

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 4 NOVEMBER 2024**

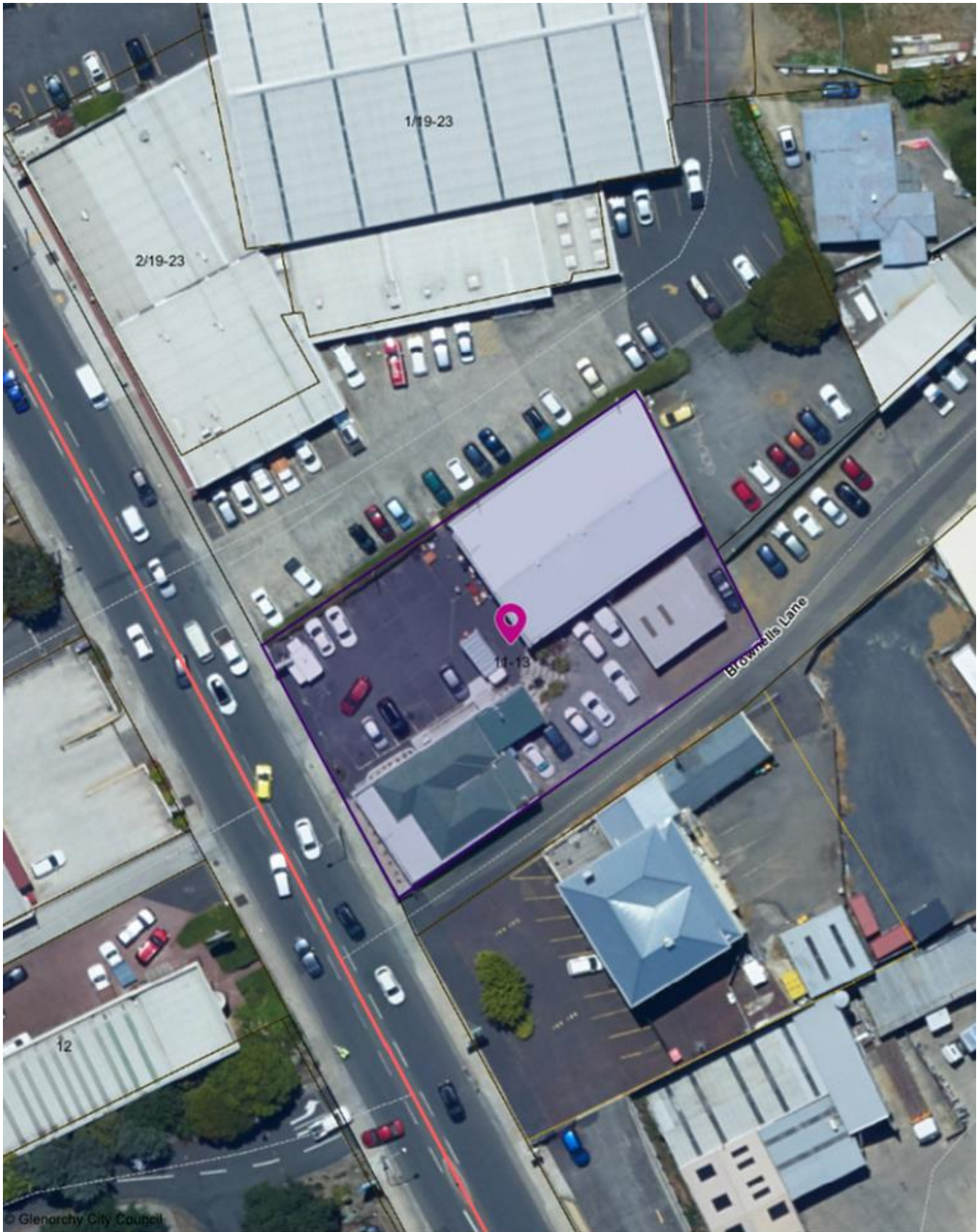


TABLE OF CONTENTS:

PLANNING

**5. PROPOSED USE AND DEVELOPMENT - PARTIAL DEMOLITION,
ADDITION, ALTERATIONS AND PARTIAL CHANGE OF USE FROM
BULKY GOODS SALES (FURNITURE SHOWROOM) TO OFFICES
(BUSINESS AND PROFESSIONAL SERVICES) - 11-13 MAIN ROAD
MOONAH**

1: GPA Attachment - 11-13 Main Road Moonah 2



© Glenorchy City Council

11-13 Main Road, Moonah TAS 7009

25-Oct-2024

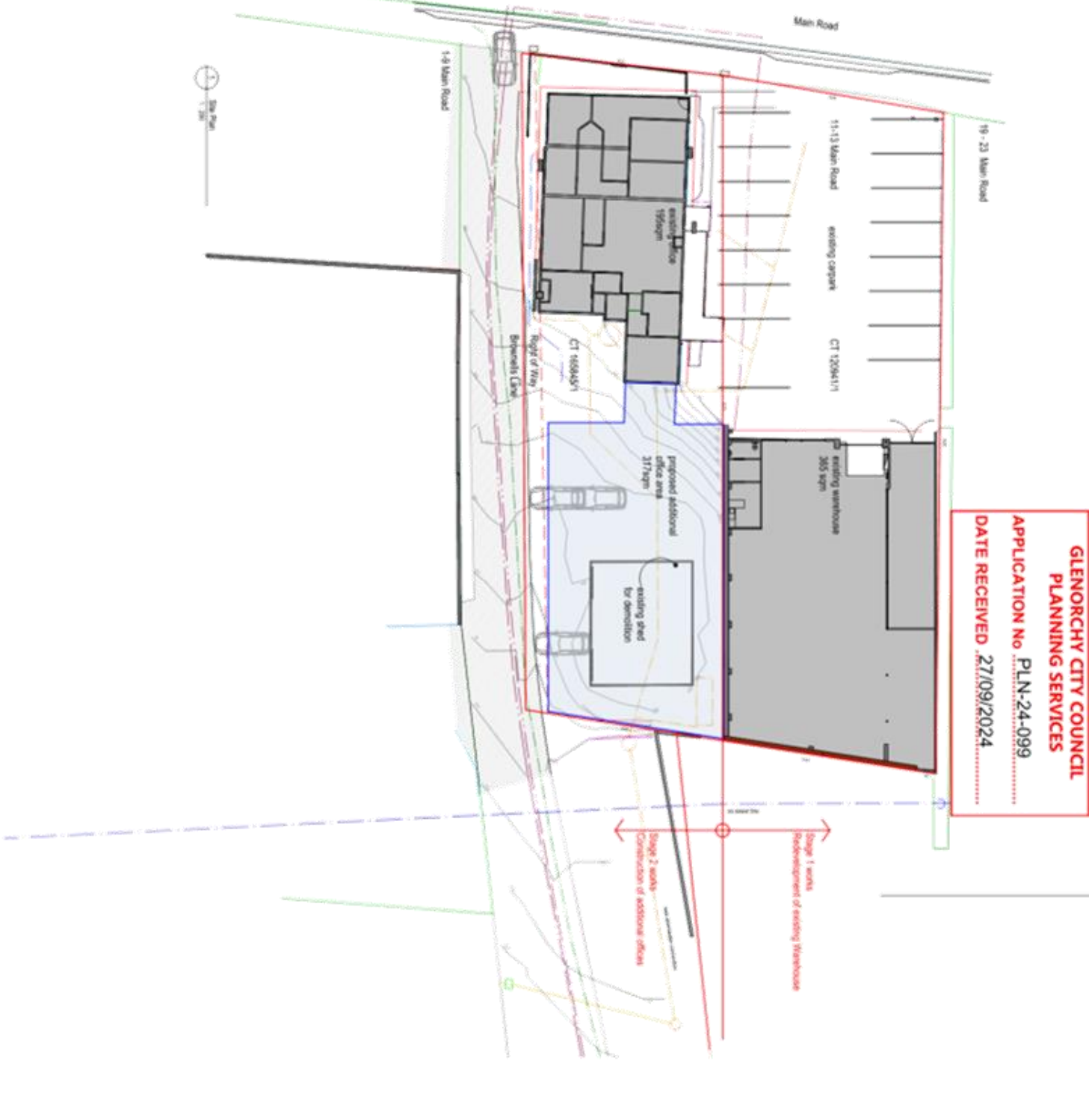


The graphic information on this map is produced by Glenorchy City Council. As errors or omissions may occur please verify data before any projects are commenced. The representation of roads or tracks is no evidence of right of way. This map is not to be used as a site plan for making an application to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



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GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. PLN-24-099
 DATE RECEIVED: 27/09/2024

Drawings	Description	Date
UPA2313 SR 100 OAD	Site Plan	24 Sep 2024
UPA2313 SR 101 OAD	Scope of Demolition Works	24 Sep 2024
UPA2313 SR 110 OAD	Stage 1 - Floor Plan	24 Sep 2024
UPA2313 SR 121 OAD	Stage 2 Basement Level	24 Sep 2024
UPA2313 SR 122 OAD	Stage 2 - Floor Plan	24 Sep 2024
UPA2313 SR 130 OAD	Road Plan Stage 2	24 Sep 2024
UPA2313 SR 140 OAD	Carpark Symbols - Stage 2	24 Sep 2024
UPA2313 SR 200 OAD	Excavations 1	24 Sep 2024
UPA2313 SR 201 OAD	Excavations 2	24 Sep 2024

Development Application

Office Development
 REPORT CITY DESIGN
 11-13 Main Road, Moonah, TAS

Site Plan

Scale: 1:250
 Author: 27/09/2024 (Date of Issue)

UPA2313 SR100 DA

Development Application

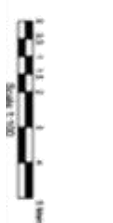
14 Ripponvale Road, Moonah TAS
 7246
 Moonah
 7246
 Tasmania
 Australia

GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. **PLN-24-099**
 DATE RECEIVED **27/09/2024**



LEGEND

(Red dashed line)	TITLE BOUNDARY
(Black dashed line)	EXISTING WALL
(Blue dashed line)	NEW WALL
(Green dashed line)	EXISTING ROOF
(Red dashed line)	NEW ROOF
(Black dashed line)	DEMOLITION
(Blue dashed line)	CONCRETE
(Green dashed line)	BRICK
(Red dashed line)	GLASS
(Blue dashed line)	STEEL
(Green dashed line)	WOOD
(Red dashed line)	ASBESTOS
(Blue dashed line)	CEMENT
(Green dashed line)	PLASTER
(Red dashed line)	PAINT



Development Application

Project: 11-13 Main Road Moonah
 Applicant: [Name]
 Date: [Date]

Office Development

Report City Mission
 11-13 Main Road Moonah, TAS

Scope of Demolition Works

Scale: 1:100
 Author: [Name]
 Date: [Date]

Site Plan

11-13 Main Road Moonah, TAS

Demolition Application

Project: 11-13 Main Road Moonah
 Applicant: [Name]
 Date: [Date]

Office Development

Report City Mission
 11-13 Main Road Moonah, TAS

Scope of Demolition Works

Scale: 1:100
 Author: [Name]
 Date: [Date]

Site Plan

11-13 Main Road Moonah, TAS

Demolition Application

Project: 11-13 Main Road Moonah
 Applicant: [Name]
 Date: [Date]

Office Development

Report City Mission
 11-13 Main Road Moonah, TAS



GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. **PLN-24-099**
 DATE RECEIVED **27/09/2024**

LEGEND	
	TITLE BOUNDARY
	EXISTING WALL
	NEW WALL
	SKYLIT RELOCATION
	DATA NOTED
	REVISIONS
	Notes
	Level
	Area
	Perimeter
	Area
	Perimeter
	Area
	Perimeter
	Area

Development Application

NO.	DESCRIPTION	DATE
1	Initial Application	27/09/2024
2	Revised Application	27/09/2024

Officer: Planning Services
 Approved by:
 Approved by:
 Approved by:
 Approved by:

Office Development
 REPORT CITY ASSON
 11-13 Main Road Moonah, NSW
Stage 1 - floor plan
 Scale: 1:100
 Author: SKA SUE KWA
 Date: 27/09/2024
IPAZ313 SK110 DA



GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. **PLN-24-099**
 DATE RECEIVED **27/09/2024**

LEGEND

(Red dashed line)	STAGE 1 SCOPE
(Red solid line)	STAGE 2 SCOPE
(Blue dashed line)	EXISTING CARPARK
(Blue solid line)	EXISTING DRIVE
(Blue solid line)	EXISTING FOOTPATH
(Blue solid line)	EXISTING BOUNDARY
(Blue solid line)	EXISTING ROAD
(Blue solid line)	EXISTING UTILITY
(Blue solid line)	EXISTING CONCRETE
(Blue solid line)	EXISTING ASPHALT
(Blue solid line)	EXISTING GRASS
(Blue solid line)	EXISTING OTHER

Development Application

Office Development
 REPORT CHAIRMAN
 11-13 Main Road Moonah, TAS

Scale: 1:100
 DATE: 27/09/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: 11-13 Main Road Moonah, TAS
 DRAWING NO: 11-13 Main Road Moonah, TAS

DATE: 27/09/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]

1:100
 0 1 2 3 4 5 6 7 8 9 10



GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No. **PLN-24-099**
 DATE RECEIVED **27/09/2024**

LEGEND

[Symbol]	TITLE KNOWLEDGE
[Symbol]	EXISTING WALL
[Symbol]	NEW WALL
[Symbol]	EXISTING WINDOW
[Symbol]	NEW WINDOW
[Symbol]	EXISTING DOOR
[Symbol]	NEW DOOR
[Symbol]	EXISTING CEILING
[Symbol]	NEW CEILING
[Symbol]	EXISTING FLOOR
[Symbol]	NEW FLOOR
[Symbol]	EXISTING ROOF
[Symbol]	NEW ROOF
[Symbol]	EXISTING LANDSCAPE
[Symbol]	NEW LANDSCAPE
[Symbol]	EXISTING SERVICES
[Symbol]	NEW SERVICES

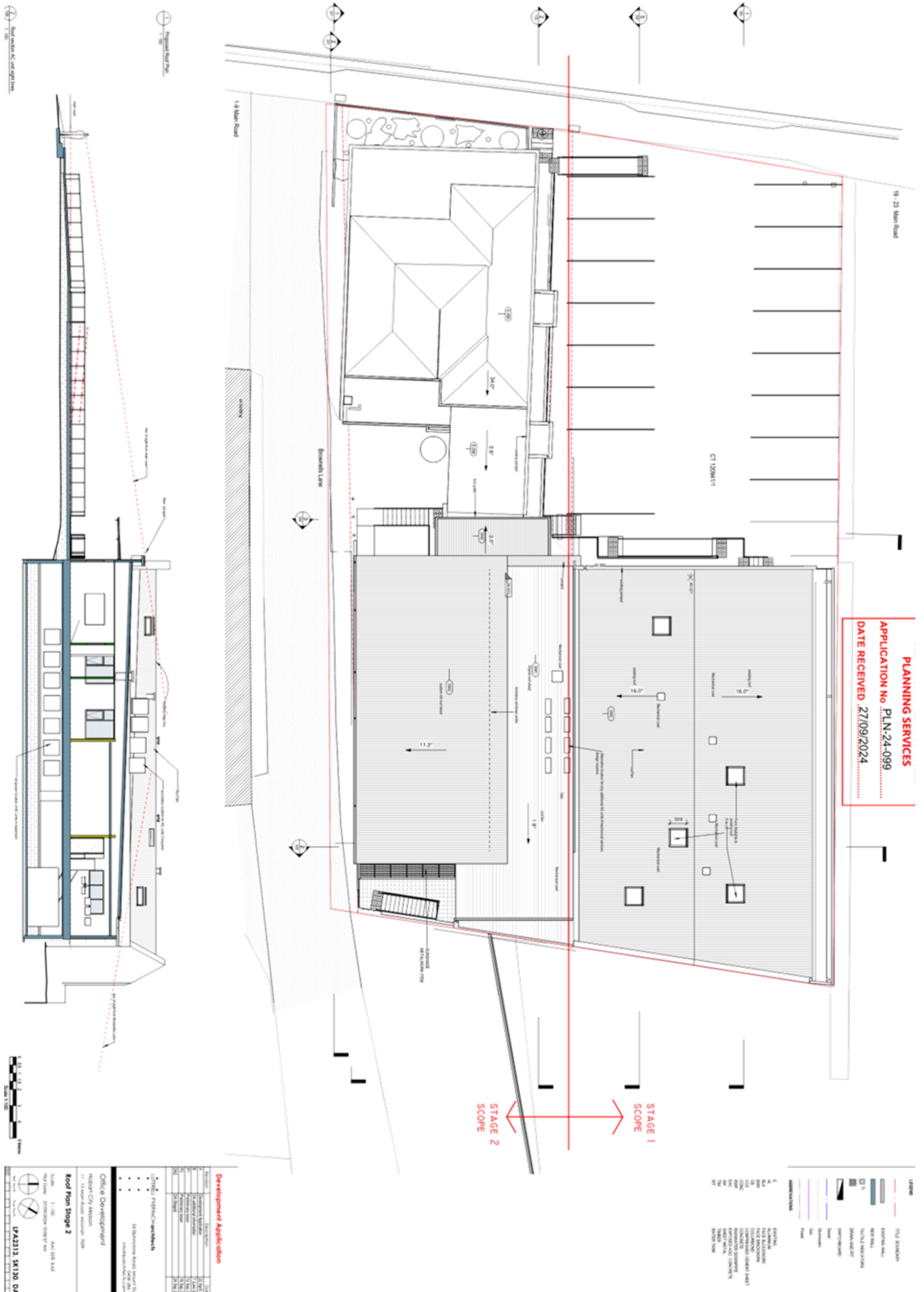
Development Application

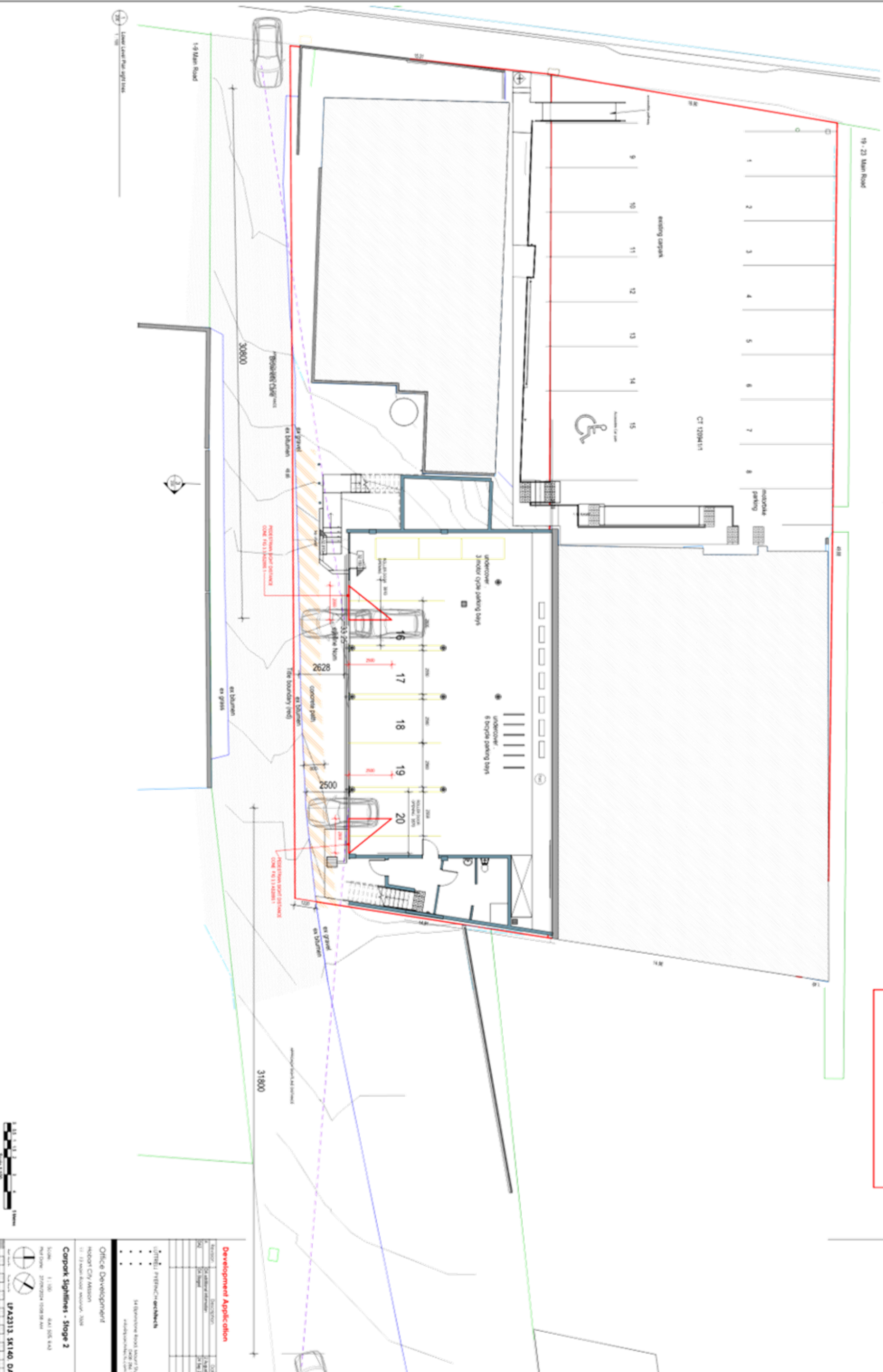
PROJECT	Development Application
CLIENT	[Redacted]
DATE	27/09/2024
SCALE	1:100
PROJECT NO.	PLN-24-099
APP NO.	PLN-24-099
APPLICANT	[Redacted]
DESIGNER	[Redacted]
DATE	27/09/2024

Office Development
 REPORT CITY DESIGN
 11-13 Main Road Moonah, TAS

Stage 2 - floor plan
 SCALE 1:100
 DATE 27/09/2024

APPRAISAL
 11-13 Main Road Moonah, TAS
 PLN-24-099





GLENORCHY CITY COUNCIL
PLANNING SERVICES
 APPLICATION No **PLN-24-099**
 DATE RECEIVED **27/09/2024**

Development Application

Project Name	34 Devonshire Road Moonah TPA
Client	34 Devonshire Road Moonah TPA
Site No	11/11/2024/11
Site Area	30800 sqm
Site No	11/11/2024/11

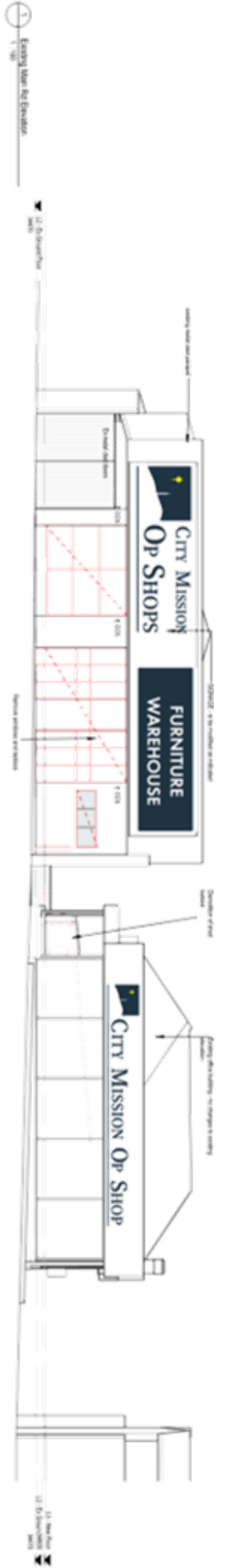
Office Development

REPORT CHAIRPERSON
 (11/11/2024/11)

Corporal Sightlines - Stage 2

Scale: 1:100
 DATE: 27/09/2024
 DRAWN BY: [Name]

IPAZ2313 SK140 DA



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-24-099
DATE RECEIVED 27/09/2024

LEGEND

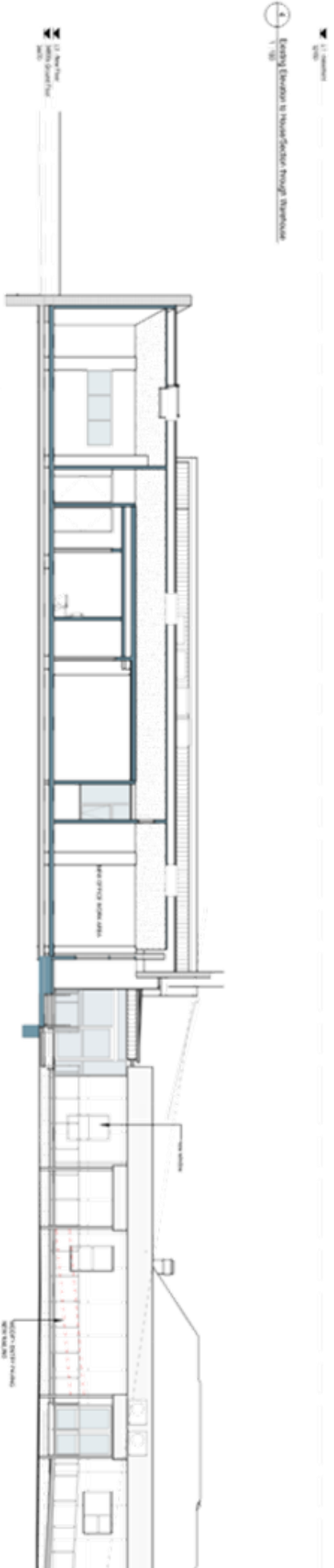
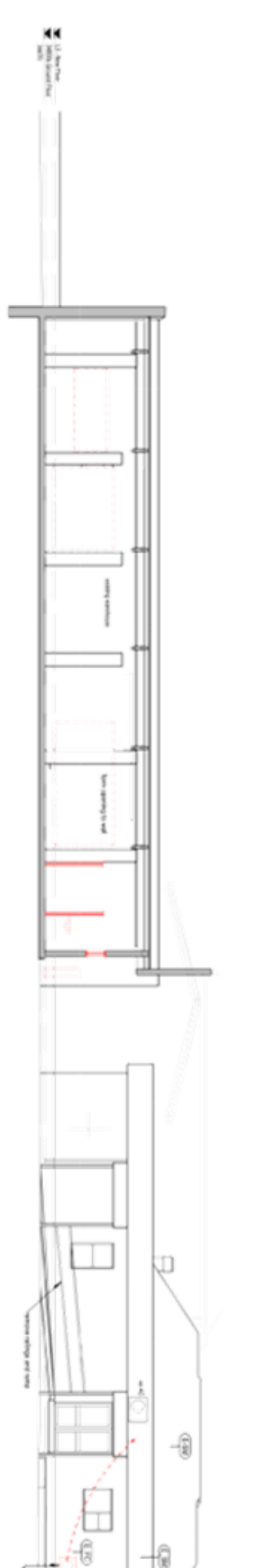
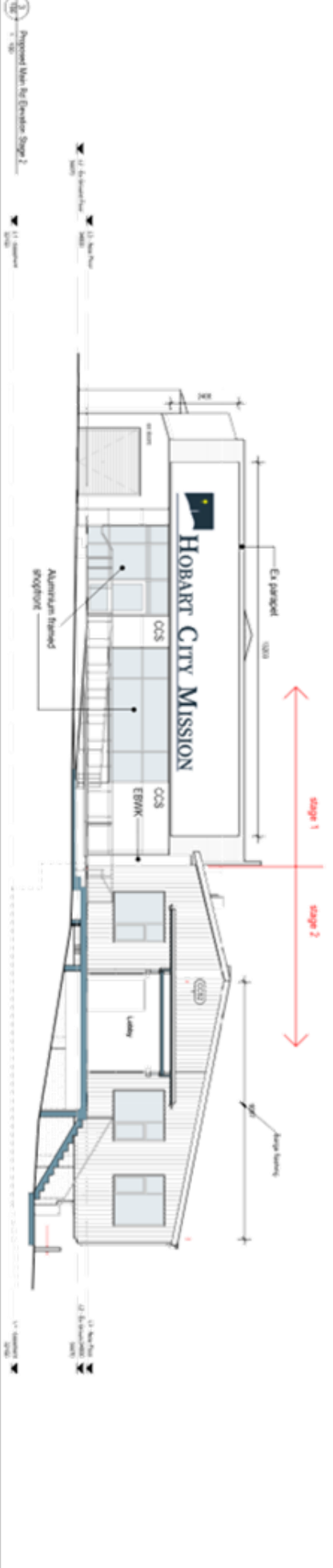
- TILT BOARDING
- EXTERIOR WALL
- ROOF WALL
- SKYLIT REVISIONS
- GLASS INFILL
- SHINGLING
- Siding
- Bricks
- Paint
- Asphalt

ABBREVIATIONS

- E EXTERIOR
- I INTERIOR
- RI FACE R. ALUMINIUM
- RII FACE I. ALUMINIUM
- COI COMPOSITE CONCRETE INFILL
- COII COMPOSITE CONCRETE INFILL
- COIII COMPOSITE CONCRETE INFILL
- COIV COMPOSITE CONCRETE INFILL
- COV COMPOSITE CONCRETE INFILL
- COVI COMPOSITE CONCRETE INFILL
- COVII COMPOSITE CONCRETE INFILL
- COVIII COMPOSITE CONCRETE INFILL
- COIX COMPOSITE CONCRETE INFILL
- COX COMPOSITE CONCRETE INFILL
- COXI COMPOSITE CONCRETE INFILL
- COXII COMPOSITE CONCRETE INFILL
- COXIII COMPOSITE CONCRETE INFILL
- COXIV COMPOSITE CONCRETE INFILL
- COXV COMPOSITE CONCRETE INFILL
- COXVI COMPOSITE CONCRETE INFILL
- COXVII COMPOSITE CONCRETE INFILL
- COXVIII COMPOSITE CONCRETE INFILL
- COXIX COMPOSITE CONCRETE INFILL
- COXX COMPOSITE CONCRETE INFILL
- COXXI COMPOSITE CONCRETE INFILL
- COXXII COMPOSITE CONCRETE INFILL
- COXXIII COMPOSITE CONCRETE INFILL
- COXXIV COMPOSITE CONCRETE INFILL
- COXXV COMPOSITE CONCRETE INFILL
- COXXVI COMPOSITE CONCRETE INFILL
- COXXVII COMPOSITE CONCRETE INFILL
- COXXVIII COMPOSITE CONCRETE INFILL
- COXXIX COMPOSITE CONCRETE INFILL
- COXXX COMPOSITE CONCRETE INFILL



stage 1
stage 2



Development Application

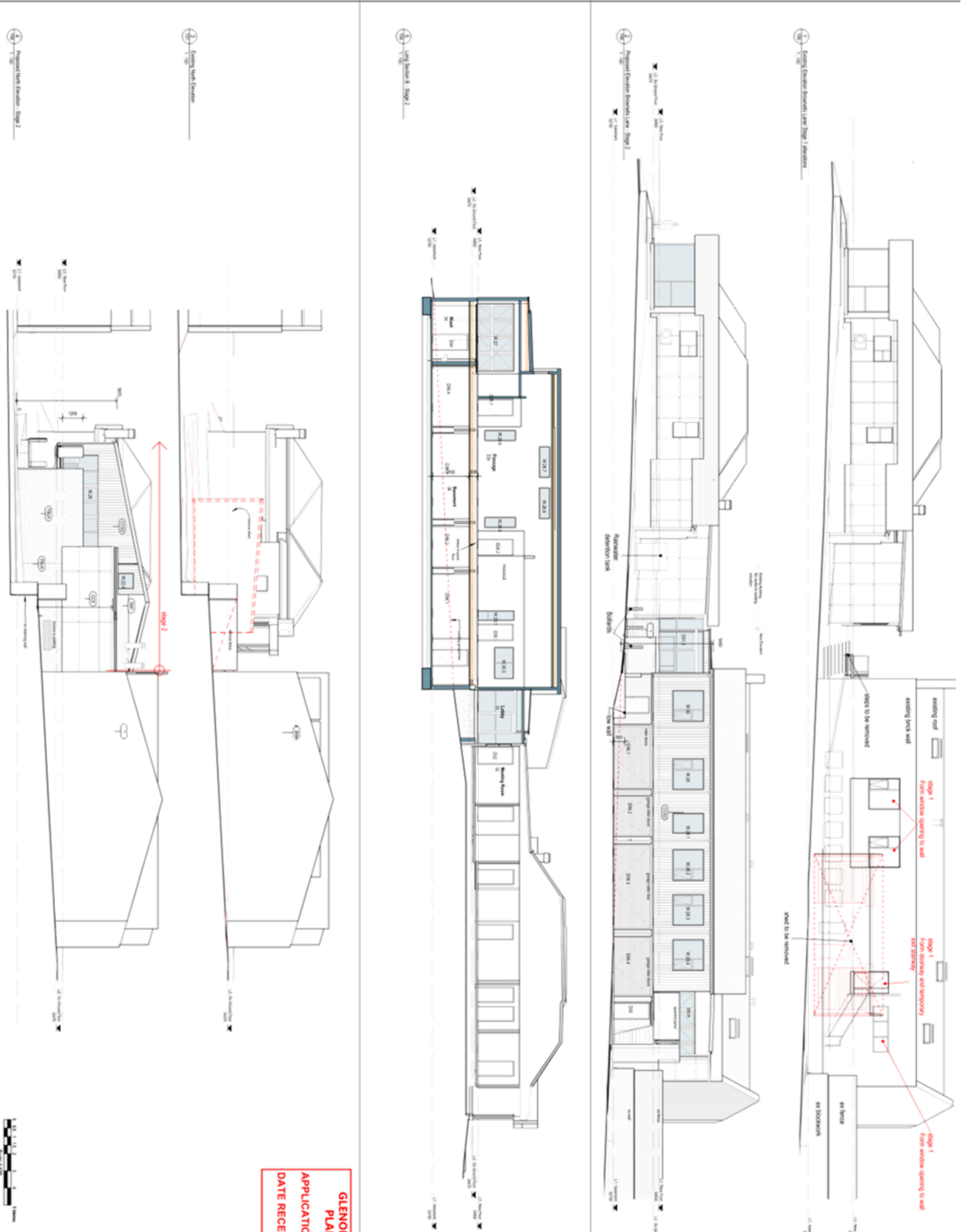
Project Name	HOBART CITY MISSION
Site Address	11-13 Main Road Moonah, TAS
Client	HOBART CITY MISSION
Project Manager	11-13 Main Road Moonah, TAS
Design Team	11-13 Main Road Moonah, TAS

Office Development

Elevations 1

Scale: 1:100
 Drawing No: 270924-001-01-01

IPAZ2313_SK200_OA



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No. PLN-24-099
DATE RECEIVED 27/09/2024

Development Application

Field	Value
Project Name	11/13 Main Road Moonah
Project Address	11/13 Main Road Moonah, TAS
Project Type	Commercial/Industrial
Project Status	Development Application
Project Date	27/09/2024

Office Development
REPORT CIV ASSISSION
11/13 Main Road Moonah, TAS

Elevations 2
SCALE: 1:100
DATE: 27/09/2024

11/13 Main Road Moonah, TAS
11/13 Main Road Moonah, TAS



Submission to Planning Authority Notice

Council Planning Permit No.	PLN-24-099	Council notice date	6/05/2024
TasWater details			
TasWater Reference No.	TWDA 2024/00531-GCC	Date of response	24/06/2024
TasWater Contact	Elio Ross	Phone No.	0467 874 330
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	11-13 MAIN RD, MOONAH	Property ID (PID)	5438319
Description of development	Warehouse and Administration Redevelopment		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Gandy & Roberts	Concept Services Report	B	22/05/2024
Luttrell Pyefinch Architects	Architects plans: LPA2313	B	11/06/2024
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 connections and sewerage system and connections 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 of the development, any water connection utilised for construction/the development must have a backflow prevention device and water meter installed, to the satisfaction of TasWater.			
DEVELOPER CHARGES			
4. 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 \$3464.80 to TasWater for water infrastructure for 1.972 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.			
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 \$5197.21 to TasWater for sewerage infrastructure for 2.958 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

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$389.86, to TasWater, as approved by the Economic Regulator and the fee 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 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.

NOTE: In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

Declaration

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

TasWater Contact Details

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