

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 27 FEBRUARY 2017



TABLE OF CONTENTS:

PLANNING

- 5. Proposed Use and Development - Additions to Existing Bulky Goods Sales and Change of Use to Bulky Goods Sales, including Demolition of Dwellings (20 and 22 Station Street - 43 Albert Road, Moonah - 20 Station Street, Moonah and 22 Station Street, Moonah**
 - 1: 43 Albert Road, 20 and 22 Station Street, Moonah 2

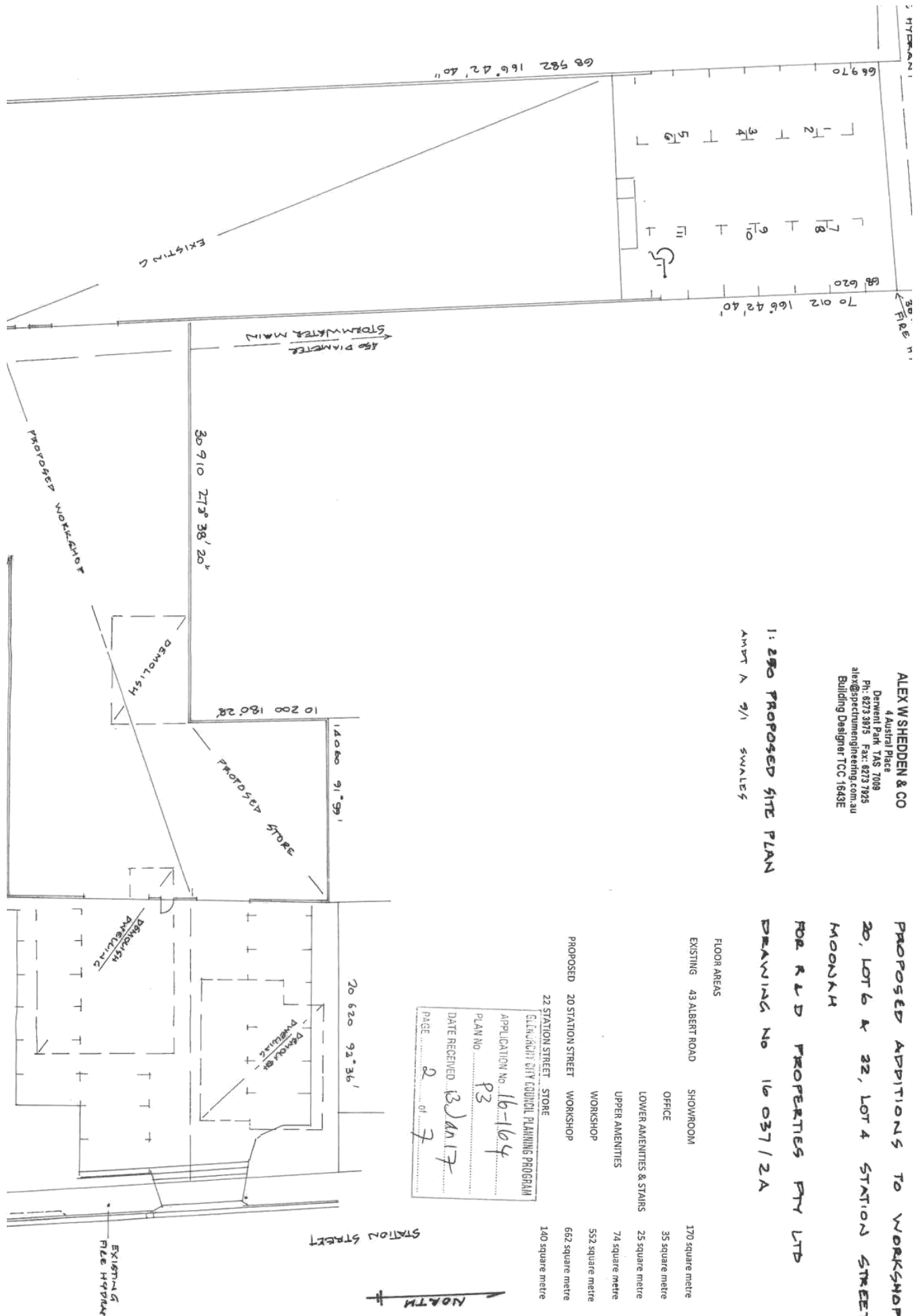
- 6. Proposed Use and Development - Multiple Dwellings (Residential) Relying on Performance Criteria (CT 24200/8) - Readvertised - 31 Windermere Beach Road, Claremont**
 - 1: Attachment - 31 Windermere Beach Road, Claremont 12

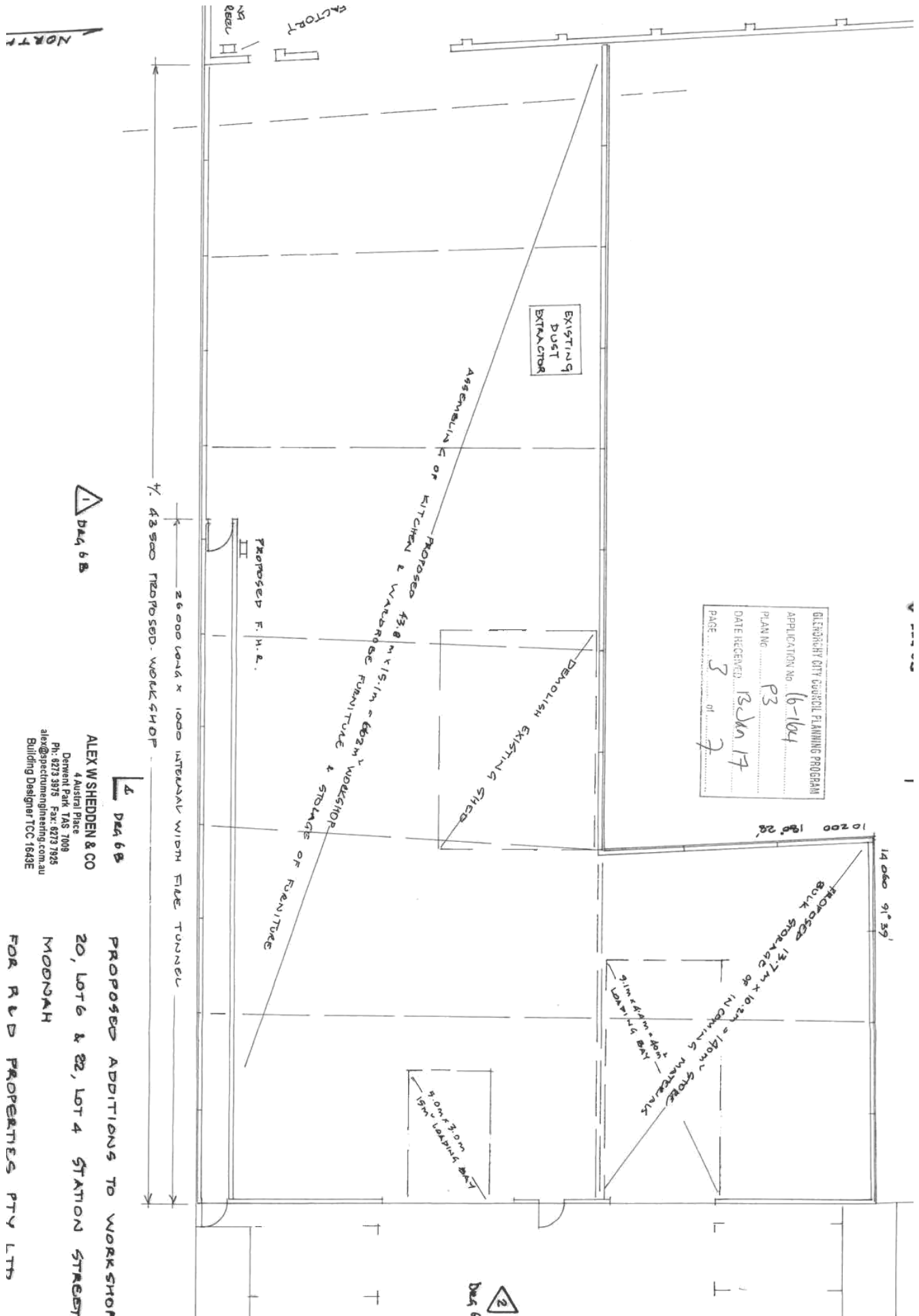
43 Albert Rd, Moonah



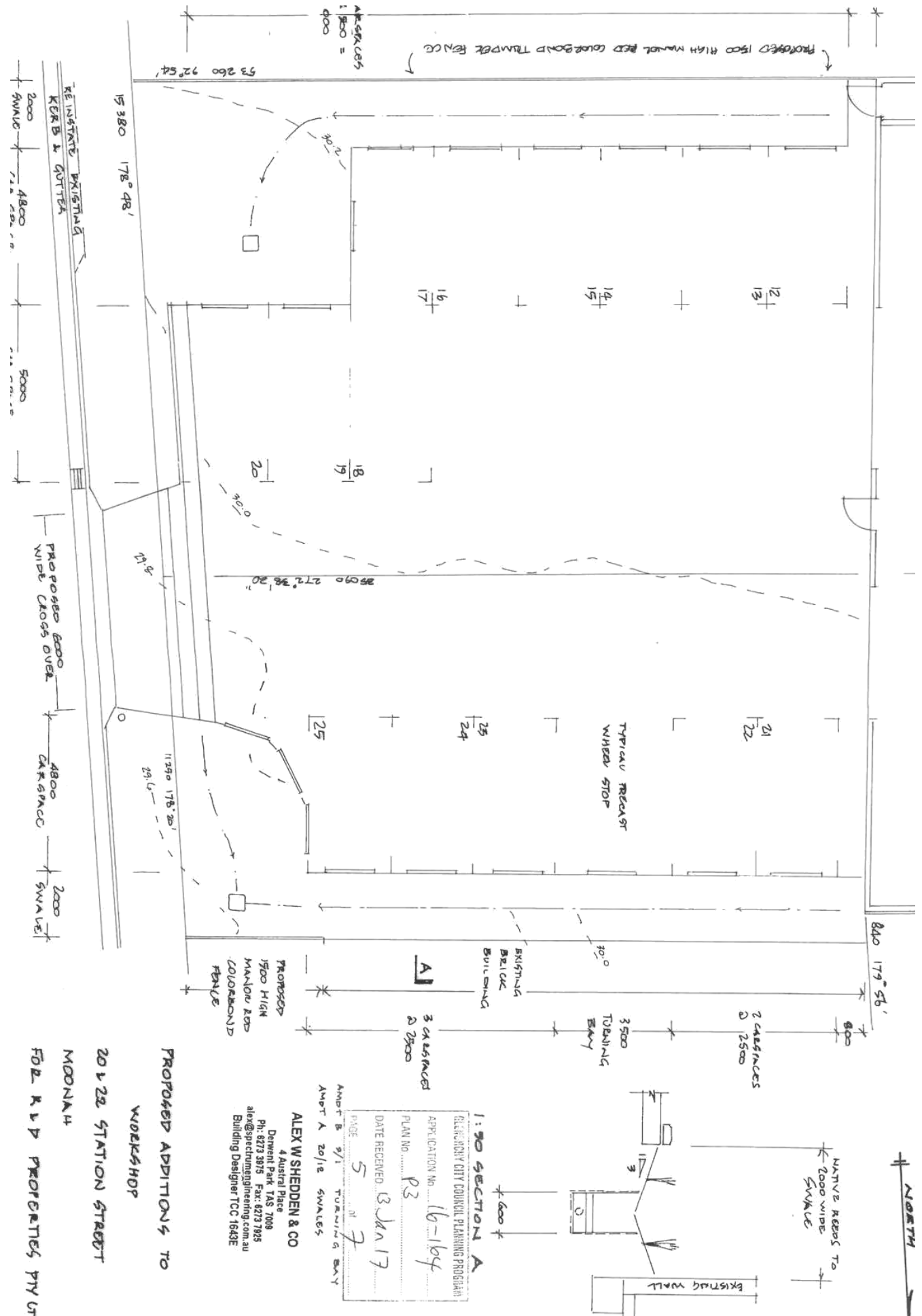
The graphic information on this map is produced by Glenorchy City Council.
As errors or omissions may occur please verify data before any projects are commenced.
The representation of roads or tracks is no evidence of right of way.
This map is not to be used as a site plan for making an application to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



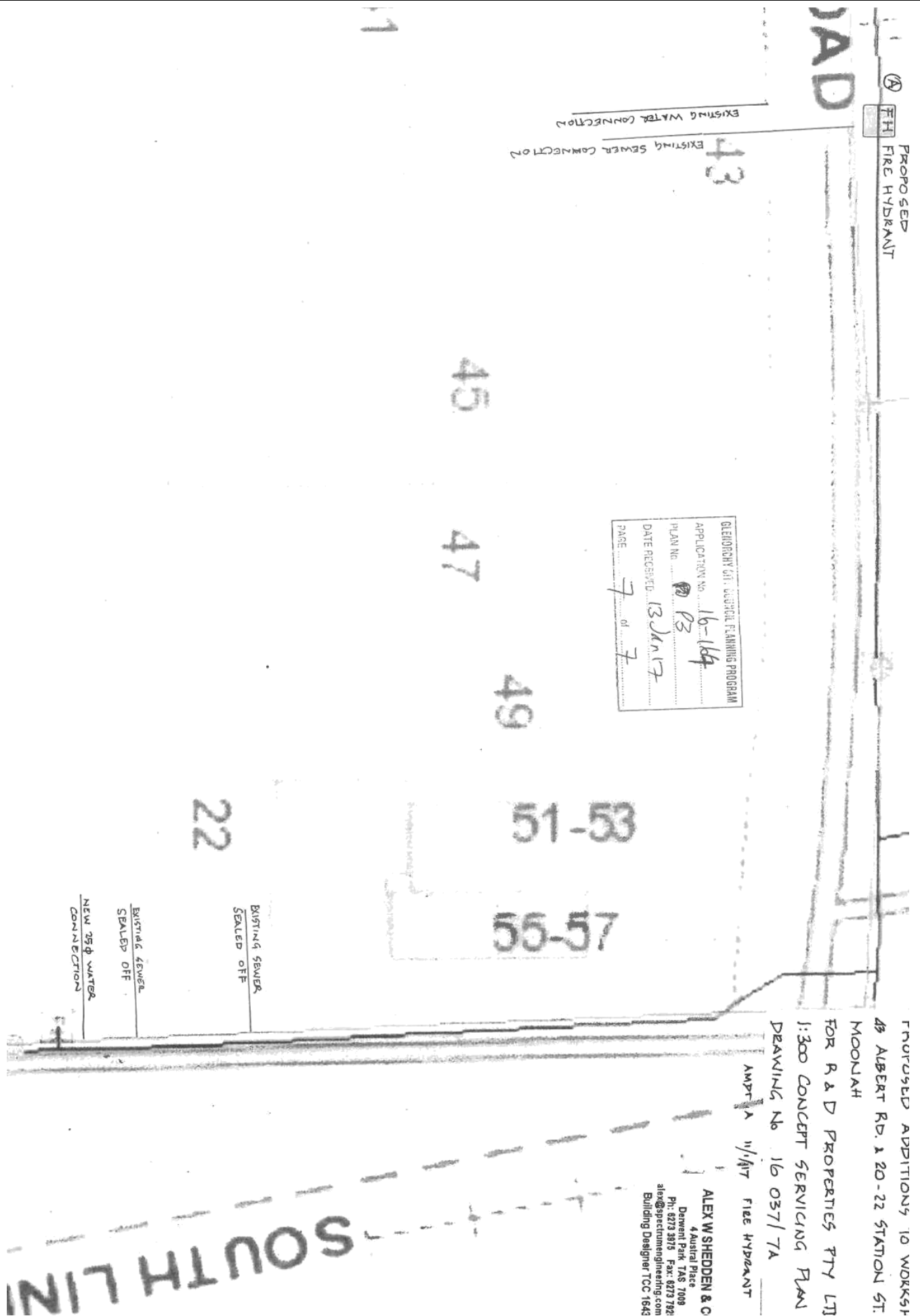














Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-164	Council notice date	22/11/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01756-GCC		Date of response
TasWater Contact	Jacob Ziesel	Phone No.	
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	43 ALBERT RD, MOONAH	Property ID (PID)	2867396
Description of development	Addition and change of use to bulky goods sales including demo of dwellings in station street		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Alex W Shedden & Co	Proposed Site Plan/16 037/2	--	29/07/2016
Alex W Shedden & Co	Concept Servicing Plan/16 037/7	--	7/12/2016
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 / sewerage system and connections to each dwelling unit / 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 / 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 for this proposal of \$ 201.93 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.			



Advice

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

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

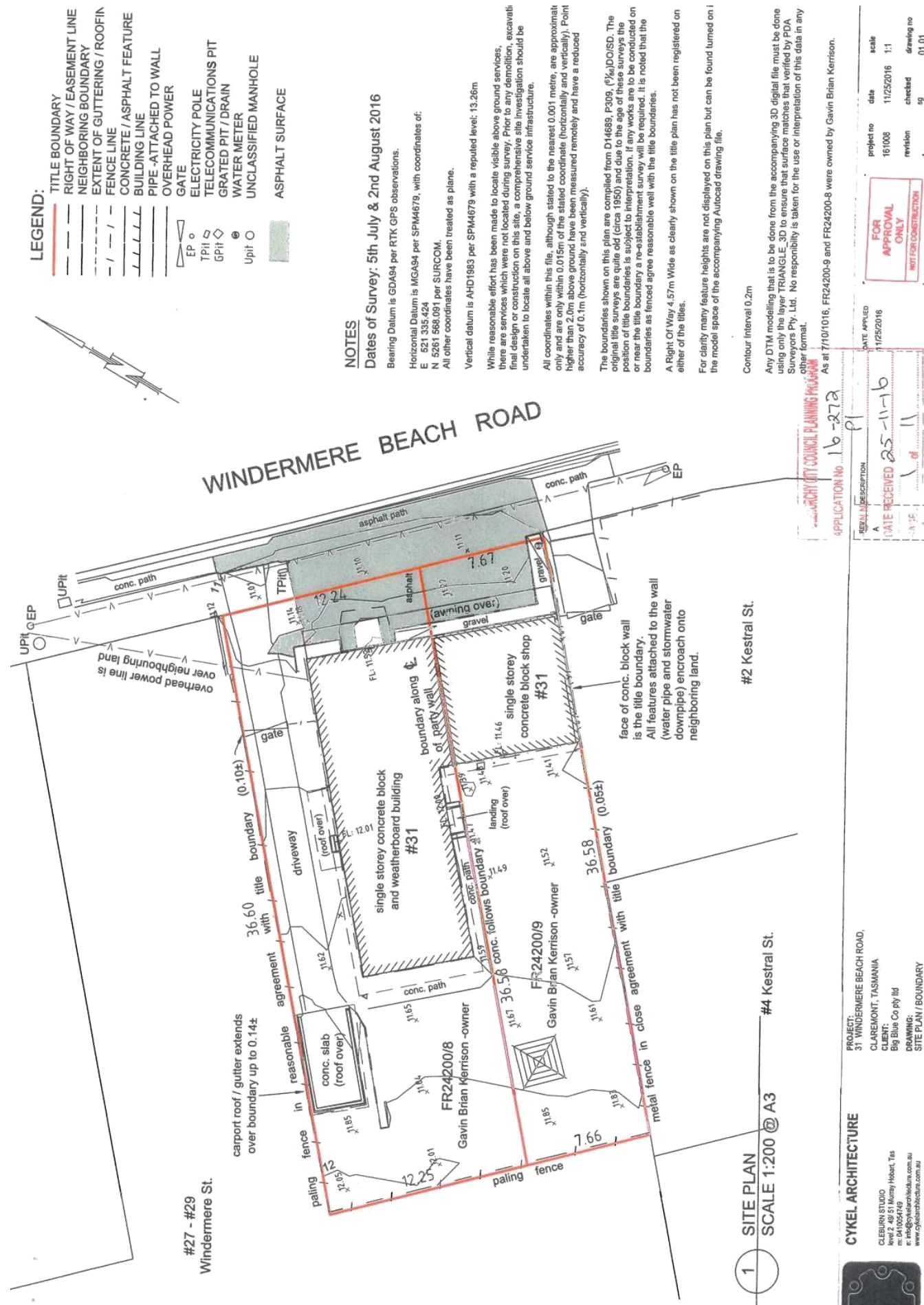
Jason Taylor
 Development Assessment Manager

TasWater Contact Details

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

31 Windermere Beach Road Claremont





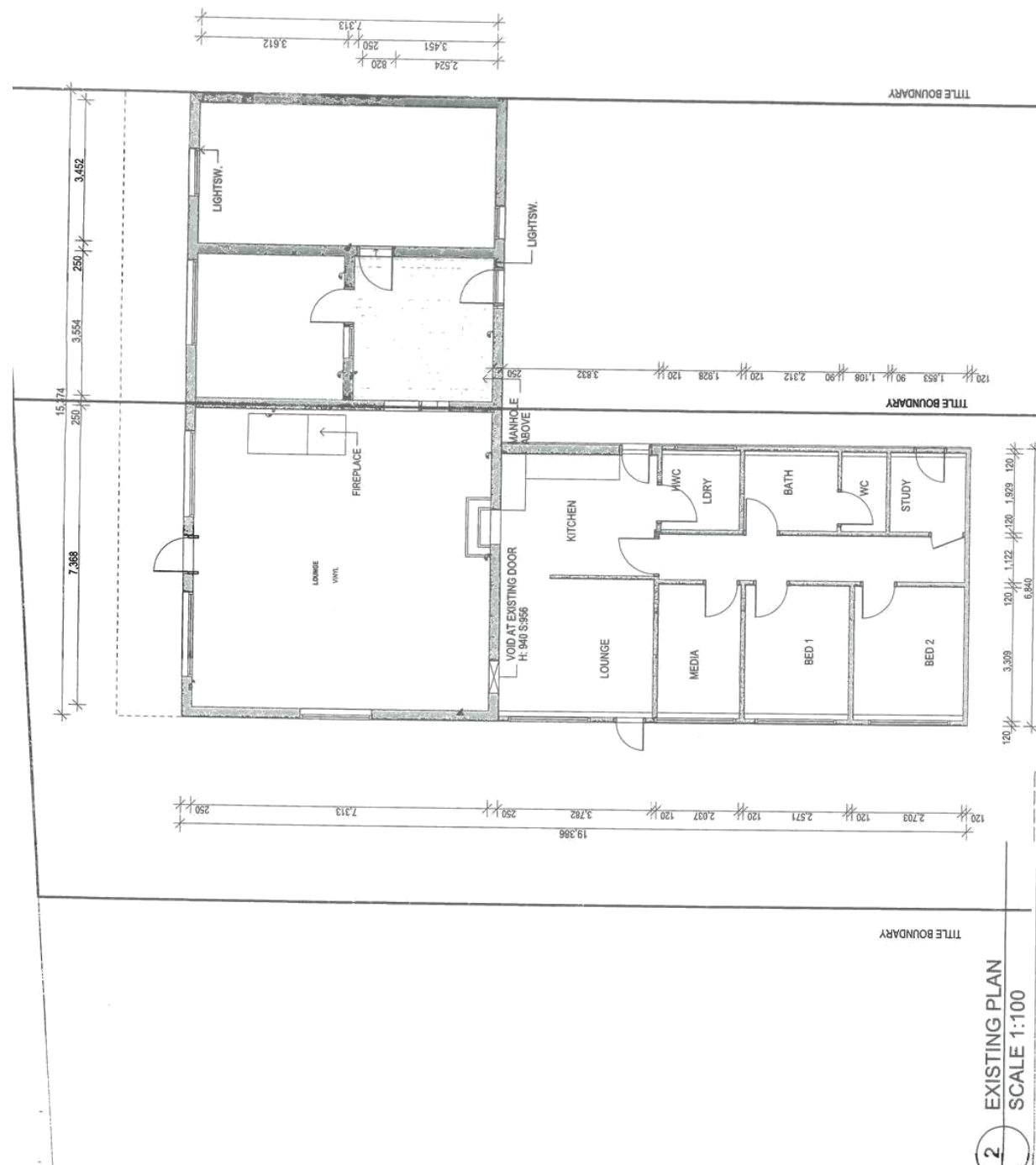
NOTES:

This document has been prepared for planning purposes only. Consultants and contractors are to verify dimensions prior to commencing work.

Do not scale off drawing - dimensions to take precedence over scale. Discrepancy to be reported to architect immediately.

Contractors to ensure structural adequacy integral and stability whilst ensuring the design intent is maintained

Contractor must allow for all safety measures required to maintain site staff and visitors safety.



PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA

CLIENT:
Big Blue Co Pty Ltd
DRAWING:
EXISTING F1 F100 D1 A1

CYKEL ARCHITECTURE

CLAREMONT STUDIO
level 2 481 St Mury Hobart, Tas
tel: 0410084749
e: info@cykelarchitecture.com.au
www.cykelarchitecture.com.au



REV	DESCRIPTION	DATE APPLIED
A		11/25/2016

FOR APPROVAL ONLY
NOT FOR CONSTRUCTION

project no	161088	date	11/25/2016	scale	1:100
revision		checked	so	drawing no	011 010

31 WINDERMERE BEACH ROAD, CLAREMONT, TASMANIA

APPLICATION No 16-272

PLAN No 01

DATE RECEIVED 25-11-16

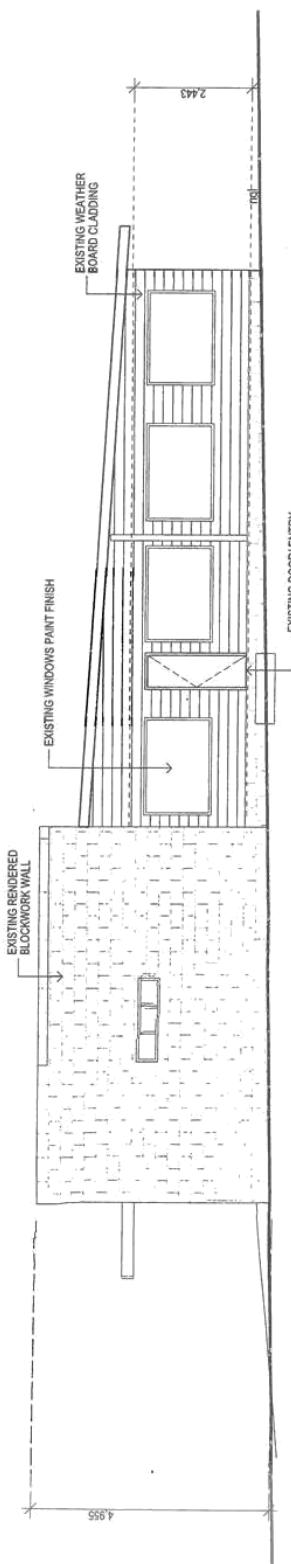
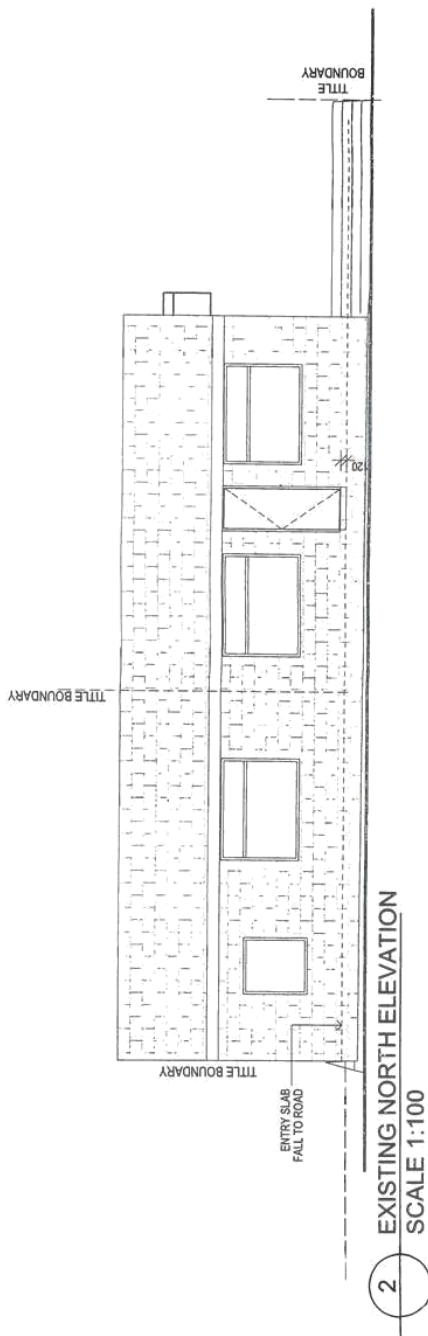
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NOTES:
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1 EXISTING WEST ELEVATION
SCALE 1:100

CLAREMONT CITY COUNCIL PLANNING PROGRAM
APPLICATION No. 16-272
PLAN No. P1
DATE RECEIVED 25-11-16
3 of 11

PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT:
Big Blue Co pty ltd
DRAWING:

CYKEL ARCHITECTURE

CLEBURN STUDIO
10/100/100 Murray Hobart, Tas
ph 03 6236 2100
or info@cykelarchitecture.com.au

REV DESCRIPTION
A

DATE APPLIED
11/25/2016

project no 161008
date 11/25/2016
scale 1:100
revision
checked
drawing no 01 of 02

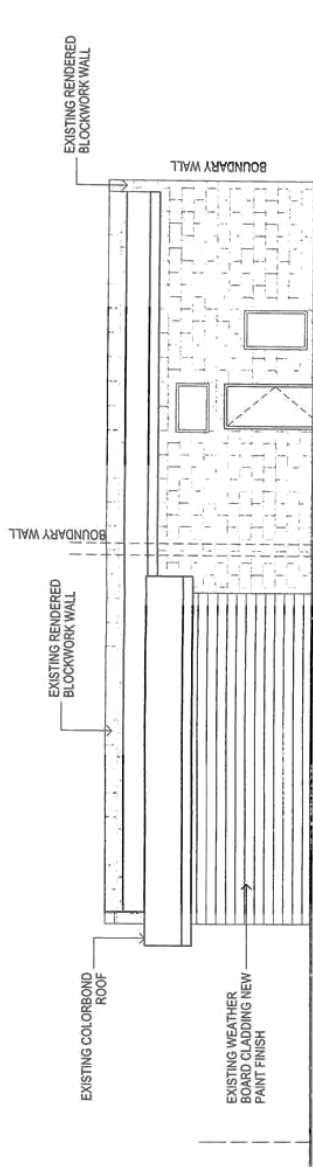
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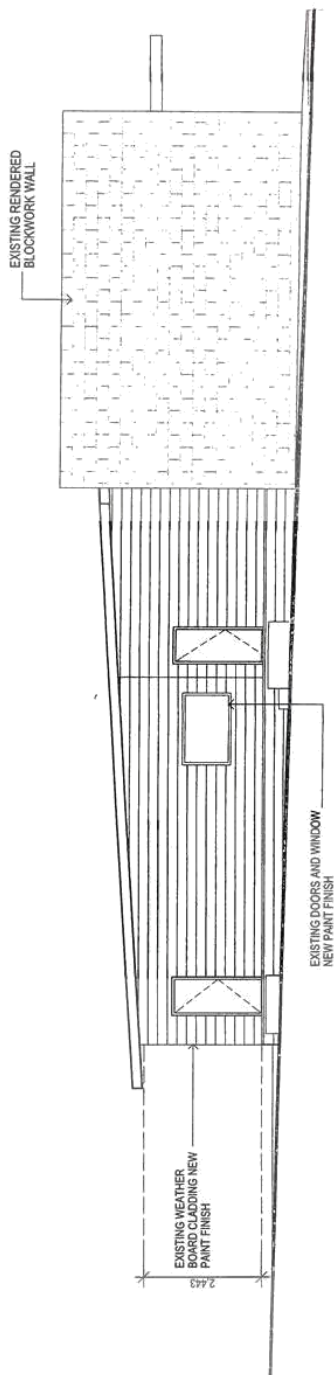
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Contractors to ensure structural adequacy, integrity and stability whilst ensuring the design intent is maintained.

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1 EXISTING SOUTH ELEVATION
SCALE 1:100



2 EXISTING EAST ELEVATION
SCALE 1:100

CLAREMONT CITY COUNCIL PLANNING PROGRAM
APPLICATION No 16-272
PLAN No P1
DATE RECEIVED 25-11-16
11/11

PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT:
Big Blue Co Pty Ltd
DRAWING:
EXISTING PL ELEVATIONS

CYKEL ARCHITECTURE

CLAREMONT STUDIO
Unit 2, 40/51 Murray Hobart, Tas
m: 041054769
e: info@cykelarchitecture.com.au



REV	DESCRIPTION	DATE APPLIED
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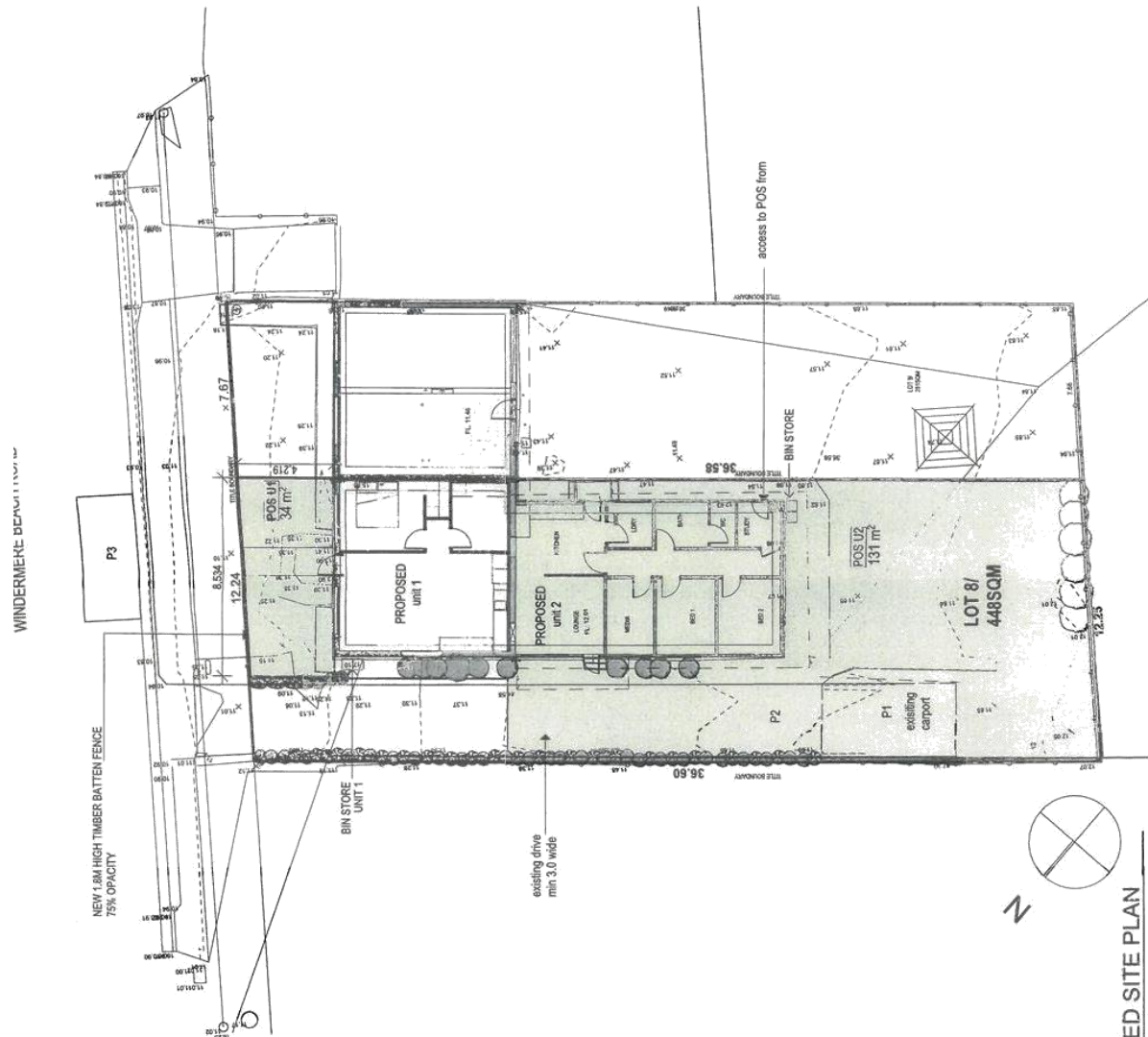
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Contractors to ensure structural adequacy integrity and stability whilst ensuring the design intent is maintained

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1 PROPOSED SITE PLAN
SCALE 1:200

PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT:
Big Blue Co pty ltd
DRAWING:

CYKEL ARCHITECTURE

CLEBURN STUDIO
level 2 48/51 Murray Hobart, Tas
m: 010064749
e: info@cykelarchitecture.com.au

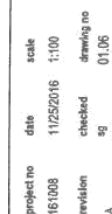


REV	DESCRIPTION	DATE APPLIED
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FOR APPROVAL ONLY	
NOT FOR CONSTRUCTION	

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revision	checked	drawing no
A	sg	01.05

GLASGOW CITY COUNCIL PLANNING PROGRAM
APPLICATION No 16-272
PLAN No P1
DATE RECEIVED 25-11-16
PAGE 5 of 11



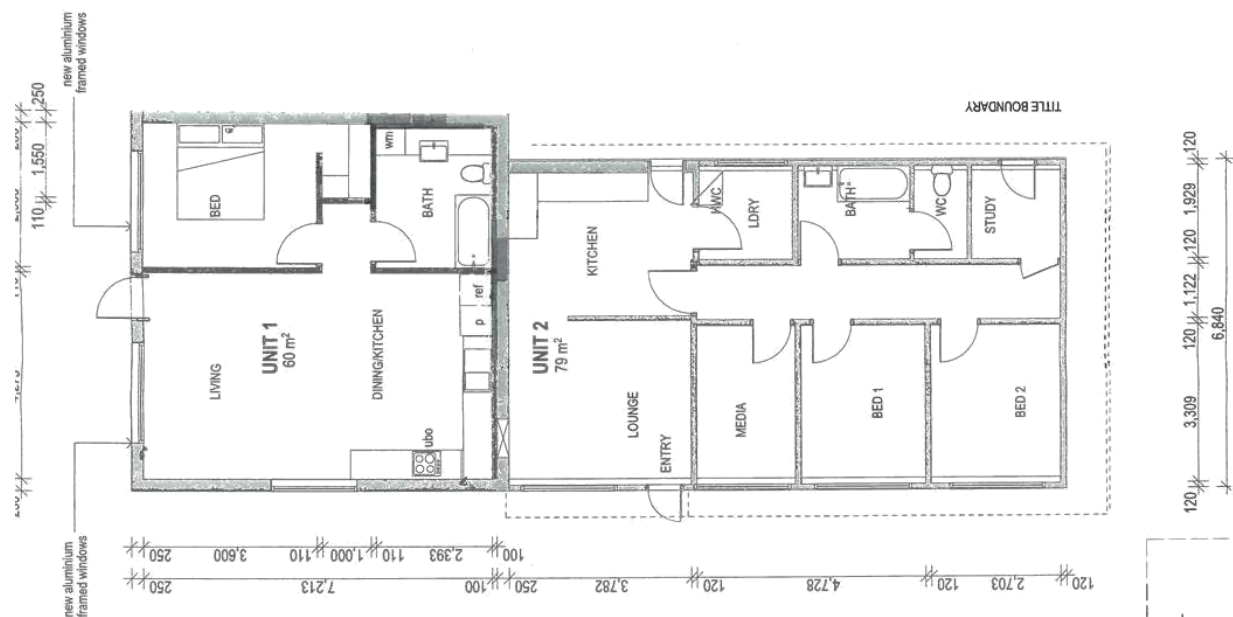
FOR
APPROVAL
ONLY

REV	DESCRIPTION	DATE APPLIED
A		11/25/2016

PROJECT:
331 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT:
Big Blue Co pty ltd
DRAWING:
SECTION 1101.D1 AM

CYKEL ARCHITECTURE
 CLEBURN STUDIO
 Level 2, 40/51 Murray Hobart, Tas
 nr 0410054749
 e: info@cykelarchitecture.com.au





1 PROPOSED FLOOR PLAN
SCALE 1:100

CYKEL ARCHITECTURE

CLEBURN STUDIO
level 2, 49/51 Murray Hobart, Tas
mc 0410054748
a: info@cykelarchitecture.com.au

PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT:
Big Blue Co pty ltd
DRAWING:

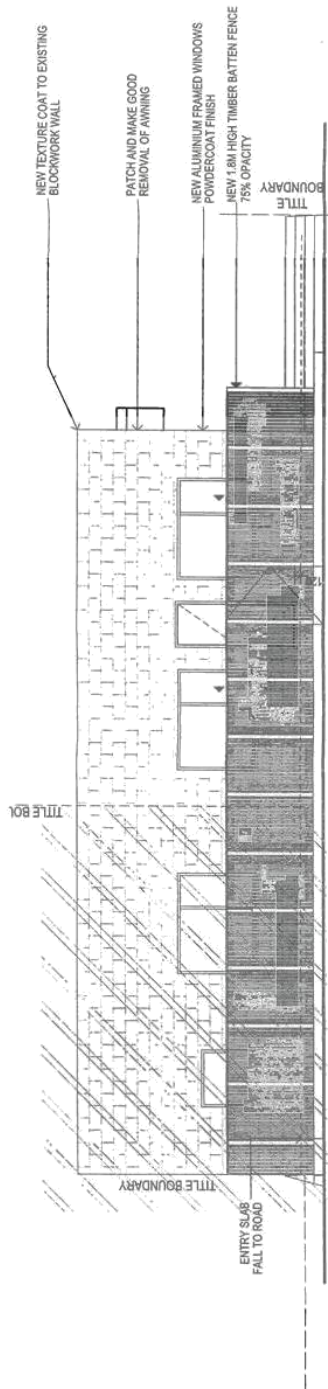
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DATE APPLIED
11/25/2016

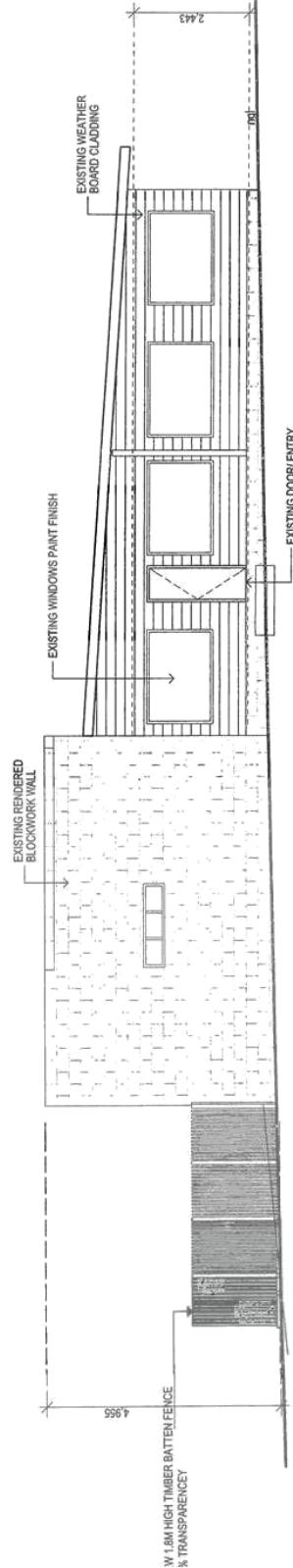
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NOT FOR CONSTRUCTION

project no 161008
date 11/25/2016
scale 1:100
checked sg
revision A
drawing no 01.07

GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No 16-272
PLAN No 81
DATE RECEIVED 25-11-16
7 d



1 PROP NORTH ELEVATION
SCALE 1:100



2 PROP WEST ELEVATION
SCALE 1:100

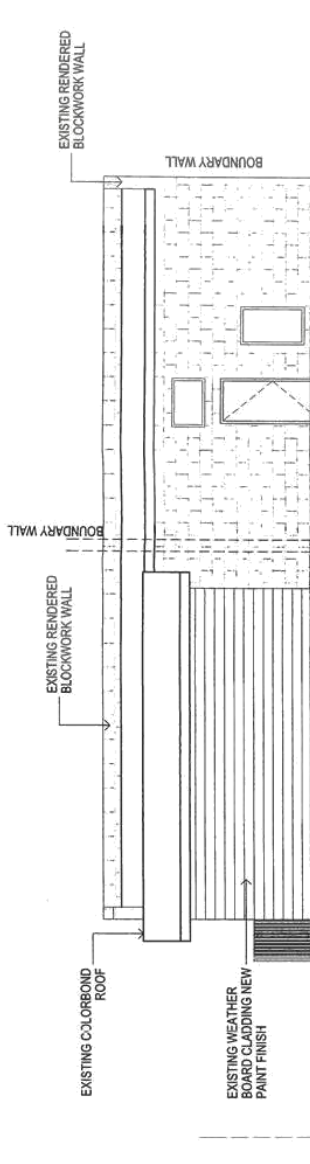
GLENORCHY COUNCIL PLANNING PROGRAM
APPLICATION NO. 16-272
PLAN NO. P1
DATE RECEIVED 25-11-16
8 d

PROJECT: 31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT: Big Blue Co pty ltd
DRAWING:

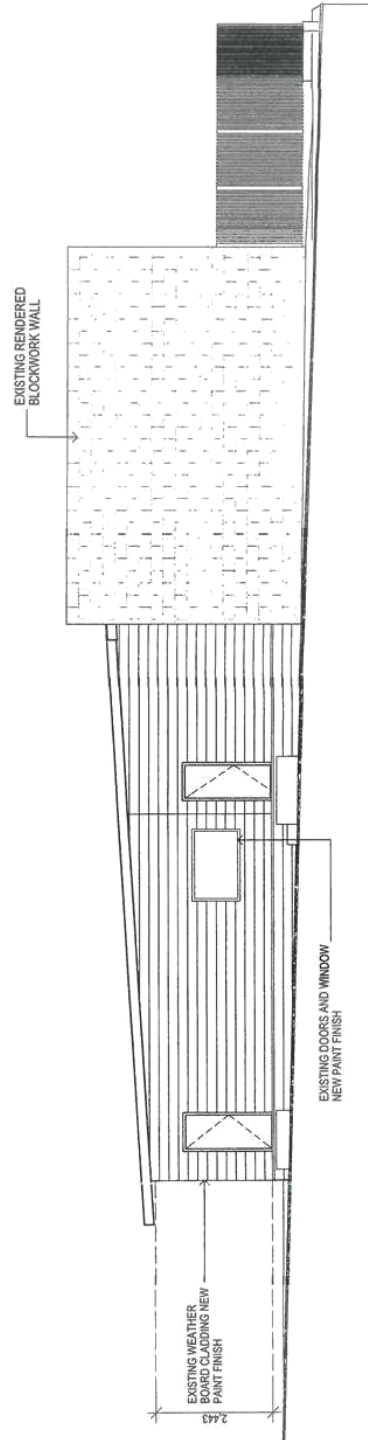
CYKEL ARCHITECTURE
CLEBURN STUDIO
level 2, 49/51 Murray Hobart, Tas
m: 0410065749
e: info@cykelarchitecture.com.au

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A		11/25/2016	161008	11/25/2016	1:100
			revision	checked	drawing no
			A	sg	01.08

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APPROVAL
ONLY
NOT FOR CONSTRUCTION



1 PROP SOUTH ELEVATION
SCALE 1:100



2 PROP EAST ELEVATION
SCALE 1:100

GLENORCHY CITY COUNCIL PLANNING PROCESS
APPLICATION No 16-272
PLAN No P1
DATE RECEIVED 25-11-16
DATE 9/11

project no 161008
date 11/25/2016
scale 1:100
checked sg
revision A
drawing no 01.09

FOR
APPROVAL
ONLY
NOT FOR CONSTRUCTION

REV A
DESCRIPTION
DATE APPLIED 11/25/2016

PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT:
Big Blue Co pty ltd
DRAWING:

CYKEL ARCHITECTURE
GLEBURN STUDIO
level 2 49/51 Murray Hobart, Tas
m: 04100547149
e: info@cykelarchitecture.com.au

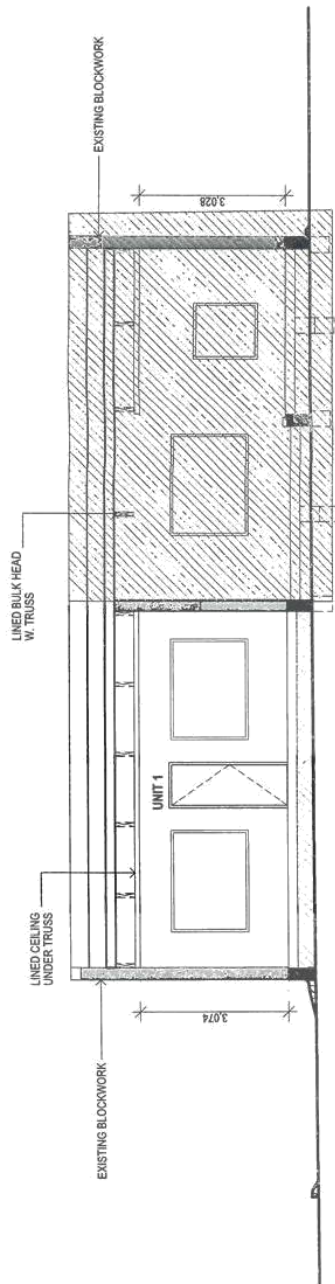


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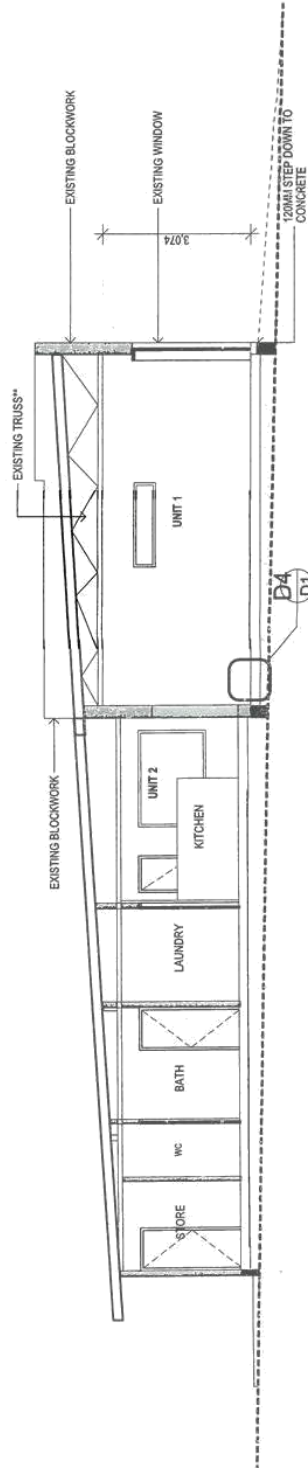
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1 SECTION AA
SCALE 1:100



2 SECTION BB
SCALE 1:100

GLORCHY CITY COUNCIL PLANNING PROVISION
APPLICATION No 16-272
PLAN No 91
DATE RECEIVED 25-11-16
10 of 11

FOR APPROVAL ONLY	NOT FOR CONSTRUCTION
project no	161008
date	11/25/2016
scale	1:100
checked	sg
revision	A
drawing no	01.10

REV	DESCRIPTION	DATE APPLIED
A		11/25/2016

PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA
CLIENT:
Big Blue Co pty ltd
DRAWING:

CYKEL ARCHITECTURE
CLEBURN STUDIO
level 2, 48/51 Murray Hobart, Tas
no: 0410054749
e: info@cykelarchitecture.com.au





APPLICATION No. 16-272
 PLAN No. pr
 DATE RECEIVED 25-11-16
 PAGE 11 of 11

PROJECT: 31 WINDERMERE BEACH ROAD, CLAREMONT, TASMANIA		scale 1:100
CLIENT: Big Blue Co pty ltd		drawing no 01.11
DRAWING: 301 DSDSDSDFTTUES		date 11/25/2016
DATE APPLIED 11/25/2016		project no 161008
DESCRIPTION A		revision A
REV A		checked sg
FOR APPROVAL ONLY NOT FOR CONSTRUCTION		drawing no 01.11



GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No. **P2**

PLAN No. **13/01/2017**

DATE RECEIVED **1**

PAGE **1**

1:200

PRIVATE OPEN SPACE

1

PROJECT:
31 WINDERMERE BEACH ROAD,
CLAREMONT, TASMANIA

CLIENT:
Big Blue Co Pty Ltd

DRAWING:
POS

CYKEL ARCHITECTURE

CLERBURN STUDIO
Level 2, 401 S1 Murrey Hobart, Tas
mc 0410054749
e: info@cykelarchitecture.com.au
www.cykelarchitecture.com.au



REV	DESCRIPTION	DATE APPLIED
8		1/13/2017

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161008	1/13/2017	1:100
revision	checked	drawing no
8	ng	01.26

FOR
APPROVAL
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NOT FOR CONSTRUCTION

APPENDIX 7



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-272	Council notice date	14/12/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01900-GCC	Date of response	21/12/2016
TasWater Contact	Jacob Ziesel	Phone No.	6237 8440
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	31 WINDERMERE BEACH RD, CLAREMONT	Property ID (PID)	5349148
Description of development	Multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Cykel Architecture	Site Plan	A	25/11/2016
Cykel Architecture	Proposed Plan	A	25/11/2016
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			
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Advice

SEPARATE WATER AND SEWER CONNECTIONS

Each title/lot must have a separate connection to water and sewer. If the two titles are adhered only one connection is required.

WATER METERING

TasWater Metering Guidelines, please visit

<http://www.taswater.com.au/ArticleDocuments/416/Water%20Metering%20Guidelines.pdf.aspx>

GENERAL

For information on TasWater development standards, please visit

<http://www.taswater.com.au/Development/Development-Standards>

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Authorised by

Jason Taylor

Development Assessment Manager

TasWater Contact Details

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