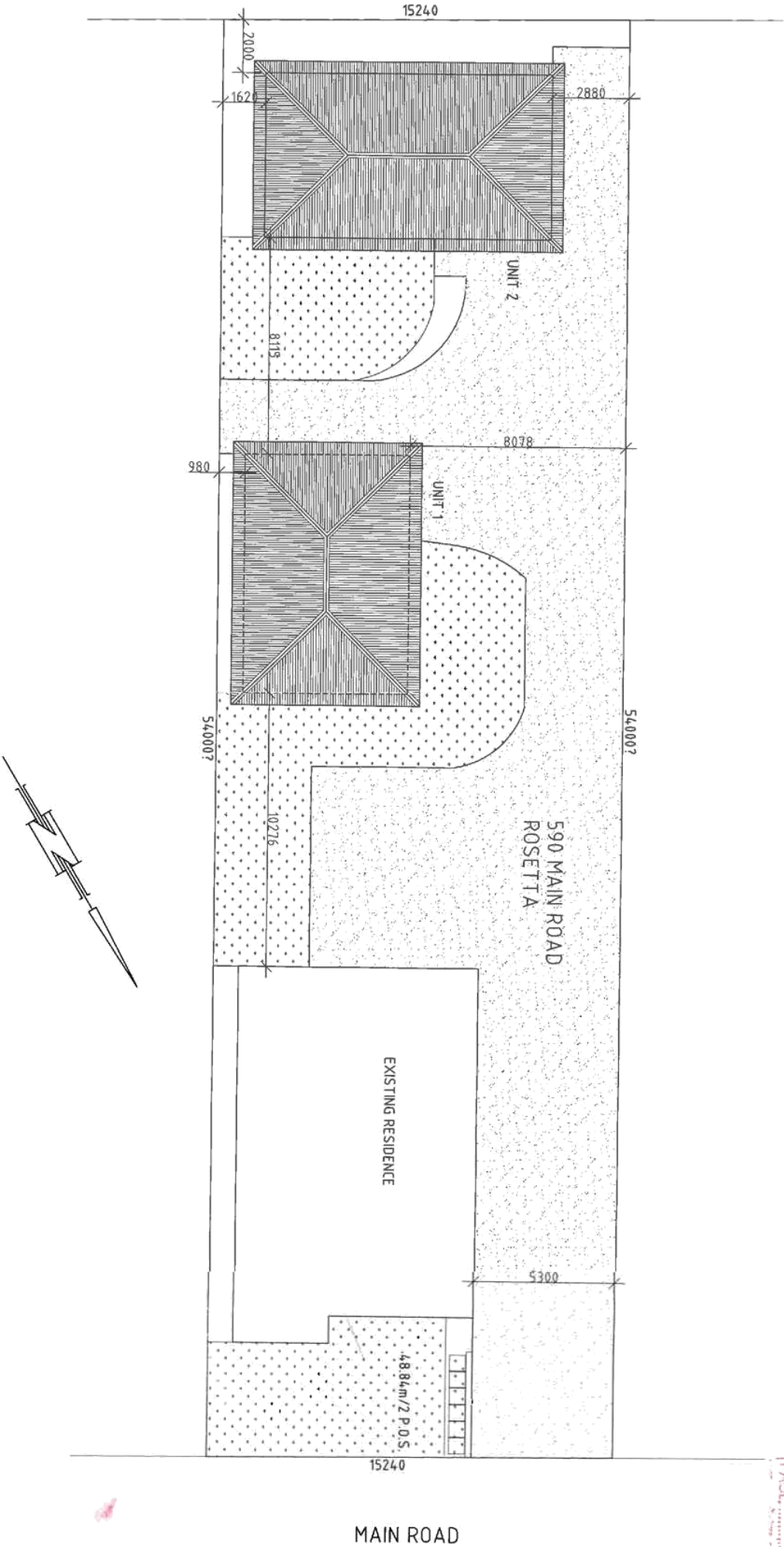


All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com for Nest Property

Approx. house area: 100 sqm

Approx. outbuilding area: 27 sqm





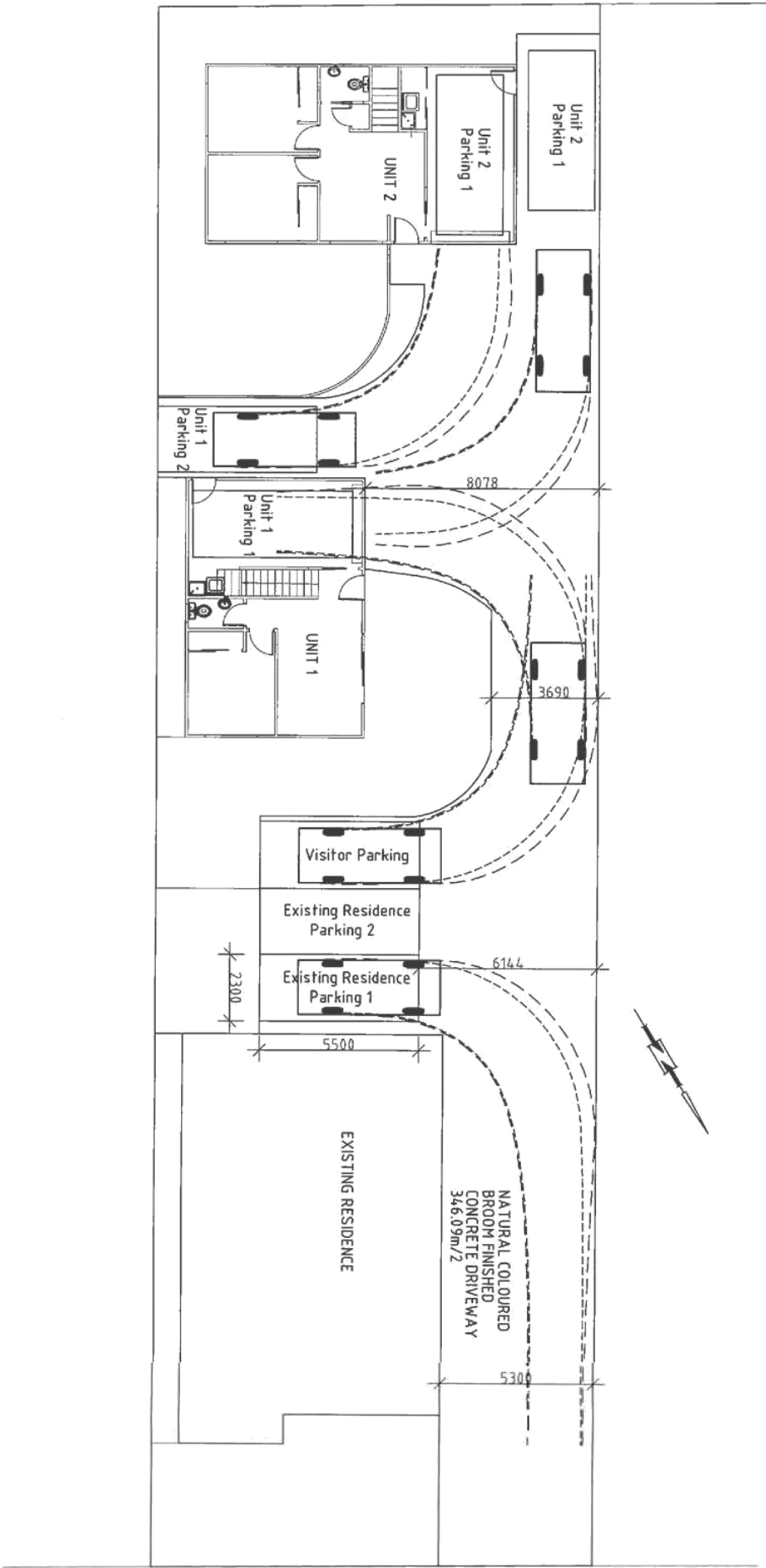
All glazed units to be double glazed

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
5.11 PROPERTY DEVELOPMENTS PTY LTD AT
590 MAIN ROAD ROSETTA
DEVELOPMENT DRAWINGS ONLY NOT FOR CONSTRUCTION

SITE PLAN		DATE	DRAWING NO.	DRAWN BY
SCALE 1:200	AMENDED	09/02/2017	01 OF 09	G. Tiller

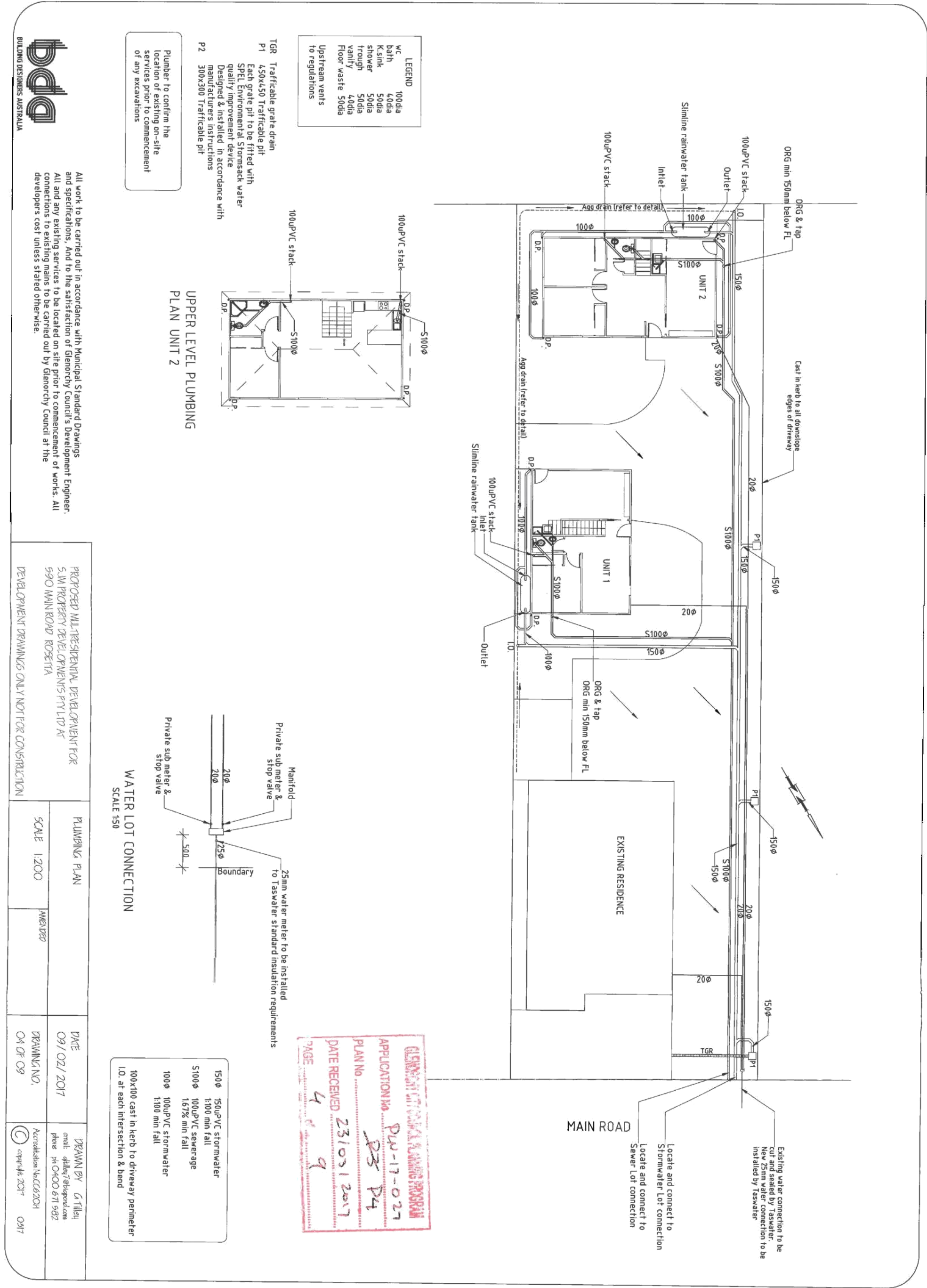
- CONTENTS
- 1 Site Plan
 - 2 Landscape Plan
 - 3 Driveway Plan
 - 4 Plumbing Plan
 - 5 Plumbing Notes
 - 6 Unit 1 Plan
 - 7 Unit 2 Elevations
 - 8 Unit 2 Plan
 - 9 Unit 2 Elevations

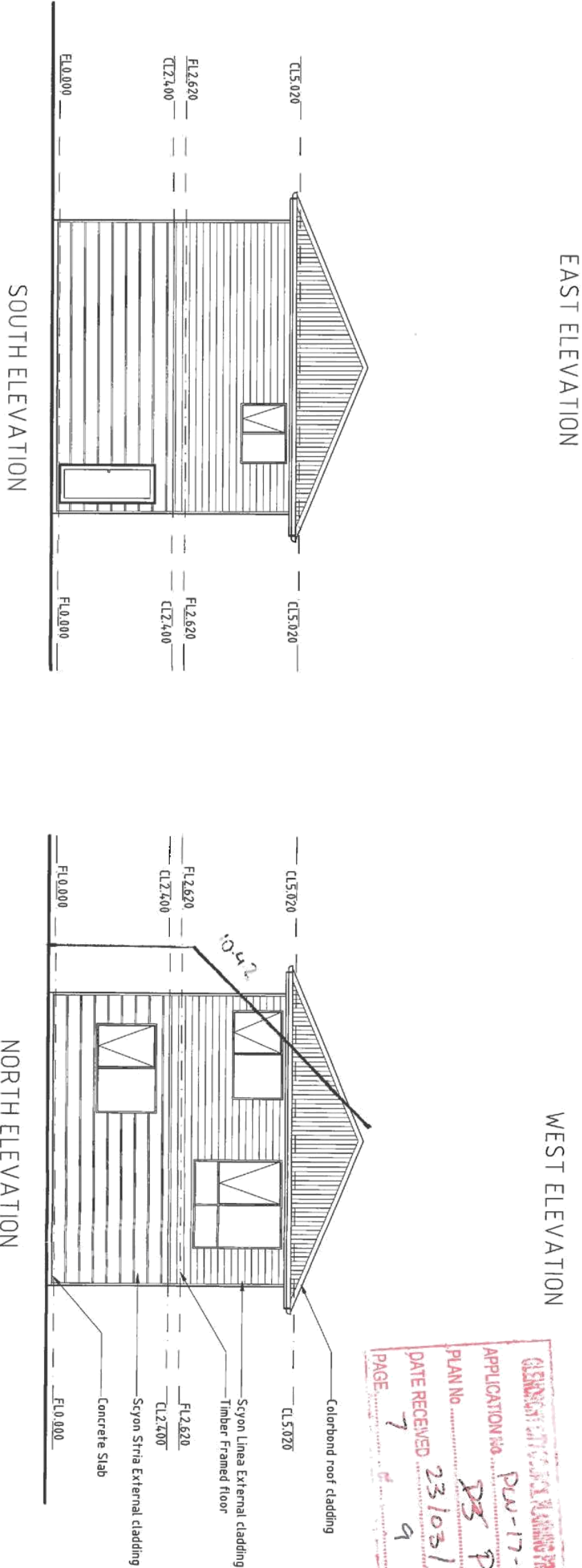
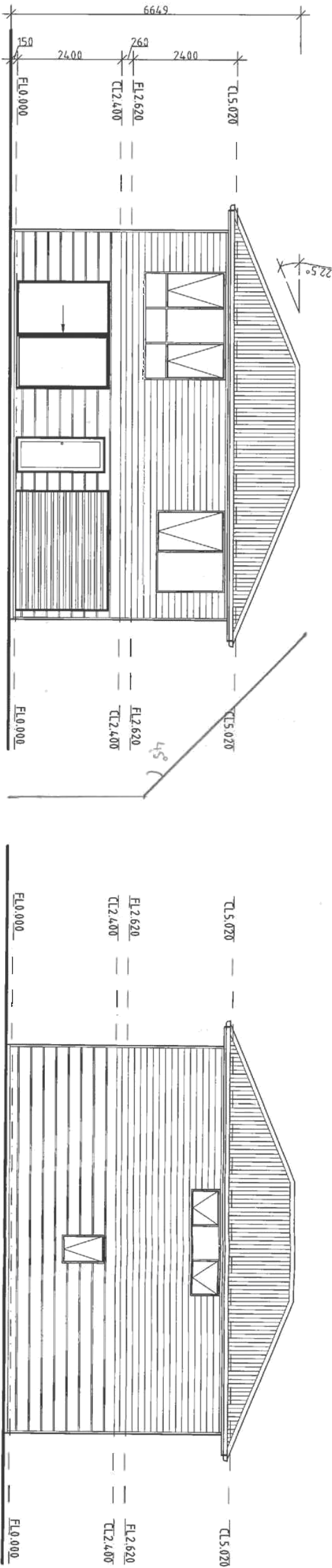
GLENORCHY PLANNING AUTHORITY
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GLENORCHY PLANNING AUTHORITY
APPLICATION No. 2017-17-027
PLAN No. P3 P4
DATE RECEIVED 23/03/2017
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PROPOSED MULTI-RESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 590 MAIN ROAD ROSETTA		VEHICLE MANOEUVRING, DRIVEWAY & PARKING PLAN	
DEVELOPMENT DRAWINGS ONLY NOT FOR CONSTRUCTION		SCALE 1:200	AMENDED
		DATE 09/02/2017	DRAWN BY G. TILLEY
		DRAWING NO. 03 OF 09	email: gtilley@bluepoint.com phone: ph 0400 671 582
			Accreditation No. CG0204 copyright 2017 03/17



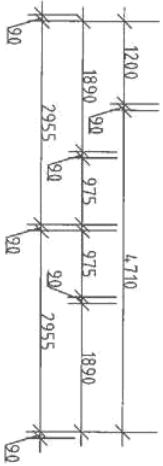
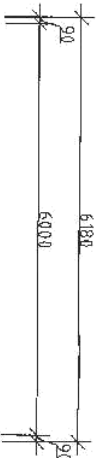
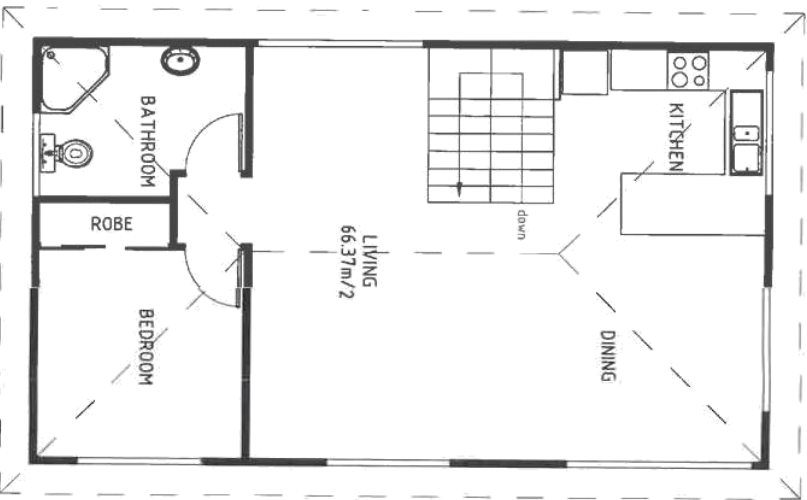
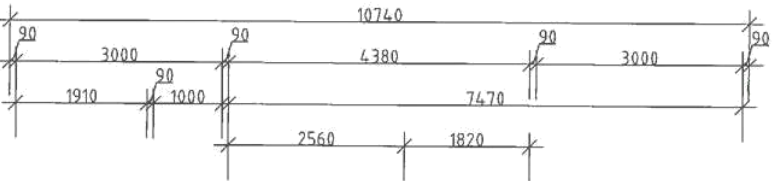
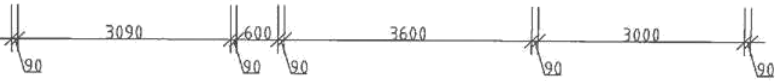
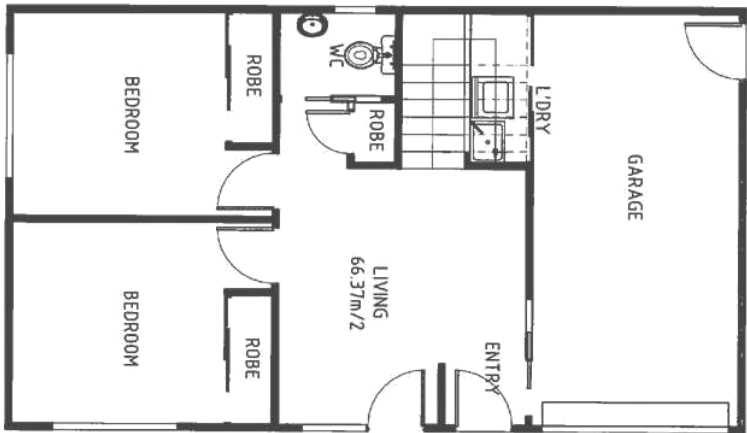
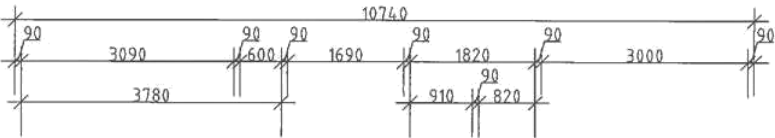
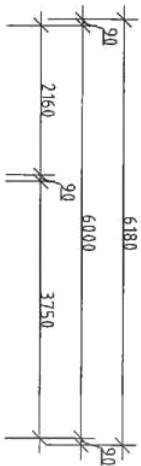


CLERK OF WORKS PROGRAM
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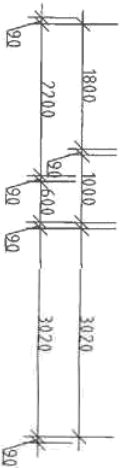
UNIT 1 All glazed units to be double glazed

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR SJM PROPERTY DEVELOPMENTS PTY LTD AT 590 MAIN ROAD ROSETTA DEVELOPMENT DRAWINGS ONLY NOT FOR CONSTRUCTION		UNIT 1 ELEVATIONS		DATE 09 / 02 / 2017	DRAWN BY G. Tilley email: gtilley@bupond.com phone: ph 0400 671 582
SCALE 1:100		REVIEWED		DRAWING NO. 07 OF 09	
					Accreditation No. CGA204 copyright 2017 0917





LOWER LEVEL PLAN



UPPER LEVEL PLAN

GLENORCHY PLANNING AUTHORITY
APPLICATION NO. PLAN - 17-022
PLAN No. 18 P4
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BUILDING DESIGNERS AUSTRALIA

UNIT 2

PROPOSED MULTIRESIDENTIAL DEVELOPMENT FOR
5.1M PROPERTY DEVELOPMENTS PTY LTD AT
590 MAIN ROAD ROSETTA
DEVELOPMENT DRAWINGS ONLY NOT FOR CONSTRUCTION

UNIT 2 PLAN

SCALE 1:100

AMENDED

DATE
09/02/2017

DRAWING NO.
08 OF 09

DRAWN BY G. Tiller
email: g.tiller@bda.com.au
phone: 0400 671 582

Accreditation No. C6204

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