

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 27 MARCH 2017



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PLANNING

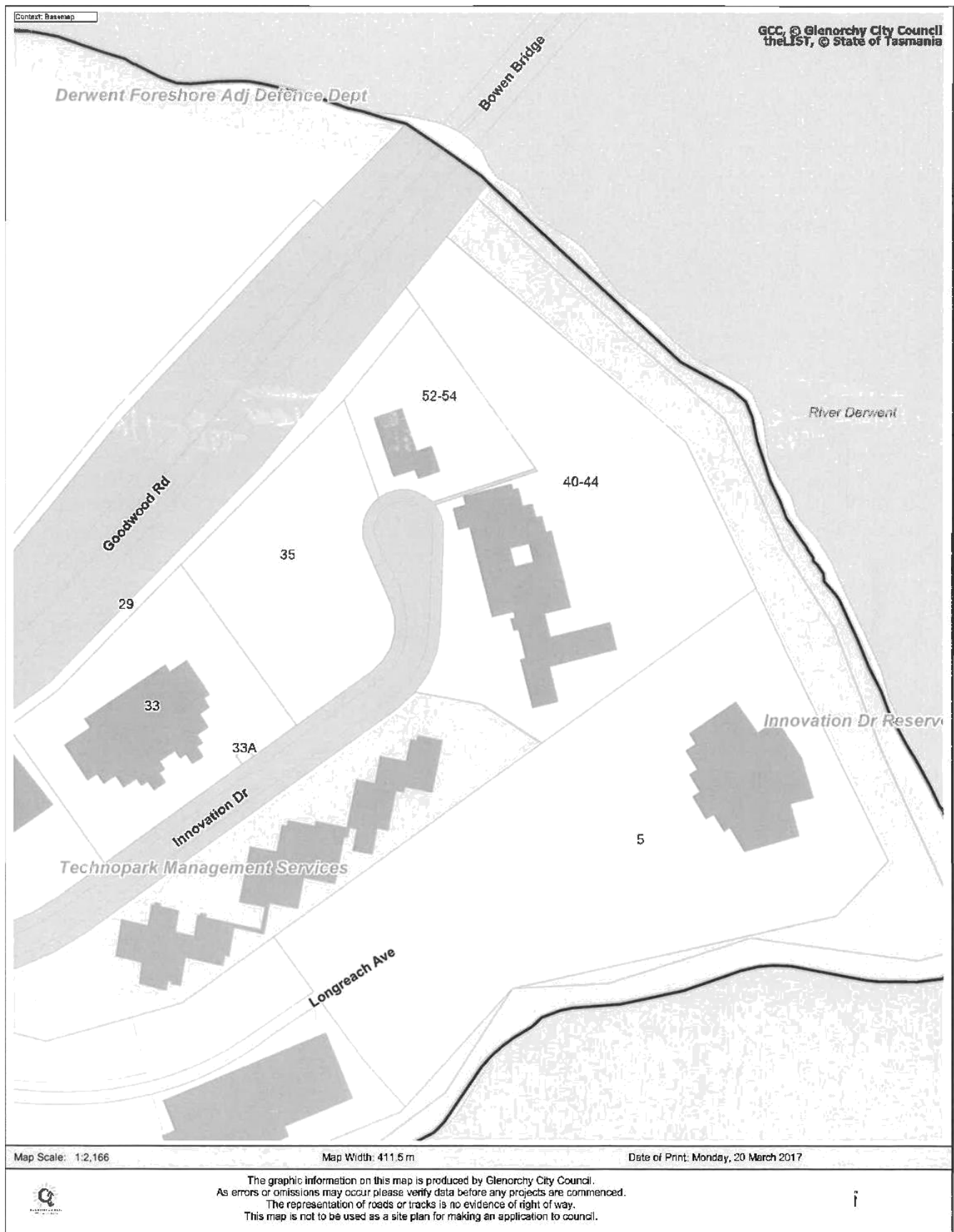
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1: 385A Main Road, Glenorchy.....	39

9. Proposed Use and Development - Change of Use to Business and Professional Services (Veterinary Centre) and Signage Relying on Performance Criteria - 37 Derwent Park Road, Moonah

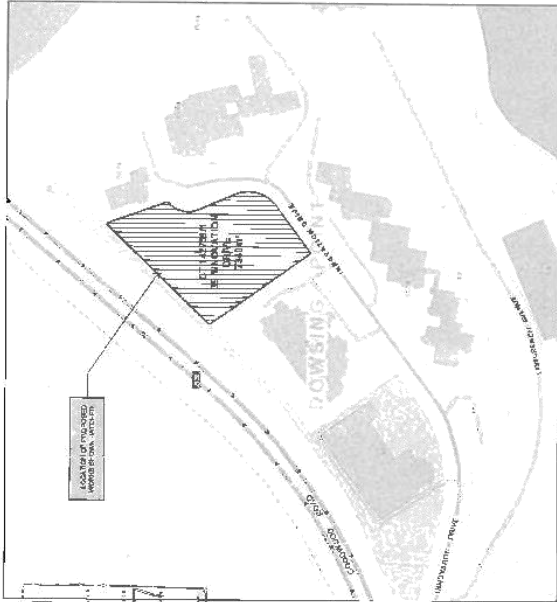
1:	37 Derwent Park Road, Moonah	47
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35 Innovation Drive, Dowsing Point

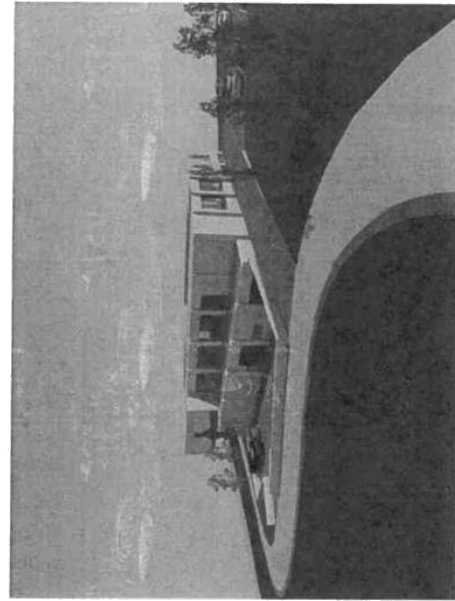
Item:



REVISIONS No. Description By Date 1. Initial Design 2. Final Design 3. Final Design		GENERAL NOTES 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE AND THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS. 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW ZEALAND STANDARD SPECIFICATIONS FOR BUILDING MATERIALS.
PROJECT INFORMATION Project Name: 35 Innovation Drive, Dowsing Point Client: [Name] Architect: [Name] Engineer: [Name] Date: [Date]		PLANNING APPROVAL Planning Approval No. [Number] Planning Approval Date: [Date]
DRAWING INDEX & LOCATION PLAN Drawing No. [Number] Location Plan [Number]		PROJECT INFORMATION Project Name: 35 Innovation Drive, Dowsing Point Client: [Name] Architect: [Name] Engineer: [Name] Date: [Date]



LOCATION PLAN N.T.S.



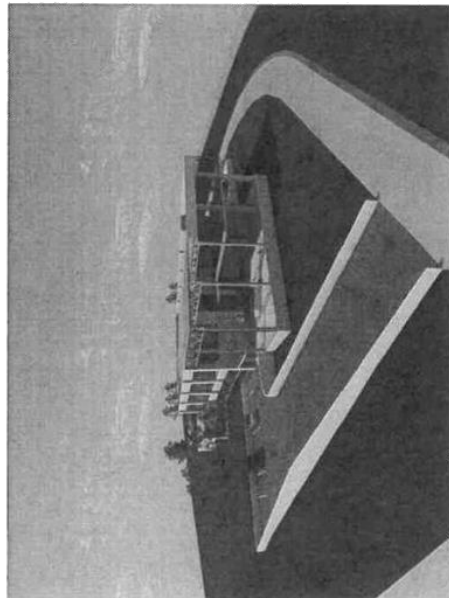
3D PERSPECTIVE

APPLICATION NO. 16-288
 PLAN NO. 1
 DATE RECEIVED 9/3/2017
 PAGE 1

MCA JOB # 16048	
PROPOSED ONE ATMOSPHERE HEADQUARTERS at 35 INNOVATION DRIVE for ONE ATMOSPHERE	
ARCHITECTURAL - PLANNING APPROVAL ISSUE NOVEMBER 2016	
DWG. No.	ISSUE
16048-A01	B
16048-A02	B
16048-A03	A
16048-A04	A
16048-A05	A
16048-A06	A

B
 B
 A
 A
 A
 A

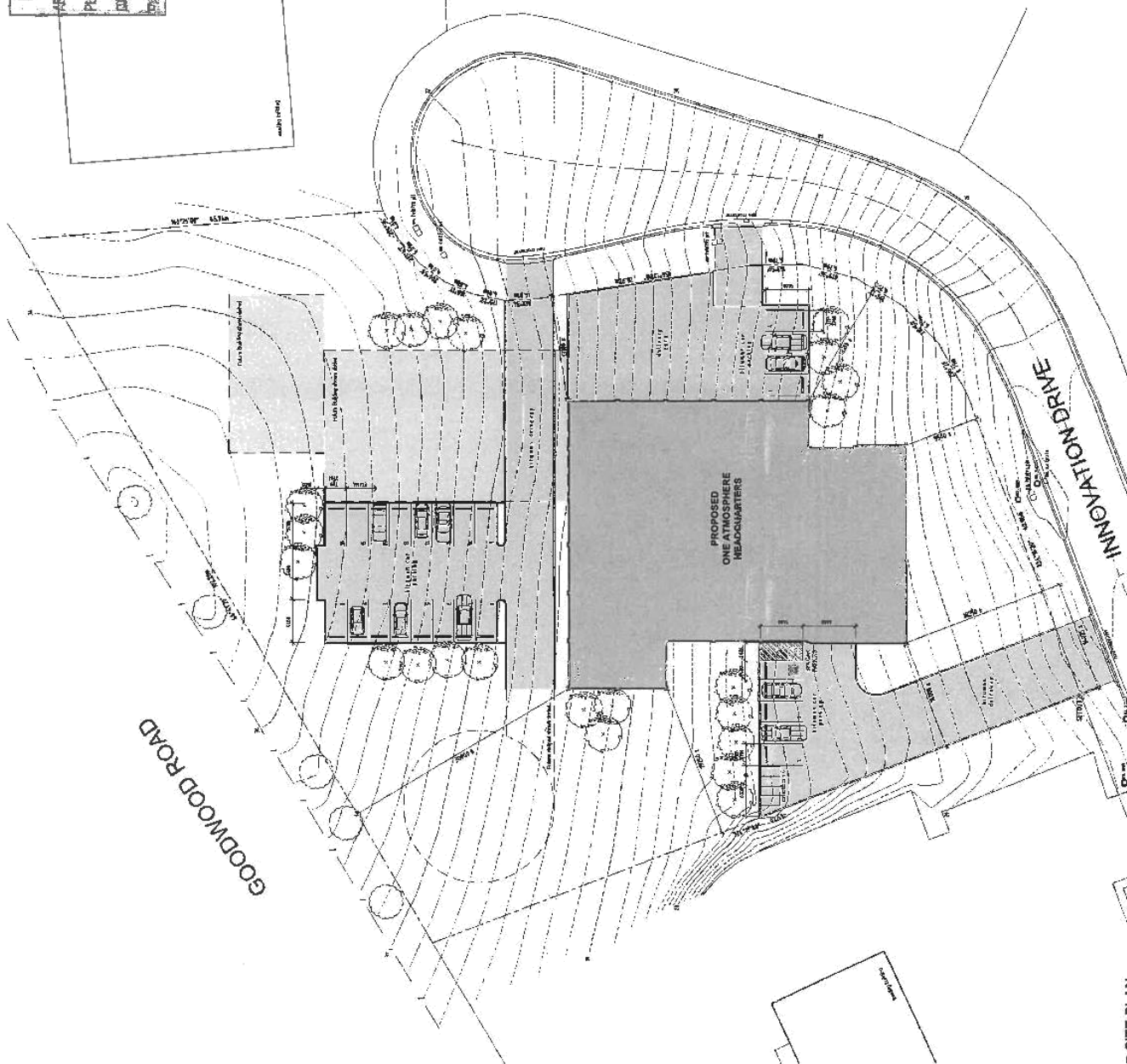
DRAWING INDEX & LOCATION PLAN
 PROPOSED SITE PLAN
 PROPOSED GROUND FLOOR PLAN
 PROPOSED FIRST FLOOR PLAN
 PROPOSED ELEVATIONS - SHEET 1
 PROPOSED ELEVATIONS - SHEET 2



3D PERSPECTIVE

01. DRAWING INDEX & LOCATION PLAN

CLERICAL OFFICE TRAINING PROGRAM
APPLICANT ID# 6-288
PLAN No. P2
DATE RECEIVED 9/3/2017
PAGE 2 of 6





74 FIRST EDITION DIARY

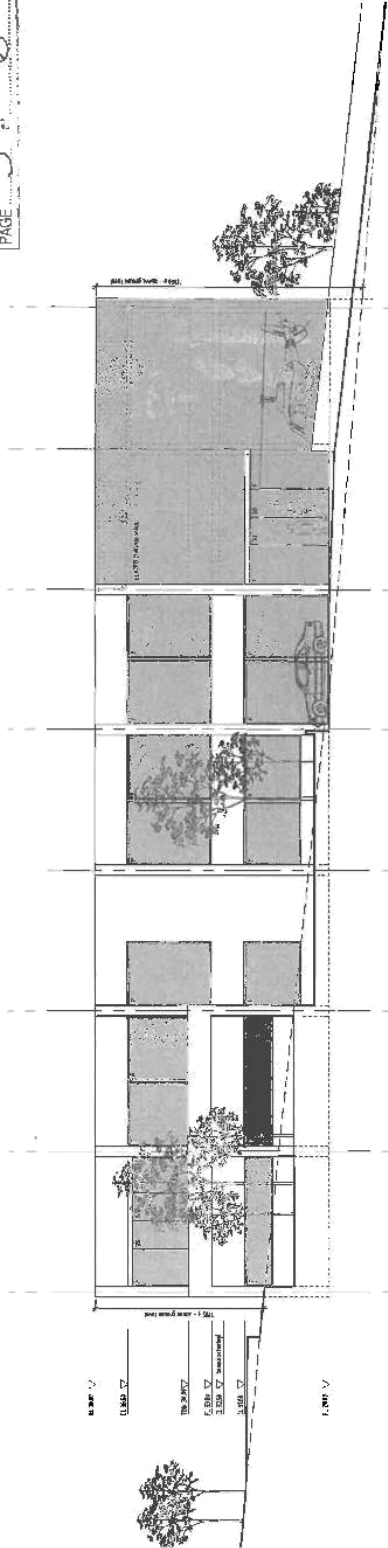
GLENORCHY PLANNING PROGRAM
 APPLICATION NO. 16-288
 PLAN NO. P2
 DATE RECEIVED 9/3/2017
 PAGE 5 of 6

REVISIONS	DATE	BY	CHK
1. INITIAL NOTES			
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED			
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED			
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED			
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED			
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7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED			
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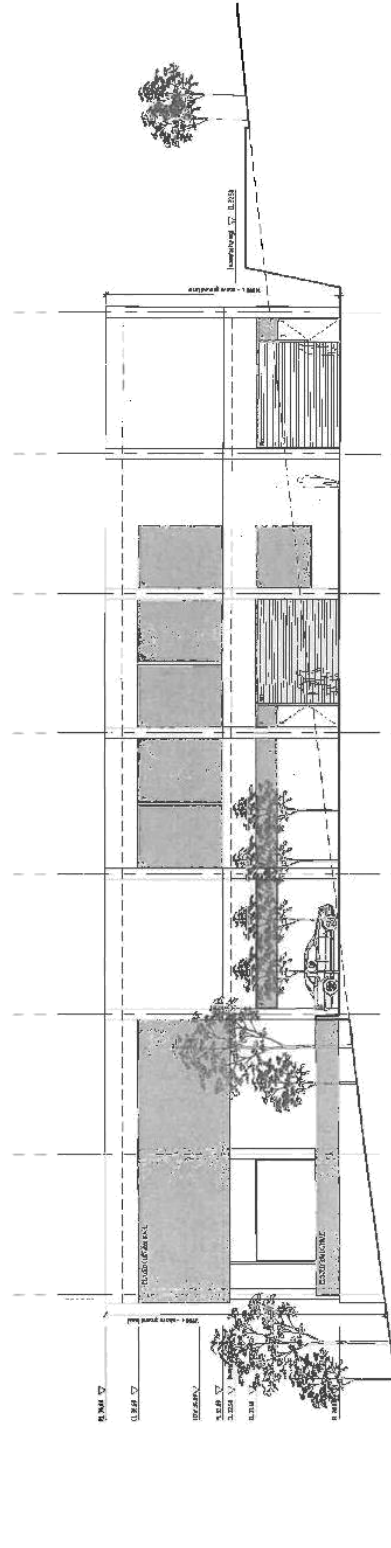


SHEET No. 5 of 6

DRAFT
NOT FOR CONSTRUCTION



WEST ELEVATION



EAST ELEVATION



GA+
Member
of the
Institute of
Architects

MICHAEL R COOPER
ARCHITECT
16/11 INNOVATION DRIVE
DOWSING POINT
TASMANIA 7246
TEL: 081 333 1111
FAX: 081 333 1112
WWW.MRCHARTERS.COM

ONE ARCHITECTURE HEADQUARTERS
16/11 INNOVATION DRIVE
DOWSING POINT
TASMANIA 7246

PLANNING APPROVAL

DRAWING TITLE		ELEVATIONS SHEET 1	
PROJECT	35 INNOVATION DRIVE	DATE	09/03/17
CLIENT	A	SCALE	
PROJECT NO.	16043		

APPLICATION No. 16-288
PLAN No. 02
DATE RECEIVED 9/3/2017
PAGE 6 of 6

GENERAL NOTES

[illegible]

SHEET No. 6 OF 8



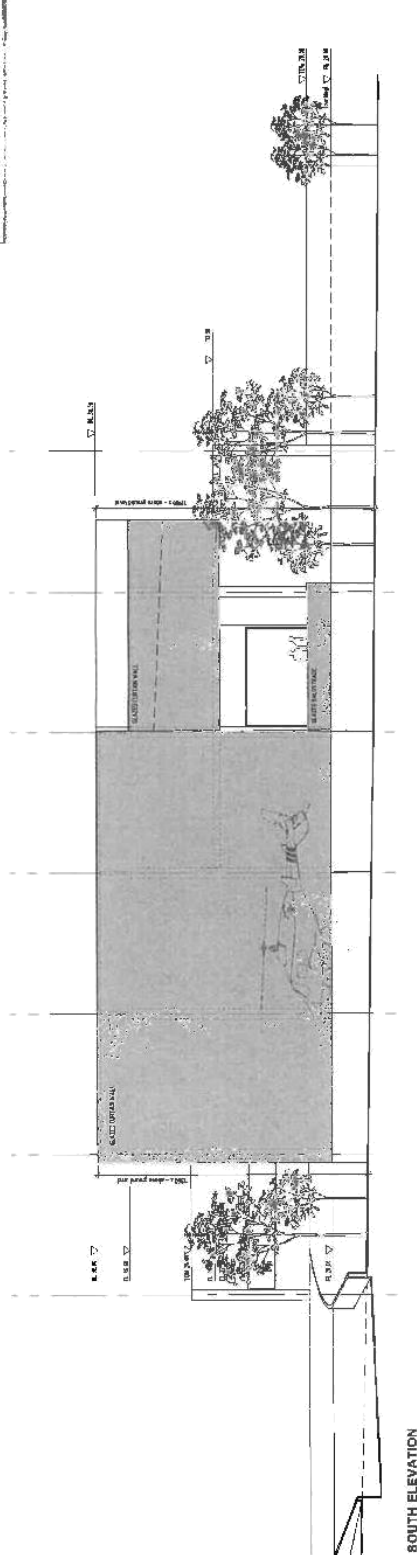
MICHAEL R COOPER
MANAGEMENT CONSULTANTS
ARCHITECTS
SERVED BUILDING INDUSTRY FOR OVER 20 YEARS
TBA - CASH - MC - TET - K20 - 50%
PO BOX 1 A1 TERRY PARK LANSING MI 48204
HMS 510000 430 DOWNEY STREET HOBART
MI 49303 1922
MOBILE 0415 134 302
FAX 430 8204 1922
edward@mrcooper.com

ONE AT A TIME WHERE HEADQUARTERS
AND NON-UNION DRIVE
FOR COME A YEAR AS BATTLE

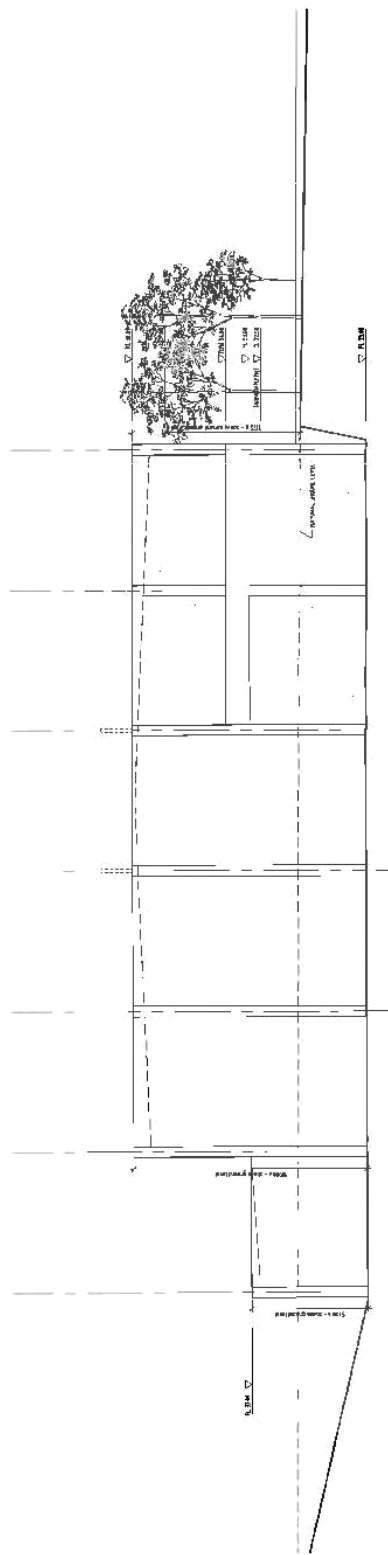
PLANNING APPROVAL

PAVING TITLE

PNOW A
-
16048
A06



BOOTH ELEVATION



NORTH ELEVATION



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-288	Council notice date	4/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00012-GCC	Date of response	05/01/2017
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	35 INNOVATION DR, DOWSING POINT	Property ID (PID)	2586578
Description of development	New building for Engineering Technology		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
MICHAEL R COOPER ARCHITECTS	16048 Sheets A02, A03, A04, A05 & A06	A	01.12.2016
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 connections / 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, 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. \$335.18 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

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

24 First Avenue, West Moonah

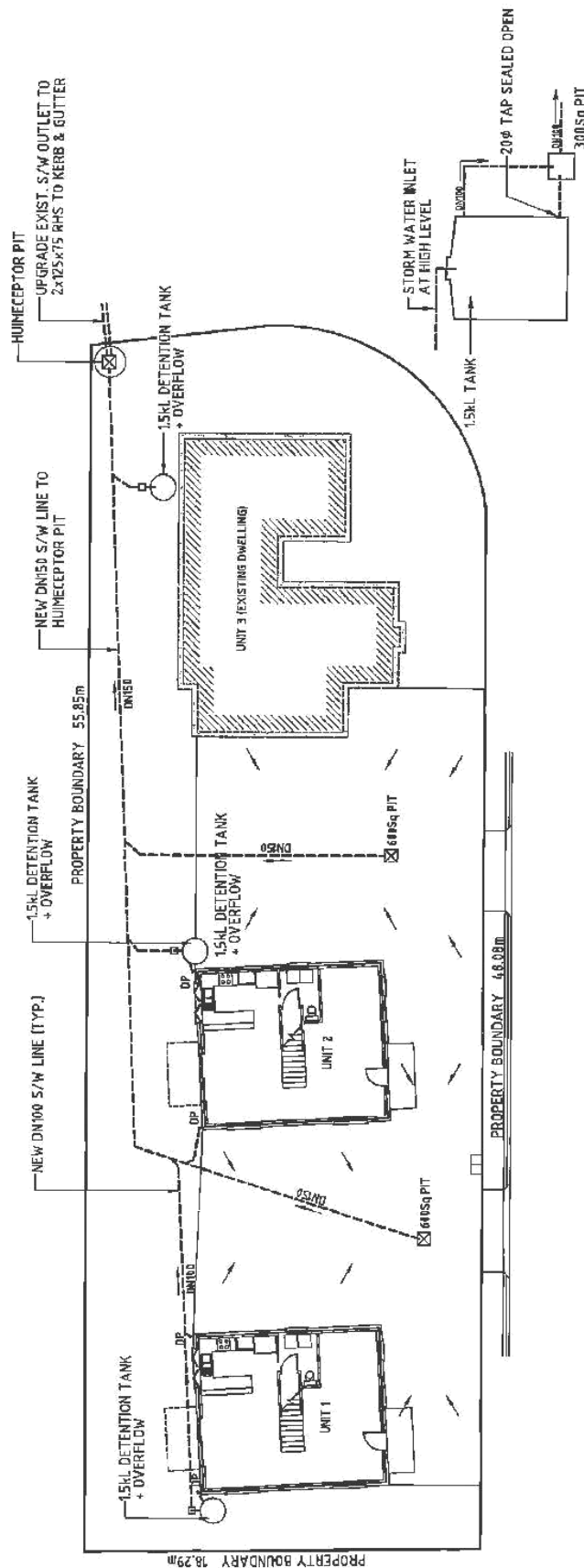
Item:







APPLICATION NO 17-001
 PLAN No P3
 DATE RECEIVED 10/2/2017
 PAGE 2 of 4



STORM WATER DETENTION TANK

SITE STORM WATER DRAINAGE PLAN

HUMIECEPTOR PIT MODEL STC 2
 MAINTENANCE (PUMP OUT) AT MAXIMUM 12MONTH INTERVAL

PLUMBING NOTES

INSTALLATION TO COMPLY WITH AS 3500
 ALL PLUMBING TO BE INSPECTED BY RELEVANT COUNCIL INSPECTOR
 PRIOR TO COVERING IN

REV 1: STORM WATER CONNECTIONS AMENDED 10-02-2017



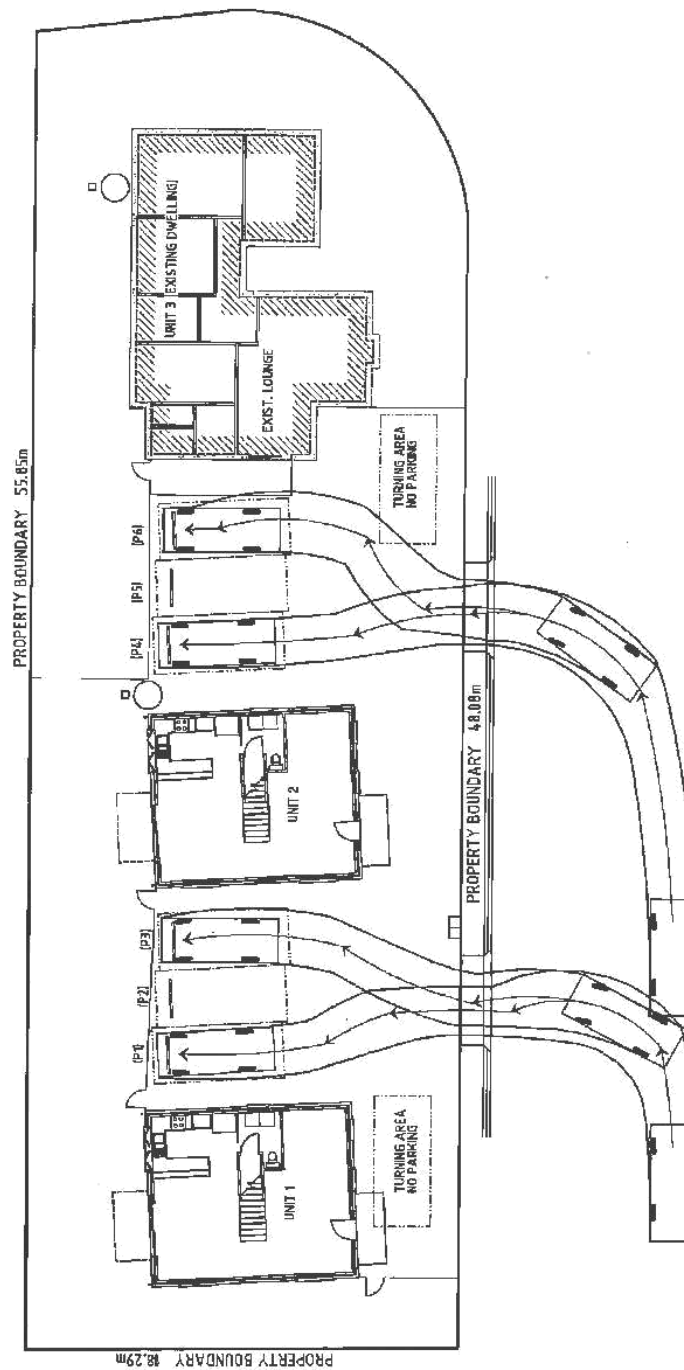
CONSULTING ENGINEERS
 Emmanuel Dallas Pty Ltd
 phone 6228 4225 fax 4228 2235
 mobile 019 232 811
 email edallas@emmanuel.com.au
 GPO Box 1103 Hobart 7001

Project Title
**PROPOSED UNIT DEVELOPMENT AT
 24 FIRST AVENUE, WEST MOONAH
 FOR DGH
 SITE STORM WATER DRAINAGE PLAN**

ORIENTATION	A3
Job No.	4283
SCALE	1:200
Drawing No.	H1
Rev.	1

Designed by: E.D.
 ED Accreditation Number: T11647
 Date: 10/2/2017
 Page: 1 of 1

APPLICATION No. 17-001
 PLAN No. P3
 DATE RECEIVED 10/2/2017
 PAGE 3



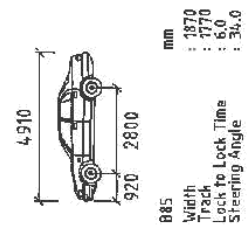
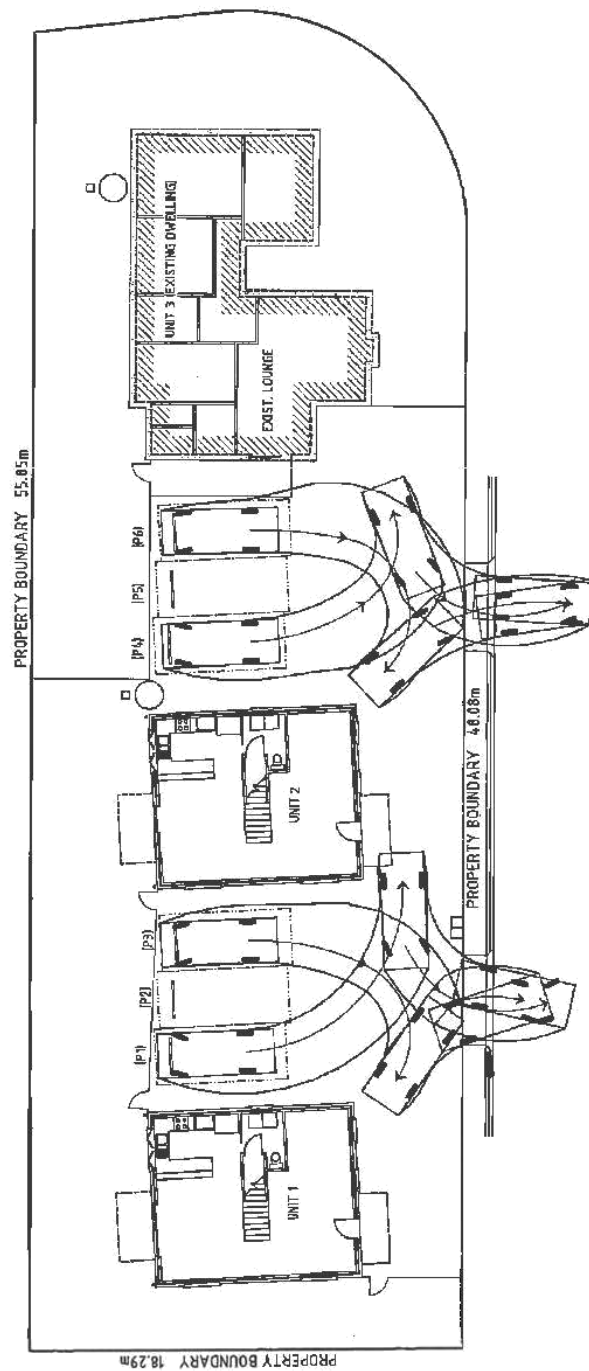
VEHICLE MANOEUVRING PLAN-IN

NOTE: VEHICLE TURNING IS GENERATED BY AutoTURN VERSION 8.0

Project Title: PROPOSED UNIT DEVELOPMENT AT 24 FIRST AVENUE, WEST MOONAH FOR DGH VEHICLE MANOEUVRING PLAN-IN		Orientation: 	A3
Designed by: F. N.		Job No. 4283	Scale: 1:200
Date: 10/2/2017		Revised by: VM1	Revised date: 0

CONSULTING ENGINEERS
 Emmanuel Gellies Pty Ltd
 phone: 0238 2325 Fax: 0238 2325
 mobile: 0418 232 811
 email: edgellies@emgellies.com
 GPO Box 9018 West Moollah QLD 4283

APPLICATION NO. 17-001
 PLAN NO. P3
 DATE RECEIVED 10/2/2017
 PAGE 4

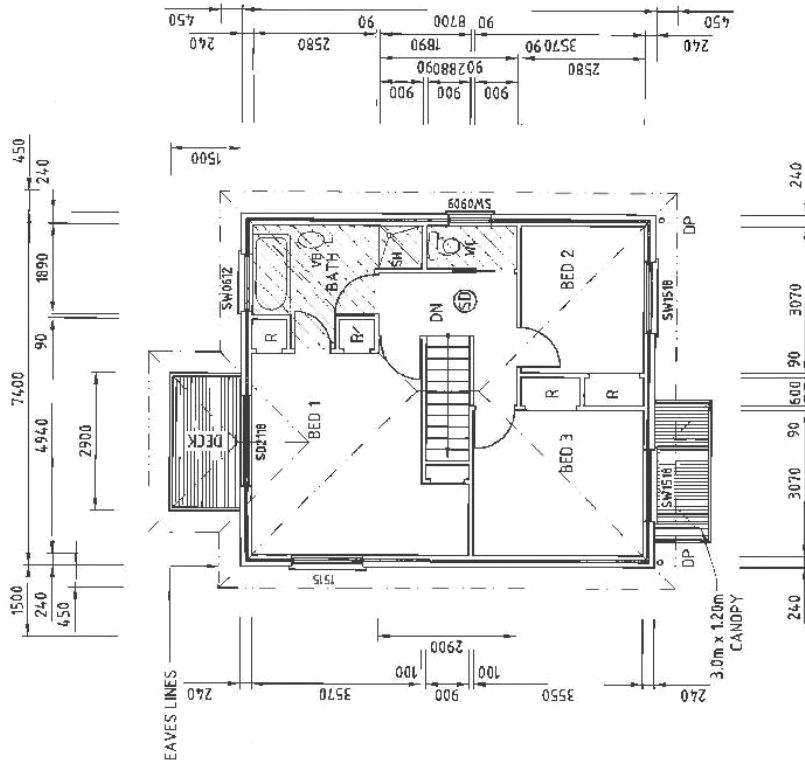
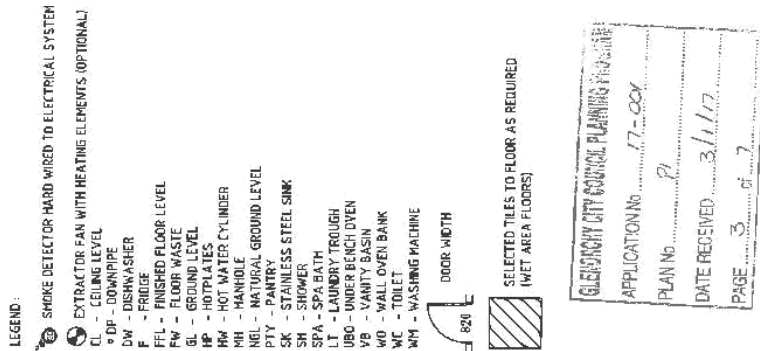


VEHICLE MANOEUVRING PLAN-OUT

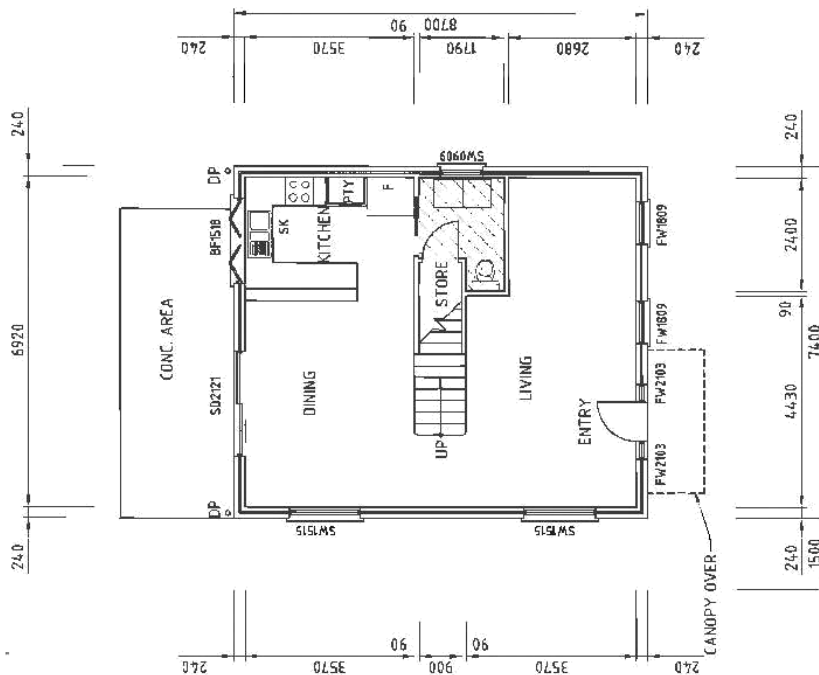
NOTE : VEHICLE TURNING IS GENERATED BY AutoTURN VERSION 8.0

REV 1: NEW S/DOOR ACCESS ADDED TO POS 17-01-2017

		Project Title PROPOSED UNIT DEVELOPMENT AT 24 FIRST AVENUE, WEST MOONAH FOR DGH VEHICLE MANOEUVRING PLAN-OUT		Orientation 	Job No. 4283	Scale 1:200	Rev. 1
Consulting Engineers Emmanuel Dallas Pty Ltd Phone: 02 828 2255 Fax: 02 828 2335 Email: emmanuel@emmanuel.com.au GPO Box 1005 Sydney 2001		Designed by E.D.	ED Approval Number CC164-C	Date Feb '17	Drawing No. VM2		



FIRST FLOOR PLAN



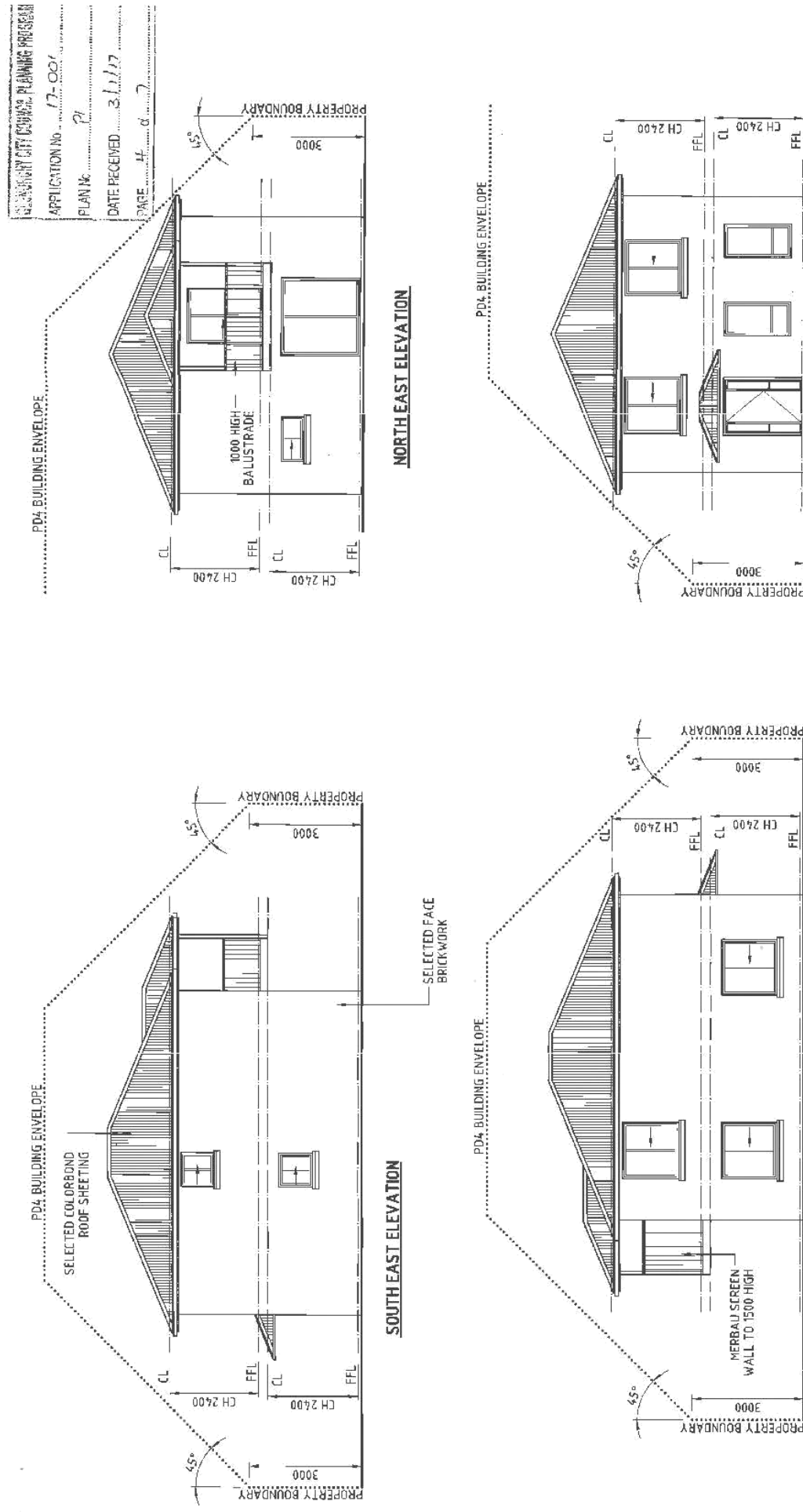
GROUND FLOOR PLAN

PROPOSED FLOOR PLAN

NOTES:

1. STAIR TREADS NOSINGS TO COMPLY WITH BCA 2015-3.9
2. WINDOW & GLAZING TO COMPLY WITH AS1288 & AS3740
3. WET AREA CONSTRUCTION (BATH ROOM) TO COMPLY WITH BCA2010
4. INSTALL CONTROL JOINT TO EXTERNAL BRICKWORK AS NOTED ON FLOOR PLAN. INSTALL IN ACCORDANCE WITH BCA 2015, 3.3.1.8
5. CONTRACTOR TO BE RESPONSIBLE FOR SETTING OUT OF DIMENSIONS.
6. VERIFY ANY DISCREPANCIES WITH DESIGNER PRIOR TO COMMENCING WORKS.
7. ALL LEVELS TO BE CONFIRMED BY BUILDER.

Project Title: PROPOSED UNIT DEVELOPMENT AT 24 FIRST AVENUE, WEST MOONAH FOR DGH PROPOSED FLOOR PLANS - UNIT 1		Orientation: 	
Add No. 4283		Scale: 1:100	
Drawing No. A2		Rev. 0	
Designed by: E.D.		Date: Dec '16	
ED Accreditation Number: CC164C		Date: Dec '16	
CONSULTING ENGINEERS Enmanuel Delas Pty Ltd phone 6228 2225 fax 6228 2225 mobile 0418 232 311 www.enmanueldelas.com.au GPO Box 1026 Moonah 2701			



 CONSULTING ENGINEERS Emmanuel Delias Pty Ltd Phone: 6288 2255 Fax: 6288 2255 Mobile: 0418 224 371 Email: emmanuel@emdelias.com.au BPO Box 1895 Subart 3081	Project Title: PROPOSED UNIT DEVELOPMENT AT 24 FIRST AVENUE, WEST MOONAH FOR DGH BUILDING ELEVATION - UNIT 1		Scale: 1:100 A3
	Designed by: E.D.	ED Accreditation Number: CC164C	Date: Dec '16
Drawing No.: 4283			Rev: 0



GROUND FLOOR PLAN

PROPOSED FLOOR PLAN

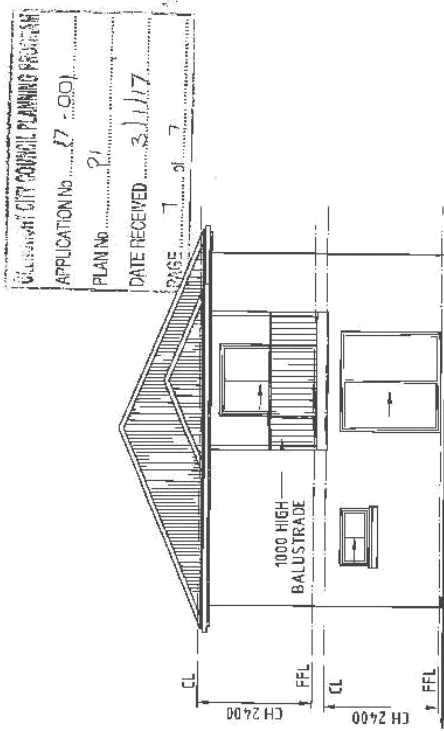
- NOTES:
1. STAIR TREADS NOSINGS TO COMPLY WITH BCA 2015-3.9
 2. WINDOW & GLAZING TO COMPLY WITH AS1288 & AS3740
 3. WET AREA CONSTRUCTION (BATH ROOM) TO COMPLY WITH BCA2010
 4. INSTALL CONTROL JOINT TO EXTERNAL BRICKWORK AS NOTED ON FLOOR PLAN. INSTALL IN ACCORDANCE WITH BCA 2015, 3.318
 5. CONTRACTOR TO BE RESPONSIBLE FOR SETTING OUT OF DIMENSIONS.
 6. VERIFY ANY DISCREPANCIES WITH DESIGNER PRIOR TO COMMENCING WORKS. ALL LEVELS TO BE CONFIRMED BY BUILDER.

 CONSULTING ENGINEERS Emmanuel Dellos Pty Ltd Phone 6228 2225 Fax 6228 2235 Mobile 0416 238 011 Email info@emdellos.com.au GPO Box 1026 Sydney, NSW 1585	Project Title: PROPOSED UNIT DEVELOPMENT AT 24 FIRST AVENUE, WEST MOONAH FOR DGH PROPOSED FLOOR PLANS - UNIT 2		ORIENTATION: 	A3
	Job No. 4,293	SCALE: 1:100	Drawing No. A4	Rev. 0
	Designed by: E.D.	Date: Dec. 1996	ED Accreditation Number: CC16/C	

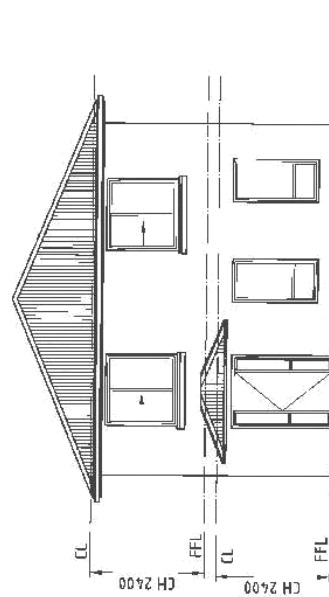


1. STAIR TREADS NOSINGS TO COMPLY WITH BCA 2015-39
2. WINDOW & GLAZING TO COMPLY WITH AS2888 & AS3740
3. WET AREA CONSTRUCTION (BATH ROOM) TO COMPLY WITH BCA2010
4. INSTALL CONTROL JOINT TO EXTERNAL BRICKWORK AS NOTED ON FLOOR PLAN. INSTALL IN ACCORDANCE WITH BCA 2015, 3.3.18
5. CONTRACTOR TO BE RESPONSIBLE FOR SETTING OUT OF DIMENSIONS. VERIFY ANY DISCREPANCIES WITH DESIGNER PRIOR TO COMMENCING WORKS. ALL LEVELS TO BE CONFIRMED BY BUILDER.

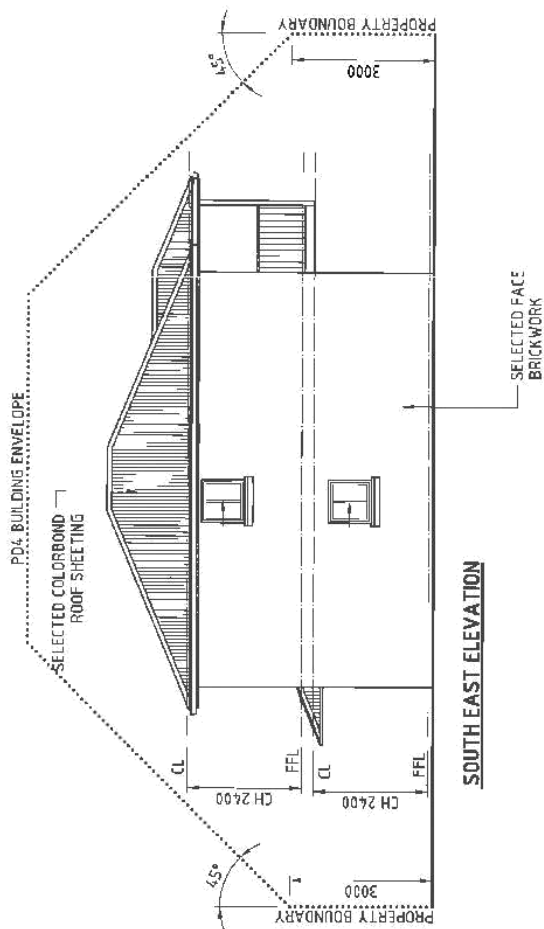
 CONSULTING ENGINEERS Emmanuel Uelias, Pty. Ltd phone: 6228 2225 fax: 6228 2325 mobile: 1414 231 581 email: uelias@emuel.co.za 900 Brix 1905 street 70281	Project Title: PROPOSED UNIT DEVELOPMENT AT 24 FIRST AVENUE, WEST MOONAH FOR DGH PROPOSED FLOOR PLANS – UNIT 2		Project No.: 110	Drawing No.: A4	Rev.: 0
	Project Location: 24 FIRST AVENUE, WEST MOONAH FOR DGH		Job No.: 6223	Scale: 1:100	Date: Dec '16
Designed by: E.D.		ED Accreditation Number: CC164-C			



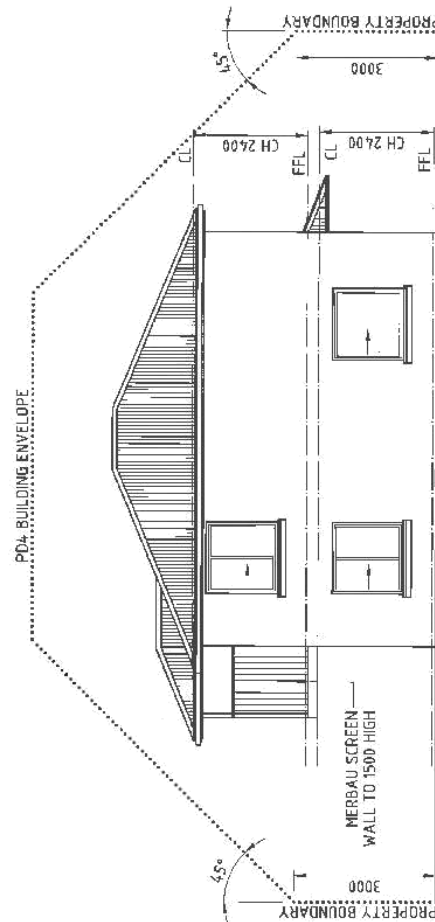
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

 CONSULTING ENGINEERS Emmanuel Dallas Pty Ltd phone 6223 2225 fax 6224 2235 mobile 0418 232 811 www.emmanueldallas.com.au GPO Box 1865 Sydney NSW 1585	Project Title: PROPOSED UNIT DEVELOPMENT AT 24 FIRST AVENUE, WEST MOONAH FOR DGH BUILDING ELEVATION - UNIT 2		Scale: 1:100	Job No. 4283	Rev. 0
	Designed by: E.D.		ED Accreditation Number: CC164C		Drawing No. A5
	Date: 17/01/17		Sheet No. 1 of 1		Rev. 0



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-001	Council notice date	10/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00041-GCC	Date of response	10/01/2017
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	24 FIRST AVE, WEST MOONAH	Property ID (PID)	5424638
Description of development	Three multiple dwellings		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Emmanuel Deltas Pty Ltd	4283 Sheets A1, A2 , A3, A4 & A5	0	Dec '16
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. 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

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

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

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Declaration

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Authorised by

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

Jason Taylor
 Development Assessment Manager

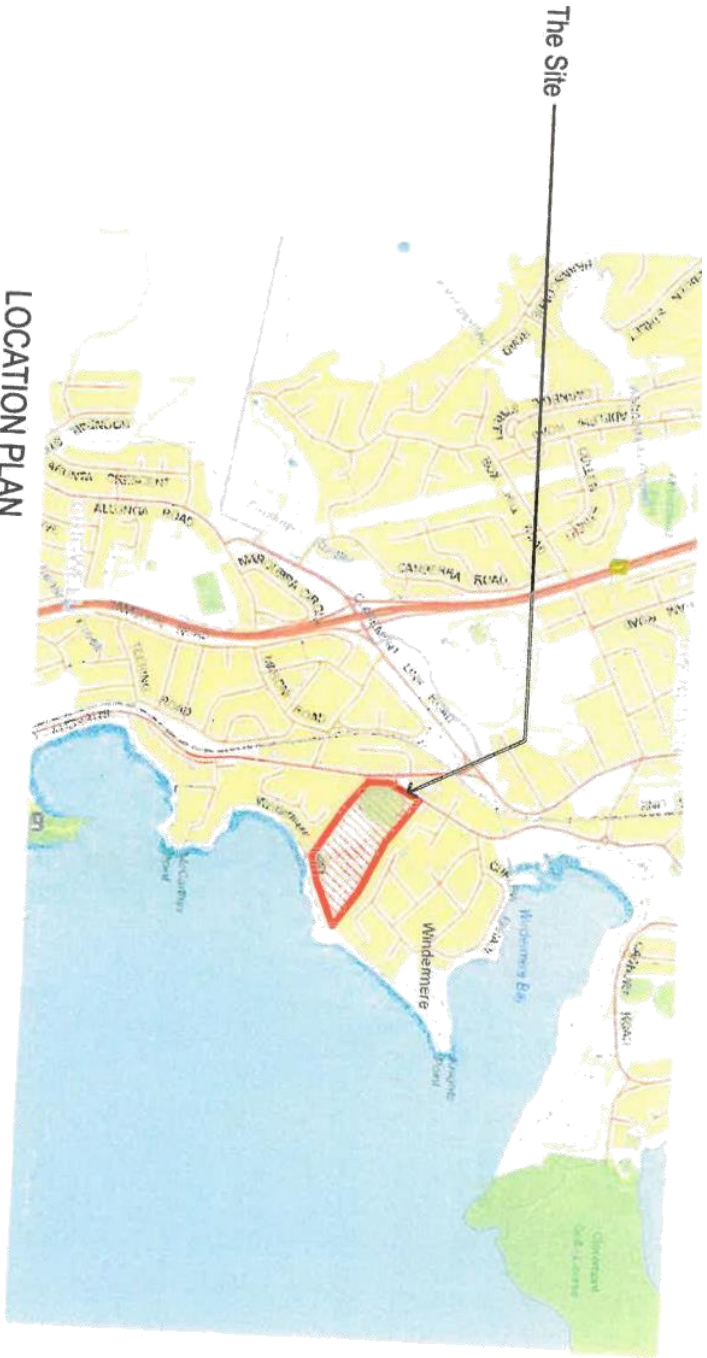
TasWater Contact Details

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

2 Cadbury Road, Claremont



Assessment Phases: B = Scheme Design, C = Design Development, D = Detailed Documentation, E = Contract Admin, F = As Constructed

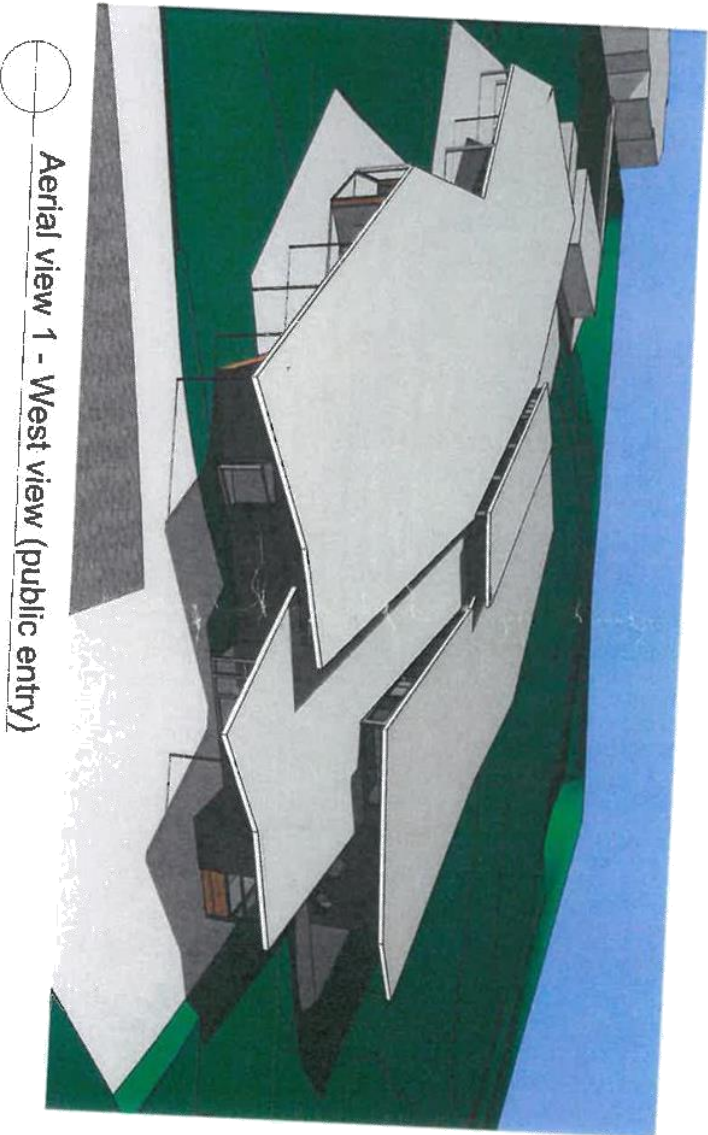


The Site

LOCATION PLAN

DRAWING INDEX	
000	Cover Sheet + Location Plan
90	Existing site analysis
100	Site plan 1:2000
101	Site plan 1:500
102	Ground floor plan
301	Elevations sheet 1
302	Elevations sheet 2
401	Sections sheet 1
402	Sections sheet 2
700	Perspectives

17-021
01
8-2-17
12
DATE RECEIVED
PAGE 1



Aerial view 1 - West view (public entry)

DA Issue 06/02/17
Status/Rev Issue Date

Project Name
Windermere Primary School JO22

Address
2 Cadbury Road
Claremont
Hobart 7011

Client
Department of Education

Drawing Title
Cover Sheet + Location plan

Scale:
B 000 A

Project No:
6102/2017

Project No:
1631

Scale B A:
1:1.82, 1:4

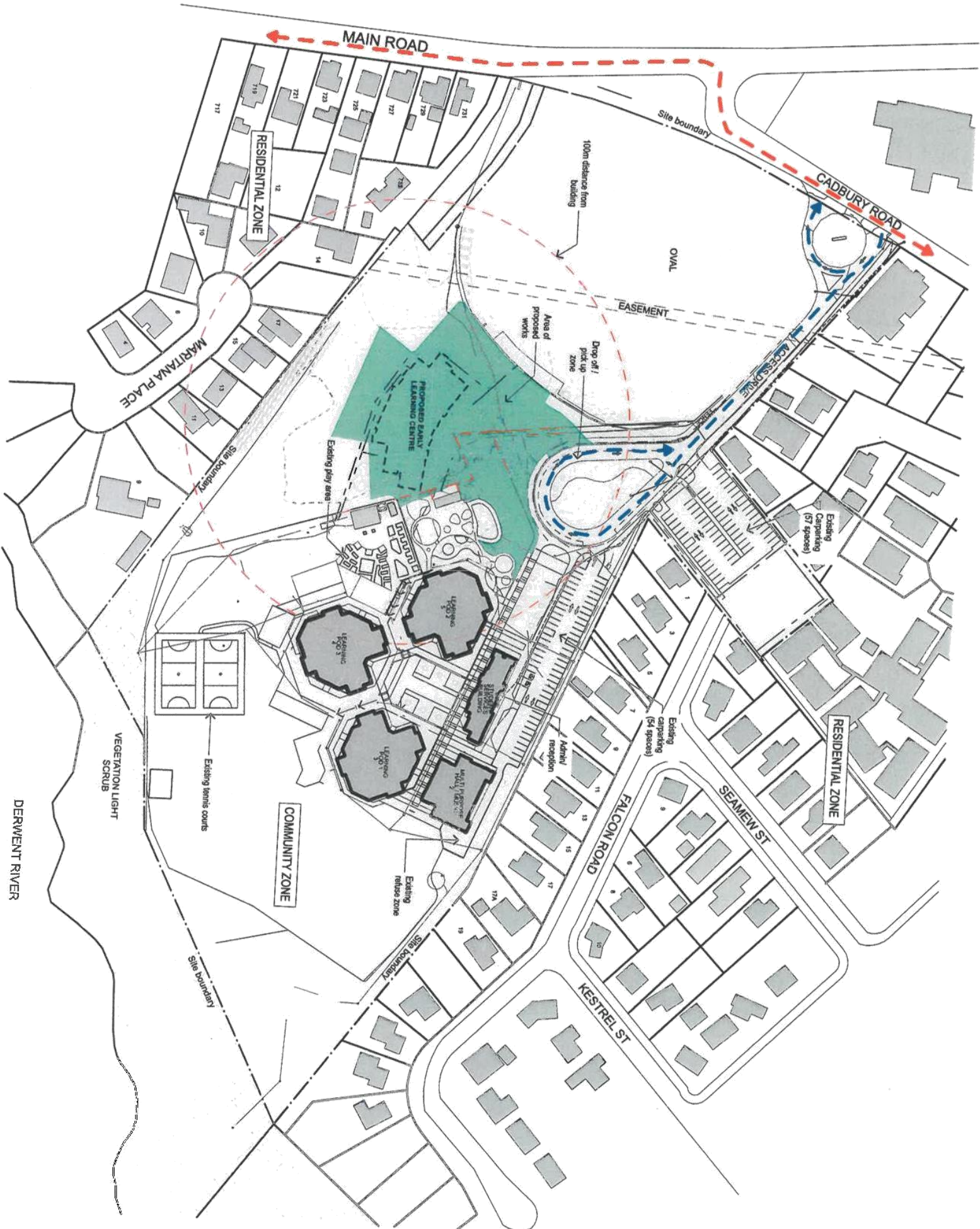
DO NOT SCALE DRAWING
© Tasmanian Urbanisation Mapping Protocol
Print Date:
6/02/2017

North Arrow

1 03 6234 3307
1 03 6234 3192
www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn: 300474080443

M2a

- Area of proposed works
- Existing buildings
- Subject site



1. Existing site analysis
1:2000

17-021
P1
8-2-17
DATE RECEIVED
2
12

A DA Issue 06/02/17	
Status/Rev Issue	Date
Project Name Windermere Primary School JO22	
Address 2 Cadbury Road Claremont Hobart 7011	
Client Department of Education	
Drawing Title Existing site analysis	
Scale: B 90	Revision: A
DO NOT SCALE DRAWING	
Project No: 6002/2017	
Scale @ A3: 1:2000	
North Arrow	
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M2



17-021 P1 8-2-17 12	
A DA Issue 06/02/17 Status/Rev Issue Date	
Project Name Windermere Primary School JO22	
Address 2 Cadbury Road Claremont Hobart 7011	
Client Department of Education	
Drawing Title Site plan 1:2000	
Status: B	Drawing No.: 100
Revision: A	
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Plot Date: 6/02/2017	
Project No: 1631	
Scale @ A1: 1:2000	
103 6234 3307 f 03 6234 3192 www.n2a.com.au 25 Arthur St North Hobart, 7000 PO Box 114 North Hobart, 7002 abn. 300474080443 Maritime & Natural Resources Tasmania	



[illegible]

Architect Drawings: S = Schematic Design, C = Concept Development, D = Detailed Design, E = Construction Administration, F = As Constructed



MATERIAL KEY:

CS:	Cement Sheet, Paint finish.
	Colours: 'Safflower' Orange & 'crunch' orange
FB:	Face brick, graphitic finish.
	Colour: Graphite
N.G.L.:	Natural Ground Line

APPLICATION NO: 17-021
PLAN NO: P1
DATE RECEIVED: 8-2-17
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A DA Issue 06/02/17 Status/Rev Issue Date	
Project Name Windermere Primary School J022	
Address 2 Cadbury Road Claremont Hobart 7011	
Client Department of Education	
Drawing Title Elevation Sheet 1	
Status: B	Drawing No.: 301
Revision: A	
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Project No.: 6/02/2017	Project No.: 1631
Scale & Date: 1:200	NORTH
1 03 6234 3307 f 03 6234 3192 www.m2a.com.au 25 Arthur St North Hobart, 7000 PO Box 114 North Hobart, 7002 abn: 300474080443 Services & Materials Pty Ltd trading as m2architects	

M2

Architect: Designing, B = Structural Design, C = Design Development, D = Detailed Documentation, E = Construction Admin, F = As Constructed



M2

03 6234 3307
03 6234 3192
www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn. 300474080443

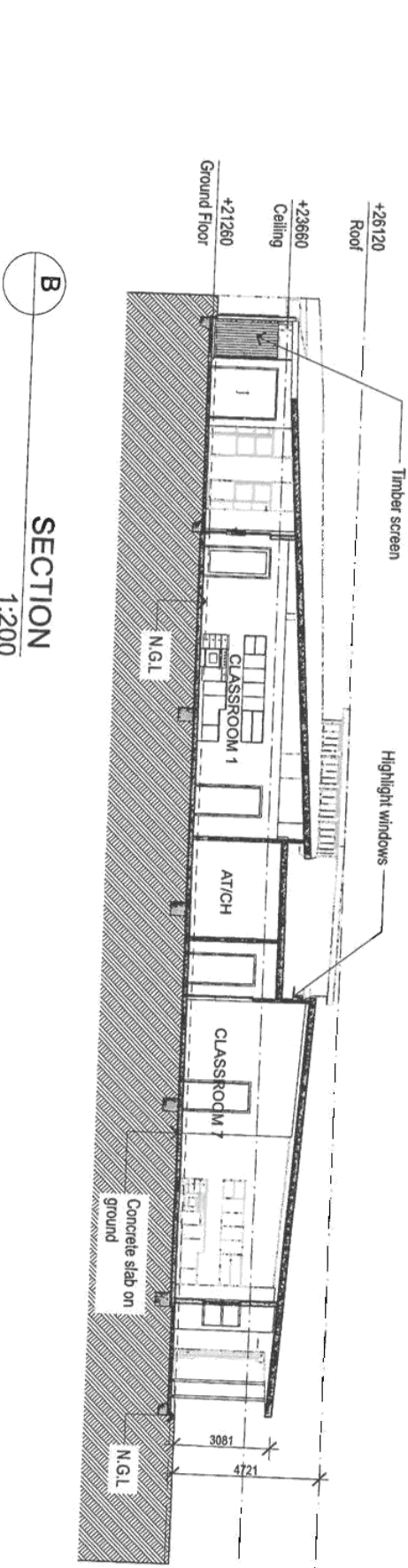
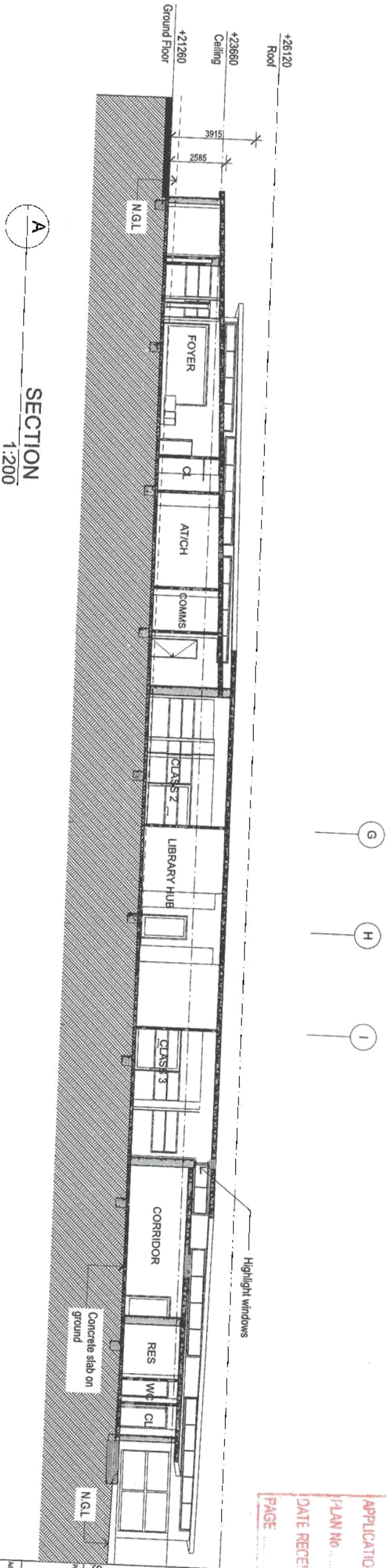
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Print Date: 6/02/2017
Project No: 1631
Scale @ A1: 1:200

Elevation Sheet 2

Project Name: Windermere Primary School JO22
Address: 2 Cadbury Road, Claremont, Hobart 7011
Client: Department of Education

Status: A
Date: 06/02/17
Status/Rev: Issue

Application No: 17-021
Plan No: P1
Date Received: 8-2-17
Page: 7 of 12

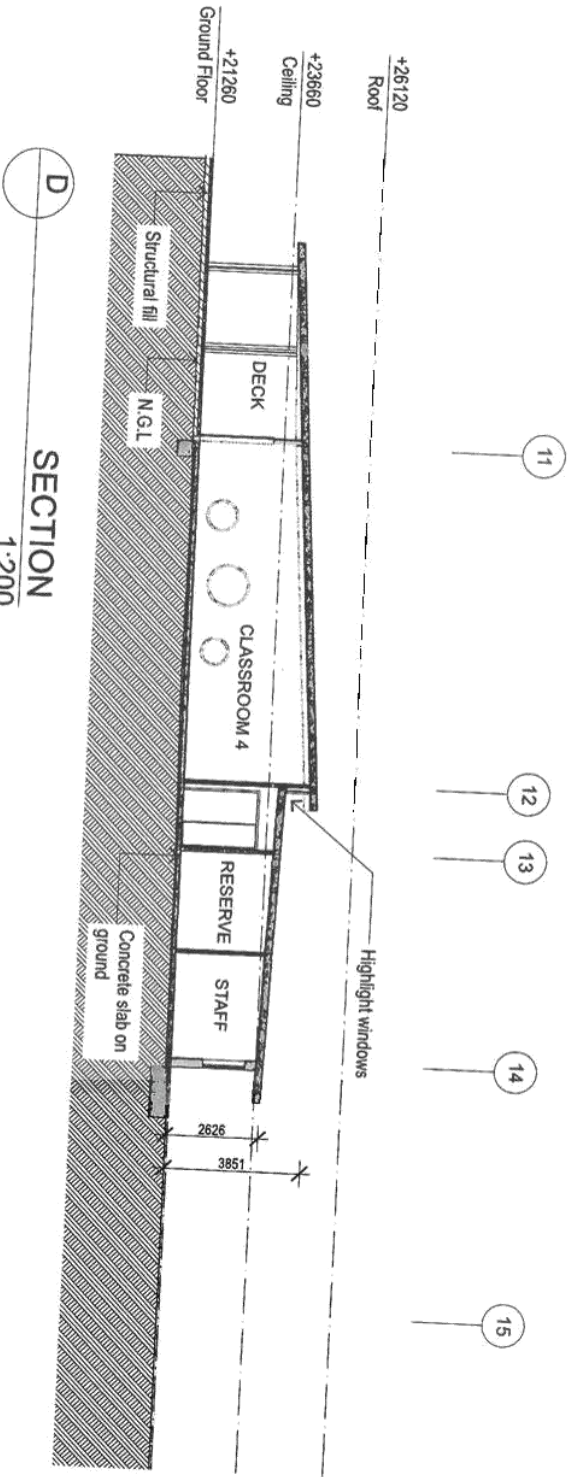
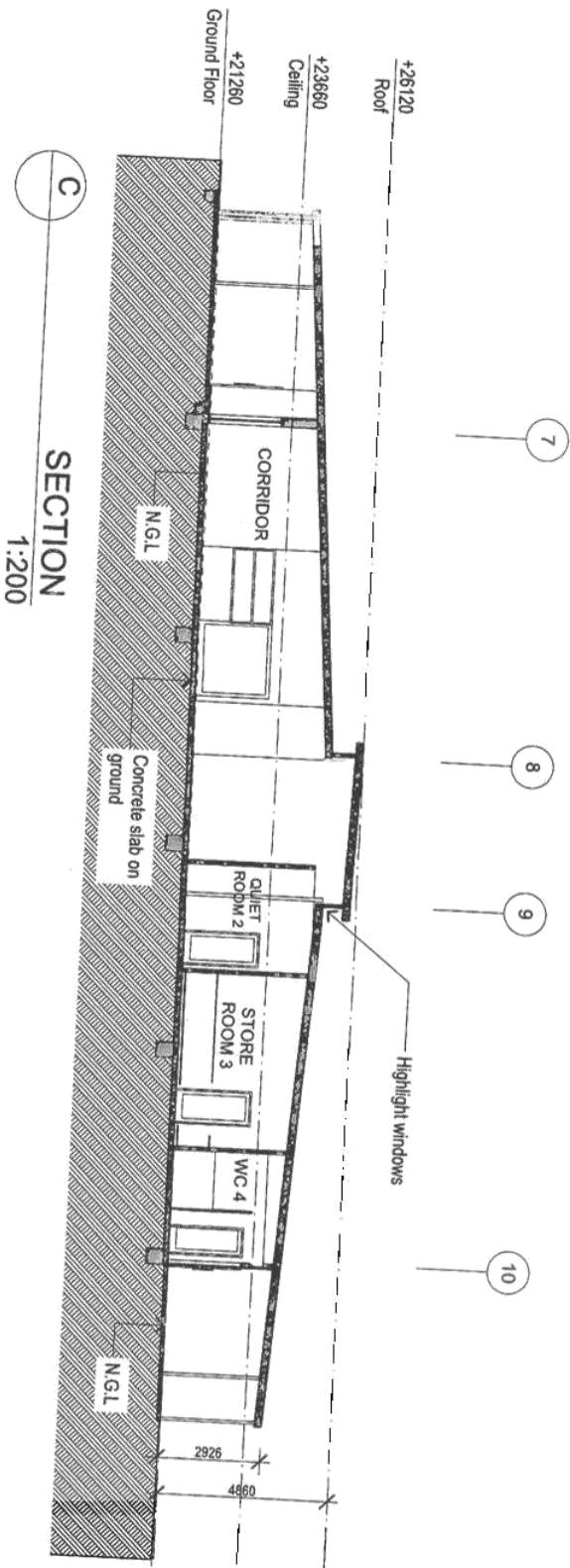


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Windermere Primary School JO22
2 Cadbury Road
Claremont
Hobart 7011
Department of Education
Status: B 401
Drawing No.: A
Revision: A
Project No: 1631
Scale: 1:200
North arrow pointing North

M2
t 03 6234 3307
f 03 6234 3192
www.m2a.com.au
25 Arthur St
North Hobart, 7000
PO Box 114
North Hobart, 7002
abn. 300474080443

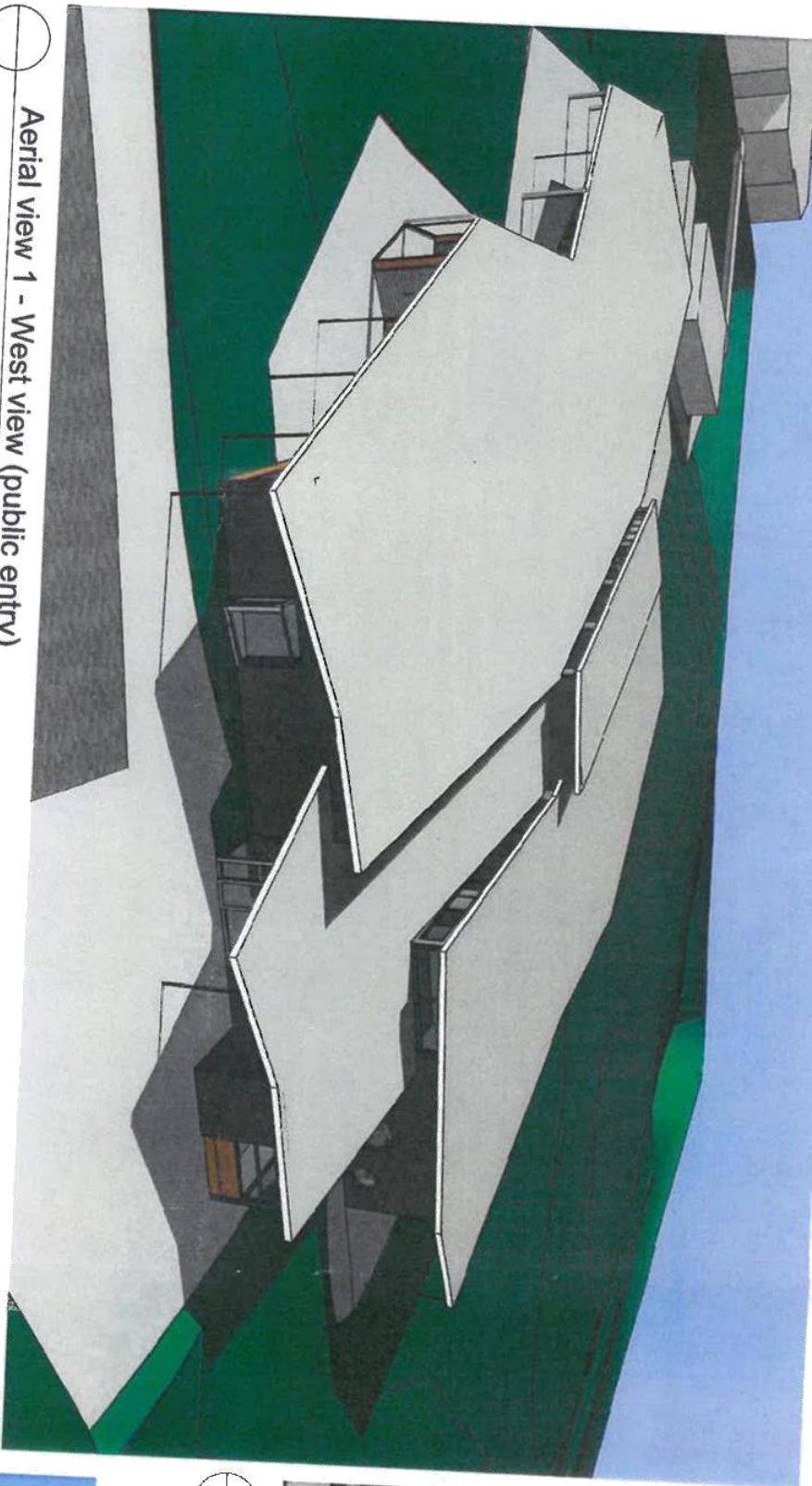
Measured Drawings: B = Schematic Design, C = Design Development, D = Contract Documentation, E = Contract Admin, F = As Constructed



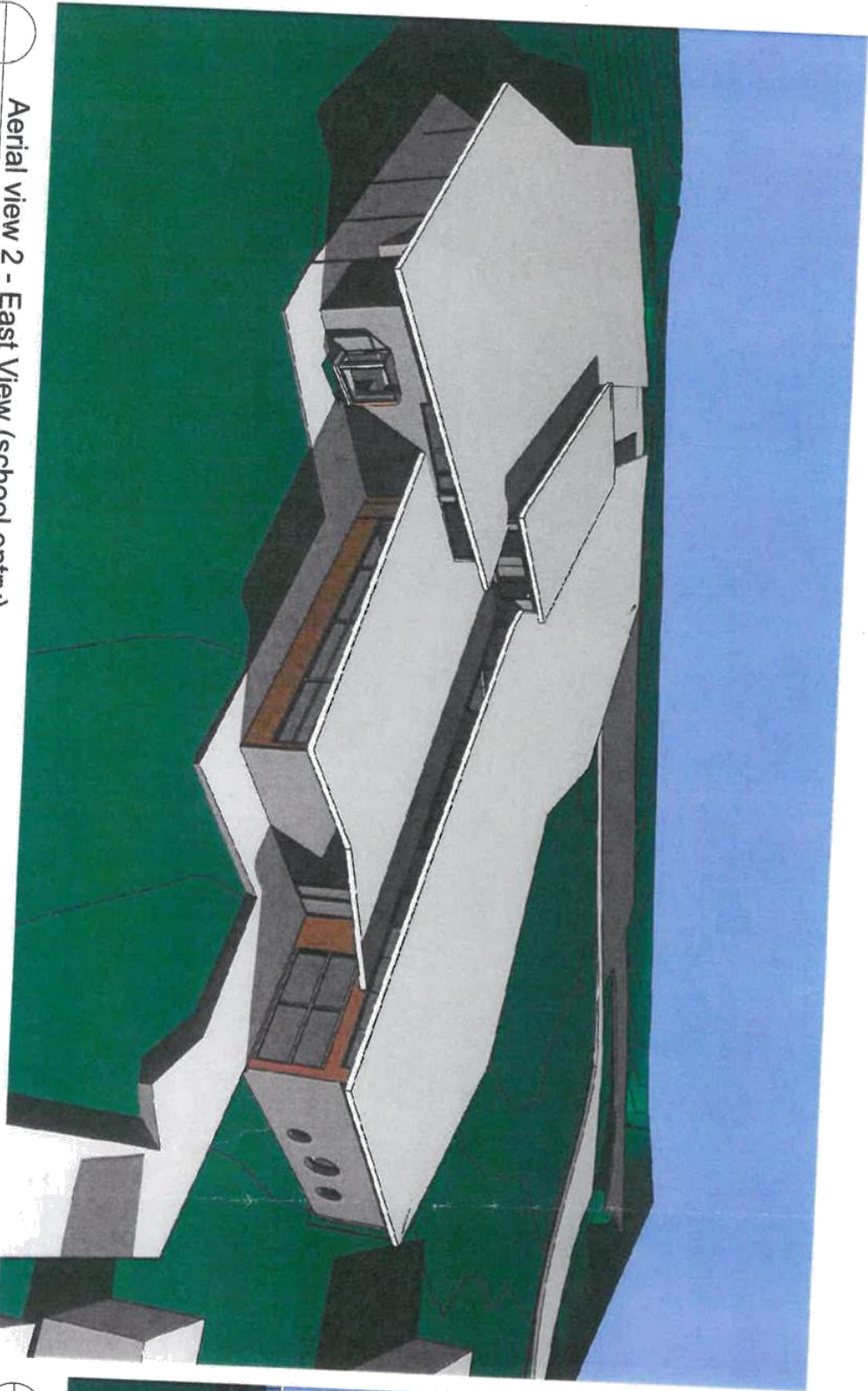
APPLICATION NO. 17-021
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DATE RECEIVED 8-2-17
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A DA Issue 06/02/17 Status/Rev Issue Date	
Project Name Windermere Primary School JO22	
Address 2 Cadbury Road Claremont Hobart 7011	
Client Department of Education	
Drawing Title Section Sheet 2	
Status: B 402	Revision: A
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Project No: 6/02/2017	
Scale @ A3: 1:200	
NORTH	
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M2



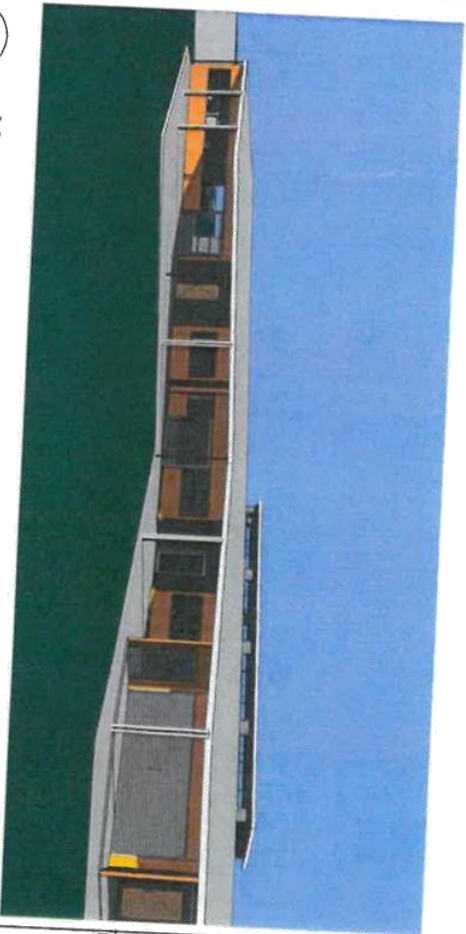
Aerial view 1 - West view (public entry)



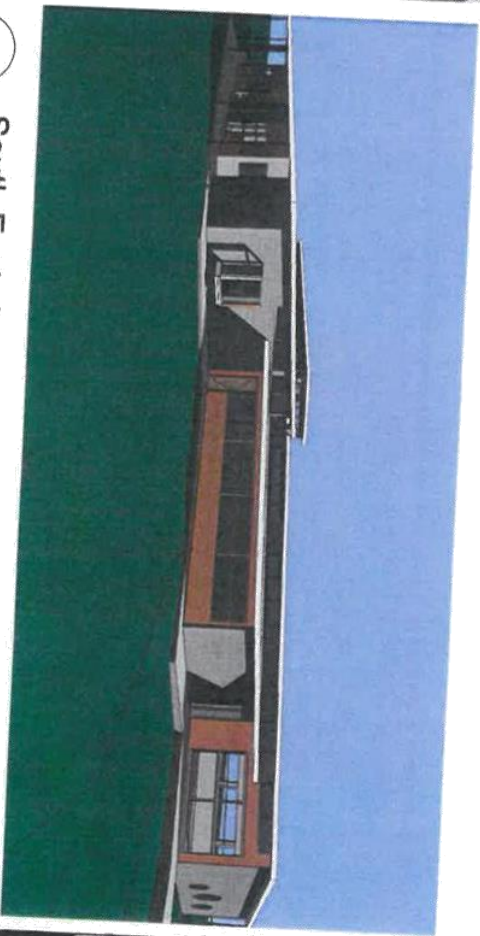
Aerial view 2 - East View (school entry)



West view (Main entry)



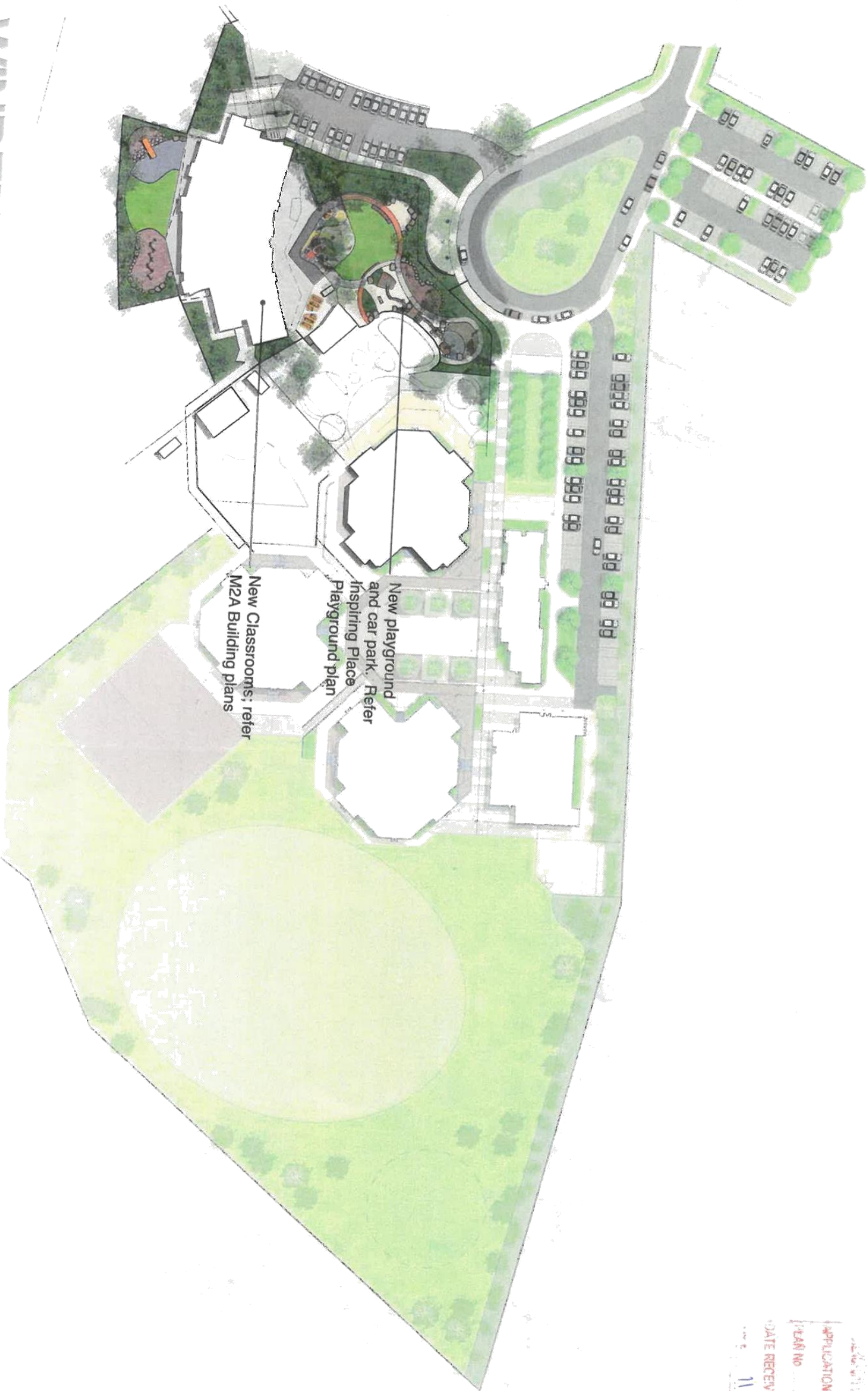
North view



South East view

Application No 17-021
PLAN No P1
DATE RECEIVED 8-2-17
TIME 10:34

A DA Issue 06/02/17		
Status/Rev	Issue	
Date		
Project Name		
Windermere Primary School JO22		
Address		
2 Cadbury Road Claremont Hobart 7011		
Client		
Department of Education		
Drawing Title		
Perspectives		
Status	Drawing No.	Revision
B	700	A
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6/02/2017		
Project No.		
1631		
Scale & A3		
NORTH 3		
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Application No. 17-021
Plan No. P1
Date Received 8-2-17
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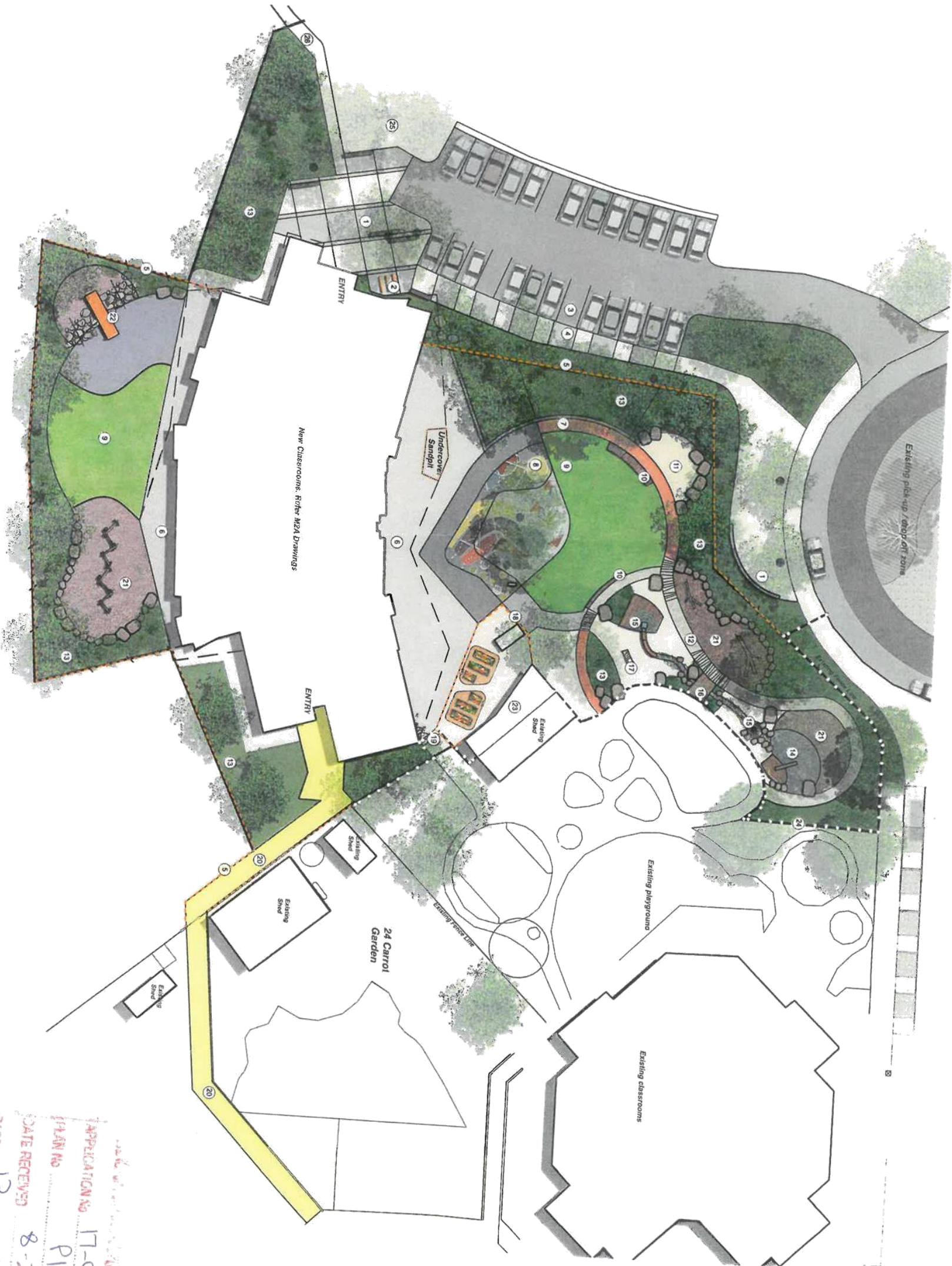
WINDEMERE PRIMARY SCHOOL

Early Learning Centre SITE PLAN DEVELOPMENT APPLICATION

FEBRUARY SCALE 1:1000 @ A3

KEY:

- 1 Pick up/drop off zone with low seating walls, and trees set in tree grates flush with paving
- 2 Bike racks
- 3 Car Park on existing hard stand, using existing kerb and channel where possible. ~28 spaces. Entry / exit of existing pick-up, drop off turning circle
- 4 Concrete pathway to new classrooms; pathway drop off turning circle. Pathway utilises same banded pattern and aggregate used elsewhere in existing school campus. Vegetated buffer to new playground fence
- 5 New fencing indicated by orange dashed line. Fencing along western edge of playground to be a solid panel system. Fencing elsewhere to playground A.R.C tubular metal fencing or similar
- 6 Undercover concrete deck to new classrooms. See Architect's drawings
- 7 Curving pathway to play area framed by low block work walls. Alternating coloured concrete surface and concrete aggregate surface
- 8 Painted bitumen and concrete play area, with 2 x trees inset in tree grate flush with surrounding pavement
- 9 Open grass play
- 10 Blockwork seating walls
- 11 Compacted gravel zone with seating boulders
- 12 Bike path - alternating bands of coloured and exposed aggregate concrete. Bike path ties in with existing bike path in existing playground
- 13 Garden beds featuring native shrubs and selected tree species. Existing trees retained
- 14 Soft fall surface (indicated by blue tone) Dingly play feature. Play area edged by boulder feature
- 15 Water play; featuring elevated pump on modwork deck, elevated water run and decorative rock drainage channel
- 16 Timber or modwork bridge over water channel
- 17 Mud kitchen bench. Compacted gravel surround
- 18 Fenced compacted gravel 'works' area. Location of existing substation. Fencing A.R.C tubular metal fencing or similar
- 19 Pathway and steps down into existing play area
- 20 New covered way / path to existing campus. Fencing locations shown by orange dashed line
- 21 Much play area with nature play features, including balance beams, boulders, log stepping stones and other items
- 22 Slide with boulder / rope climb access, using natural topography. Soft fall to base of slide area
- 23 Proposed extension to existing shed; see Architect's drawings
- 24 White dotted line indicates approximate boundary of works to main playground area
- 25 Wind break planting to main entry area
- 26 Existing path to main road



APPLICATION NO 17-021
PLAN NO P1
DATE RECEIVED 8-2-17
PAGE 12 of 12



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-021	Council notice date	8/02/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00209-GCC	Date of response	24 Feb 2017
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	2 CADBURY RD, CLAREMONT	Property ID (PID)	1814882
Description of development	Early Learning Centre with associated works		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
M2 Architecture	Site Plan	B	03/02/2017
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:			
TRADE WASTE			
1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.			
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 and the fee will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority until the date it is paid to TasWater. Payment is required within 30 days from the date of the invoice.			
Advice			
Trade Waste			
A. Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate of Certifiable Work (Building and/or Plumbing). The Certificate of 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. • 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. B. At the time of submitting the Certificate of Certifiable Work (Building and/or Plumbing) a Trade Waste Application together with the Food Supplement form is also required.			



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

General

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

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

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





Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-022	Council notice date	21/02/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00235-GCC	Date of response	28/02/2017
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	385A MAIN RD, GLENORCHY	Property ID (PID)	1879926
Description of development	Restuarant fit out		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Cumulus Studio	17304 A01 to A05	A	09/02/2017
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 / 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, a boundary backflow prevention device and water meter must be 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 to TasWater for this proposal of \$201.93 for development assessment as approved by the Economic Regulator and the fees will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice for the development assessment fee, until the date they are paid to TasWater. Payment is required within 30 days from the date of the invoice.			



Advice

TRADE WASTE

Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for 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:

Details of pre-treatment devices as required under TasWater's Commercial Customers Minimum Pre-Treatment Guideline i.e. grease arrestor and basket arrestors;

Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and

Drainage plans showing which fixtures are proposed to be connected to the grease arrestor; and

Details of the proposed use of the premises, including the types of food that will be prepared and served; and

The estimated number of patrons and/or meals on a daily basis.

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>.

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

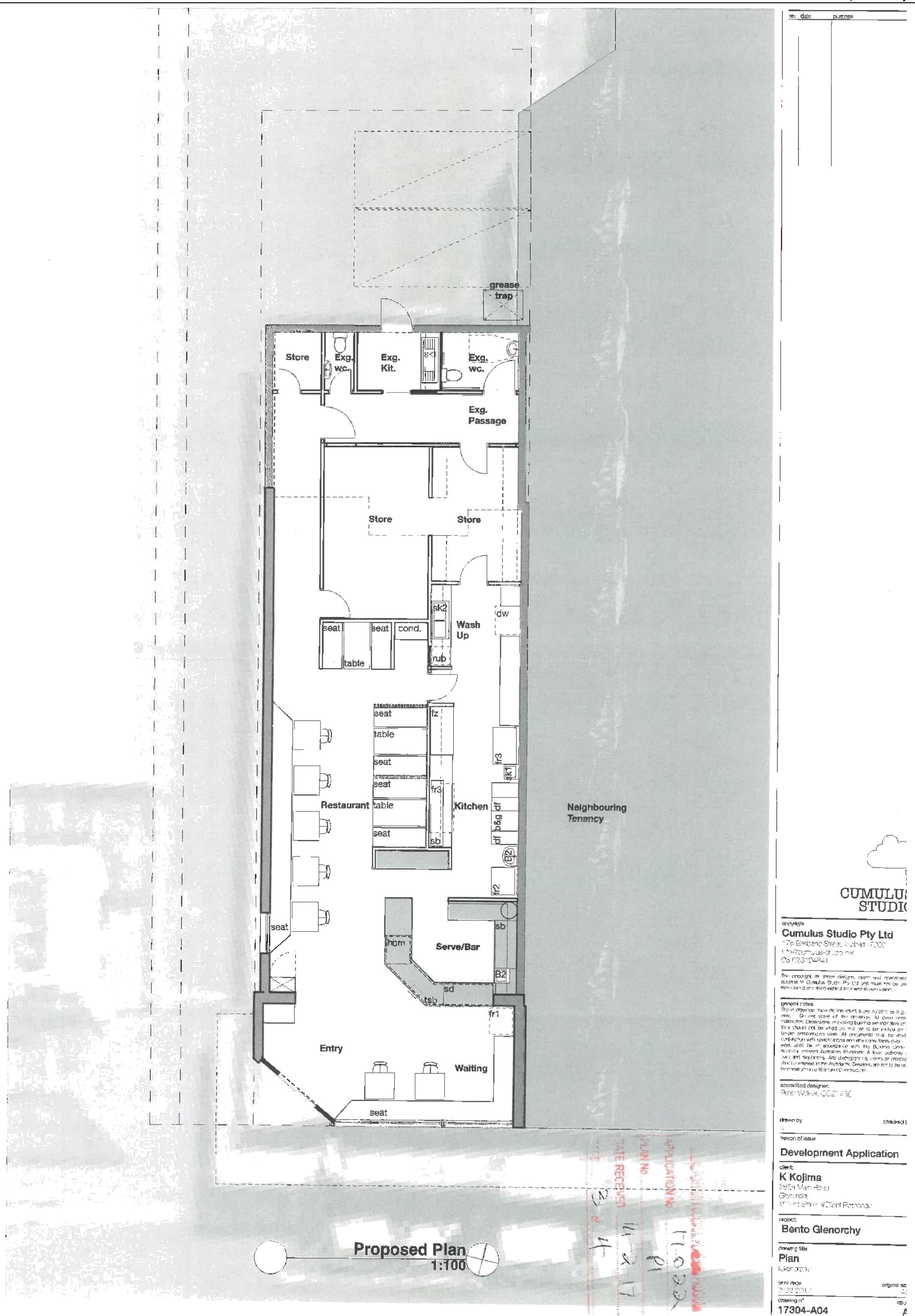


A handwritten signature in black ink, appearing to read "J. Taylor".

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







02 E231 (A) FN 1

Fig. 1. A: Based on data of W. C. C. the vertical profile of the

Department of Health and Human Services

—(H) Val<5; CO2; 43

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Reason of less...

Developmental Application

Client:

1995-1996

Capacity

#Client: #Client: #Client:

patient:

Benito Galenorchy

Discussion 115

Elevating

Index

positive effects

84427207

„U.S. Marine“

17304-1

37 Derwent Park Road, Moonah



GLENORCHY C.I.T. COUNCIL PLANNING PROGRAM	
APPLICATION No	17-023
PLAN No	P1
DATE RECEIVED	14-2-17
TIME	1.01.12

PLANNING APPLICATION

37 DERWENT PARK ROAD, MOONAH



After hours veterinary emergency centre.

PREPARED BY



THE CURRENT BUILDING OCCUPIES THE CORNER BLOCK OF DERWENT PARK ROAD AND CHESTERMAN STREET. THE NEIGHBOURING BUILDINGS ARE LOCATED ON THE EAST AND SOUTHERN SIDE THE BUILDING.
ALL BUILDINGS IN VICINITY OF 37 DERWENT PARK ROAD ARE COMMERCIAL BUILDINGS



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APPLICATION NO	17-023
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AHVEC	NEW PROPOSED HOSPITAL		LOCATION IN STREETSCAPE	12/02/17
37 DERWENT PARK ROAD, DERWENT PARK.	ADDRESS	SCALE: 1:200	DRAWN BY BENTON VAN DORSELAER, YOUR SPACEMAN 0417 373 315, benton@yourspaceman.com.au www.yourspaceman.com.au	17-1000

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THE CURRENT BUILDING OCCUPIES THE CORNER BLOCK OF DERWENT PARK ROAD AND CHESTERMAN STREET. THE NEIGHBOURING BUILDINGS ARE LOCATED ON THE EAST AND SOUTHERN SIDE THE BUILDING.
ALL BUILDINGS IN VICINITY OF 37 DERWENT PARK ROAD ARE COMMERCIAL BUILDINGS

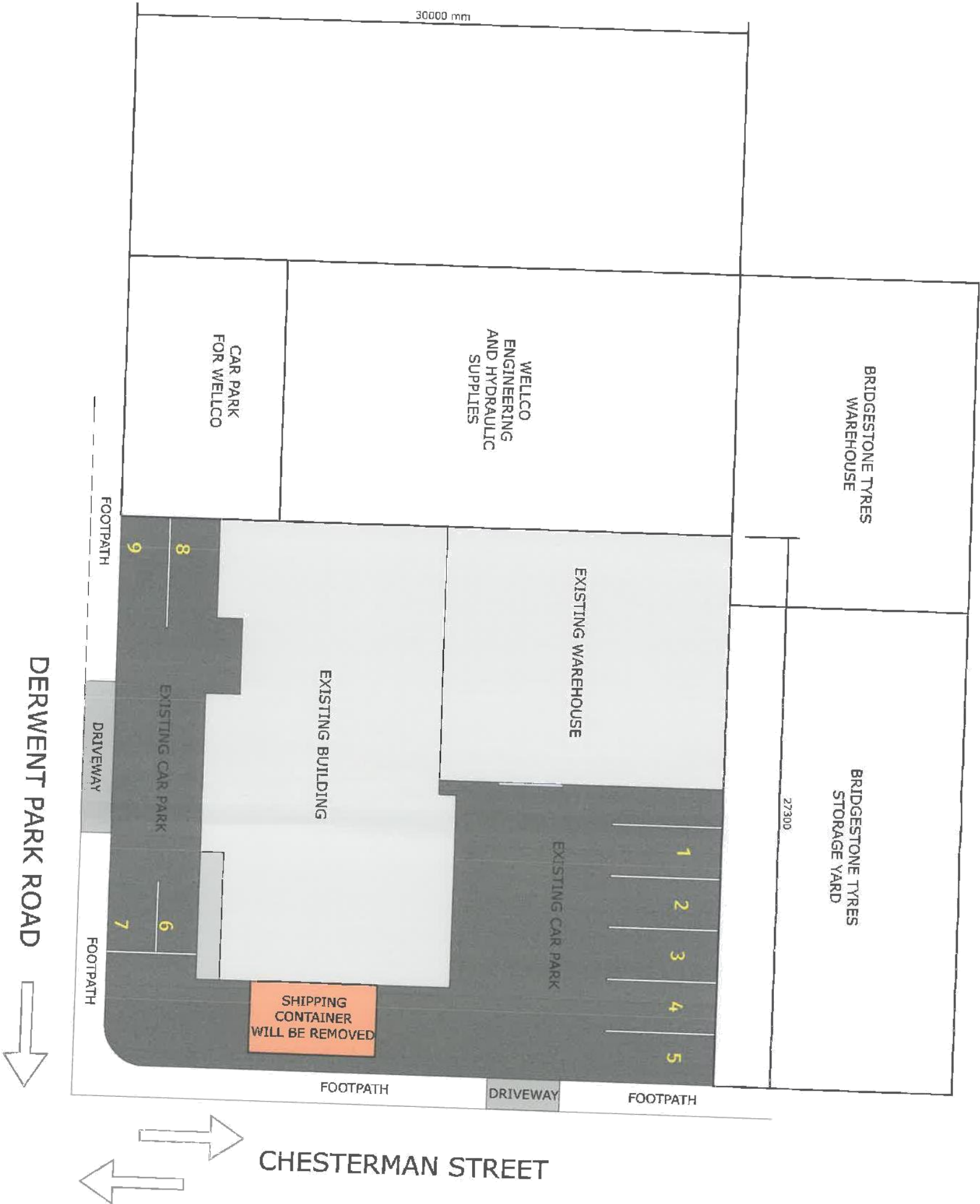


GLENORCHY CITY COUNCIL PLANNING PROGRAM	
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AHVEC	NEW PROPOSED HOSPITAL		PHOTOS OF EXISTING BUILDING	12/02/17
37 DERWENT PARK ROAD, DERWENT PARK.	ADDRESS	SCALE: 1:200	DRAWN BY BENTON VAN DORSELAER, YOUR SPACEMAN 0417 373 315, benton@yourspaceman.com.au www.yourspaceman.com.au	17-1002

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CURRENT SITE ANALYSIS

The current business operating from 37 Derwent Park Road is a commercial refrigeration and heating services contractor. Sackett Services.

The new proposed business will continue to utilise all current services, drainage lines, watercourses without modification externally.

The site is almost flat in all directions with a small slope of around 1 degree going from the east side of the block to the west side which is bordered by Chesterman Street.
The site is 30m x 27.3m approx.

There is no vegetation of consequence on the existing site other than a small garden under the main illuminated sign out front which will be retained and cleaned up.

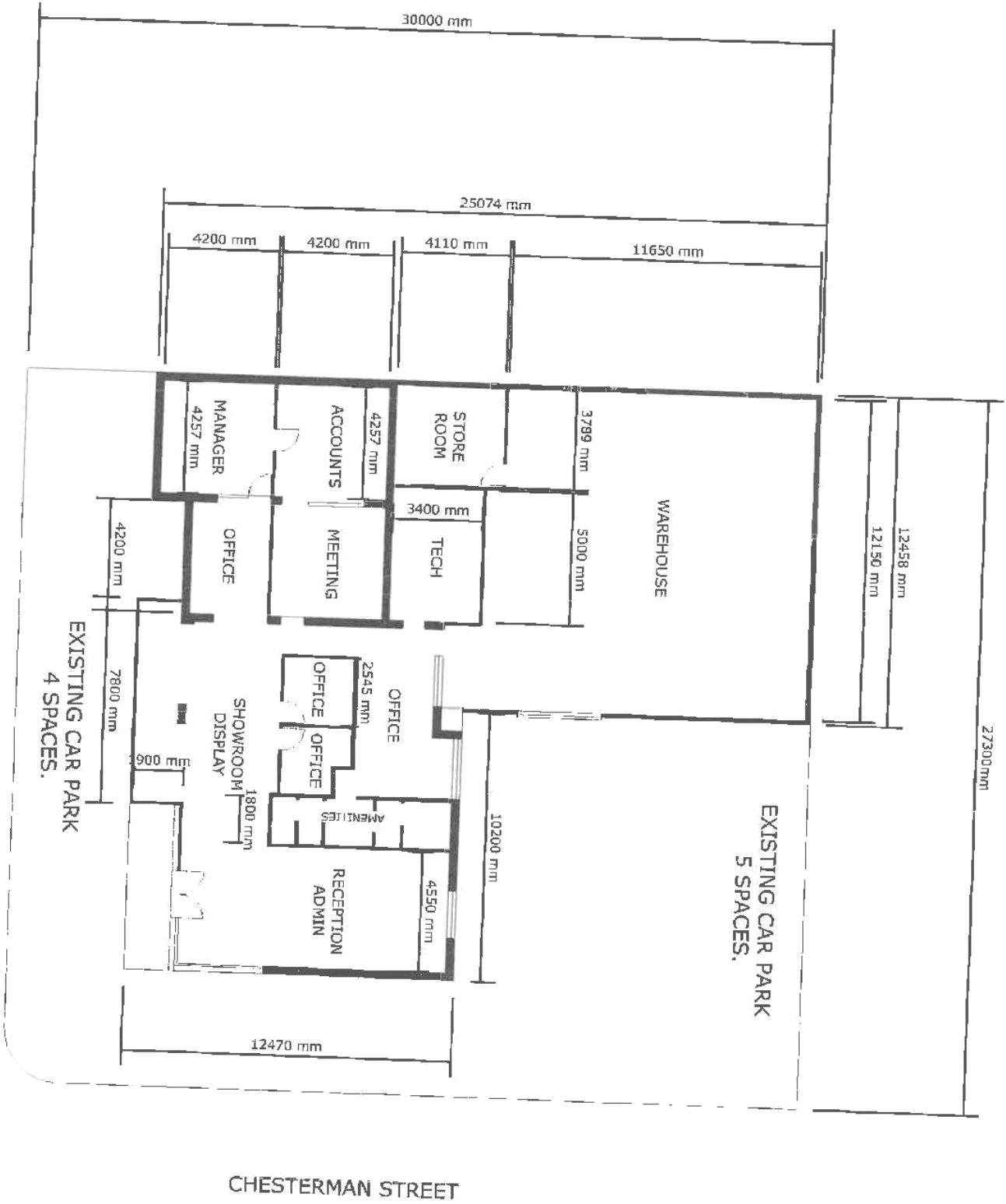
All vehicle access remains as per its current use and will effect no change to the current traffic or parking near the site.

GLENORCHY CITY COUNCIL PLANNING PROGRAM

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AHVEC	NEW PROPOSED HOSPITAL	SITE PLAN AND ENVIRONS	12/02/17
37 DERWENT PARK ROAD, DERWENT PARK.	ADDRESS	SCALE: 1:200	DRAWN BY BENTON VAN DORSSSELAER, YOUR SPACEMAN 0417 373 315, benton@yourspaceman.com.au www.yourspaceman.com.au
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AHVEC		NEW PROPOSED HOSPITAL		EXISTING FLOORPLAN		12/02/17
37 DERWENT PARK ROAD, DERWENT PARK.		ADDRESS		SCALE: 1:200		
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						17-1003



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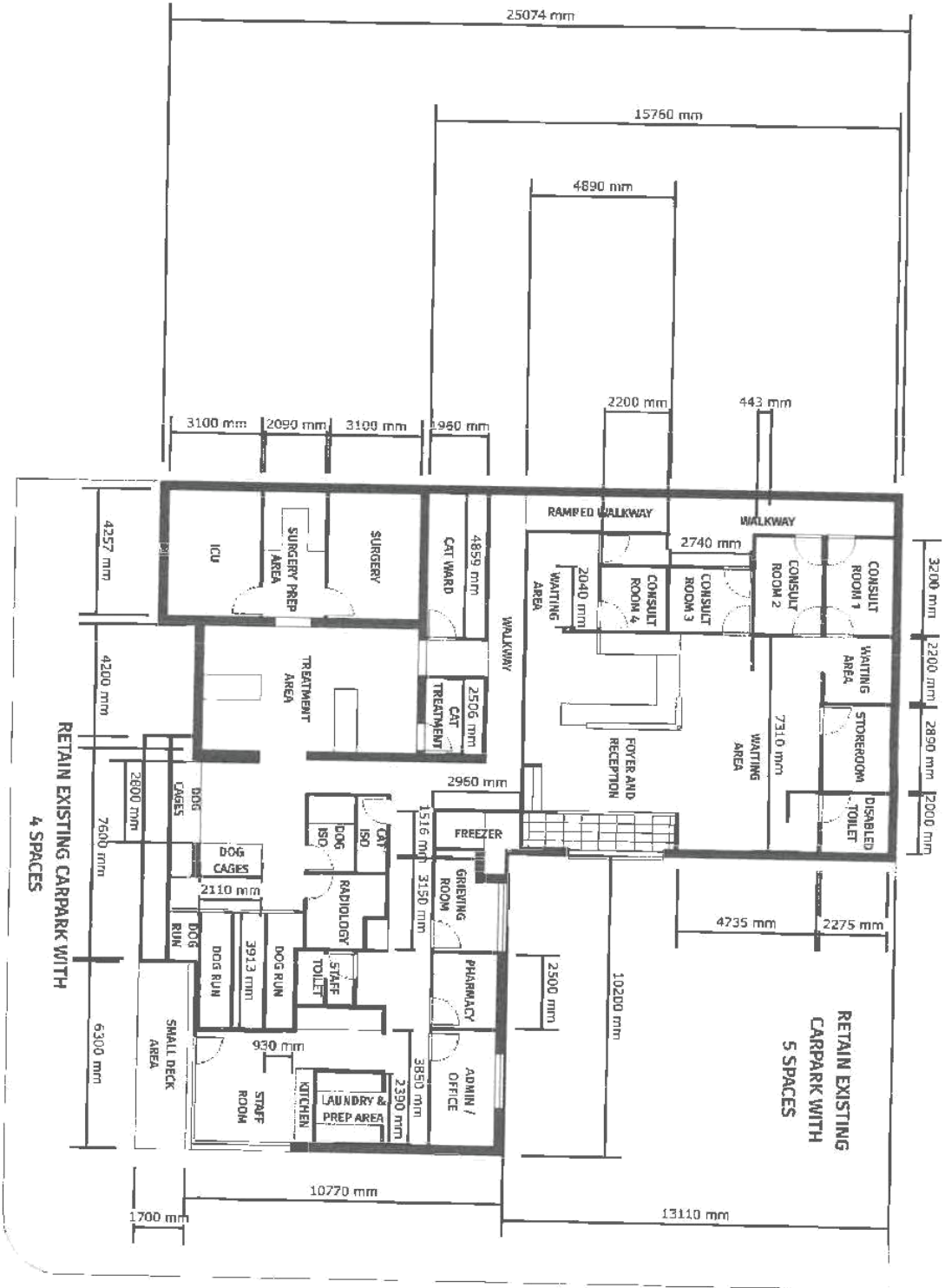
GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No17-023

PLAN NoP1

DATE RECEIVED16-2-17

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DERWENT PARK ROAD

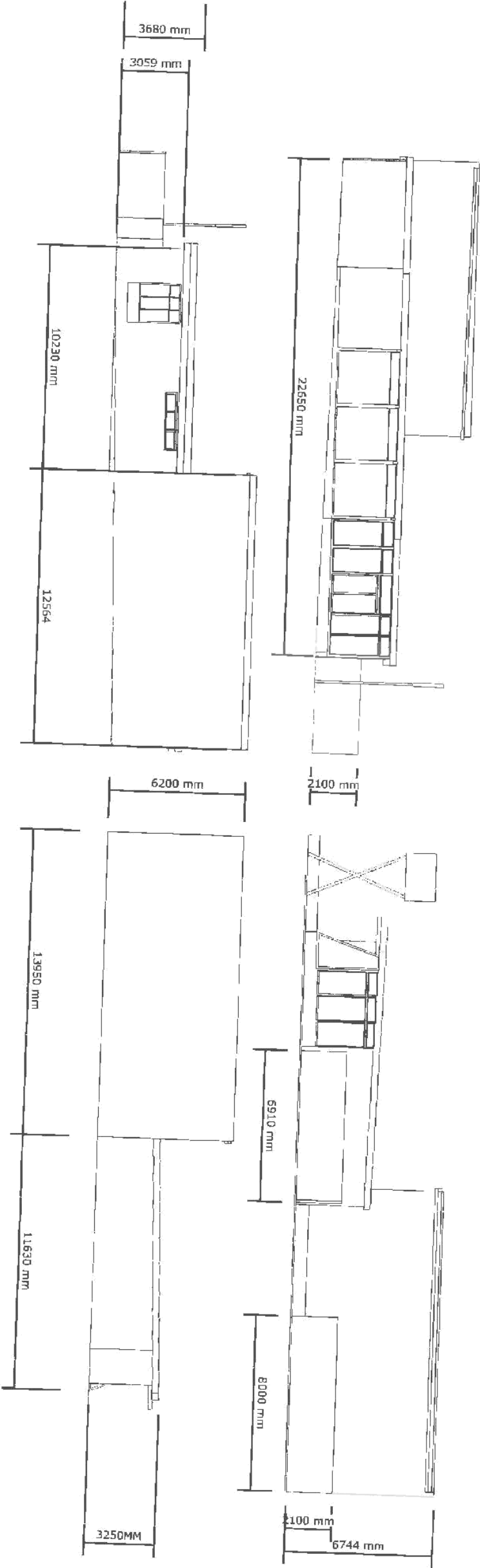
CHESTERMAN STREET

AHVEC	NEW PROPOSED HOSPITAL	PROPOSED NEW FLOORPLAN	12/02/17
37 DERWENT PARK ROAD, DERWENT PARK.	ADDRESS	SCALE: 1:200	17-1004
DRAWN BY BENTON VAN DORSSSELAER, YOUR SPACEMAN 0417 373 315, benton@yourspaceman.com.au WWW.YOURSPACEMAN.COM.AU			

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FRONT ELEVATION - NORTH



SIDE ELEVATION - EAST

SIDE ELEVATION - WEST

REAR ELEVATION - SOUTH

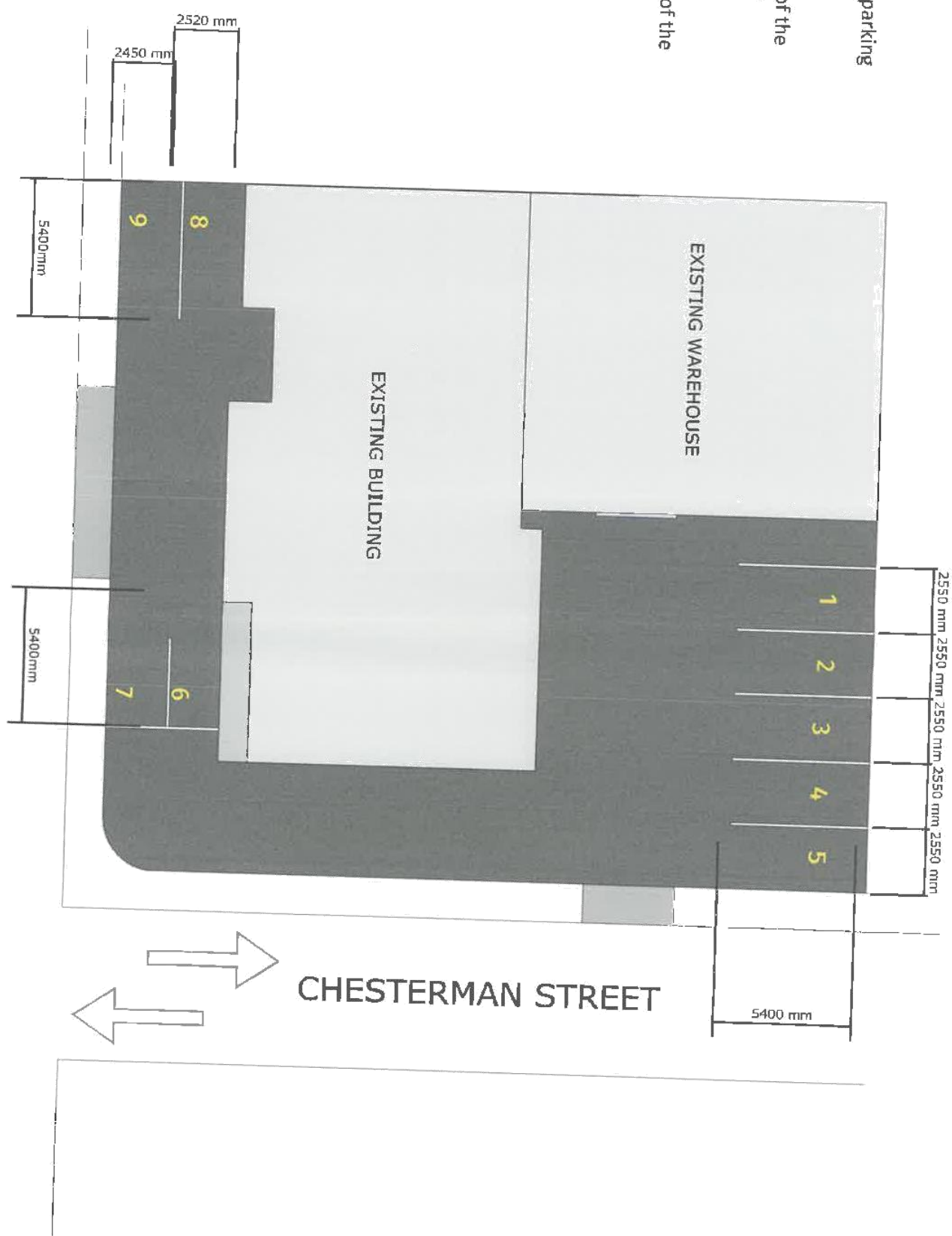
GLENORCHY CITY COUNCIL PLANNING PROGH.
APPLICATION NO. 17-0223
PLAN No. 01
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AHVEC		NEW PROPOSED HOSPITAL		ELEVATIONS		12/02/17
37 DERWENT PARK ROAD, DERWENT PARK.		ADDRESS		SCALE: 1:200		17-1005
DRAWN BY BENTON VAN DORSSSELAER, YOUR SPACEMAN 0412 373 315, benton@yourspaceman.com.au www.yourspaceman.com.au						



5 Parks are located at the rear of the building with vehicle access off Chesterman Street

4 Parks are located at the front of the building with vehicle access off Derwent Park Road.



DERWENT PARK ROAD

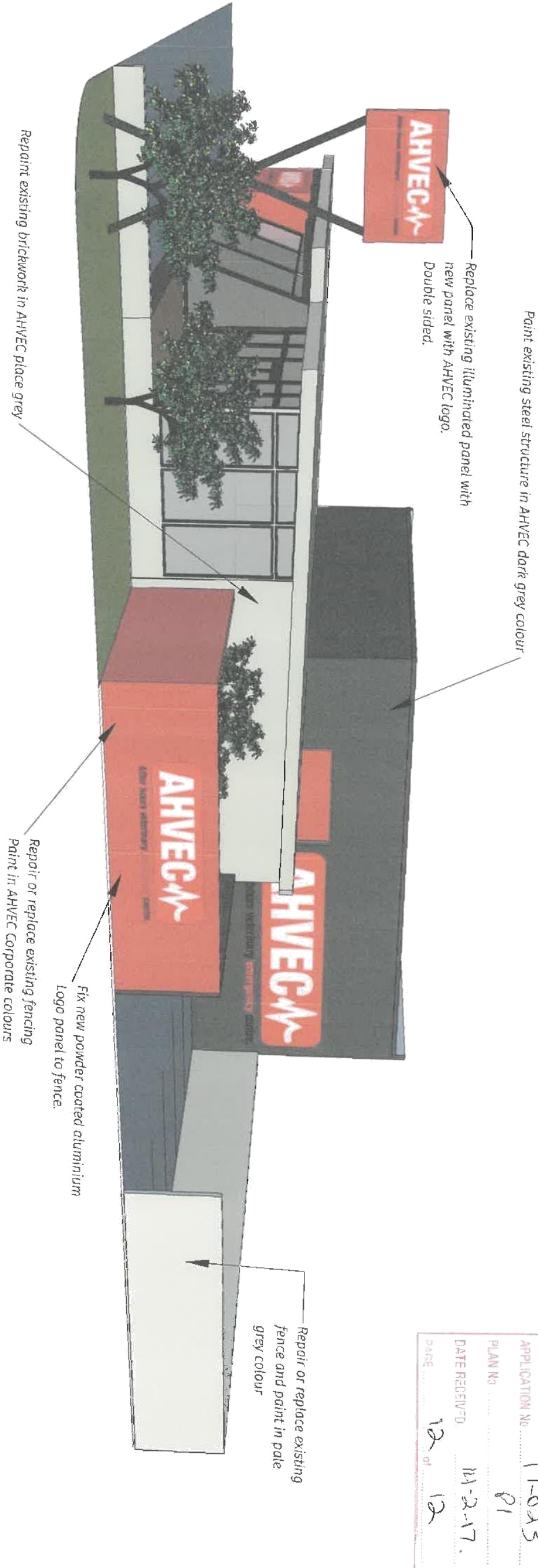
AHVEC	NEW PROPOSED HOSPITAL		EXISTING CAR PARKING PLAN	12/02/17
37 DERWENT PARK ROAD, DERWENT PARK.	ADDRESS	SCALE: 1:200	DRAWN BY BENTON VAN DORSSSELAER, YOUR SPACEMAN 0417 373 315, benton@yourspaceman.com.au www.yourspaceman.com.au	17-1006

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VIEW FROM CHESTERMAN STREET



GLENORCHY CITY COUNCIL PLANNING PROPOSAL	
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AHVEC	NEW PROPOSED HOSPITAL		PROPOSED SIGNAGE	12/02/17
37 DERWENT PARK ROAD, DERWENT PARK.	ADDRESS	SCALE: 1:200	DRAWN BY BENTON VAN DORSSSELAER, YOUR SPACEMAN 0417 373 315, benton@yourspaceman.com.au www.yourspaceman.com.au	17-1010

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-17-023	Council notice date	21/02/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00236-GCC	Date of response	1 March 2017
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	37 DERWENT PARK RD, MOONAH	Property ID (PID)	1711728
Description of development	After hours Vet emergency centre		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
SPACEMAN	Site Plan and Environs		12/12/17
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater imposes the following conditions on the permit for this application:			
TRADE WASTE			
1. Prior to the commencement of operation the developer/property owner must obtain Consent to discharge Trade Waste from TasWater. 2. The developer must install appropriately sized and suitable pre-treatment devices prior to gaining Consent to discharge. 3. The Developer/property owner must comply with all TasWater conditions prescribed in the Trade Waste Consent.			
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 and the fee will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority until the date it is paid to TasWater. Payment is required within 30 days from the date of the invoice.			
Advice			
Trade Waste			
A. Prior to any Building and/or Plumbing work being undertaken, the applicant will need to make an application to TasWater for a Certificate of Certifiable Work (Building and/or Plumbing). The Certificate of Certifiable Work (Building and/or Plumbing) must accompany all documentation submitted to Council. Documentation must include a floor and site plan with: • Location/s, type and if applicable, volume, of all pre-treatment devices as specified within TasWater's Commercial Customers Pre-treatment Guidelines available from www.TasWater.com.au • Drainage or plumbing plans showing the fixtures that are to have pretreatment installed (ie. basket arrestors or non bypassable strainers); and • Specifies that non by passable basket arrestors will be fitted to all sinks (not including hand			



wash basins), kennel floor drains, laundry sinks, veterinary tables or other trade waste activities; and

- Location of an accessible trade waste sampling point; and
- At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is also required; available from <http://www.taswater.com.au/Your-Account/Forms>

- B. 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.

General

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

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

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

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