

GLENORCHY PLANNING AUTHORITY

ATTACHMENTS

MONDAY, 30 JANUARY 2017



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PLANNING

- 5. Proposed Use and Development - Partial Change for the Use of Vehicle Storage (Storage) and Motor Vehicle Sales (Bulky Goods Sales) in Addition to Warehouse (Storage) and Motor Repairs (Service Industry) Relying on Performance Criteria for Parking and Access - 82-86 Gormanston Road, Moonah**
 - 1: Attachment - 82-86 Gormanston Road, Moonah2

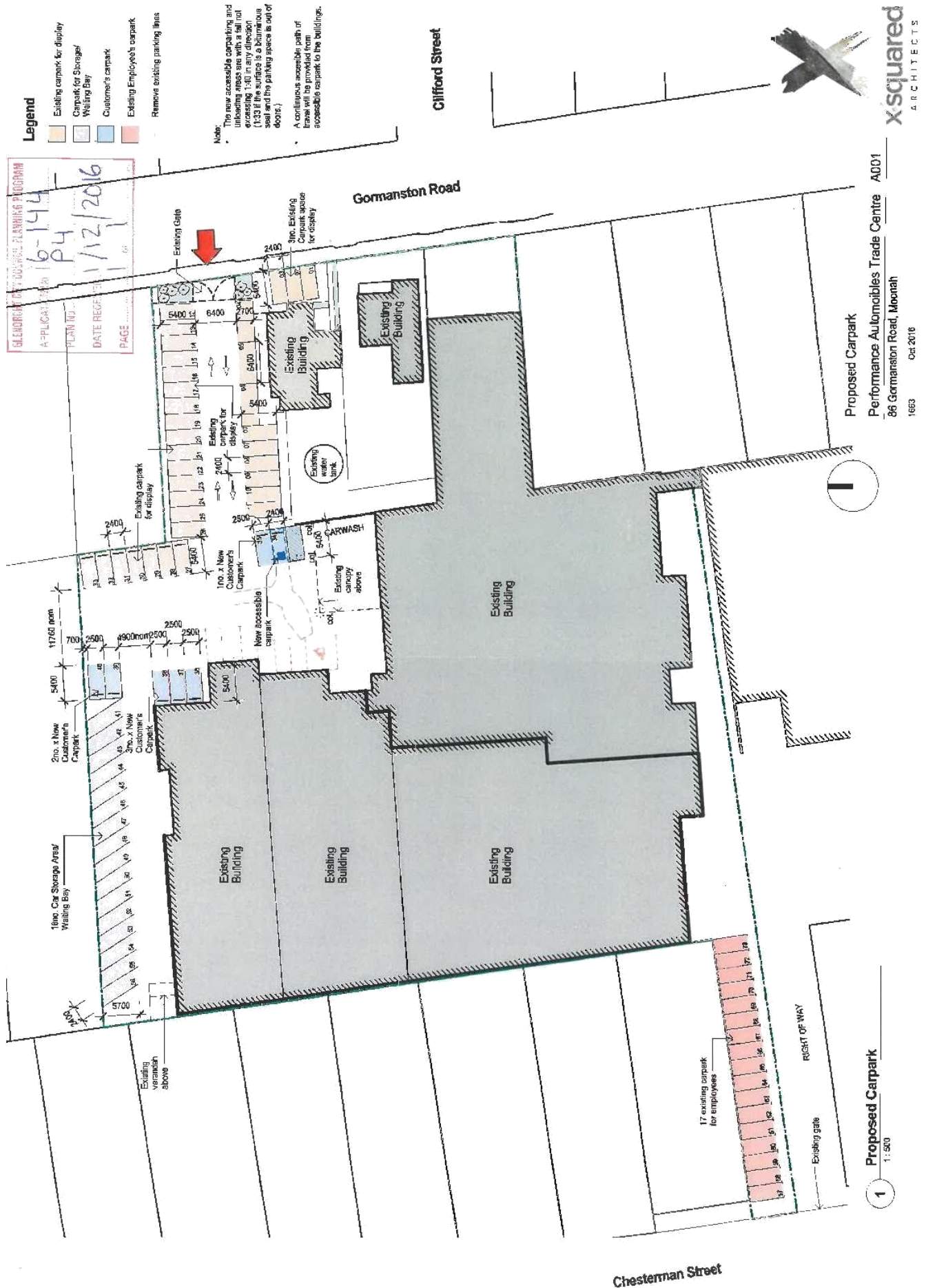
- 6. Proposed Use and Development - Sign on a Heritage Listed Site - 518 Main Road, Montrose**
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- 7. Proposed Use and Development - Works to the Forecourt, including Landscaping subject to the Glenorchy Activity Centre Urban Design - 4 Terry Street, Glenorchy**
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82-86 Gormanston Road, Moonah

Item:







Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-144		Council notice date	8/07/2016
TasWater details				
TasWater Reference No.	TWDA 2016/00952-GCC		Date of response	12/07/2016
TasWater Contact	David Boyle	Phone No.	6345 6323	
Response issued to				
Council name	GLENORCHY CITY COUNCIL			
Contact details	gccmail@gcc.tas.gov.au			
Development details				
Address	82-86 GORMANSTON RD, MOONAH		Property ID (PID)	3357734
Description of development	Change of Use from Warehouse to Motor Vehicle Sales (Retrospective)			
Schedule of drawings/documents				
Prepared by	Drawing/document No.		Revision No.	Date of Issue
X Squared Achitechs Pty Ltd	1125 A101			Nov 2011
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: CONNECTIONS, METERING & BACKFLOW 1. A suitably sized water supply with metered connection / sewerage system and connection for this 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 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 and Consent to Register a Legal Document 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: 1. \$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 information regarding headworks, further assessment fees and other miscellaneous fees, please visit
<http://www.taswater.com.au/Development/Fees---Charges>

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.

TRADE WASTE

1. 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.
2. 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:
 - a) Schematic drawings and specification (including the size and type) of any proposed pre-treatment device and drainage design; and
 - b) Location of an accessible sampling point for sampling discharge.
 - c) At the time of submitting the Certificate for Certifiable Work (Building and/or Plumbing) a Trade Waste Application form is required.
 - d) The application forms are available at <http://www.taswater.com.au/Customers/Liquid-Trade-Waste/Commercial>.

Declaration

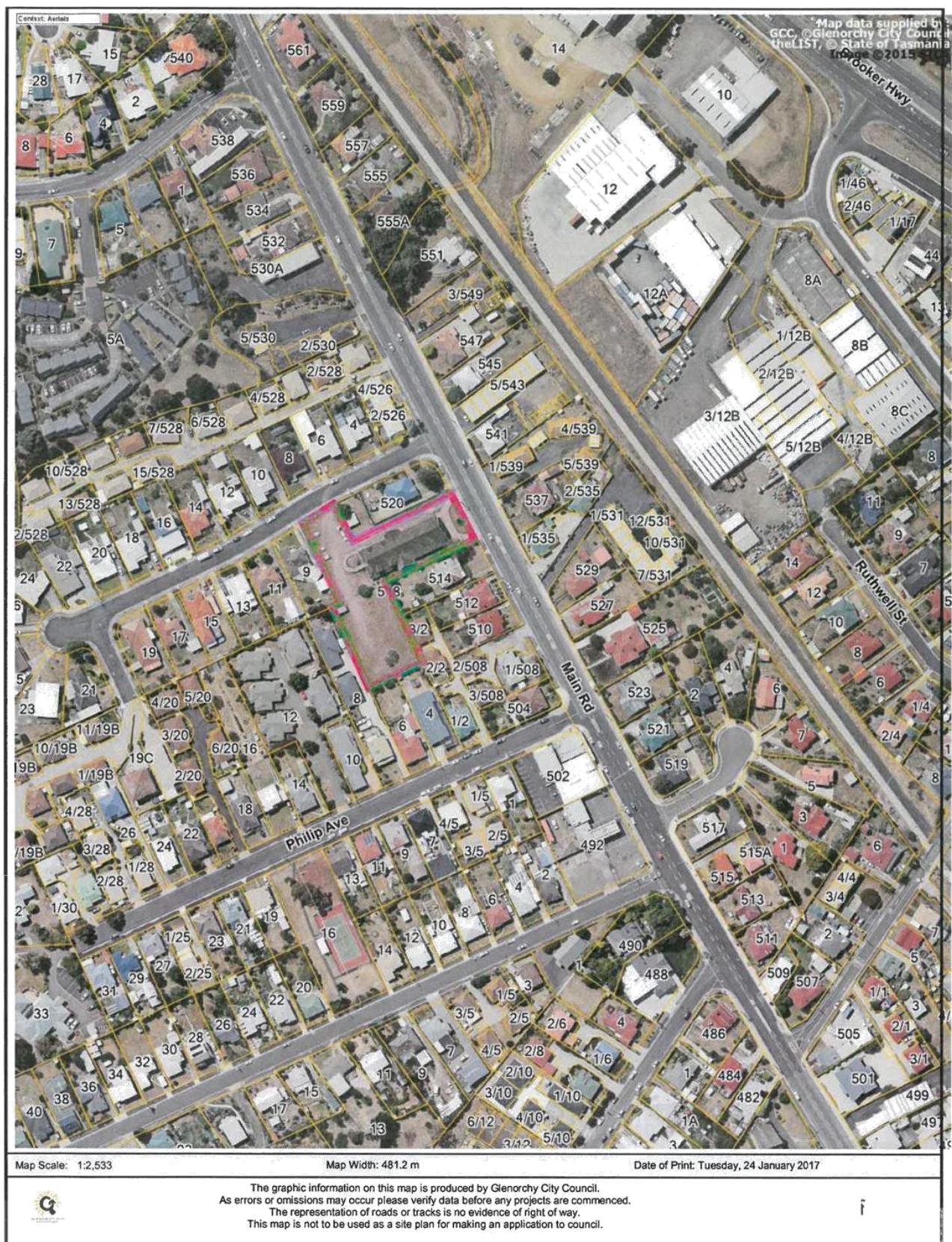
The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

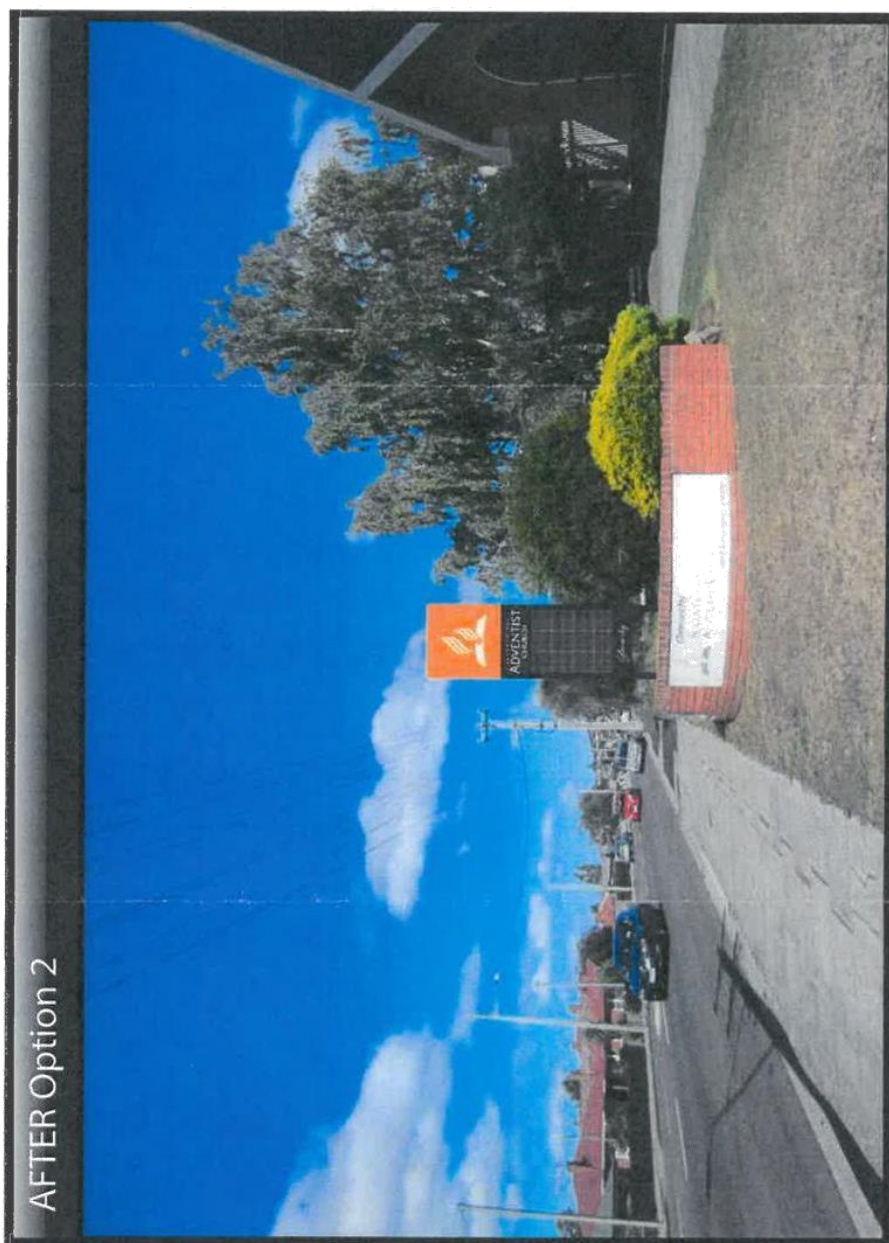
Authorised by

Jason Taylor
Development Assessment Manager

TasWater Contact Details

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





GLENORCHY CITY COUNCIL PLANNING PROGRAM	
APPLICATION No.	PLN-15-224
PLAN No.	P2
DATE RECEIVED	29/08/2016
PAGE	2 of 2

 MetroSigns 7 Wunungat Drive Epping 3076 T: 9422 1200 F: 9422 1209 www.metrosigns.com.au	LOCATION	Adventist Church - 518 Main Rd, Montrose, TAS. 7010	FILE	Proof02 31760	PAGE	4 of 8
			JOB #	31760	DATE	31/03/15
			DRAWN	Matthew Fox	REVISED	29/08/16 DA
VISUAL ARTWORK						

[illegible]



Latin Species Name	Common Name	Height at Maturity
Trees <i>Gleditsia thacanthos</i>	sunburst	10M
Shrubs <i>Posi latilardii</i> <i>Coprosma kiki</i>	tussock grass creeping coprosma	600mm 300mm

Proposed shift of existing seats from LINC street front to rear. Setback from existing pathway. Proposed relocation of existing forecourt concrete pavers to act as base for seating.

Existing Entry

New Seminar Room

Computer / Library Space

Boundary

Quality bike racks; design to tie into overall scheme.

High quality paving surface. Paving style ties into future GCC streetscape developments. Direction of feature pavers draws the eye to the LINC main entry. Pavers allow existing services / ducts to run under.

Existing Concrete Path retained.

Robust bin to council CBD standard proposed location.

Pedestrian scale lighting at either side of entry to achieve and exceed F9 in combination with existing lighting.

Poor condition 3x Acacia spp. proposed to be removed

Re-hydrate + reinforce garden bed and plants.

Shedding pavers to address desire line shortcut.

Potential future access park (by others).

* Final tree placement contingent upon location of underground services

Glenorchy LINC Forecourt Concept

Site Plan

DECEMBER 2016, 1:200 @ A3

APPLICANT: 16-289
 APPLICATION NO: P1
 DATE RECEIVED: 21-12-16
 PLAN NO: 1 of 7

Widen entry at Terry Street; remove existing grass and street furniture.

Poor condition Eucalyptus spp. proposed to be removed

Concrete based retaining wall/seal to direct pedestrians to main entry and to limit tramping of garden bed.

Close off pathway, to promote clarity of entry and safety. Replace with garden bed. Maintain the egress from LINC building to street.

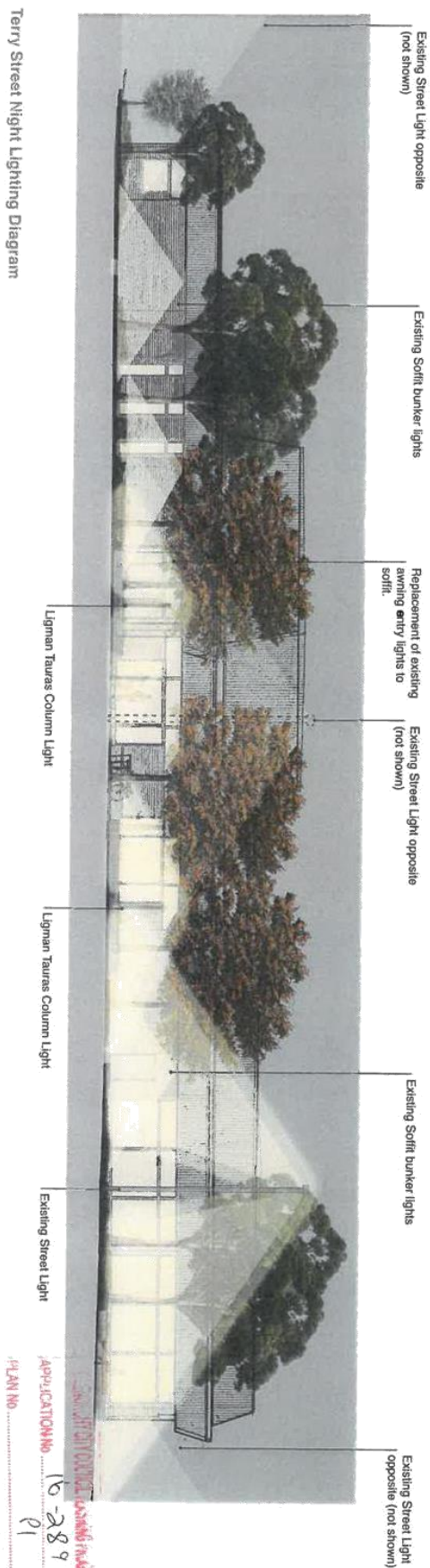
Boogie of thornless 'Sunburst' Honey Locust trees set flush in ground with tree grate / grille; trees provide shelter and are visual interest / feature to the courtyard, while enabling sight lines. Their grid layout reinforces the historic apple orchards of the area.

Low 'platform' style seating, USB / Power adaptor ports in base of seat.

Garden bed to replace dead corner / leaf trap.



Terry Street (East) Elevation



Terry Street Night Lighting Diagram

Glenorchy LINC Forecourt Concept

Street Elevation

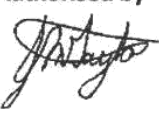
DECEMBER 2016, 1:200 @ A3

APPLICATION NO 16-289
 PLAN NO 21-12-16
 DATE RECEIVED 21-12-16
 2 of 7

Appendix A



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-16-289	Council notice date	3/01/2017
TasWater details			
TasWater Reference No.	TWDA 2017/00002-GCC	Date of response	05/01/2016
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	4 TERRY ST, GLENORCHY	Property ID (PID)	5395945
Description of development	Redevelopment of external areas - Glenorchy LINC		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
inspiring place	Site Plan		December 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 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.			
Declaration			
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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