

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 7 OCTOBER 2024



TABLE OF CONTENTS:

PLANNING

**5. PROPOSED USE AND DEVELOPMENT - DEMOLITION,
BUILDINGS AND WORKS FOR A COMMERCIAL PREMISES
(BUSINESS AND PROFESSIONAL SERVICES) - 2 REGINA STREET &
MILL LANE GLENORCHY**

1: GPA - 2 Regina Street Glenorchy..... 2



© Glenorchy City Council

2 Regina St, Glenorchy

27-Sep-2024



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.



10 m

APPLICATION No. PLN-24-050
DATE RECEIVED 28 Feb 2024

**2 REGINA STREET
COMMERCIAL BUILDING**

| SITE INFORMATION | |
|-------------------------|---|
| Land Use Reference | 17844617 |
| Wind Classification | Soil Classification to AS 4055:2006 |
| Soil Classification | Soil Classification to AS 2870:2011 |
| Climate Zone | 7 (www.abcb.gov.au map) |
| BAL Level | No areas of bushfire prone vegetation > this within 100m of the building |
| Alpine Area | BCA Figure 3.7.5.2 |
| Corrosion Environment | For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA section 3.4.2.2 & BCA Table 3.4.4.2. Cladding and fixings to manufacturer's recommendations |
| Other Hazards | N/A |
| Other Areas | High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landslip, snow & ice or other relevant factors |
| House existing: | 144 m2 |
| Building Area proposed: | Refer Drawings |
| Deck / Patio Area | N/A |
| ACREDITED DESIGNER | |
| Designer | HL |
| Accreditation Number | 6642200660 |

| ARCHITECTURAL | | NO | DESCRIPTION | REV |
|---------------|--|----|-------------------------------|-----|
| DA-01 | | | COVER PAGE | 04 |
| DA-02 | | | LOCATION PLAN | 04 |
| DA-03 | | | EXISTING / DEMOLITION PLAN | 04 |
| DA-04 | | | ELEVATIONS - EXISTING | 04 |
| DA-05 | | | GROUND FLOOR PLAN - PROPOSED | 04 |
| DA-06 | | | LEVEL 1 FLOOR PLAN - PROPOSED | 04 |
| DA-07 | | | LEVEL 2 FLOOR PLAN - PROPOSED | 04 |
| DA-08 | | | ELEVATIONS - PROPOSED | 04 |
| DA-09 | | | ELEVATIONS - PROPOSED | 04 |
| DA-10 | | | SECTIONS - PROPOSED | 04 |
| DA-11 | | | 3D VIEWS | 04 |
| DA-12 | | | 3D VIEWS | 04 |



JAWS ARCHITECTS

[illegible]

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 279–286

NOTE:
The results of the 2004-2005 season are available on the website of the National Institute of Statistics (www.inec.gov.br).

PROVIDE LOCATION OF ALL PITCHES & FIRST REFERENCE BY THE CONTRACTOR TO PROVIDE A

PROFIT IN FULL, 100% OWN ONLY (100% own 100% of the profits, assets, and liabilities of the business and have no other owners or partners with an interest in the business and share in the profits and losses)

PROJECT

2 REGINA STREET COMMERCIAL

50

Pharos Properties Pty Ltd

PHAROS
PROPERTIES

DRAWING

STATUS DEVELOPMENT APPLICATION

| REVISION | DESCRIPTION | DATE |
|----------|---------------------------------|------------|
| 04 | Development Application | 17/02/2024 |
| 03 | General Relinquish | 06/02/2024 |
| 02 | General Relinquish | 23/11/2023 |
| 01 | Provisionary Sp. for Relinquish | 13/11/2023 |

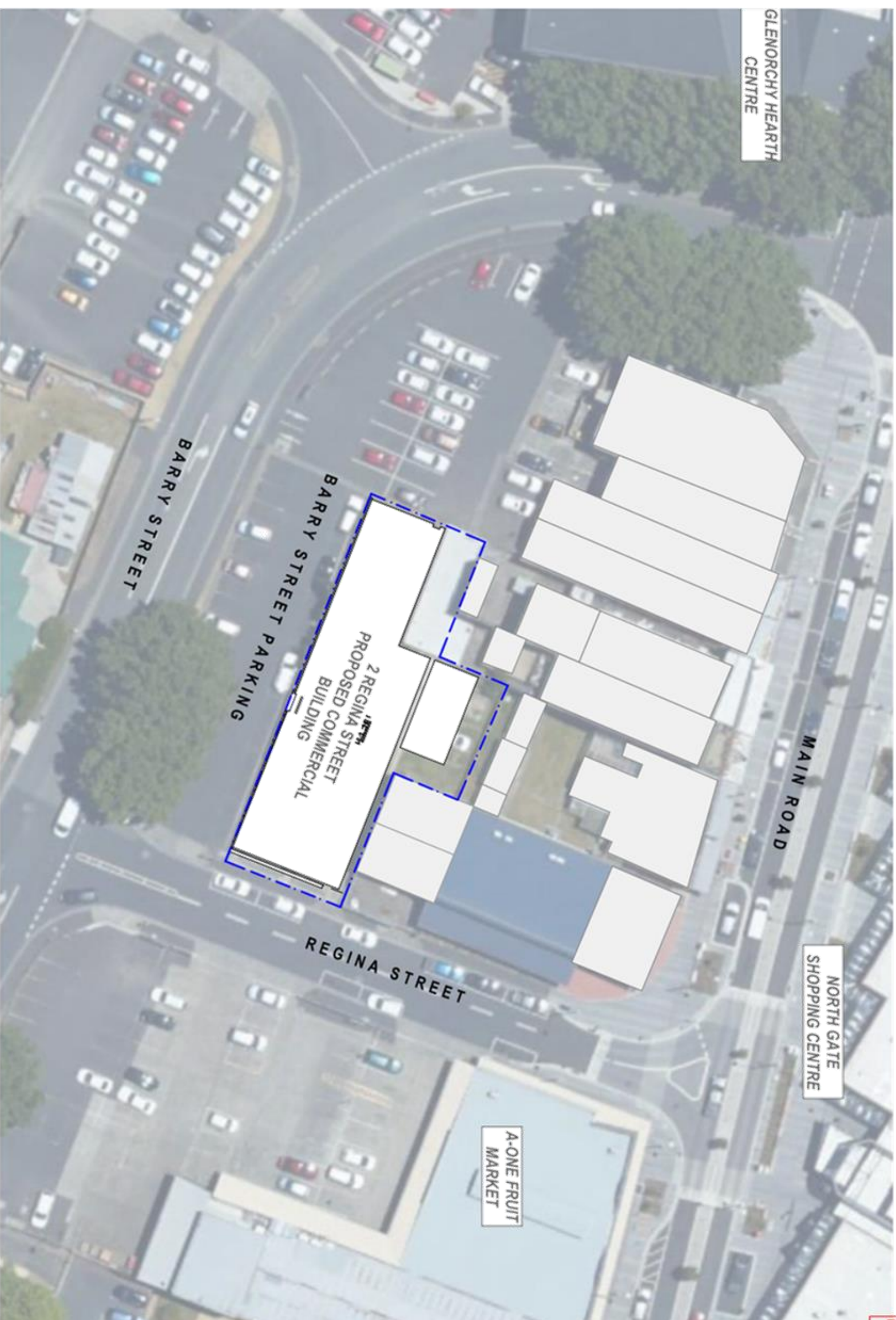
SCALE

AS SHOWN @ A3

| | |
|---------------------|---------------------|
| DATE | 17/02/2024 |
| DRAWN | EW |
| CHECKED | HL |
| ACCREDITED DESIGNER | HL ACC: NO682220660 |

P23060_DA-01





SITE PLAN

1:500

JAWS ARCHITECTS

JASON ALEXANDER PHILLIPS, Ph.D.
 Editor-in-Chief
 jphillips@cambridge.org
 jason.alexander.phillips@cambridge.org
 jason.alexander.phillips@cambridge.org

PROJECT

2 REGINA STREET COMMERCIAL

for

Pharos Properties Pty Ltd

PHAROS
PROPERTIES

DRAWING

STATUS DEVELOPMENT APPLICATION

| REVISION | DESCRIPTION | DATE |
|----------|-------------------------|------------|
| 04 | Development Application | 17/02/2024 |
| 03 | General Revision | 16/11/2023 |
| 02 | General Revision | 14/11/2023 |

DRAWING NAME

LOCATION PLAN

SCALE

AS SHOWN @ A3

Scale 1:500

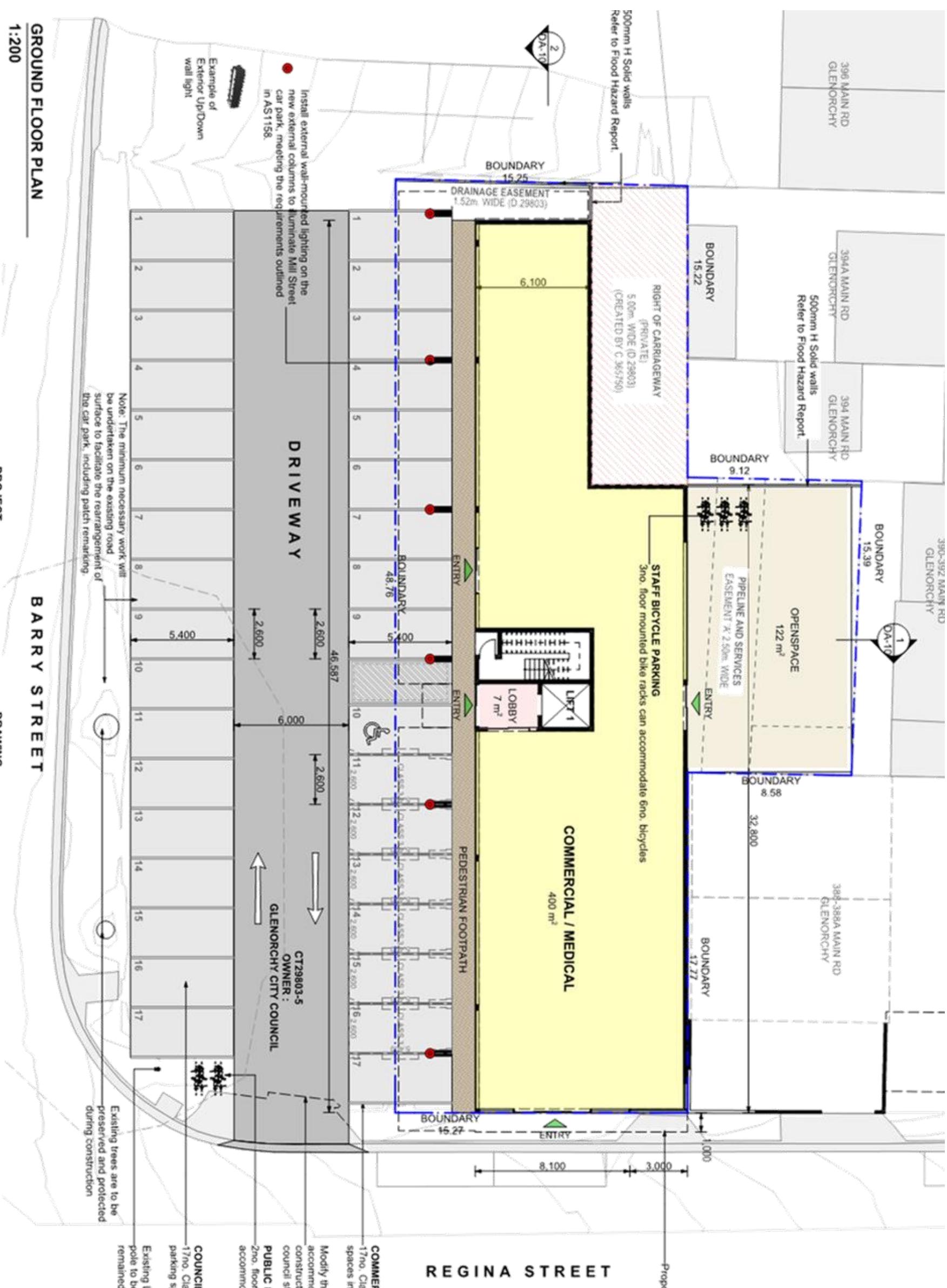
0 5 10 15 20 25m

DATE 17/02/2024

ACCREDITED DESIGNER HL ACC. NO:0882220660

ACC. NO. 682220660

P23060_DA-02



JAWS ARCHITECTS

[illegible]

NOTE: INFORMATION ON OTHER SERVICES AVAILABLE IN A STATE INDICATING ONLY THE LOCATION OF THE PROVIDER IS NOT INTENDED TO BE CONSIDERED AND SHOULD NOT BE CONSIDERED AS SUCH.

PRINTED BY THE CONNECTICUT STATE BOARD OF NURSING

RECORDING: THIS RECORD IS NOT A SUBSTITUTE FOR THE RECORDS OF THE BOARD OF NURSING. IT IS THE PROPERTY OF THE BOARD OF NURSING AND IS TO BE KEPT IN THE OFFICE OF THE BOARD OF NURSING.

2 REGINA STREET COMMERCIAL
for
Pharos Properties Pty Ltd
PHAROS
PROPERTIES

| STATUS | DEVELOPMENT APPLICATION | |
|----------|------------------------------|------------|
| REVISION | DESCRIPTION | DATE |
| 05 | Exterior Wall Light Location | 3/04/2024 |
| 04 | Reorganization Application | 3/20/2024 |
| 03 | Board Minutes | 04/11/2024 |
| 02 | General Revision | 2/14/2023 |

DRAWING NAME
GROUND FLOOR PLAN - PROPOSED

SCALE
AS SHOWN @ A3

Scale 1:200

DATE
3/04/2024

DRAWN
EJV

CHECKED
HL

ACCREDITED DESIGNER
HL ACC. NO:06922200660



© Copyright 2008 Pearson Education, Inc.



JACOPO ALONSO PACHE PEREZ, L. (10)
 1406 30 000 000 000
 (ING. CIVIL/STRUCT. E) (00000000)
 P. CASAPRATA ESPANOL/00000000
 1406 30 000 000 000
 1406 30 000 000 000

PROJECT
2 REGINA STREET COMMERCIAL
for
Pharos Properties Pty Ltd
PHAROS
PROPERTIES

DRAWING NAME LEVEL 1 FLOOR PLAN - PROPOSED

SCALE AS SHOWN @ A3


Scale 1:200

DATE 17/02/2024

DRAWN EW

CHECKED HL

ACCREDITED DESIGNER HL ACC: NO892220660



0 2 4 6 8 10m



10,100

15,500

46,800

LOBBY
14 m²

LIFT 1

BUSINESS & PROFESSIONAL
625 m²

19,294

14,900



© Copyright 2005 John Wiley & Sons, Ltd.

Project in Focus: Conclude Goal 4 Conclude work to deliver five generic, approved, standard details or full details, including the full set of drawings and specifications, for the acquisition of each major and minor on-going project, and work to

REGINA ST ELEVATION
1:200

•30,900
ROOF

•27,300
LEVEL 2

•23,700
LEVEL 1

•19,200
GROUND FLOOR

396 MAIN RD
GLENORCHY

BOUNDARY

PT-2: Paint Finish - Type 2
Exterior Paint
Colour : Light Grey

FG: Fixed Glass panel
Powdercoated Aluminium
Framed Glass
Clear Glass

AL-P-2: Aluminium Cladding Panel
Non-combustible Aluminium
Cladding Panel.
Colour : Timber look

AL-P-1: Aluminium Cladding Panel
Non-combustible Aluminium
Cladding Panel.
Colour : Dark Grey

CF: Concrete Finish
Type : Exposed Aggregate
Colour : Warm Grey

FG: Fixed Glass panel
Powdercoated Aluminium
Framed Glass
Clear Glass

REGINA STREET

BARRY ST ELEVATION - 1
1:200

[illegible]

BARRY ST ELEVATION - 2
N.T.S

P23060_DA-09

SCALE AS SHOWN @ A3

Scale 1:200

0 2 4 6 8 10

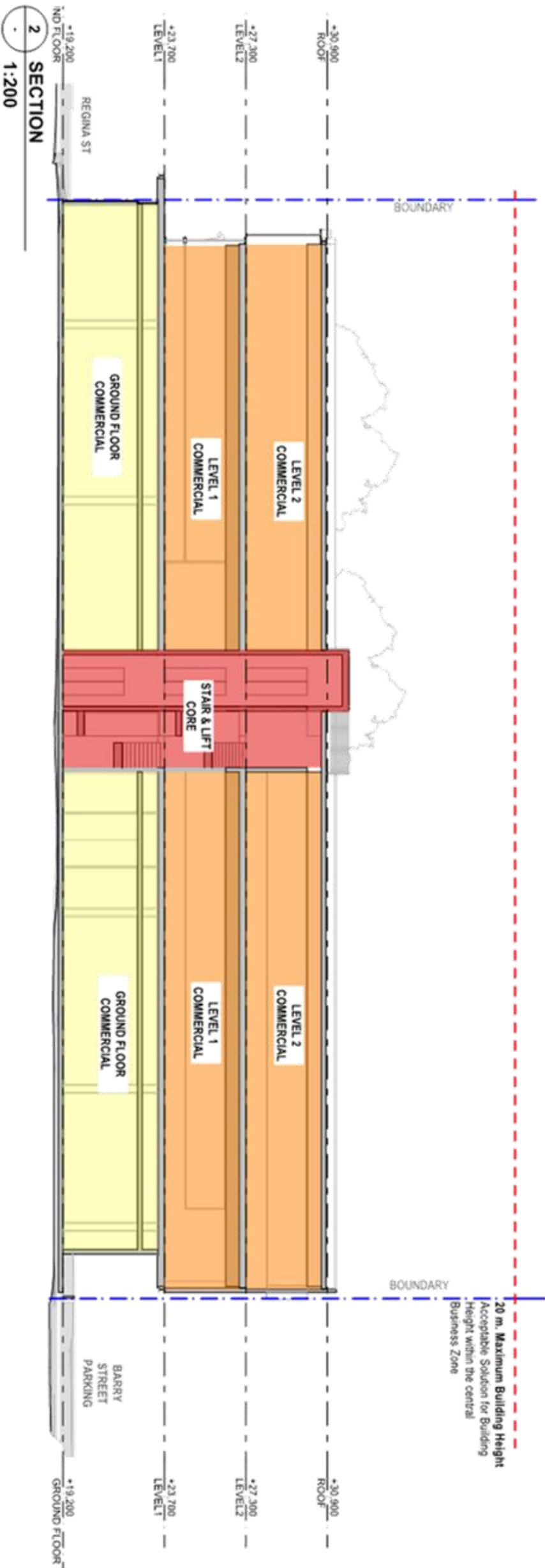
DATE 17/02/2024

DRAWN EW

CHECKED HL

ACCREDITED DESIGNER HL ACC: NO682220660

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-24-050
DATE RECEIVED 28 Feb 2024



JAWS ARCHITECTS

PROJECT
2 REGINA STREET COMMERCIAL

DRAWING
DEVELOPMENT APPLICATION

DRAWING NAME
SECTIONS - PROPOSED

P23060_DA-10

PHAROS PROPERTIES

DATE
DRAWN
CHECKED
ACCREDITED DESIGNER



Pharos Properties Pty Ltd

PHAROS
PROPERTIES

| | |
|----|-------------------------|
| 04 | Development Application |
|----|-------------------------|

| | | |
|----|-------------------------|------------|
| 03 | Client Meeting | 10/11/2013 |
| 04 | Good feedback | 10/11/2013 |
| 05 | Preparing SOW for R0319 | 10/10/2013 |

SCALE

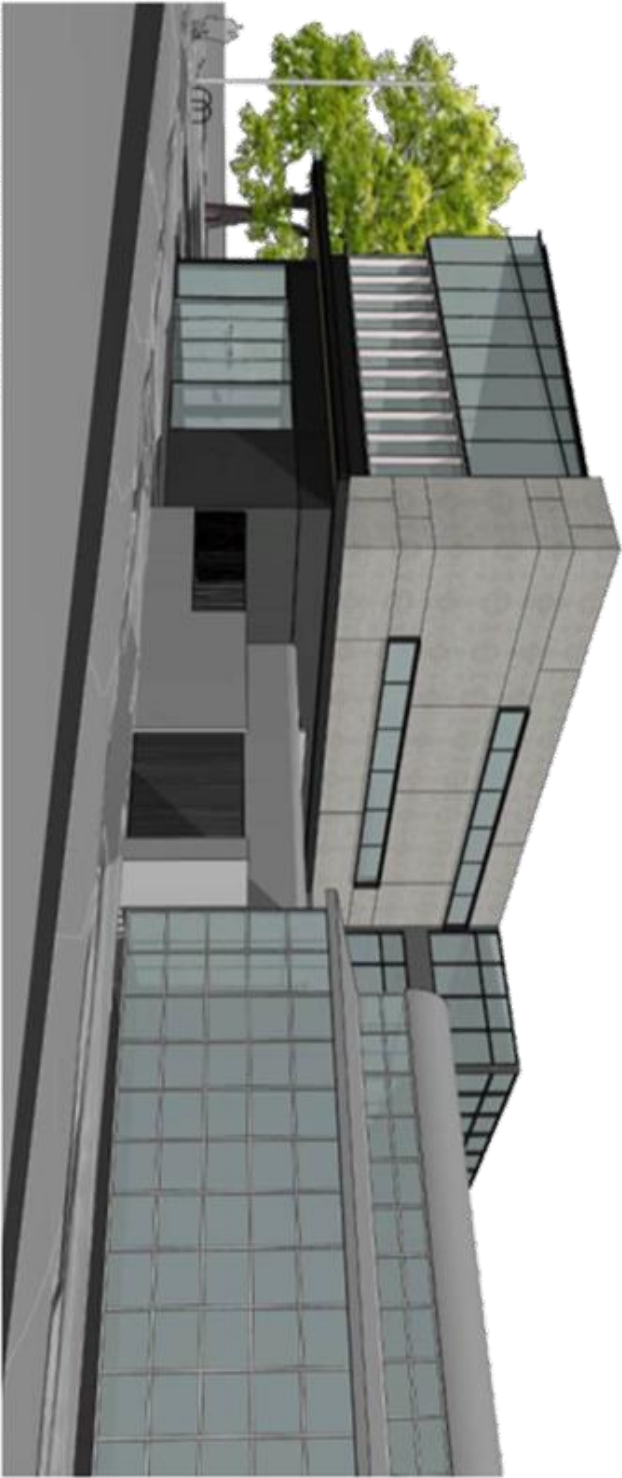
AS SHOWN @ A3

| | |
|---------------------|---------------------|
| DATE | 17/02/2024 |
| DRAWN | EW |
| CHECKED | HL |
| ACCREDITED DESIGNER | HL ACC: NO682220660 |

© Copyright 2006 John Wiley & Sons, Ltd.



3D VIEWS - BARRY STREET
N.T.S



3D VIEWS - REGINA STREET
N.T.S

JAWS ARCHITECTS

10/101 BARRY STREET PT 1, 10
DUNEDIN 9013 020
TEL: 0800 888 888
WWW.JAWSARCHITECTS.CO.NZ

PROFESSIONAL ARCHITECTS REGISTERED UNDER THE ARCHITECTS ACT 1992
PROFESSIONAL ENGINEERS REGISTERED UNDER THE ENGINEERING ACT 1988
PROFESSIONAL DESIGNERS REGISTERED UNDER THE DESIGN ACT 2006
PROFESSIONAL LANDSCAPE ARCHITECTS REGISTERED UNDER THE LANDSCAPE ARCHITECTS ACT 1992
PROFESSIONAL PLANNERS REGISTERED UNDER THE PLANNING ACT 1977
PROFESSIONAL SURVEYORS REGISTERED UNDER THE SURVEY ACT 1982
PROFESSIONAL TOWN PLANNERS REGISTERED UNDER THE TOWN PLANNING ACT 1977
PROFESSIONAL URBAN DESIGNERS REGISTERED UNDER THE URBAN DESIGN ACT 1992
PROFESSIONAL VISUALISERS REGISTERED UNDER THE VISUALISATION ACT 1992

PROJECT

2 REGINA STREET COMMERCIAL

for

Pharos Properties Pty Ltd

PHAROS
PROPERTIES

DRAWING

STATUS DEVELOPMENT APPLICATION

REVISION

01 Development Application

DATE

17/02/2024

DRAWING NAME

3D VIEWS

SCALE

AS SHOWN @ A3

DATE

17/02/2024

CHECKED

HL

ACCREDITED DESIGNER

HL

ACC. NO: 62220660

P23060_DA-12





NOTE :
this is an artist's impression only.
While every effort has been made to accurately represent the scale and mass of the development as it would appear if built, we cannot guarantee complete accuracy."

JAWSARCHITECTS

JAWS ARCHITECTS PTY LTD
10/100 RIVERVIEW RD
GLENORCHY TAS 7243
TEL: 081 333 3333
WWW.JAWSARCHITECTS.COM

PROJECT

2 REGINA STREET COMMERCIAL

DRAWING

| STATUS | ARTIST IMPRESSION |
|----------|-------------------|
| REVISION | DATE |

DRAWING NAME

ARTIST IMPRESSION

SCALE

AS SHOWN @ A3

for
Pharos Properties Pty Ltd

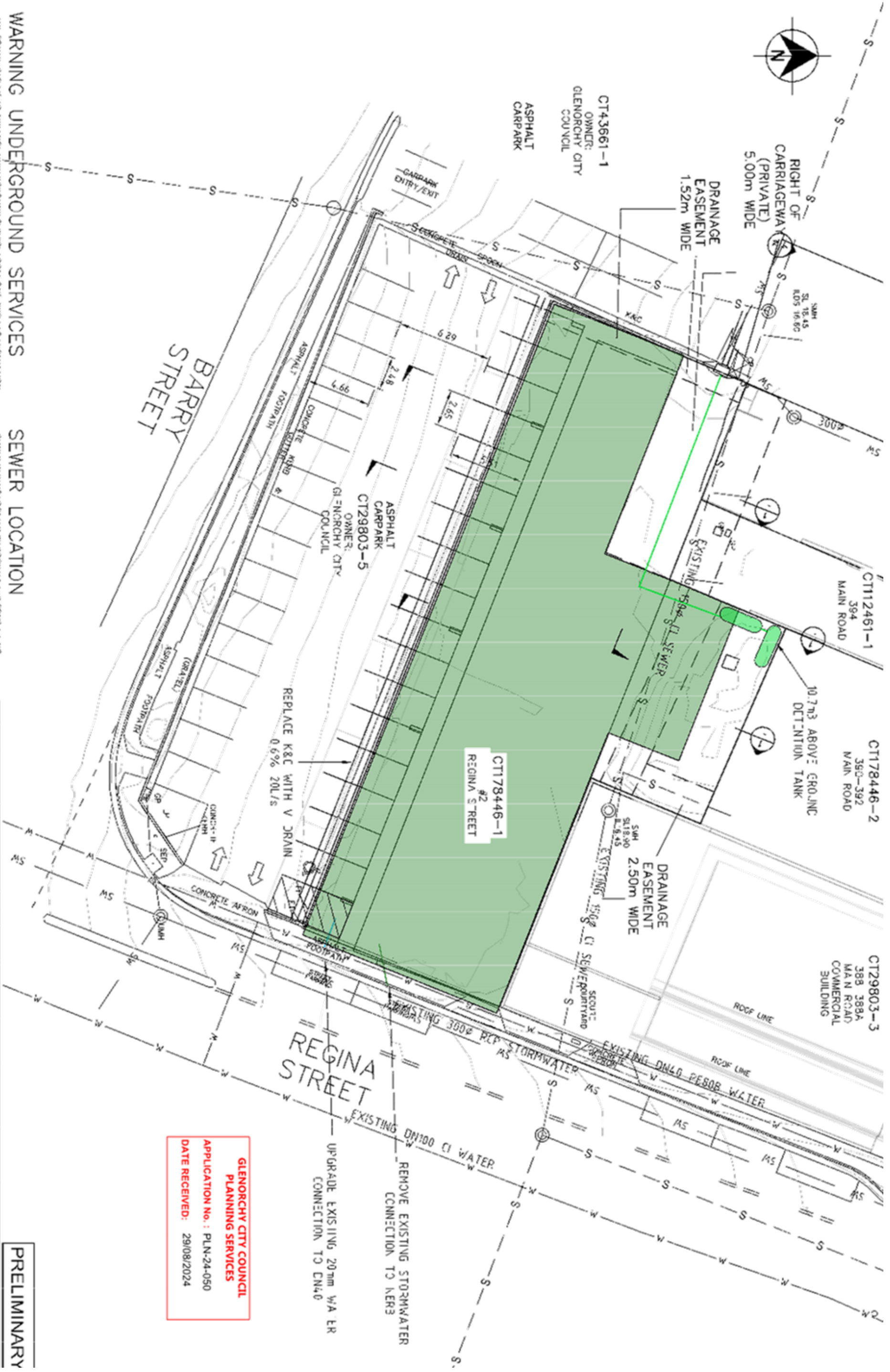
PHAROS
PROPERTIES

DATE
DRAWN
CHECKED
ACCREDITED DESIGNER

2/04/2024
EW
HL
ACC. NO:62220660



© Copyright Jaws Architects Pty Ltd



WARNING UNDERGROUND SERVICES

SEWER LOCATION

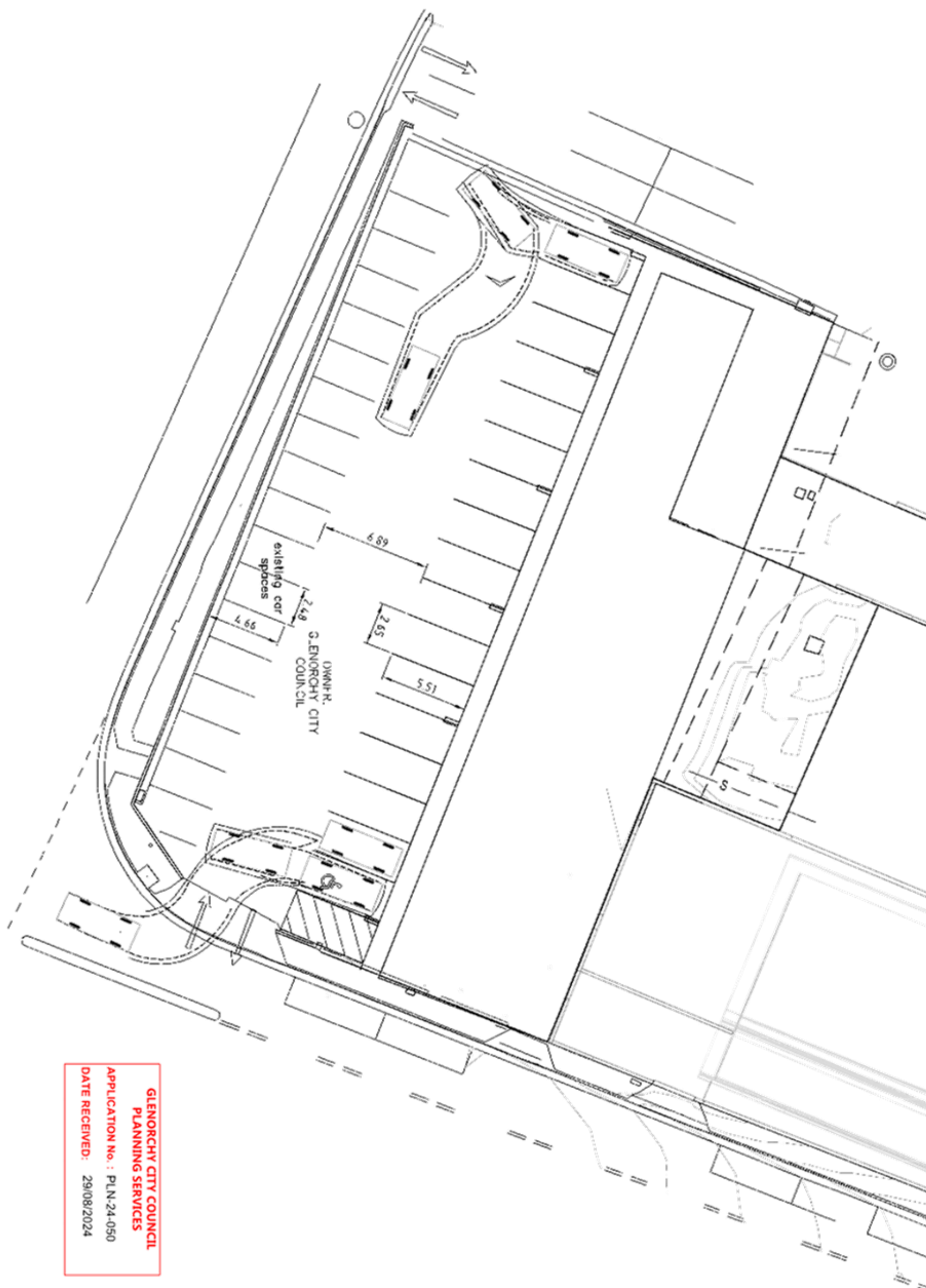
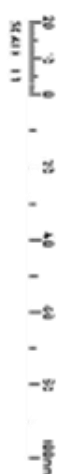
THE CONTRACTOR IS TO ARRANGE UNDERGROUND SERVICES LOCATIONS PRIOR TO EXCAVATION. UNDERGROUND SERVICES ARE TO BE PROTECTED AND THE CONTRACTOR WILL BE LIABLE FOR DAMAGE. WHERE UNDERGROUND SERVICES PREVENT THE WORKS AS DESIGNED FROM BEING UNDERTAKEN THEY ARE TO BE REFERRED BACK TO THE ENGINEER. NO LOCATIONS OF SERVICES IF UNAVAILABLE WILL BE PROVIDED FOR BY THE CONTRACTOR.

| NO. | DESCRIPTION | DATE |
|-----|--------------|------------|
| 1 | FOR APPROVAL | 2024-08-29 |
| 2 | FOR APPROVAL | 2024-08-29 |
| 3 | FOR APPROVAL | 2024-08-29 |

PROFESSIONAL ENGINEER
GLENORCHY CITY COUNCIL
29/08/2024

PRELIMINARY
2. REG. NA STREET, GLENORCHY REDEVELOPMENT
SERVICES CONNECTIONS
29/08/2024

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No.: PLN-24-050
DATE RECEIVED: 29/08/2024



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No. : PLN-24-050

DATE RECEIVED: 29/08/2024

[illegible]

| | | | | | |
|------|--|--|--|--|--|
| 5 | PHILOS PRO-PLIKIT'S | | | | |
| 7000 | 2 REC NA STREET, GLENHURST REDEVELOPMENT | | | | |
| 70 | SWEPT PATHS | | | | |
| 7000 | 2 REC NA STREET, GLENHURST REDEVELOPMENT | | | | |

PRELIMINARY

Submission to Planning Authority Notice

Application details

| | |
|-----------------------------|---------------------|
| Council Planning Permit No. | PLN-24-050 |
| Council notice date | 12/03/2024 |
| TasWater Reference No. | TWDA 2024/00294-GCC |
| Date of response | 09/08/2024 |
| TasWater Contact | Phil Papps |
| Trade Waste Contact | n/a |
| Phone No. | 0474 931 272 |

Response issued to

| | |
|-----------------|------------------------|
| Council name | GLENORCHY CITY COUNCIL |
| Contact details | gccmail@gcc.tas.gov.au |

Development details

| | |
|----------------------------|--|
| Address | 2 REGINA ST, GLENORCHY |
| Property ID (PID) | 9405867 |
| Description of development | Business and Professional Services Building (Offices & Medical Consulting rooms) |

Schedule of drawings/documents

| Prepared by | Drawing/document No. | Revision No. | Issue date |
|-----------------------|----------------------------------|--------------|------------|
| Jaws Architects | Site Plan / P23060_DA-02 | 04 | 17/02/2024 |
| Jaws Architects | Floor Plans / P23060_DA-05,06,07 | 04 | 17/02/2024 |
| Poortenaar Consulting | Services plan / 24395-01 | A | Jan 2024 |
| Poortenaar Consulting | Footings Section/Sewer Location | A | Jan 2024 |

Conditions

Pursuant to the *Water and Sewerage Industry Act 2008* (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 and 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 use of the development, any water connection utilised for the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.

56W CONSENT

4. Prior to the issue of the Certificate for Certifiable Work (Building) and/or (Plumbing) by TasWater the applicant or landowner as the case may be must make application to TasWater pursuant to section 56W of the Water and Sewerage Industry Act 2008 for its consent in respect of that part of the development which is built within a TasWater easement or over or within two metres of TasWater infrastructure.

DEVELOPER CHARGES

5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$11,223.72 to TasWater for water infrastructure for 6.388 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
6. Prior to TasWater issuing Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$17,714.07 to TasWater for sewerage infrastructure for 10.082 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$403.51 to TasWater, as approved by the Economic Regulator and the fees will be indexed, until the date paid to TasWater. The payment is required within 30 days of the issue of an invoice by TasWater.

Advice

General

For information on TasWater development standards, please visit

<https://www.taswater.com.au/building-and-development/technical-standards>

For application forms please visit

<https://www.taswater.com.au/building-and-development/development-application-form>

Developer Charges

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

Water Submetering

As of July 1 2022, TasWater's Sub-Metering Policy no longer permits TasWater sub-meters to be installed for new strata developments. Please ensure plans submitted with the application for

Certificate(s) for Certifiable Work (Building and/or Plumbing) reflect this. For clarity, TasWater does not object to private sub-metering arrangements. Further information is available on our website (www.taswater.com.au) within our Sub-Metering Policy and Water Metering Guidelines.

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- (a) A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater.
- (b) TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit <https://www.taswater.com.au/building-and-development/service-locations> for a list of companies.
- (c) Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

56W Consent

The plans submitted with the application for the Certificate for Certifiable Work (Building) and/or (Plumbing) will need to show footings of proposed buildings located over or within 2.0m from TasWater pipes and will need to be designed by a suitably qualified person to adequately protect the integrity of TasWater's infrastructure, and to TasWater's satisfaction, be in accordance with AS3500 Part 2.2 Section 3.8 to ensure that no loads are transferred to TasWater's pipes. These plans will need to also include a cross sectional view through the footings which clearly shows;

- (a) Existing pipe depth and location relative to footings;
- (b) Where buildings overhang TasWater easements and/or pipes the above ground clearance must be no less than 2.7m;
- (c) Footings must be located no closer than 1.0m from the outside pipewall of the sewer;
- (d) The line of influence from the base of the footing must pass below the invert of the pipe and be clear of the pipe trench and;
- (e) A note on the plan indicating how the pipe location and depth were ascertained.
- (f) The location of the property service connection and sewer inspection opening (IO).

Declaration

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