

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 28 NOVEMBER 2016



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PLANNING

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Context: Basemap

Glenorchy City Council
theLIST, © State of Tasmania

Leonard Ave

Springfield Ave

Homer Ave

Coleman St

Glenorchy Society Hall

4/16-18

6/16-18

8/16-18

3/16-18

1/16-18

Map Scale: 1:1,140

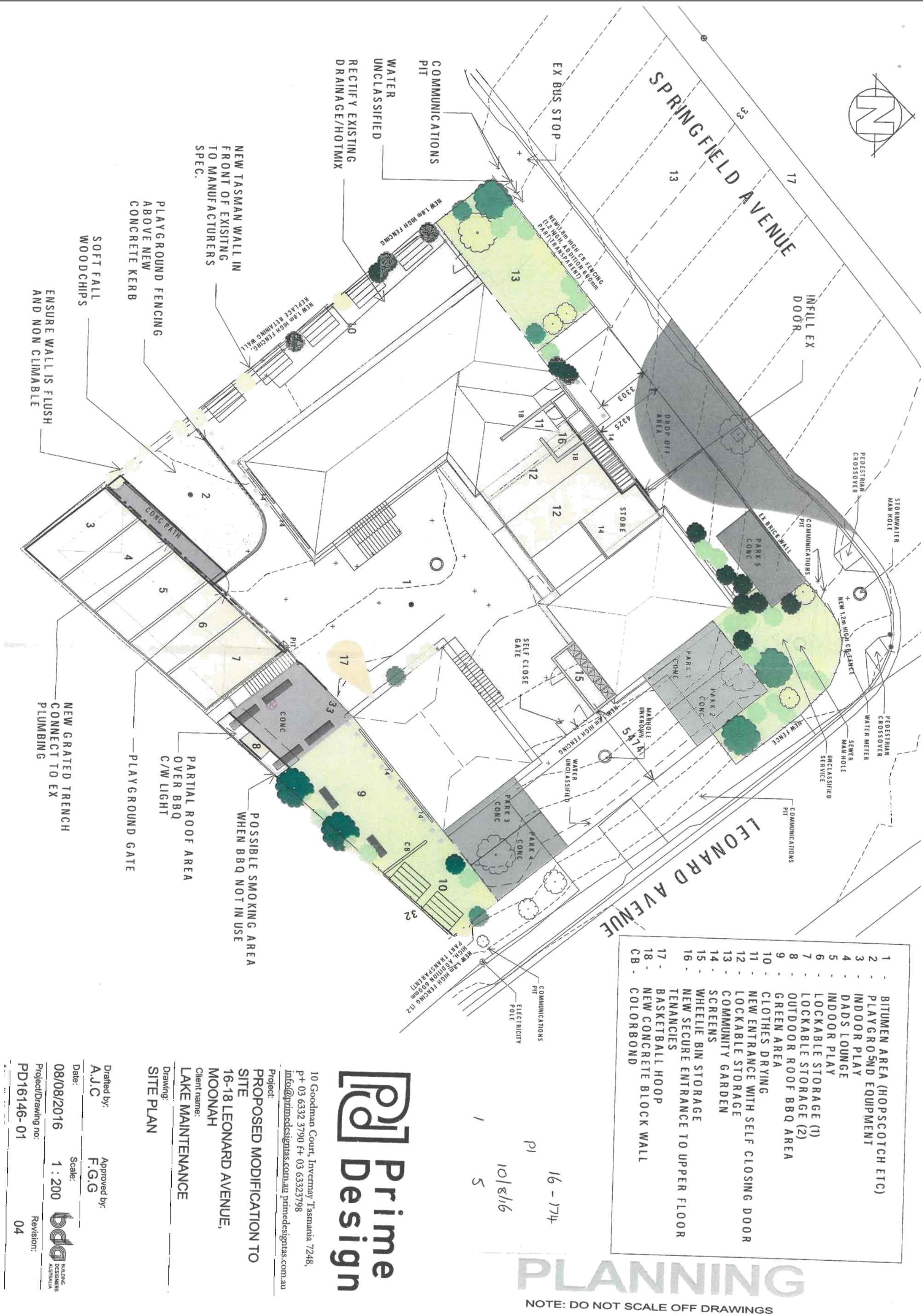
Map Width: 216.6 m

Date of Print: Tuesday, 22 November 2016

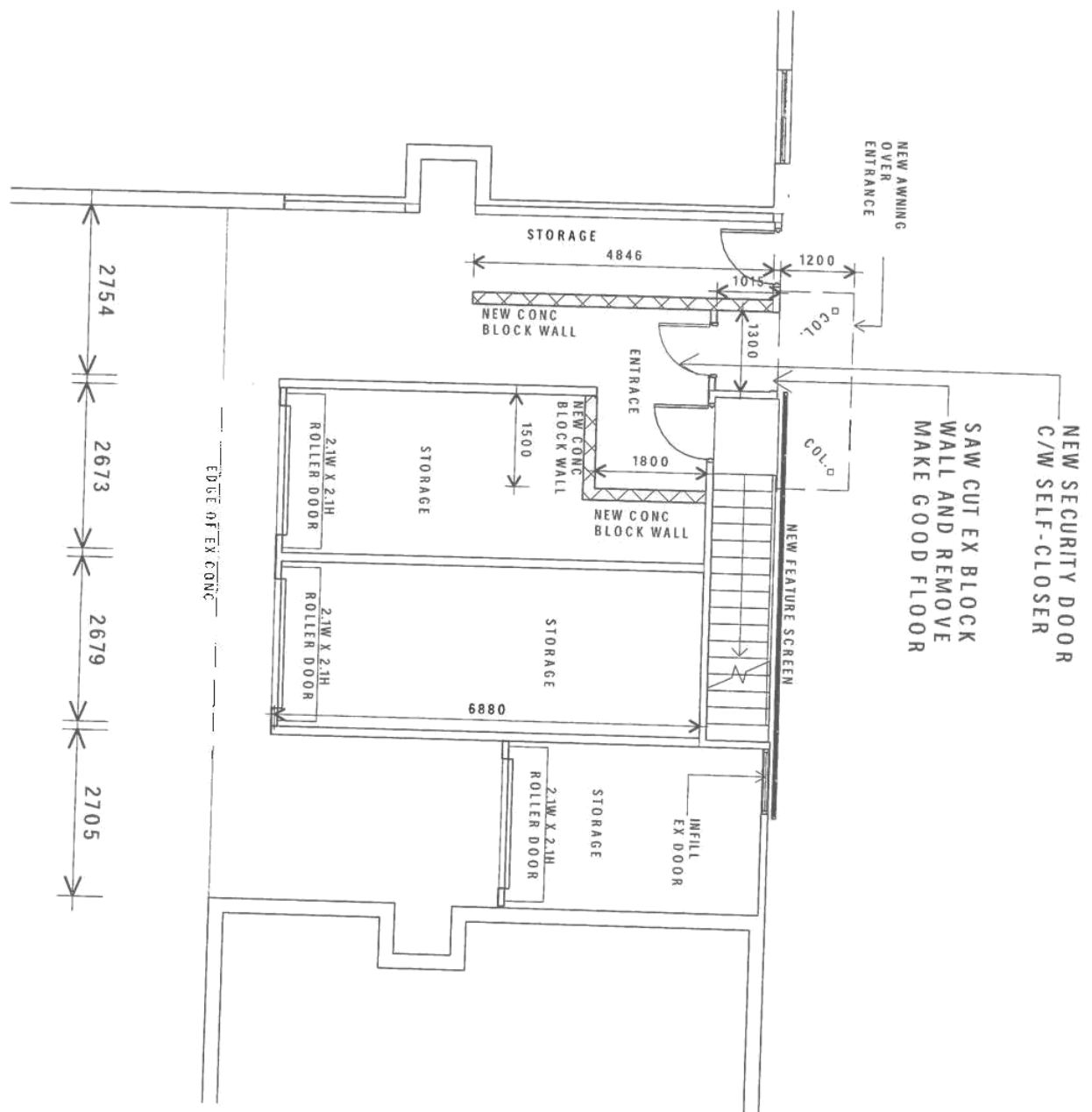


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The representation of roads or tracks is no evidence of right of way.
This map is not to be used as a site plan for making an application to council.





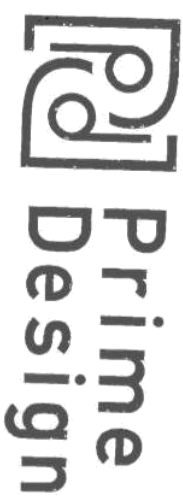
1:100



16-174
P1
10/8/16
2

PLANNING

NOTE: DO NOT SCALE OFF DRAWINGS



10 Goodman Court, Invermay Tasmania 7248,
p+ 03 6332 3790 f+ 03 63323798
info@primedesignatas.com.au primedesignatas.com.au

Project: PROPOSED MODIFICATION TO
SITE
16-18 LEONARD AVENUE,
MOONAH
Client name:
LAKE MAINTENANCE

Drawing: _____
SPRINGFIELD ENTRANCE FLOOR
PLAN

Drafted by: _____
Author _____

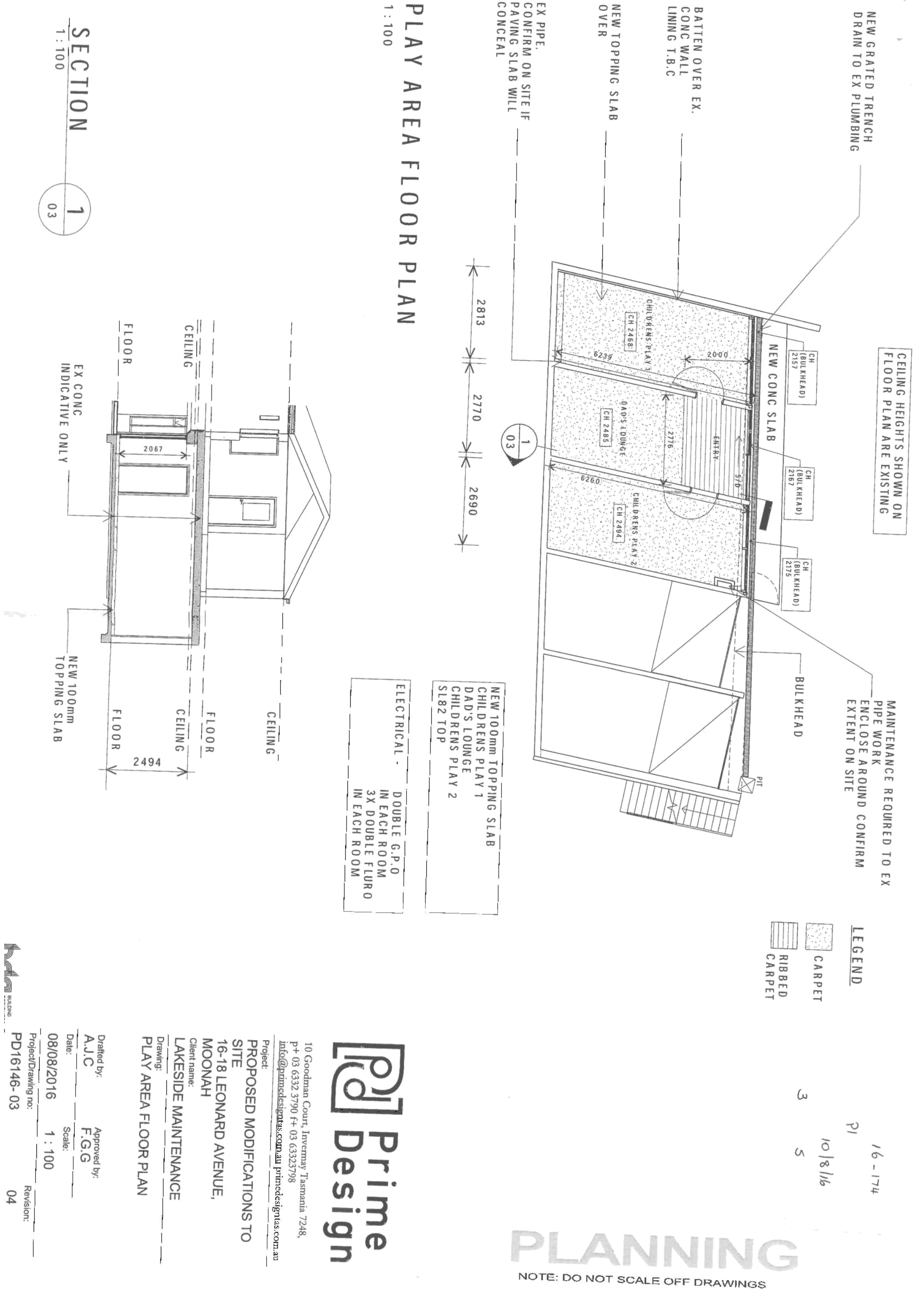
Approved by: _____
Approver _____

Date: _____ Scale: _____

08/08/2016 1:100  BUILDING DESIGNERS AUSTRALIA

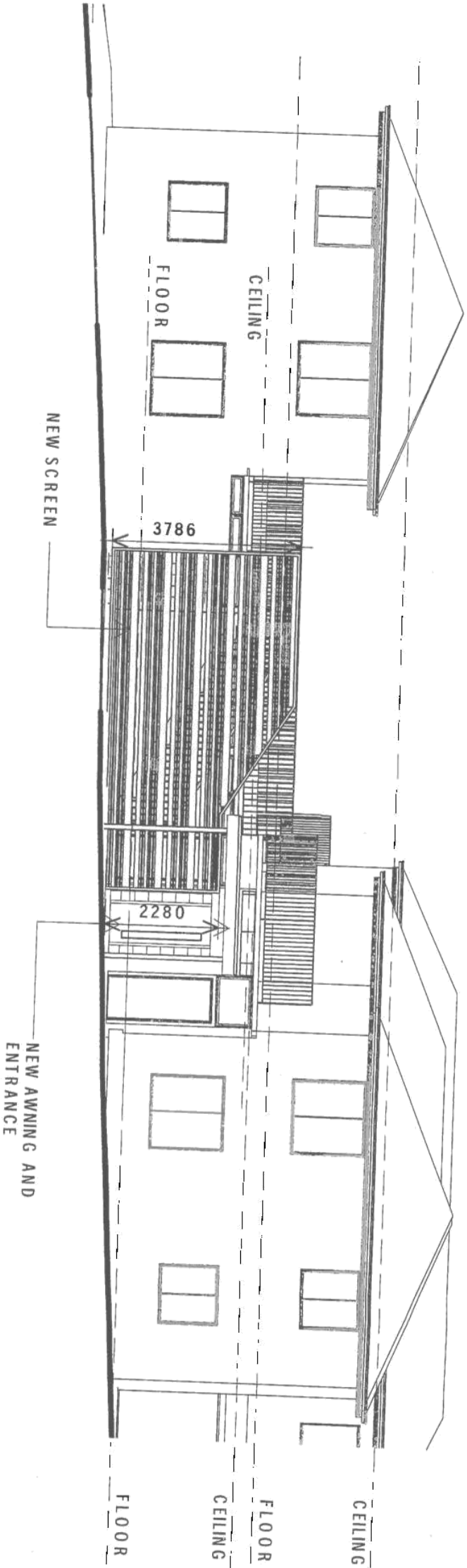
Project/Drawing no:

PD16146-02



SPRINGFIELD AVENUE ELEVATION

1 : 100

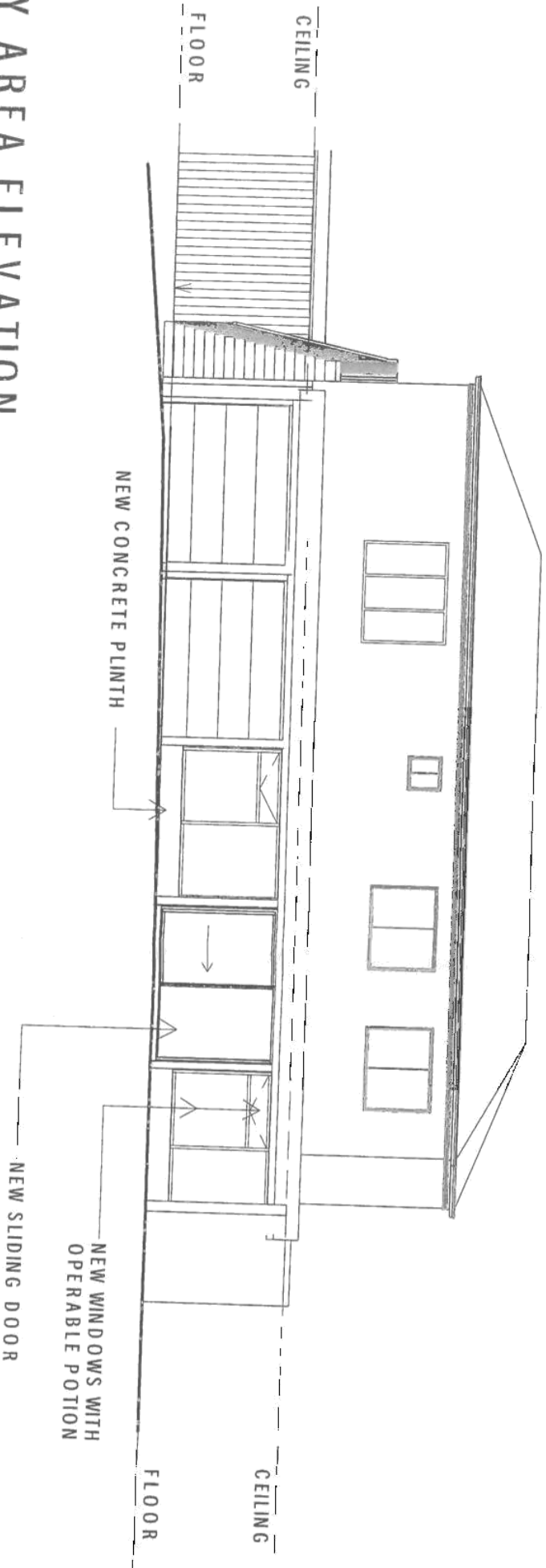


PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS

16-174
P1
10/8/16
4 5

PLAY AREA ELEVATION

1 : 100



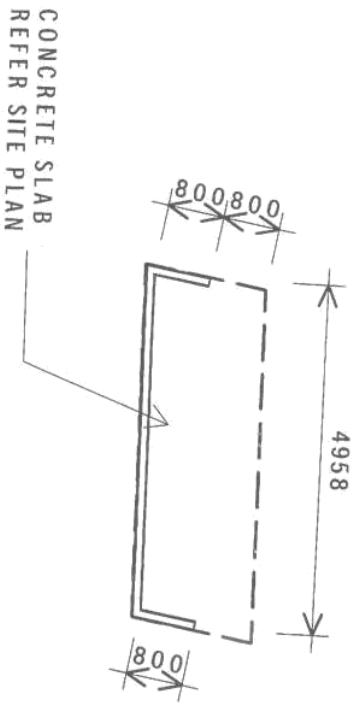
Prime Design

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info@primedesigntas.com.au primedesigntas.com.au

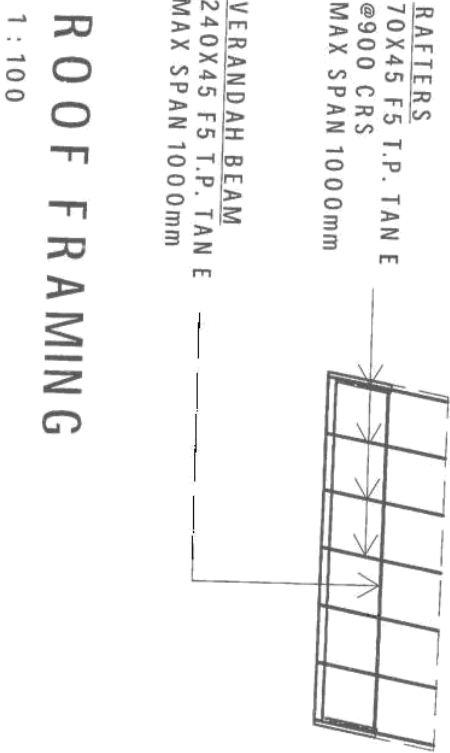
Project:
PROPOSED MODIFICATION TO
SITE
16-18 LEONARD AVENUE,
MOONAH
Client name:
LAKE MAINTENANCE

Drawing:
ELEVATIONS

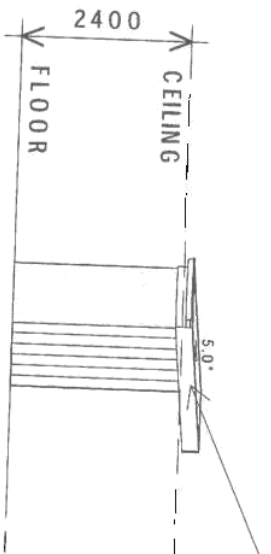
Drafted by: A.J.C. Approved by: F.G.G.
Date: 08/08/2016 Scale: 1 : 100
Project/Drawing no: PD16146-04 Revision: 04
bda BUILDING DESIGNERS AUSTRALIA



BBQ AREA
1 : 100



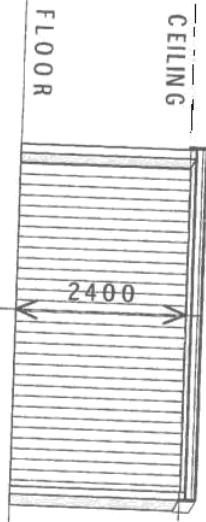
BBQ SHELTER EASTERN ELEVATION
1 : 100



FASCIA
COLORBOND FOLDED METAL
-GUTTER TO CLIENTS SPEC
-FASCIA TRIM ALL ROUND
INSTALLED IN ACCORDANCE
WITH THE MANUFACTURER'S
INSTRUCTIONS.
COLOUR TO BE SELECTED

P1
16-174
10/8/16
5 5

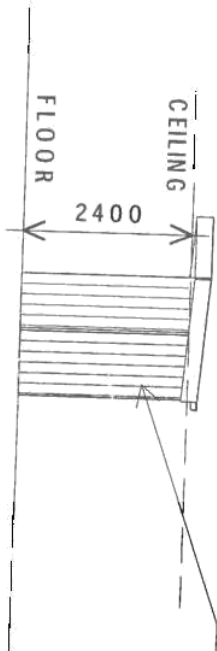
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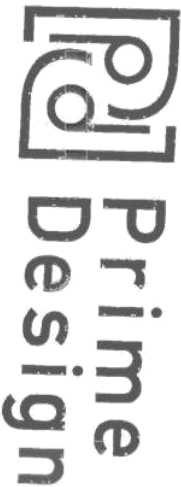
VERTICAL COLORBOND CLADDING
INTERNAL AND EXTERNAL INSTALL
AS PER MANUFACTURERS SPEC.
C/W FLASHING ALL ROUND

ROOF CLADDING
COLORBOND CUSTOM ORB
TO CLIENTS SPECS.

BBQ SHELTER WESTERN ELEVATION
1 : 100



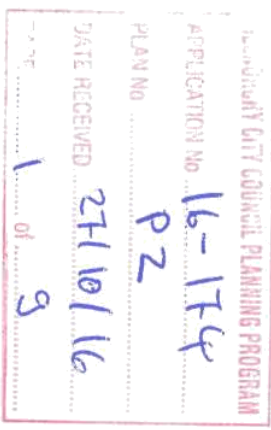
BBY SHELTER SOUTHERN ELEVATION
1 : 100



10 Goodman Court, Invermay Tasmania 7248,
P + 03 6332 3790 F+ 03 63323798
info@primedesigntas.com.au primedesigntas.com.au
Accredited building practitioner: Frank Gekus No CC246A

Project:	PROPOSED MODIFICATIONS TO SITE	Drawing:	BBQ AREA
Client name:	16-18 LEONARD AVENUE, MOONAH		
LAKESIDE MAINTENANCE			
Drafted By:	A.J.C	Approved By:	F.G.G
Date:	08/08/2016	Scale:	1 : 100
Project/Drawing No:	PD16146- 05	Revision:	

PLANNING
NOTE: DO NOT SCALE OFF DRAWINGS



D				
C				
B				
A				
Rev	Description	Details	Chk	Date
	ph: 0480 656 469 Email: j.rimall@petstpa.net.au Address: Po Box 128 Prospect Tasmania 7250			

**PROPOSED MODIFICATION TO SITE
16-18 LEONARD AVENUE
MOONAH**

PAVEMENT PLAN

PRIME DESIGN

DO NOT SCALE If in doubt ask for dimensions.

Surveyed	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	

Scales A1

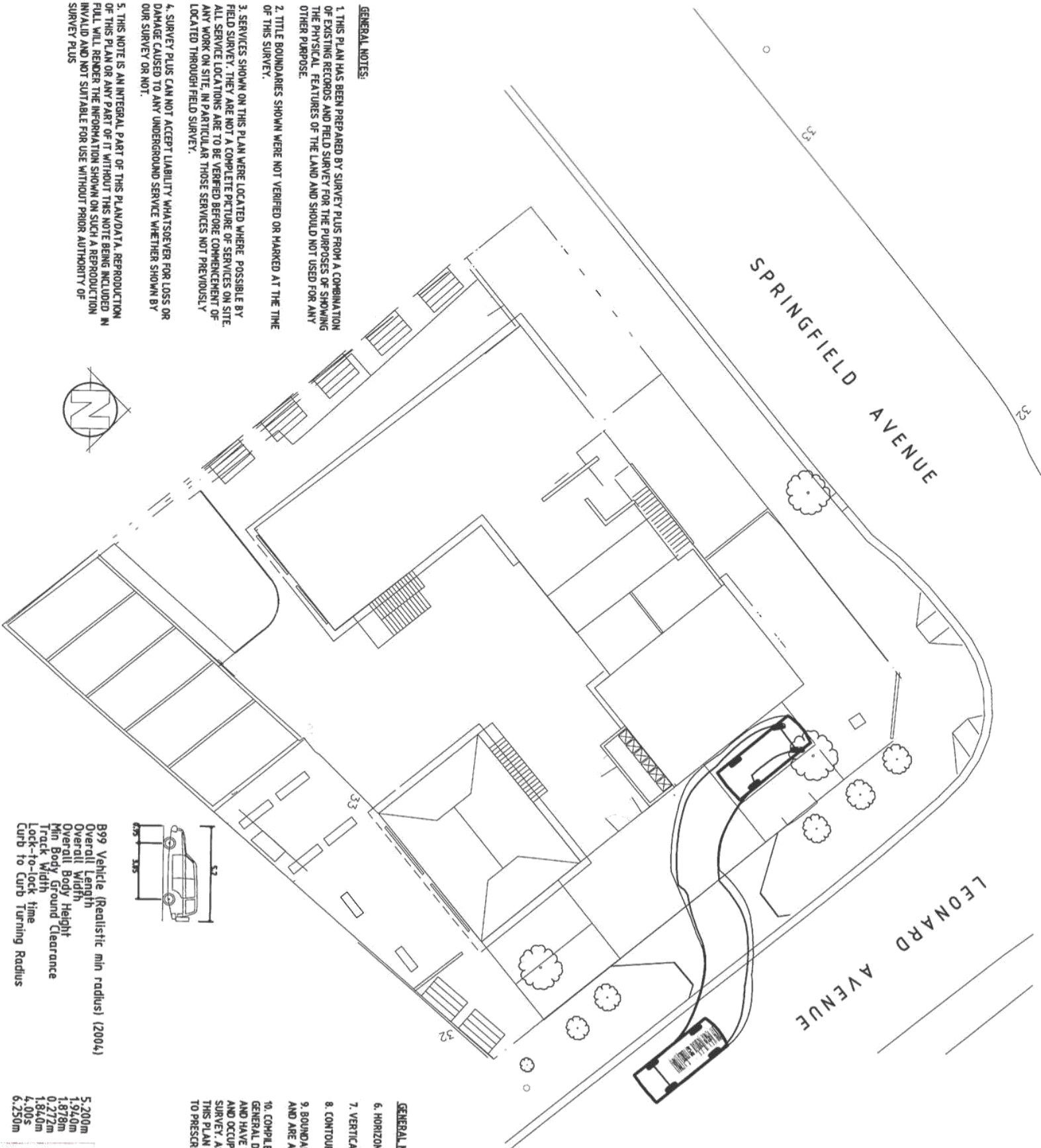
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Scale AS

16/17 TAS 001

CAD Path/Fac	Sheet	of	Sheets	Rev.
Pav Name	C01			A

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2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.

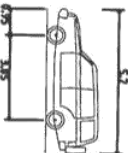
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B99 Vehicle (Realistic min radius) (2004)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.678m
Min Body Ground Clearance 0.272m
Track Width 1.840m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m



GENERAL NOTES CONT.

6. HORIZONTAL DATUM IS MGA (Map Grid Australia)

7. VERTICAL DATUM IS AND (Australian Height Datum)

8. CONTOUR INTERVAL IS 0.2 METRES. INDEX IS 10 METRES.

9. BOUNDARIES AND EASEMENTS ARE COMPILED ONLY FROM P 55654 AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

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GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION NO: 16-174

PLAN NO: P2

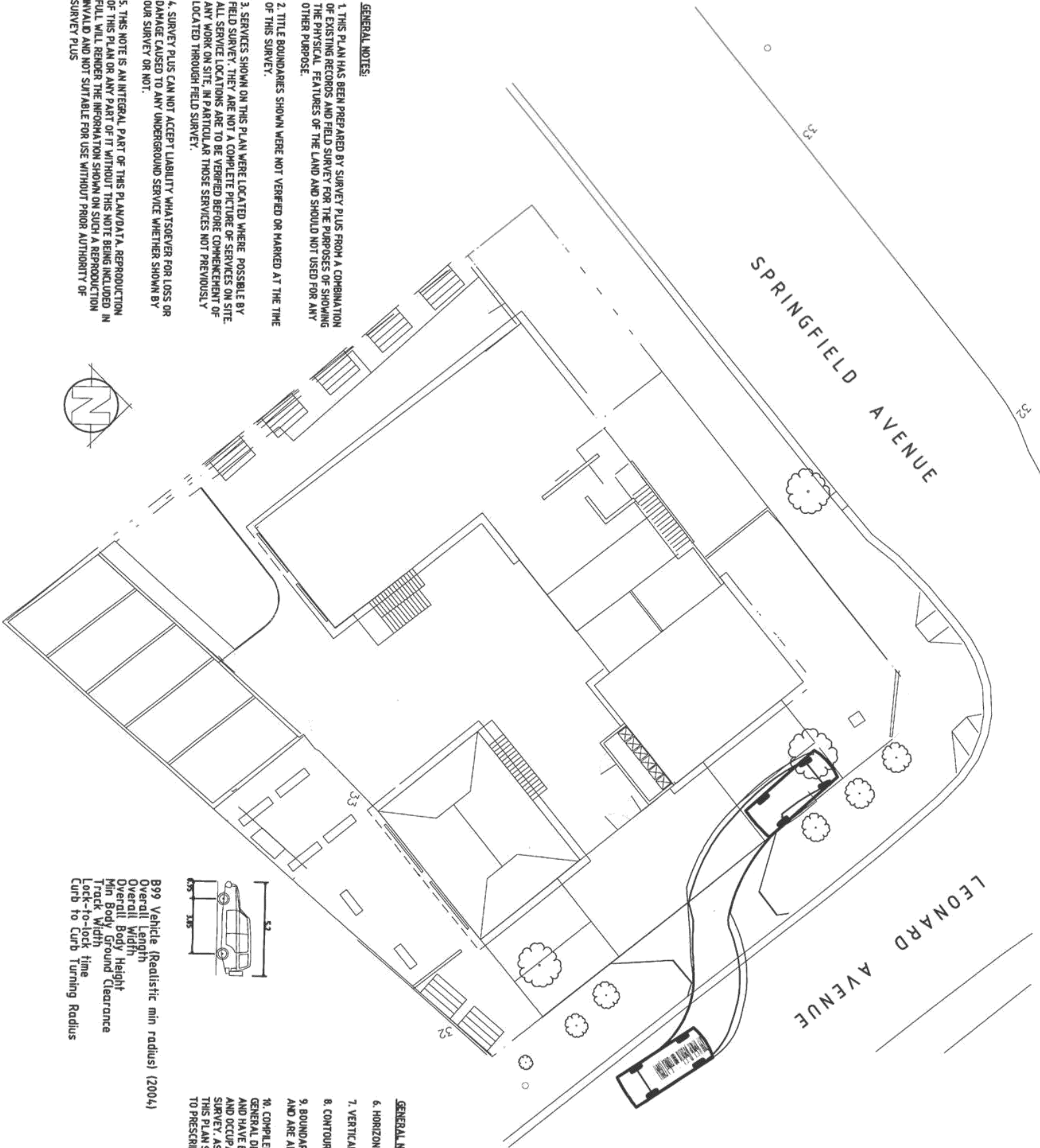
DATE RECEIVED: 27/10/16

2 of 9

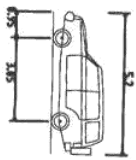


TURNING TEMPLATE				PRIME DESIGN			
INWARD MOVEMENT 1				DO NOT SCALE. If in doubt ask for dimensions.			
Surveyed	N/A	N/A	Checked	Designed	N/A	N/A	Approved
Drawn	N/A	N/A					
Scale	AS	1:250	Job No.	16/17	TAS	001	
CDP Path/Ver	Sheet	C02	of	Sheets	Rev.	A	
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PROPOSED MODIFICATION TO SITE
16-18 LEONARD AVENUE
MOONAH



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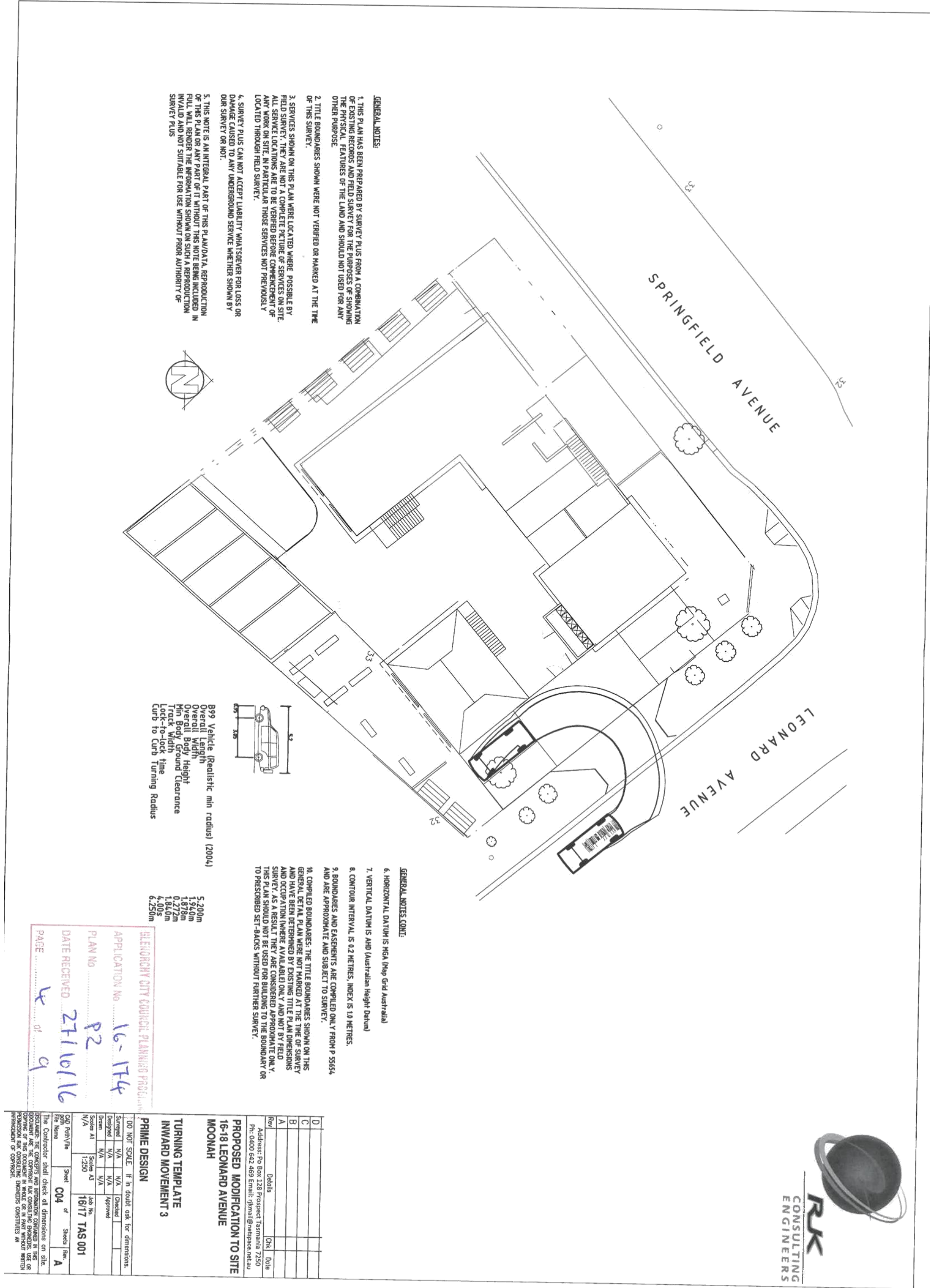
B99 Vehicle (Realistic min radius) (2004)
Overall Length 5.20m
Overall Width 1.94m
Overall Body Height 1.87m
Min Body Ground Clearance 0.27m
Track Width 1.84m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.25m

- GENERAL NOTES CONT:**
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GLENORCHY CITY COUNCIL PLANNING
APPLICATION NO 16-174
PLAN NO P2
DATE RECEIVED 27/10/16
PAGE 3 of 9

TURNING TEMPLATE			
INWARD MOVEMENT 2			
PRIME DESIGN			
DO NOT SCALE. If in doubt ask for dimensions.			
Surge	N/A	N/A	Checked
Designed	N/A	N/A	Approved
Drawn	N/A	N/A	
Scale A1	1:250	Scale A3	1:250
Job No.	16/17 TAS 001		
CD Path/Title	Sheet	C03	Sheet Rev. A
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7. VERTICAL DATUM IS AHD (Australian Height Datum)

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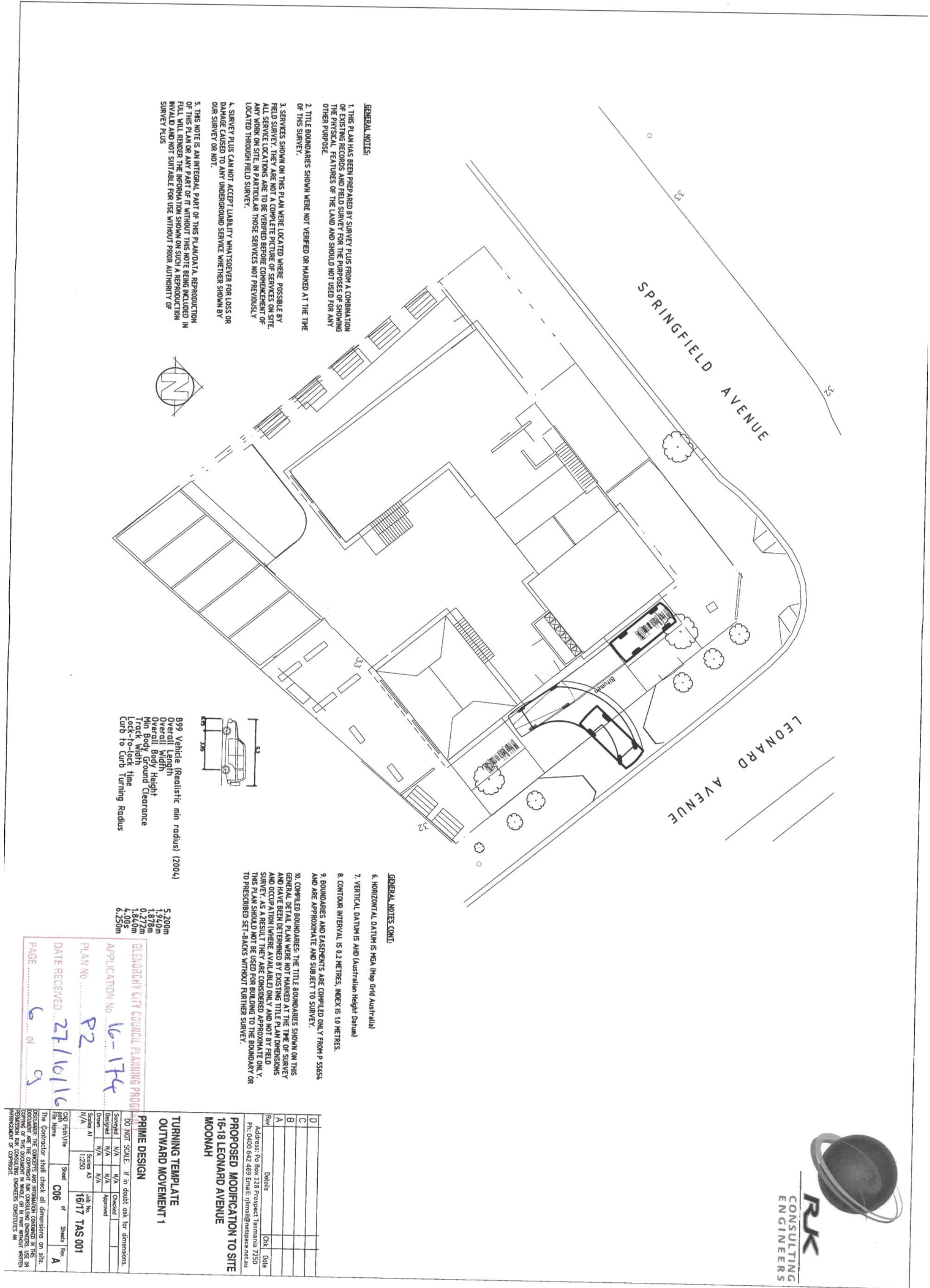
PROPOSED MODIFICATION TO SITE
16-18 LEONARD AVENUE
MOONAH

TURNING TEMPLATE INWARD MOVEMENT 4

PRIME DESIGN					
DO NOT SCALE. If in doubt ask for dimensions.					
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Designed	N/A	N/A	Approved		
Drawn	N/A	N/A			
Scale A1					
Scale AJ					
	1:250				
			Job No.		
			16/17 TAS 001		

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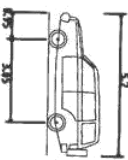




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B99 Vehicle (Realistic min radius) (2004)
Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.846m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.250m



- GENERAL NOTES CONT:**
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 7. VERTICAL DATUM IS AHD (Australian Height Datum)
 8. CONTOUR INTERVAL IS 0.2 METRES, INDEX IS 10 METRES.
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5.200m
1.940m
1.878m
0.272m
1.846m
4.00s
6.250m
MOONAH CITY COUNCIL PLANNING PROGRAM
APPLICATION NO 16-174
PLAN NO P2
DATE RECEIVED 27/10/16
PAGE 7 of 9



Rev	Details	Chk	Date
D			
C			
B			
A			

Address: PO Box 128 Prospect Tasmania 7250
Ph: 0400 642 469 Email: rkmail@rketpac.net.au

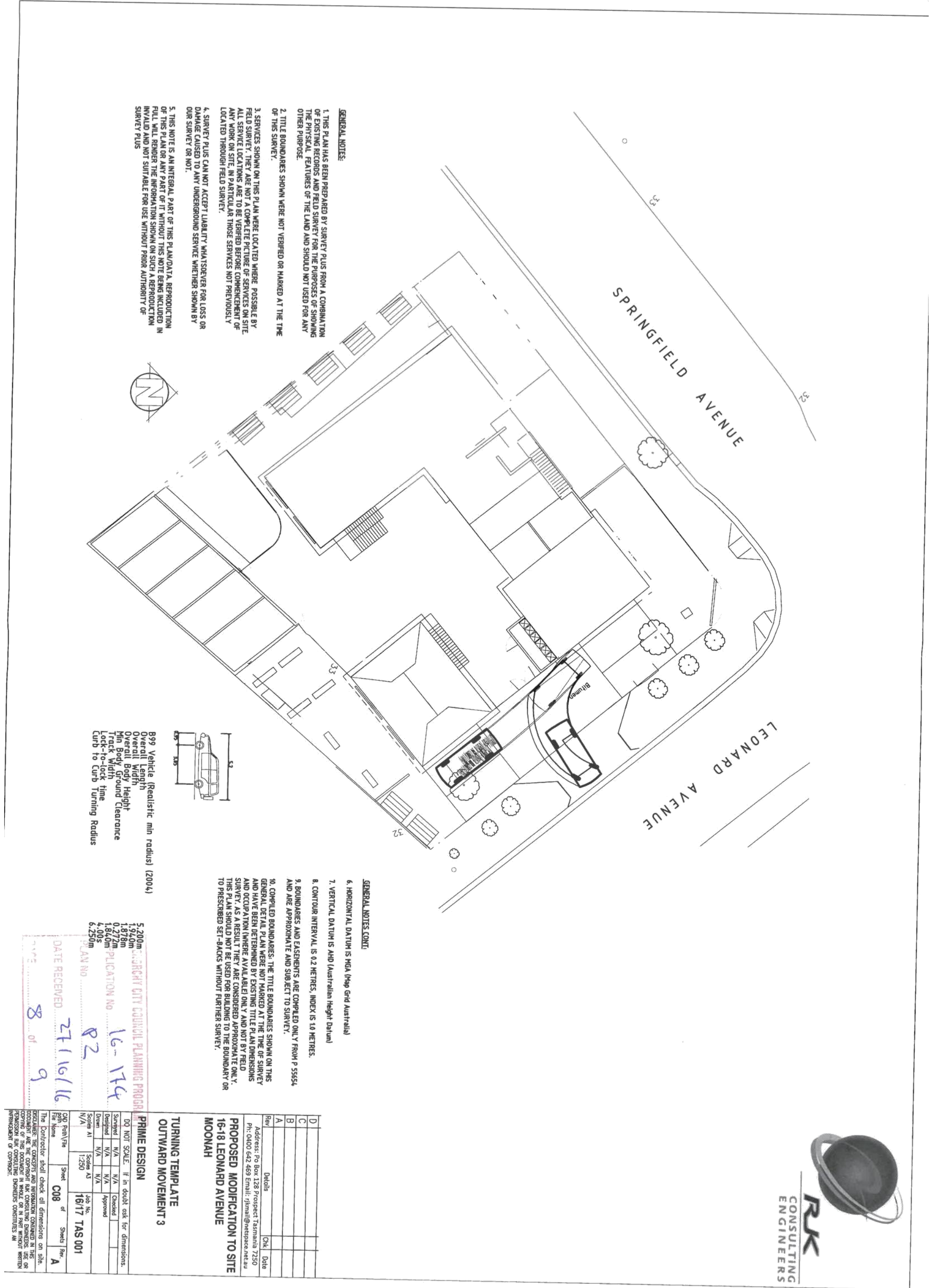
PROPOSED MODIFICATION TO SITE
16-18 LEONARD AVENUE
MOONAH

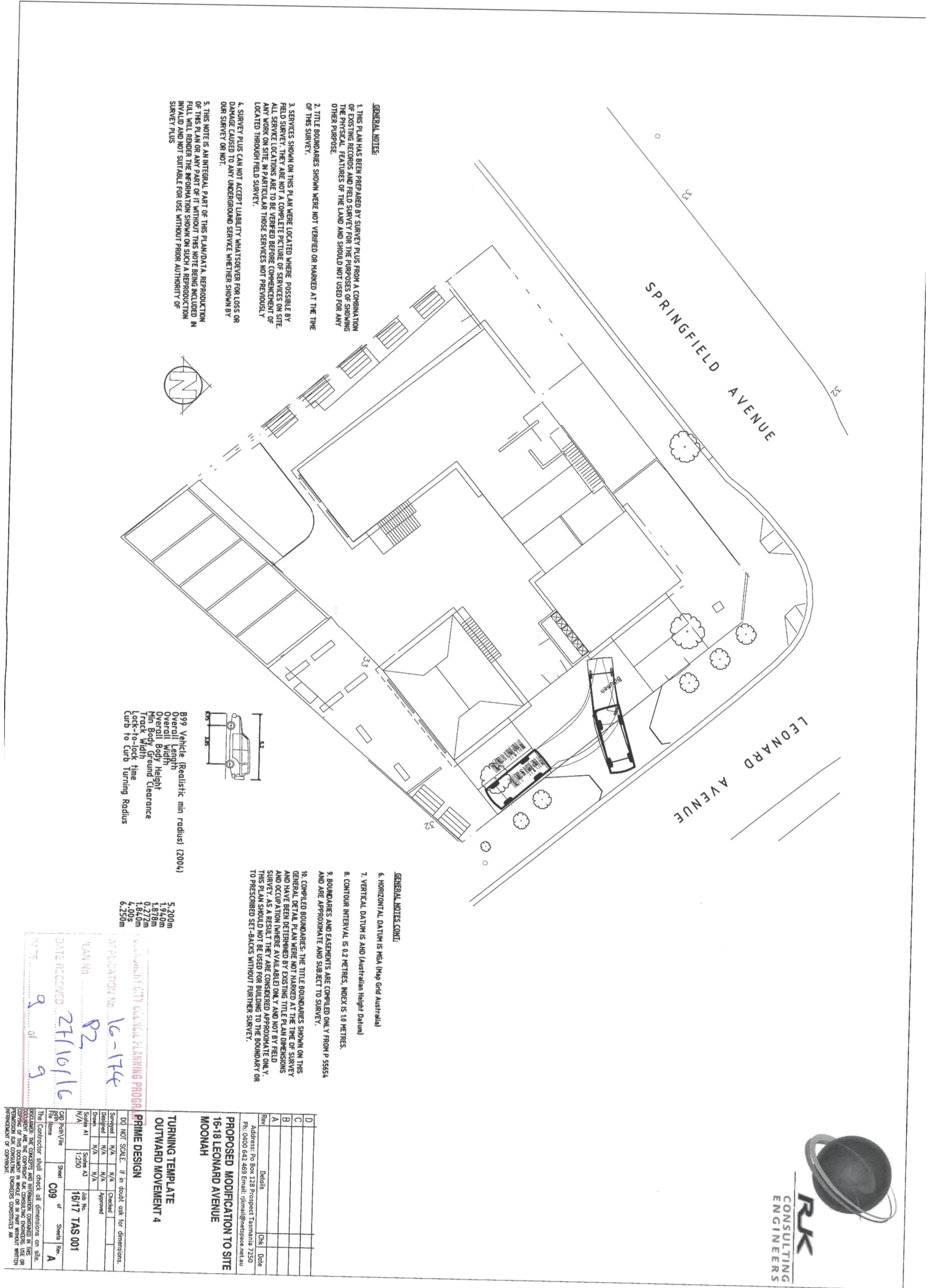
TURNING TEMPLATE
OUTWARD MOVEMENT 2

PRIME DESIGN

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	N/A	N/A	N/A	N/A	N/A	16/17 TAS 001	C07	A

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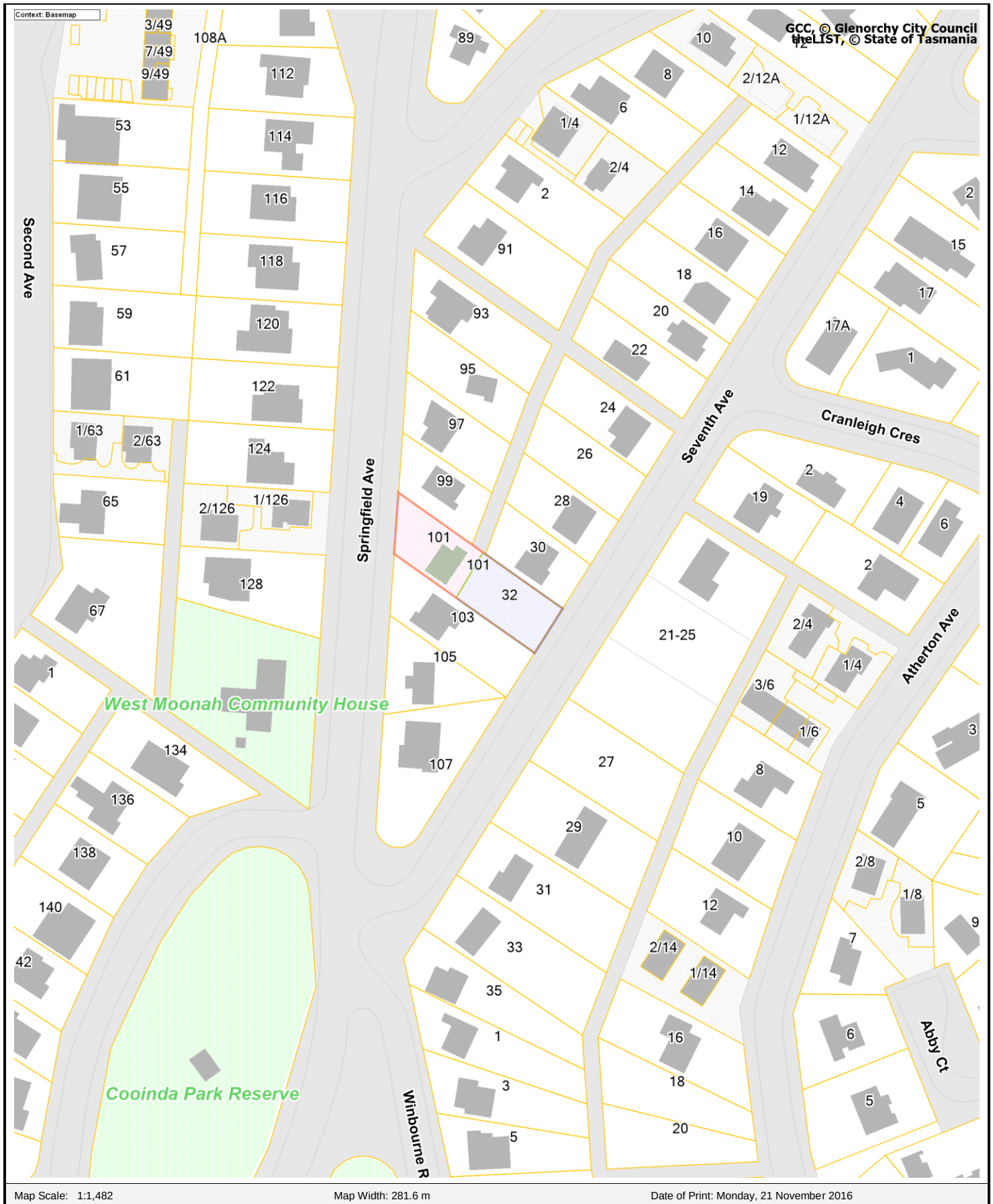






Submission to Planning Authority Notice

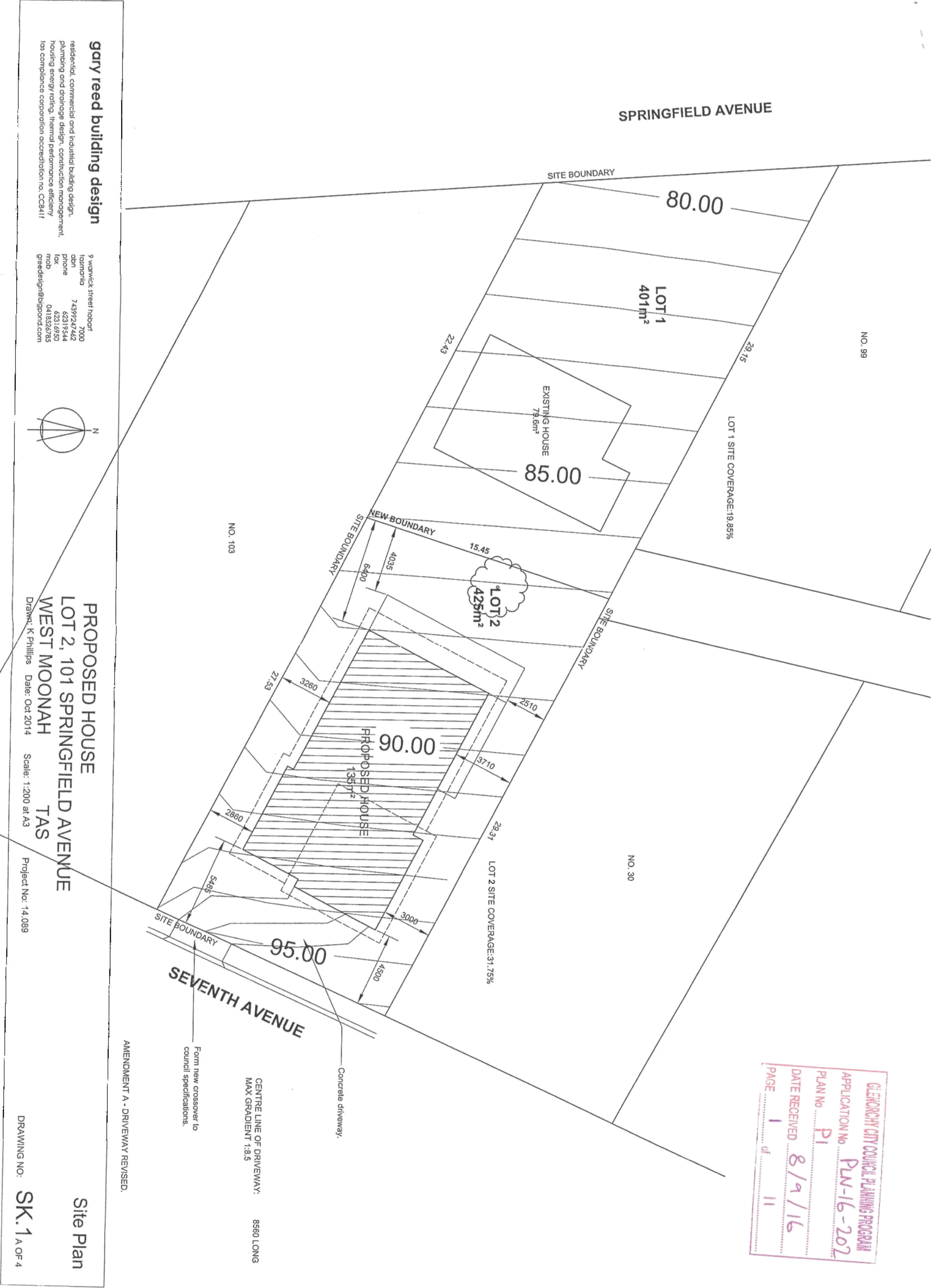
Council Planning Permit No.	PLN-16-174	Council notice date	11/10/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01500-GCC	Date of response	19 Oct 2016
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	U1/16-18 LEONARD AVE, MOONAH	Property ID (PID)	7328973
Description of development	Alterations & Additions (Units 1-9)		
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			
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

101 Springfield Avenue, West Moonah (32 Seventh Avenue, West Hobart)

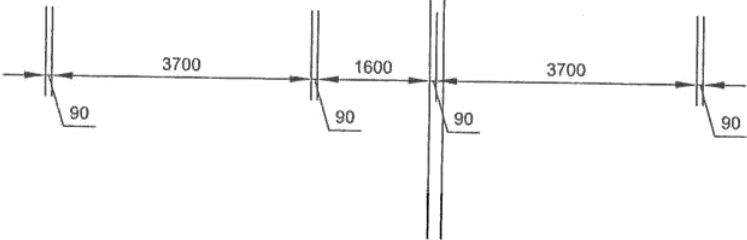
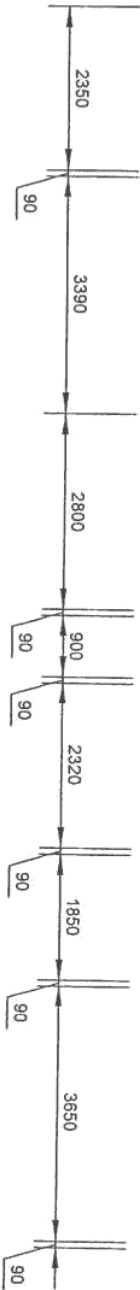
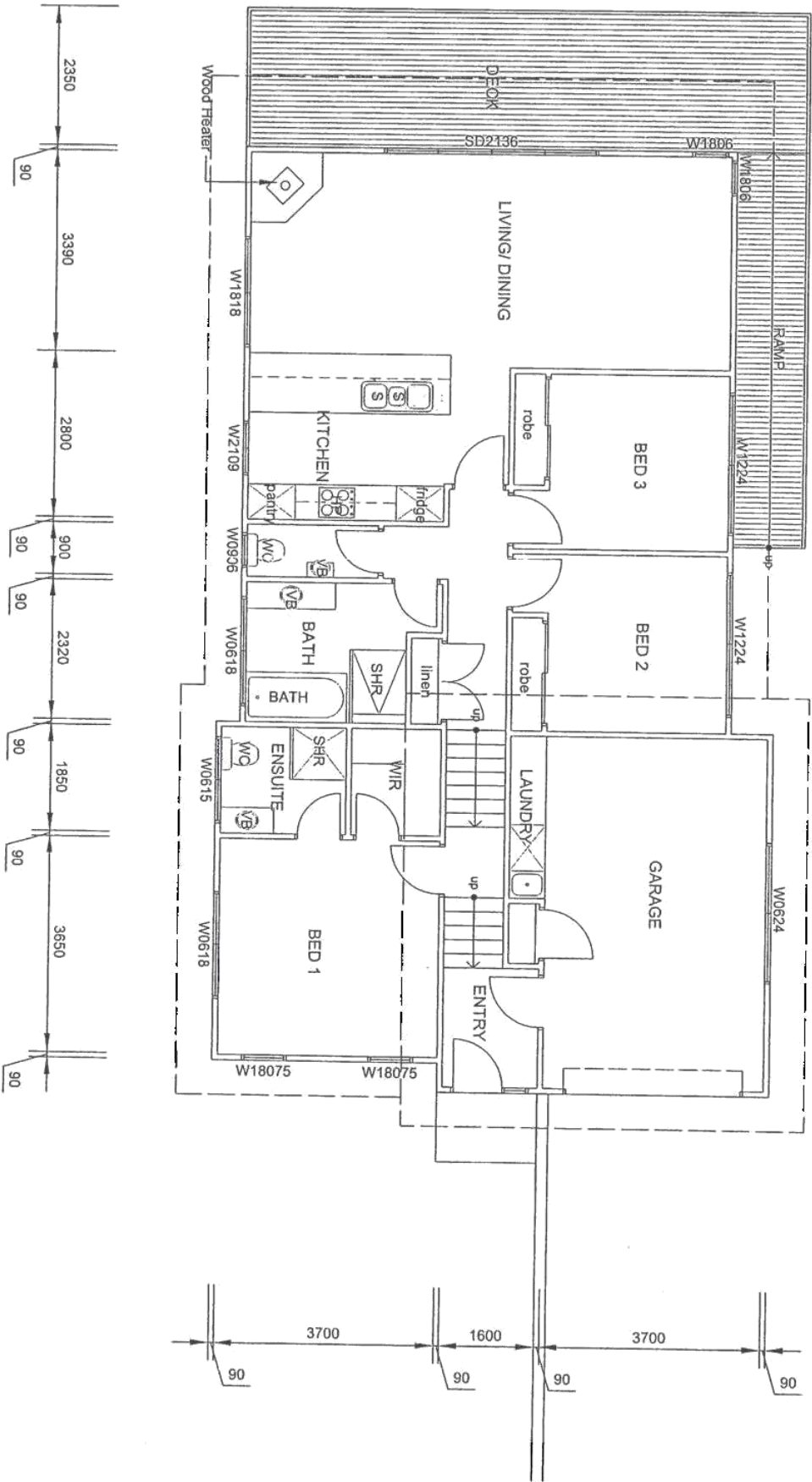
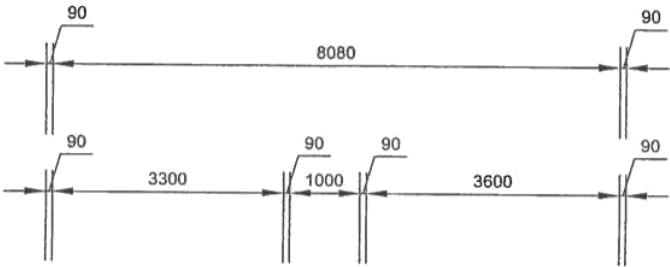
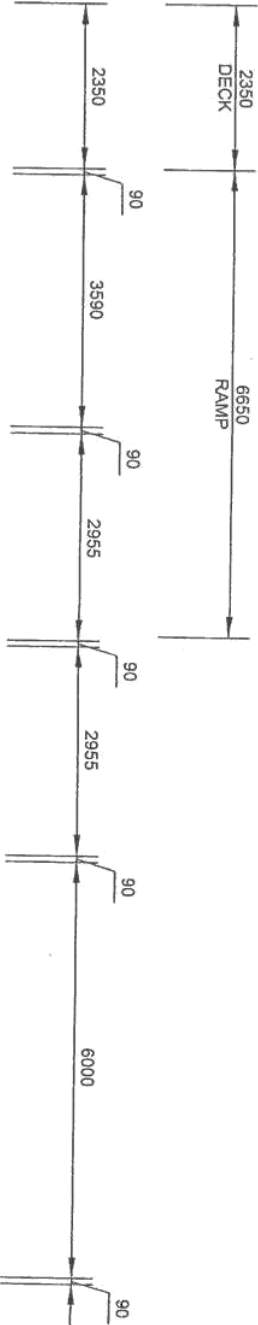


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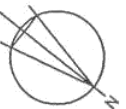
GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. **PLAN-16-202**
PLAN No. **P1**
DATE RECEIVED **8/9/16**
PAGE **2** of **11**



gary reed building design

residential, commercial and industrial building design,
plumbing and drainage design, construction management,
housing energy rating, thermal performance efficiency
tas compliance corporation accreditation no. CC8411

9 warwick street hobart
tasmania 7000
obn 74399247462
phone 62319544
fax 041856785
mob 041856785
greedesign@bigpond.com



PROPOSED HOUSE

LOT 2, 101 SPRINGFIELD AVE

WEST MOONAH

TAS

Drawn: K Phillips Date: Oct 2014

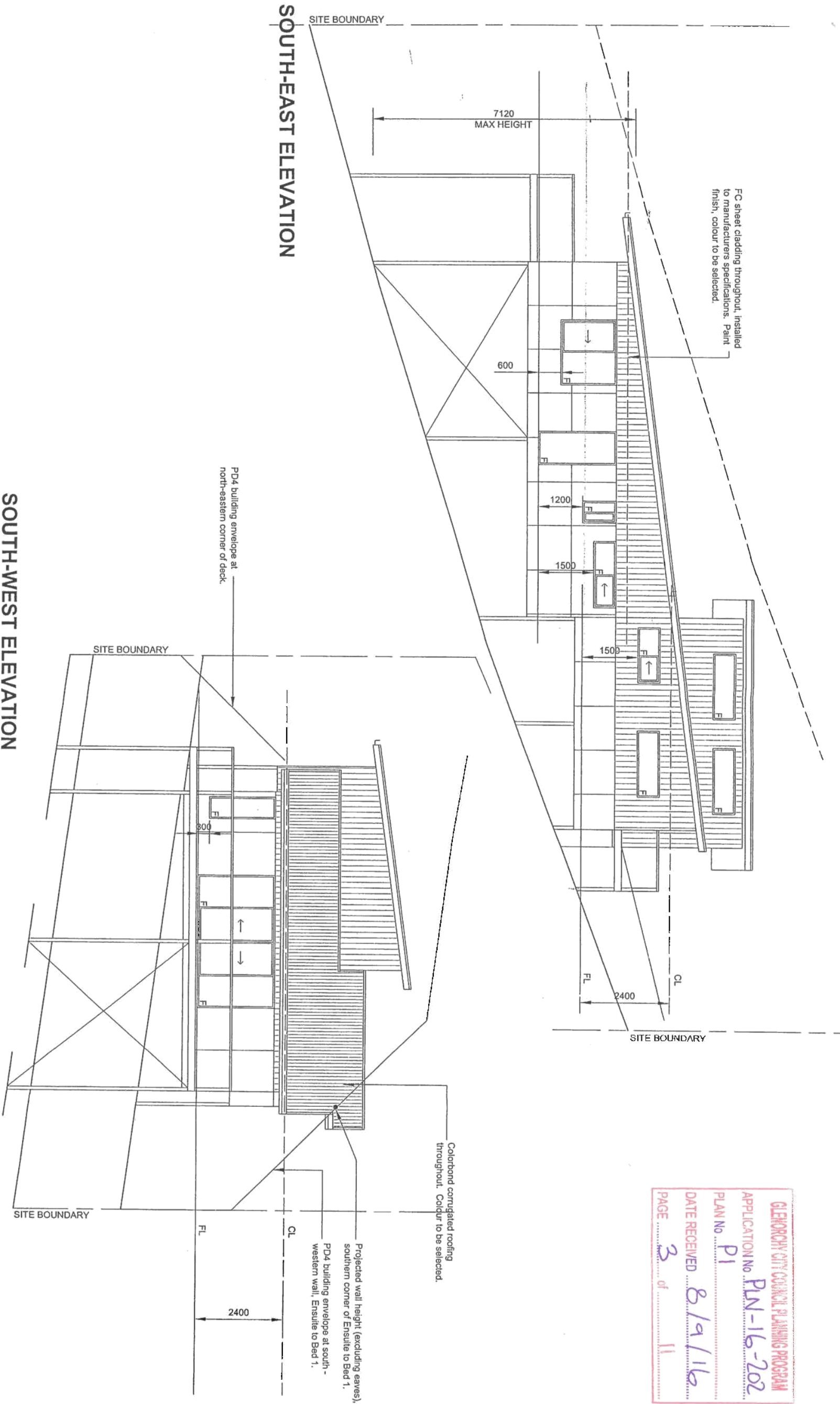
Scale: 1:100 at A3

Project No: 14.089

Floor Plan

DRAWING NO:

SK.2 OF 4



GLENORCHY CITY COUNCIL PLANNING PROGRAM
APPLICATION No. **PN-16-202**
PLAN No. **P1**
DATE RECEIVED **8/9/16**
PAGE **3** of **11**

gary reed building design

residential, commercial and industrial building design,
plumbing and drainage design, construction management,
housing energy rating, thermal performance efficiency
tas compliance corporation accreditation no. CC8411

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greedesign@bigpond.com

PROPOSED HOUSE

LOT 2, 101 SPRINGFIELD AVE

WEST MOONAH

TAS

Drawn: K. Phillips

Date: Oct 2014

Scale: 1:100 at A3

Project No: 14.089

Elevations 1

DRAWING NO:

SK.3 OF 4



DRAWING NO: SK.4 OF 4

gary reed building design

residential, commercial and industrial building design,
plumbing and drainage design, construction management,
housing energy rating, thermal performance efficiency,
lot compliance corporation accreditation no. CC8411

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PROPOSED HOUSE

LOT 2, 101 SPRINGFIELD AVENUE

WEST MOONAH TAS

Drawn: K Phillips Date: Oct 2014

Scale: 1:200 at A3

Project No: 14.089

DRAWING NO:

SK.1 A OF 4

Site Plan

AMENDMENT A - DRIVEWAY REVISED.

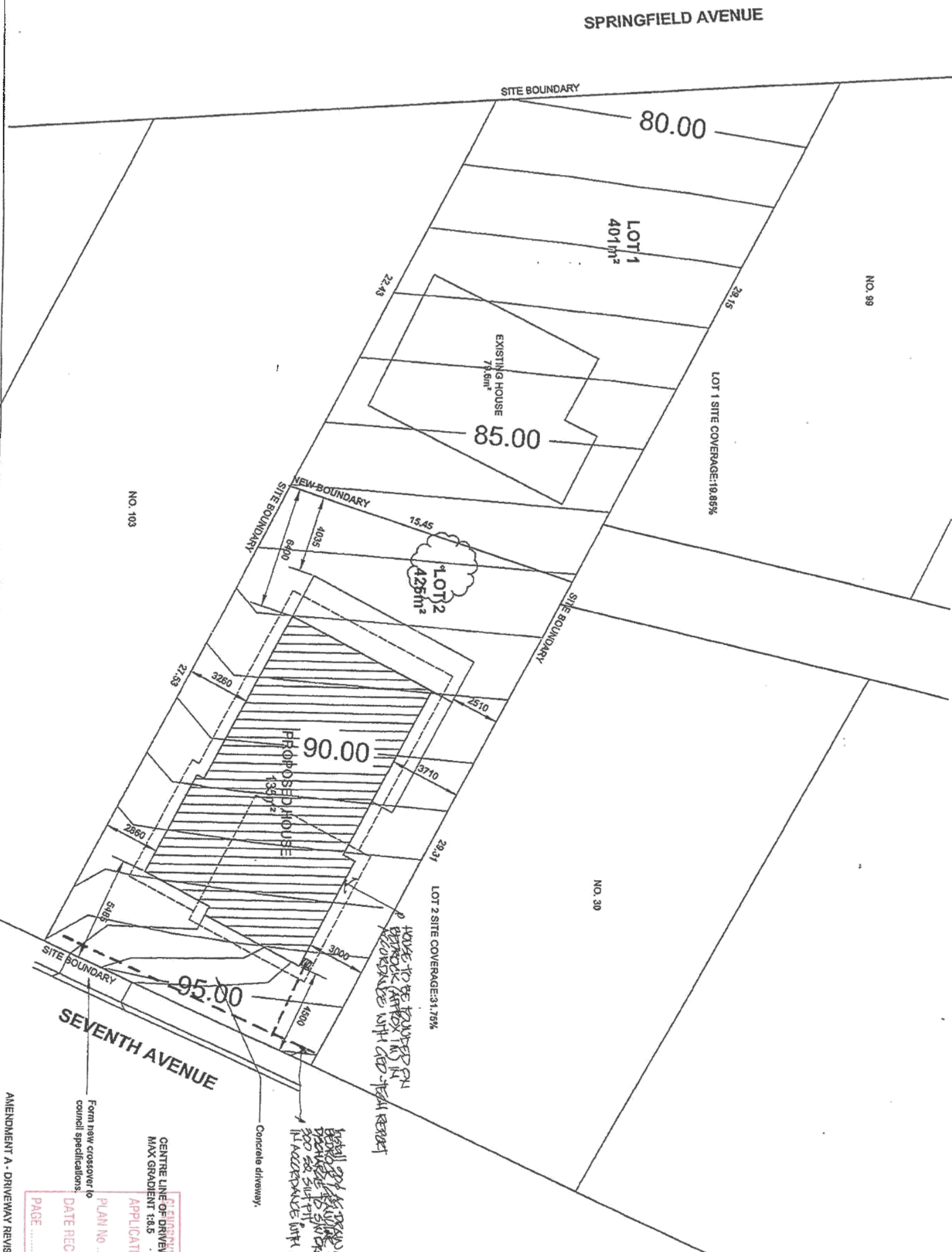
CENTRE LINE OF DRIVEWAY: 6560 LONG	
MAX GRADIENT 13.5	
APPLICATION NO.	16-265
PLAN NO.	P3
DATE RECEIVED	14/10/16
PAGE	1 of 1

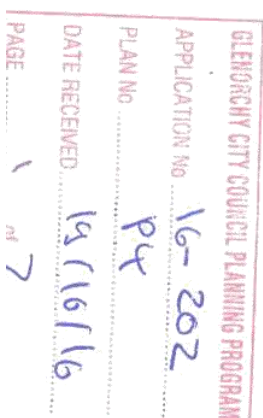
Form new crossover to
council specifications

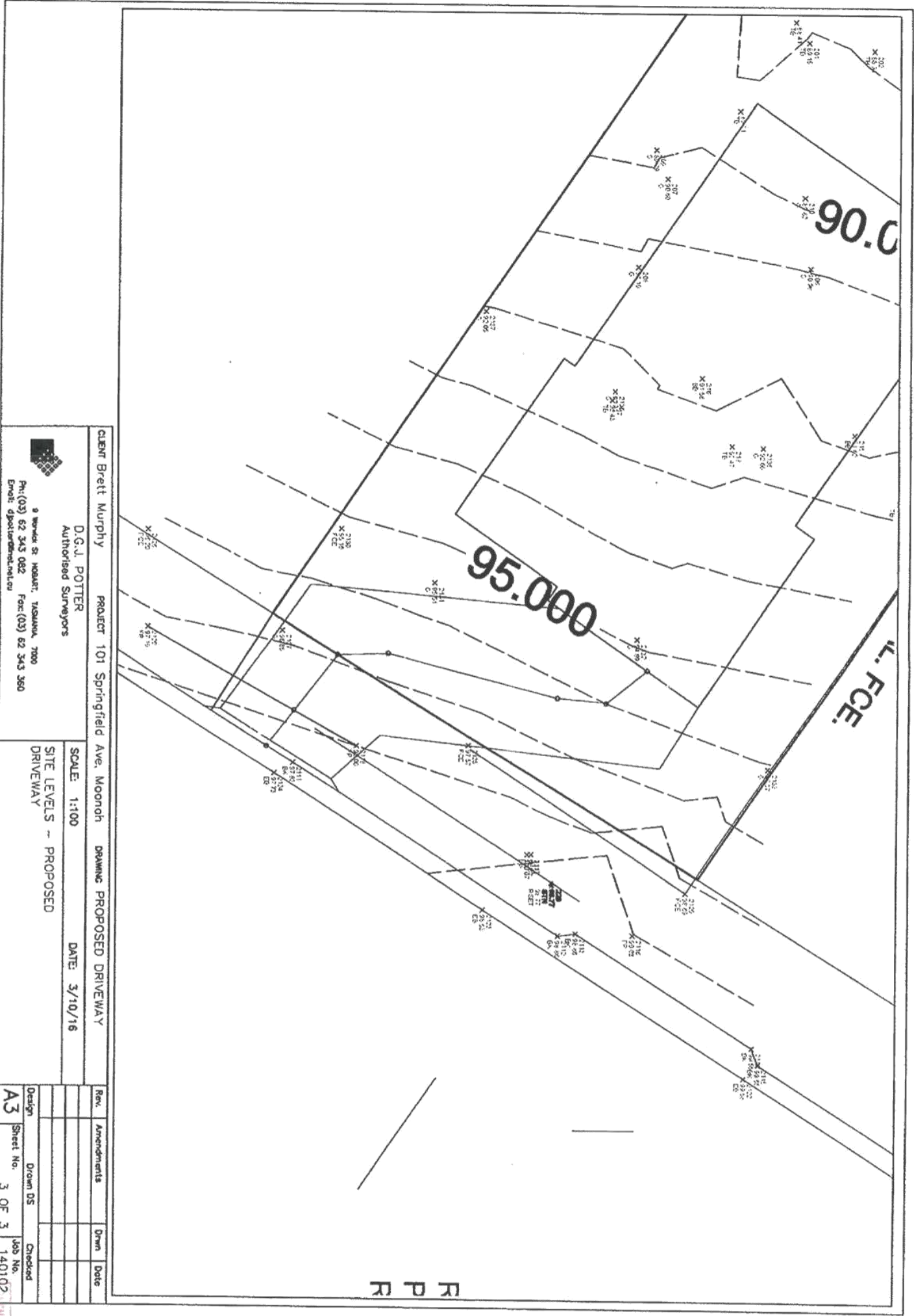
Concrete driveway.

Retain and replace 500mm
drainage to 500mm
500mm 500mm
It accords with 400mm kerb

HOUSE TO BE TOWER ON
PLOT AREA APPROX 100m²
ACCORDANCE WITH 400mm KERB







GLENORCHY CITY COUNCIL PLANNING PROGRAM

APPLICATION No. 16-202

PLAN No. 14

DATE RECEIVED 19/10/16

PAGE 2 of 2



Submission to Planning Authority Notice

Council Planning Permit No.	16-202	Council notice date	16/09/2016
TasWater details			
TasWater Reference No.	TWDA 2016/01348-GCC	Date of response	20/09/2016
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	101 SPRINGFIELD AVE, WEST MOONAH	Property ID (PID)	5446909
Description of development	new dwelling		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Gary Reed Building Design	SITE PLAN/SK.1	--	Oct 2014
Conditions			
Pursuant to the <i>Water and Sewerage Industry Act 2008 (TAS)</i> Section 56P(1) TasWater does not object to the proposed development and no conditions are imposed.			
Advice			
Nil.			
Declaration			
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.			
Authorised by			
 Jason Taylor Development Assessment Manager			
TasWater Contact Details			
Phone	13 6992	Email	development@taswater.com.au
Mail	GPO Box 1393 Hobart TAS 7001	Web	www.taswater.com.au