

GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 18 MARCH 2024



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PLANNING

**5. PROPOSED USE AND DEVELOPMENT - SPA AND SAUNA
(TOURIST OPERATION), WITH ASSOCIATED INFRASTRUCTURE -
134 FAIRY GLEN ROAD COLLINSVALE, AND FLORAS COTTAGE
146 FAIRY GLEN ROAD COLLINSVALE**

1: GPA Attachment - 134 and 146 Fairy Glen Road, Collinsvale
..... 3

**6. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS
(ONE EXISTING AND ELEVEN NEW), DEMOLITION AND
CONSOLIDATION OF THREE TITLES – 72, 74 AND 76 GROVE
ROAD GLENORCHY**

1: GPA Attachment - 72, 74 and 76 Grove Road, Glenorchy 14



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-216
DATE RECEIVED 20/12/2023



SK.00a	INDEX + CONTEXT PLAN	NTS @ A3
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SK.08a	PROPOSED SECTION THRU UNISEX TOILET	1:100 @ A3



02

bioptope

Architecture and Interiors
14 Mollie Street, Hobart, TAS 7000
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M +61 0429 726 588
hello@bioptope.net.au

03

PROJECT

Myrtle Creek Farm ©
134 Fairy Glen Road, Collinsvale
TAS 7012, Australia

04

PHASE

Development Application

05

SCALE

1:2500 @ A3
50M

06

DATE

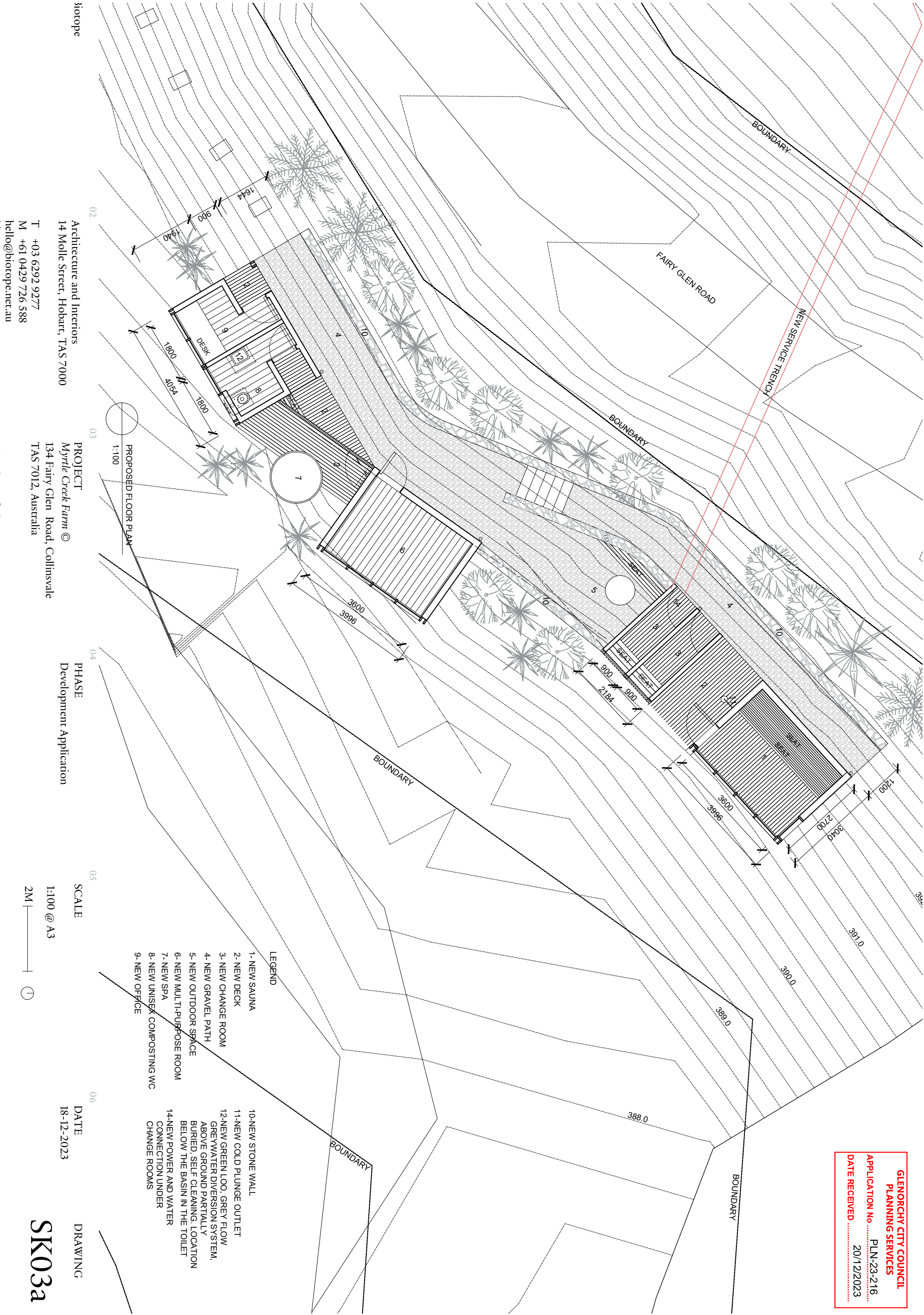
18-12-2023

DRAWING

SK00a









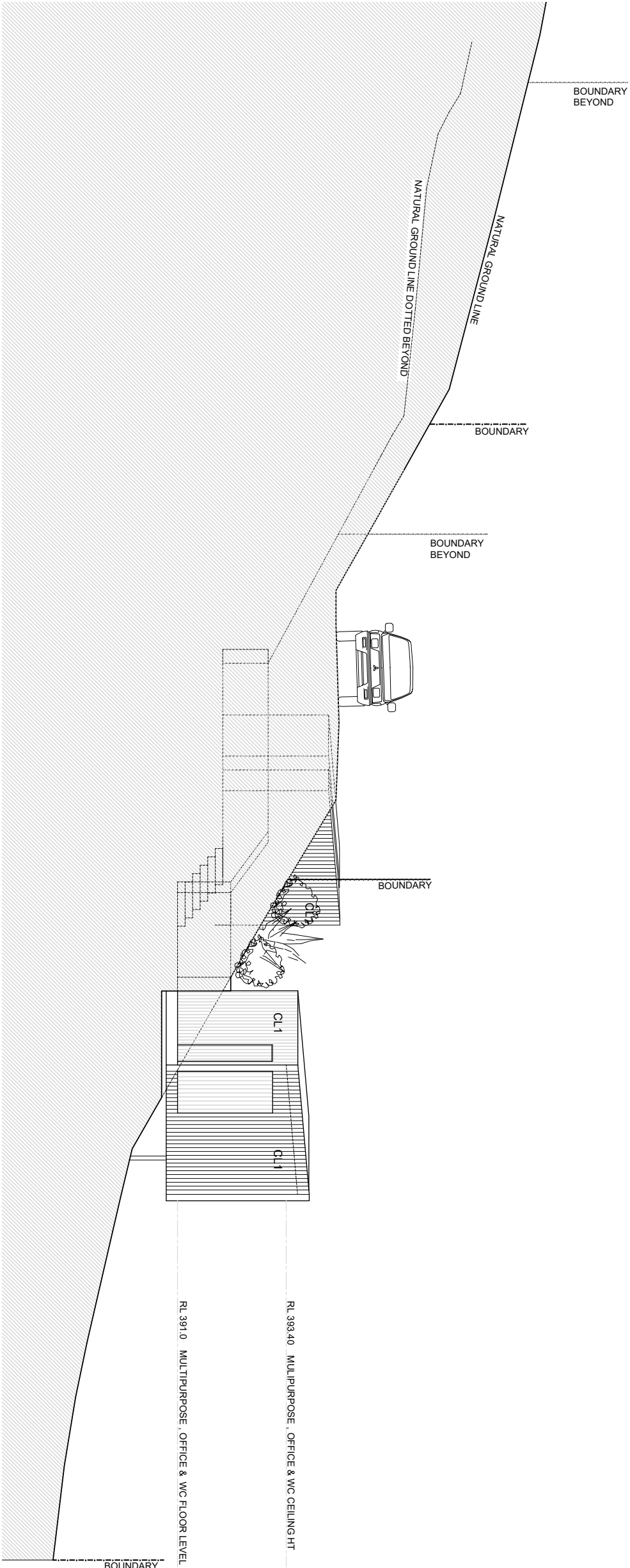
90

DRAWING

New Sauna & Spa

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION No PLN-23-216
DATE RECEIVED 20/12/2023



PROPOSED W-SW ELEVATION
1:100

- CL1- CHARRED TIMBER VERTICAL CLADDING
- B- CHARRED TIMBER BALUSTRADE, UPRIGHTS 90 X 45
- GL- GREEN LOO WITH VENTILATION SHOWN DOTTED
- SC1- CHARRED TIMBER VERTICAL BATTENED 1200 HIGH FENCE
- SC2- CHARRED TIMBER VERTICAL SCREENING 90 X 45
- ST- MASS STONE RETAINING WALL
- SB- NEW SWITCHBOARD

01
Biorope

02
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03
PROJECT
Myrtle Creek Farm ©
134 Fairy Glen Road, Collinsvale
TAS 7012, Australia

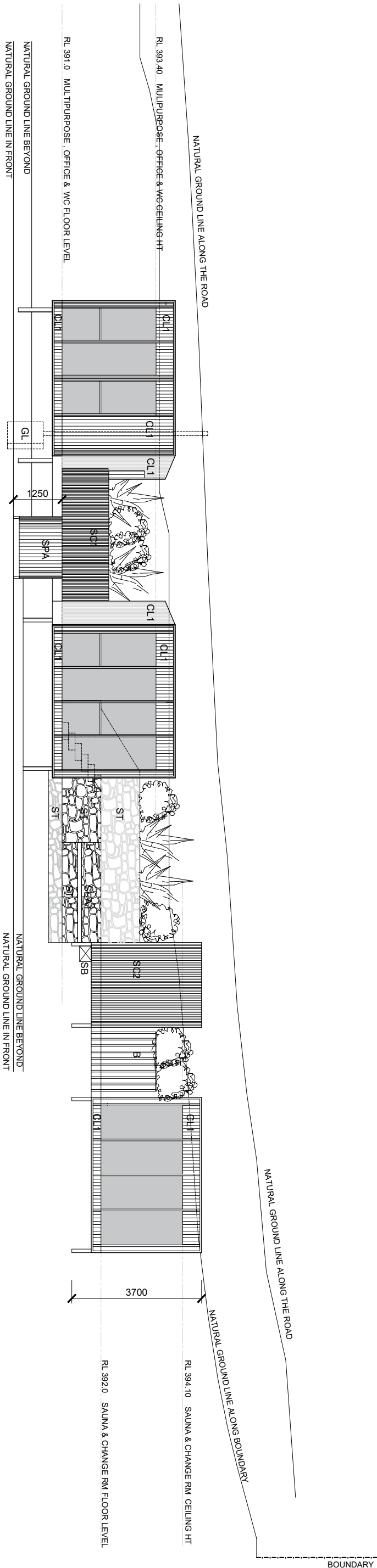
04
PHASE
Development Application

05
SCALE
1:100 @ A3
2M

06
DATE
18-12-2023

DRAWING
SK05a

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-216
DATE RECEIVED 20/12/2023



PROPOSED SE ELEVATION
1:100

- CL1- CHARRED TIMBER VERTICAL CLADDING
- B- CHARRED TIMBER BALUSTRADE, UPRIGHTS 90 X 45
- GL- GREEN LOO WITH VENTILATION SHOWN DOTTED
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- ST- MASS STONE RETAINING WALL
- SB- NEW SWITCHBOARD

01

Biotrope

02

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03

PROJECT
Myrtle Creek Farm ©
134 Fairy Glen Road, Collinsvale
TAS 7012, Australia

04

PHASE
Development Application

05

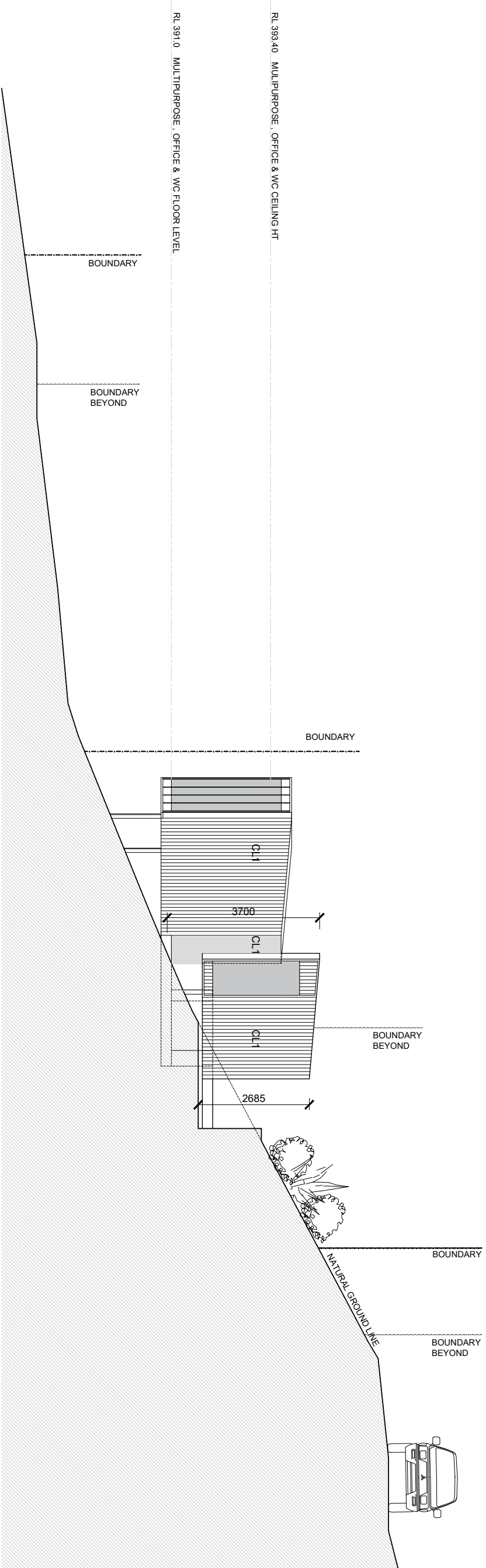
SCALE
1:100 @ A3
2M

06

DATE
18-12-2023

DRAWING
SK06a

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-216
DATE RECEIVED 20/12/2023



PROPOSED NE ELEVATION
1:100

- CL1- CHARRED TIMBER VERTICAL CLADDING
- B- CHARRED TIMBER BALUSTRADE, UPRIGHTS 90 X 45
- GL- GREEN LOO WITH VENTILATION SHOWN DOTTED
- SC1- CHARRED TIMBER VERTICAL BATTENED 1200 HIGH FENCE
- SC2- CHARRED TIMBER VERTICAL SCREENING 90 X 45
- ST- MASS STONE RETAINING WALL
- SB- NEW SWITCHBOARD

DRAWING
SK07a

PHASE
Development Application

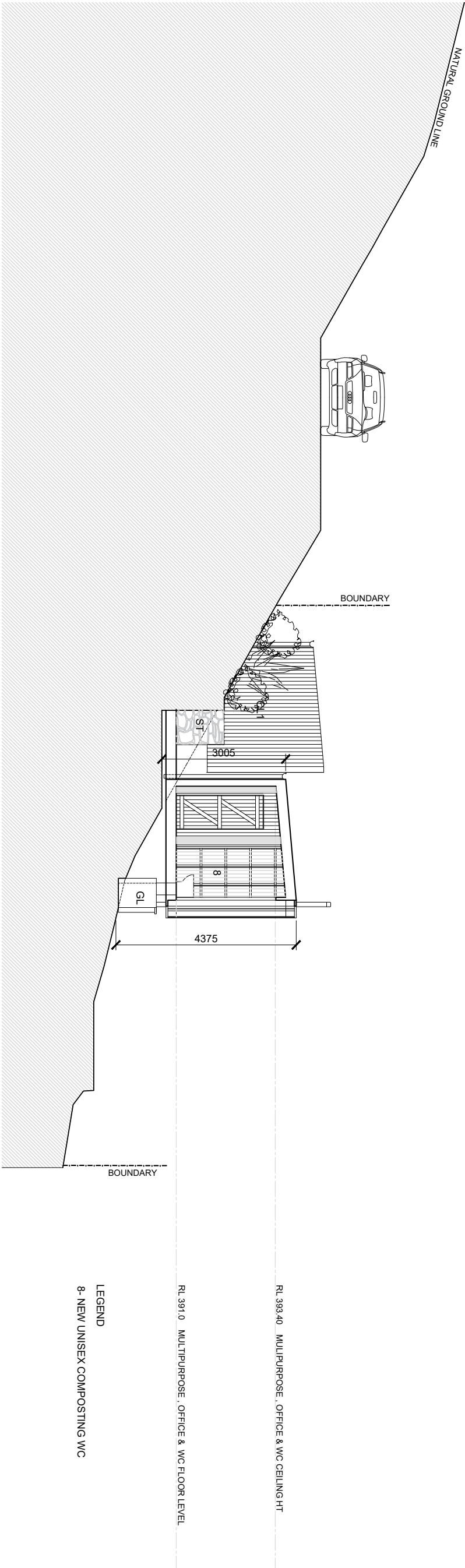
PROJECT
Myrtle Creek Farm ©
134 Fairy Glen Road, Collinsvale
TAS 7012, Australia

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Biotope

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-216
DATE RECEIVED 20/12/2023



PROPOSED SECTION THROUGH UNISEX TOILET
1:100

- CL1- CHARRED TIMBER VERTICAL CLADDING
- B- CHARRED TIMBER BALUSTRADE, UPRIGHTS 90 X 45
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01
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02
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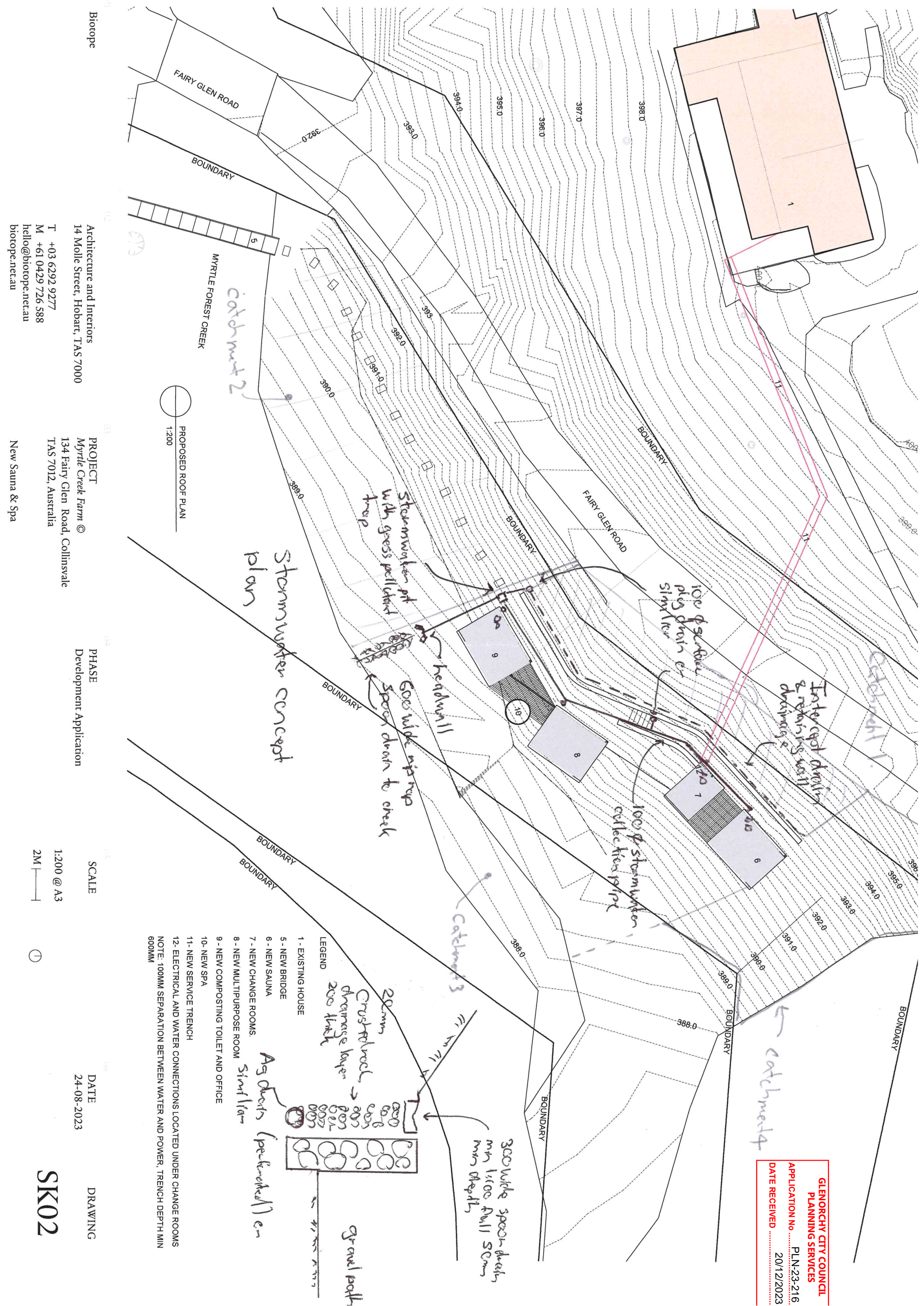
03
PROJECT
Myrtle Creek Farm ©
134 Fairy Glen Road, Collinsvale
TAS 7012, Australia

04
PHASE
Development Application

05
SCALE
1:100 @ A3
2M

06
DATE
18-12-2023

DRAWING
SK08a



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-23-216
DATE RECEIVED 20/12/2023



[illegible]

EXISTING & DEMOLITION PLAN

Scale 1 : 100



CONSULTANTS

REASON FOR ISSUE
DEVELOPMENT APPLICATIONPROJECT No.
2110

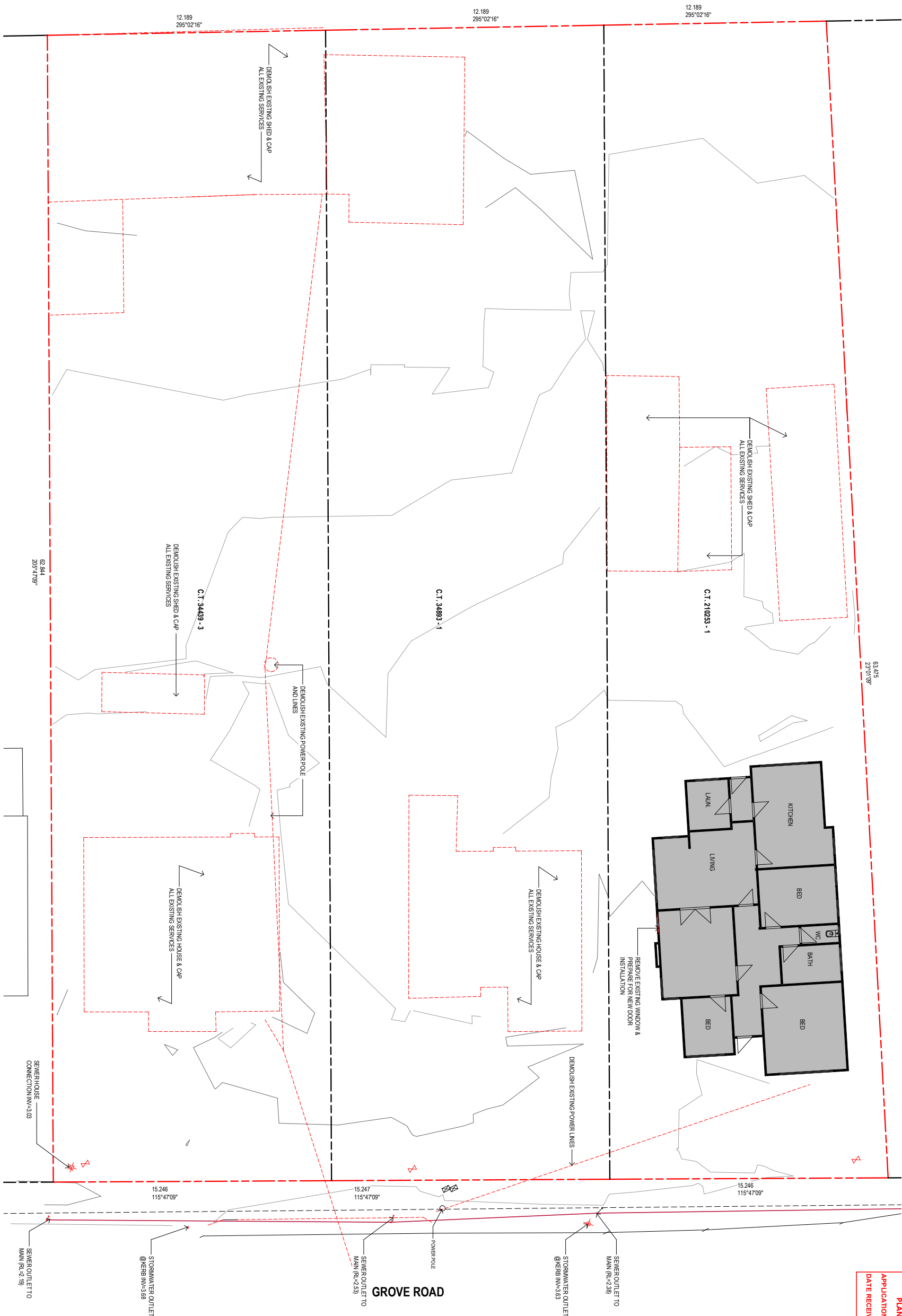
PROJECT:
PROPOSED 12 UNITS DEVELOPMENT

DRAWING TITLE:
EXISTING & DEMOLITION PLAN

SCALE:
1 : 100 @ A

PROJECT DATA
SEPT 2019

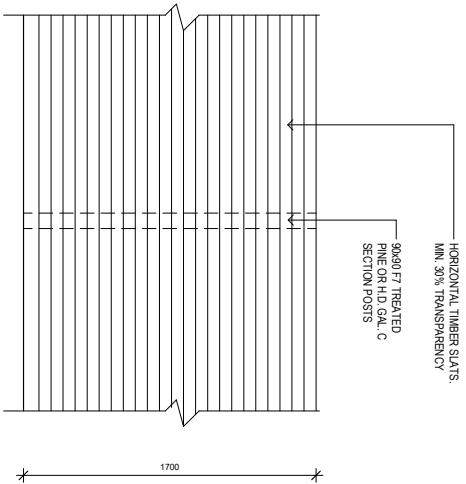
VISION



GLENORCHY CITY COUNCIL
 PLANNING SERVICES
 APPLICATION NO. PLN-22-437
 DATE RECEIVED 27/04/2023



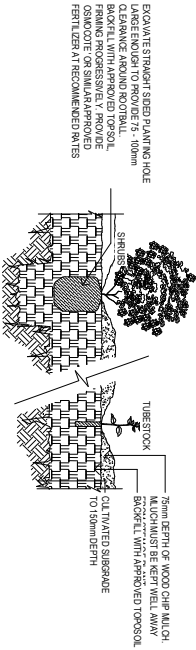




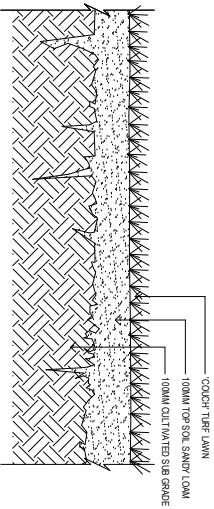
1 FRONT FENCE DETAIL (FF)
Scale 1:20

	NAME	EXPECTED MATURITY	PLANT SIZE	QUANTITY
	GENUS DORYANTHES SPECIES D. EXCELSA COMMON NAME: STRIBELLY	MEDIUM SIZED SHRUB	1.5M WIDE	- NO.
	GENUS ACACIA SPECIES ACACIA COMMON NAME: ACACIA COGNATA 'FETTLICH'	SMALL SIZED SHRUB	1.0M WIDE	- NO.
	GENUS DANIELLA SPECIES DANIELLA COMMON NAME: DANIELLA	SMALL SIZED SHRUB	0.4M WIDE	- NO.
	GENUS TASMANICA SPECIES TASMANICA COMMON NAME: TASMANICA	SMALL SIZED SHRUB	0.8M WIDE	- NO.
	GENUS CITRUS SPECIES CITRUS COMMON NAME: CITRUS LEMON TREE	SMALL SIZED TREE	4M WIDE	- NO.
	GENUS BILABERERA (FORMERLY SOLYVA HETEROPHYLLA) COMMON NAME: AUSTRALIAN BLUEBELL CREEPER	CLIMBING SHRUB	1.0-1.80M WIDE	- NO.

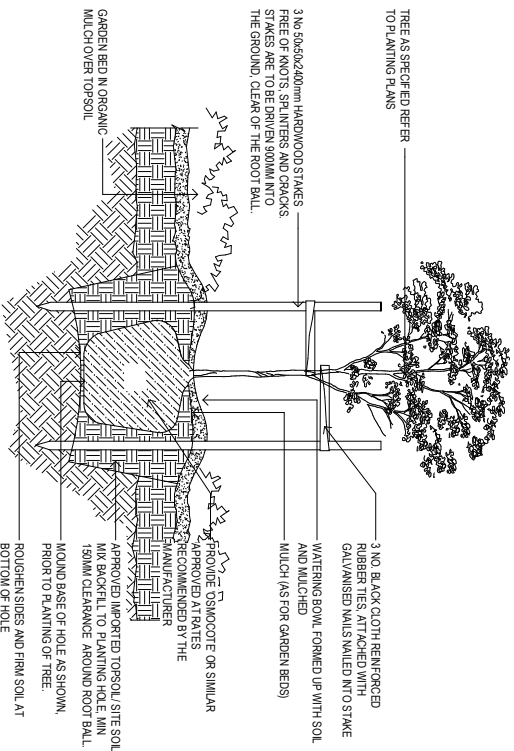
- MULCHED AND PLANTED
- GARDEN BED
- TIMBER FENCE
- TIMBER FRONT FENCE
- BOLLARD LIGHT (SOLAR POWERED)
- WALL MOUNT SENSOR LIGHT (CONNECT BACK TO EACH UNIT)
- BL
- WL
- FF



2 SHRUB PLANTATION DETAIL
Scale 1:20



4 GRASS DETAIL
Scale 1:10



3 TREE PLANTING DETAIL
Scale 1:20

NO.	DESCRIPTION	UNIT	QTY	DATE
1	GRASS PLANTING	SQ. M.	100	20/03/23
2	SHRUB PLANTING	SQ. M.	100	20/03/23
3	TREE PLANTING	SQ. M.	100	20/03/23
4	GRASS DETAIL	SQ. M.	100	20/03/23
5	SHRUB DETAIL	SQ. M.	100	20/03/23
6	TREE DETAIL	SQ. M.	100	20/03/23
7	GRASS DETAIL	SQ. M.	100	20/03/23
8	SHRUB DETAIL	SQ. M.	100	20/03/23
9	TREE DETAIL	SQ. M.	100	20/03/23
10	GRASS DETAIL	SQ. M.	100	20/03/23

MinD.
ARCHITECTS
100 GROVE ROAD
GLENORCHY TAS 7210
08 6299 9999
mindarchitects.com.au

CONSULTANT

RELATIONSHIP
DEVELOPMENT APPLICATION

PROJECT No: 2170



PROJECT
PROPOSED 12 UNITS DEVELOPMENT
PROJECT ADDRESS
72-76 GROVE ROAD, GLENORCHY
CLIENT
LUCASO PTY LTD.

DRAWING TITLE
LANDSCAPE DETAILS

SCALE:
As indicated @ A1
DRAWING No.:
DA04

PROJECT DATE
SEP 7 2019

REVISION:
1

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLAN23-437
DATE RECEIVED 27/04/2023

NO.	DESCRIPTION	DATE	BY	CHK	APP
1	DESIGN DEVELOPMENT	20/03/23	DA05		
2	DESIGN DEVELOPMENT	20/03/23	DA05		
3	DESIGN DEVELOPMENT	20/03/23	DA05		
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11	DESIGN DEVELOPMENT	20/03/23	DA05		
12	DESIGN DEVELOPMENT	20/03/23	DA05		

MinD.
ARCHITECTS
100/101 GLENORCHY ROAD
GLENORCHY TAS 7243
PH: 08 8399 9999
WWW.MINDARCHITECTS.COM
REGISTERED ARCHITECTS

CONSULTANTS

RELATIONSHIP STATE
DEVELOPMENT APPLICATION

PROJECT No: 2110

PROJECT: PROPOSED 12 UNITS DEVELOPMENT
PROPOSED ADDRESS: 72-76 GROVE ROAD, GLENORCHY
CLIENT: LICZAO PTY LTD.

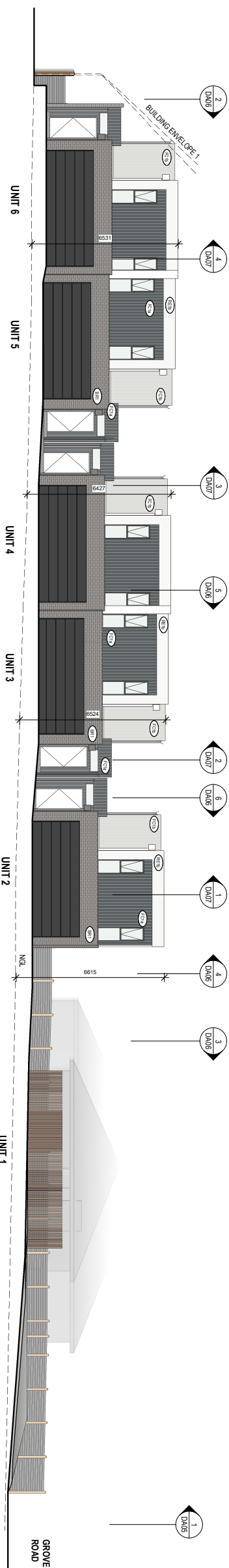
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SCALE: 1:100 @ A1
DRAWING No.: DA05

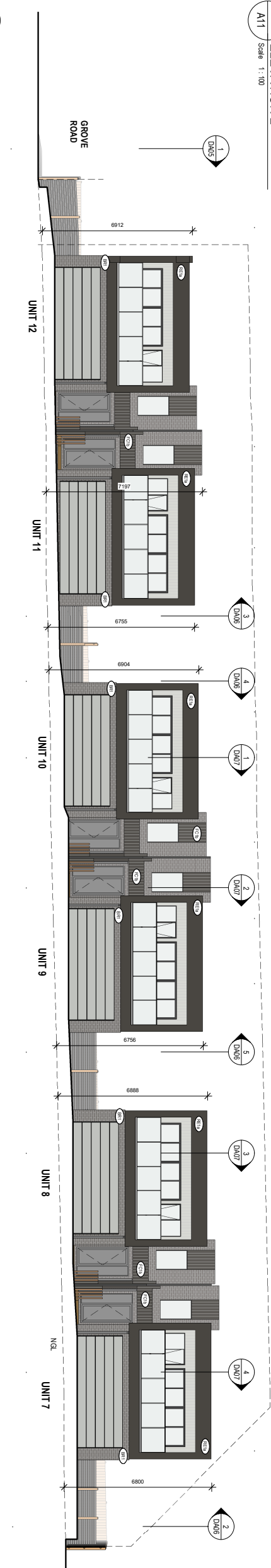
PROJECT DATE: SEP 2019
REVISION: 1

MATERIAL LEGEND:
FCI - JAMES HANDE ACON 135 - PAINT FINISH
RE: RENDER FINISH

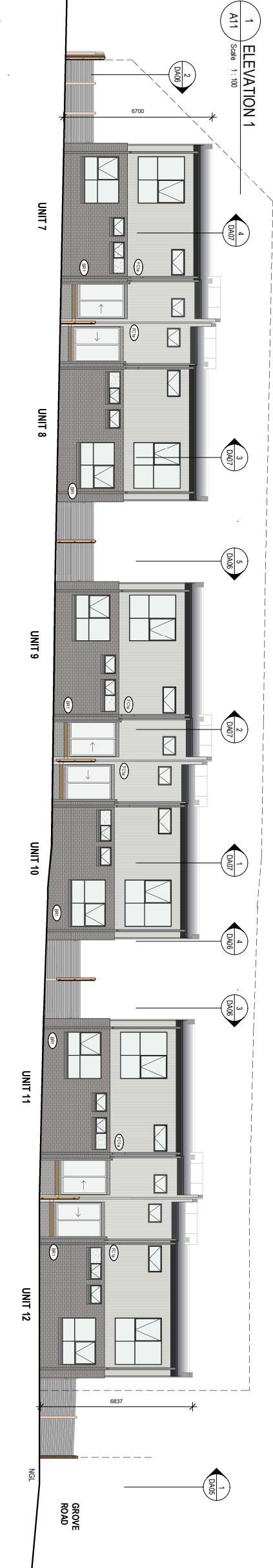
4 ELEVATION 4
A11 Scale 1:100



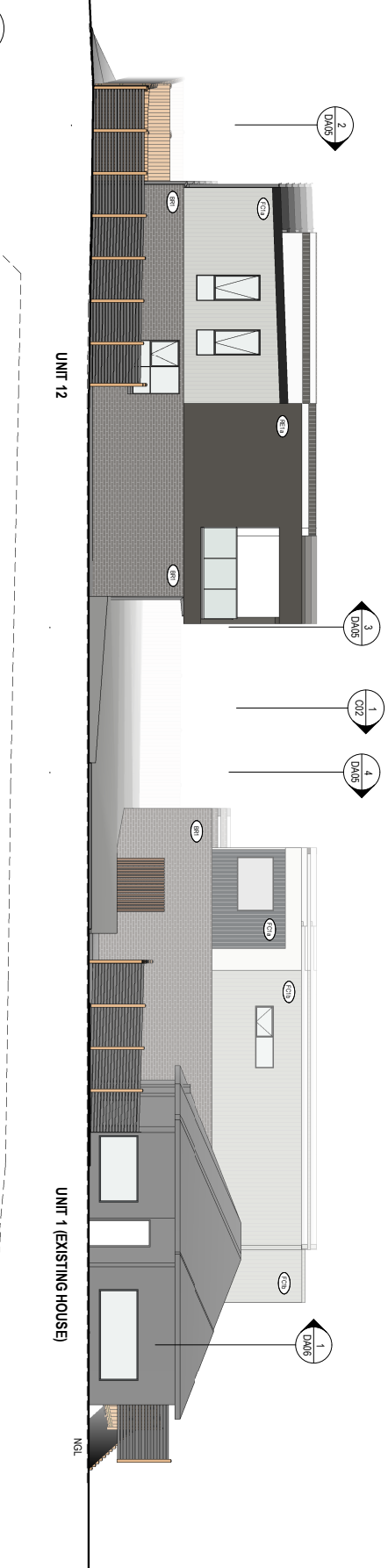
3 ELEVATION 3
A11 Scale 1:100



2 ELEVATION 2
A11 Scale 1:100



1 ELEVATION 1
A11 Scale 1:100



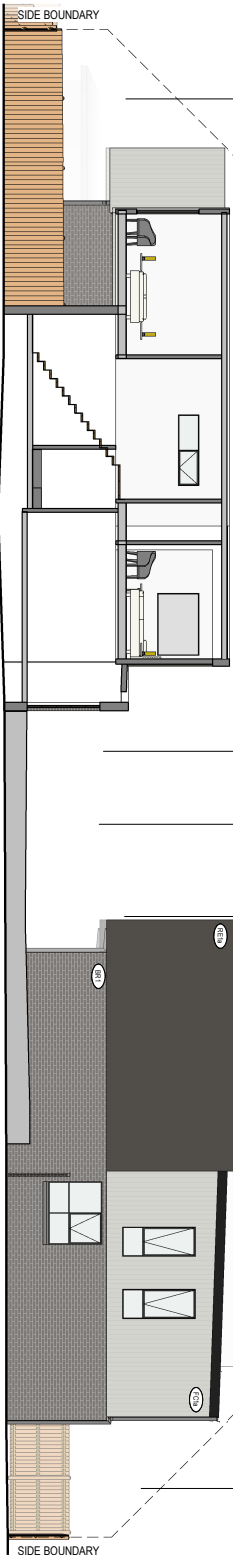
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No: PLY23-457
DATE RECEIVED: 27/04/2023

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19	DESIGN DEVELOPMENT	20/03/23	DA06	DA06	20/03/23
20	DESIGN DEVELOPMENT	20/03/23	DA06	DA06	20/03/23

MinD.
ARCHITECTS
17/100 @ A1
72-76 GROVE ROAD
GLENORCHY
VIC 3163
03 9594 1111
WWW.MINDARCHITECTS.COM.AU

CONSULTANT

5 SECTION G3
Scale 1:100



REASON FOR REVIEW
DEVELOPMENT APPLICATION

PROJECT No.: 2110

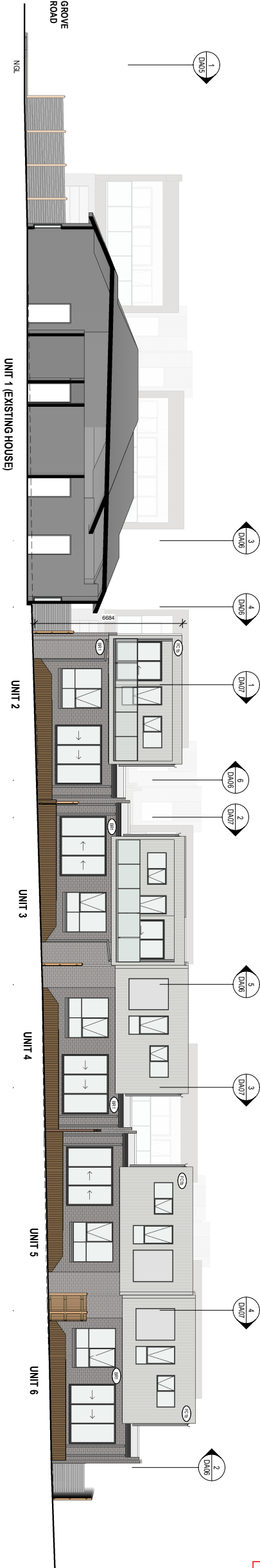
PROJECT:
PROPOSED 12 UNITS DEVELOPMENT
PROJECT ADDRESS:
72-76 GROVE ROAD, GLENORCHY
CLIENT:
LUCZAO PTY LTD.

DRAWING TITLE:
ELEVATIONS

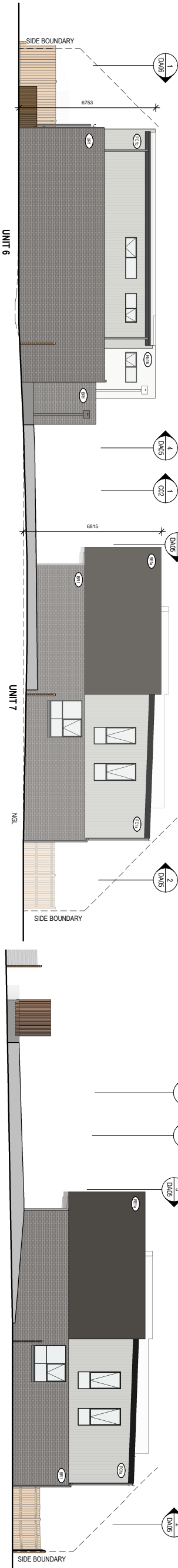
UNIT 9

MATERIAL LEGEND:
FCI - JAMES HARDIE AXON 135 - PAINT FINISH
REI - RENDER FINISH

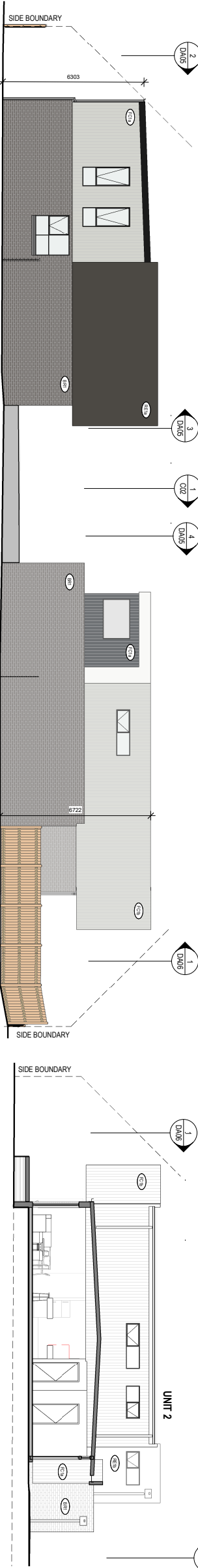
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1:100 @ A1
DRAWING No.:
DA06
PROJECT DATE:
SEP 7 2019
REVISION:
1



1 ELEVATION 5
Scale 1:100



2 ELEVATION 6
Scale 1:100



4 NORTH ELEVATION UNIT 2 & UNIT 10
Scale 1:100

3 SOUTH ELEVATION UNIT 11
Scale 1:100

6 SOUTH ELEVATION UNIT 2
Scale 1:100

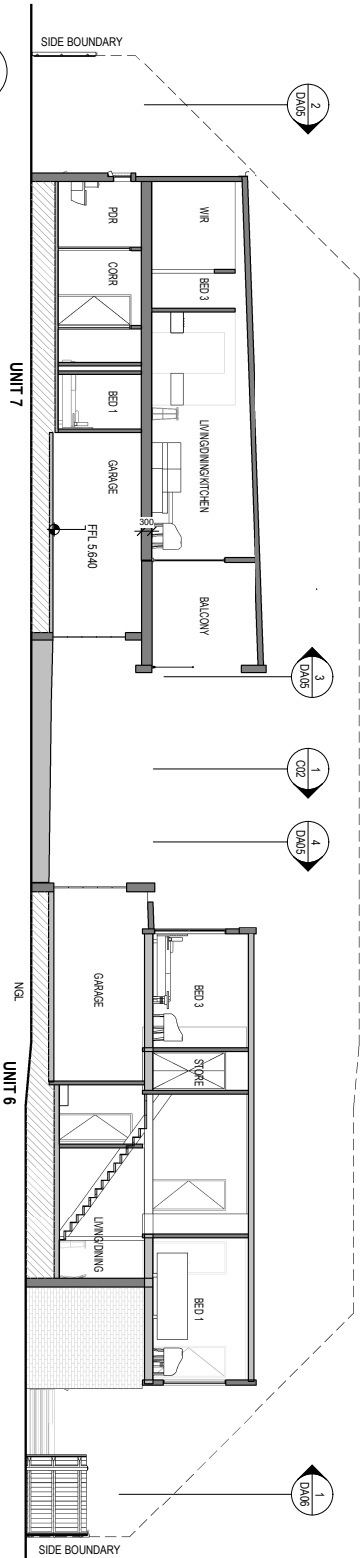
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. P1428-457
DATE RECEIVED 27/04/2023

NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	DESIGN DEVELOPMENT	20/03/2023
2
3
4
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17
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19
20

MinD.
ARCHITECTS
14/01/2023
72, 74 & 76 GROVE ROAD
GLENORCHY TAS 7243
TEL: 08 8333 9999
WWW.MINDARCHITECTS.COM.AU

CONSULTANT

SECTION D
Scale 1:100



REASON FOR REVIEW
DEVELOPMENT APPLICATION

PROJECT No.: 2/10

PROJECT
PROPOSED 12 UNITS DEVELOPMENT
72-76 GROVE ROAD, GLENORCHY
CLIENT: LUCZAO PTY LTD.

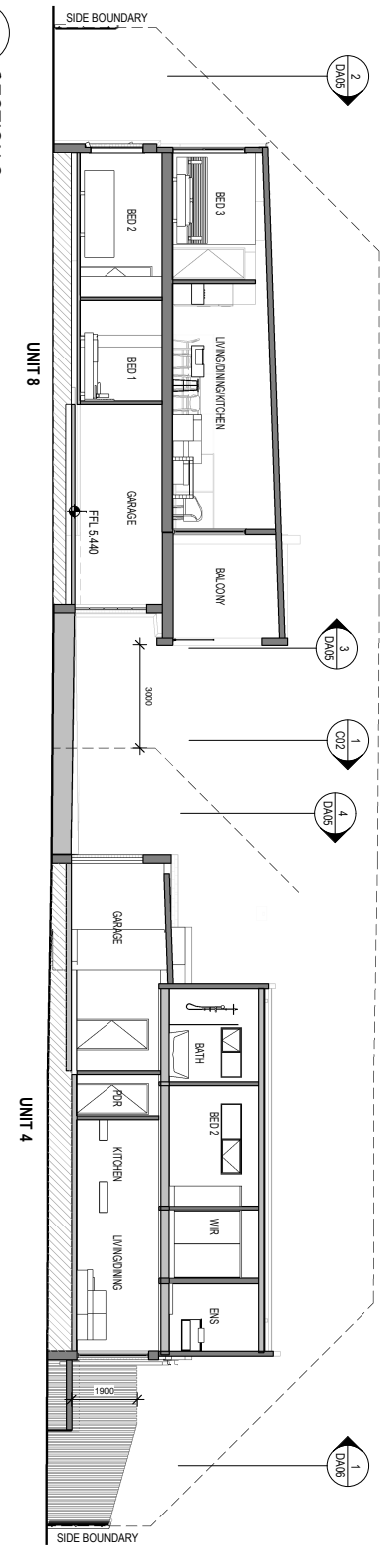
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SECTIONS

SCALE:
DRAWING No.: DA07

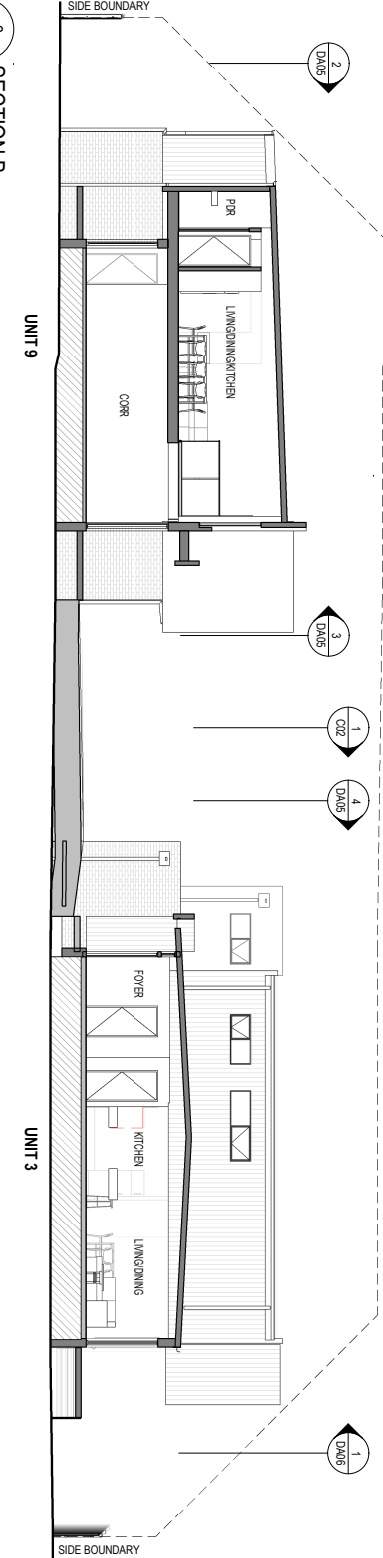
PROJECT DATE:
SEP 7 2019
REVISION:
1

MATERIAL LEGEND:
FCI - JAMES HARDIE ACON 135 - PAINT FINISH
RE: RENDER FINISH

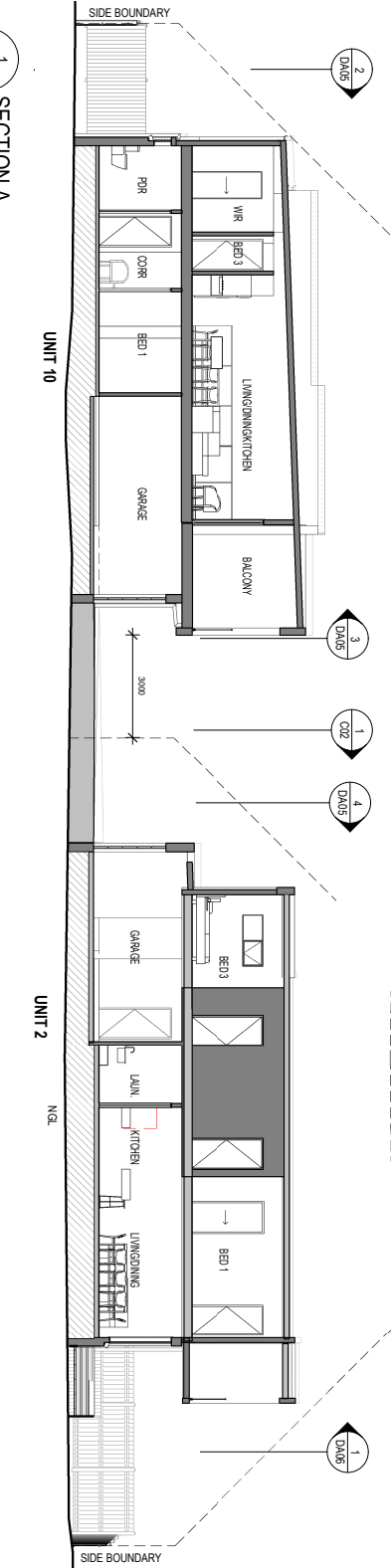
SECTION C
Scale 1:100



SECTION B
Scale 1:100



SECTION A
Scale 1:100



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLAN23-437
DATE RECEIVED 27/04/2023

[illegible]

CONSULTANTS:

**REASON FOR ISLE
DEVELOPMENT APPLICATION**

PROJECT No.
2110

PROJECT:
PROPOSED 12 UNITS DEVELOPMENT

PROJECT ADDRESS:
72-76 GROVE ROAD, GLENORCHY

CLIENT:
LLCZAO PTY LTD.

DRAWING TITLE:
SWEPT PATHS

SCALE:
1 : 250 @ A1

DRAWING No.:

DA08

PROJECT DATE
SEPT 2019REVISION
1

GLENORCHY CITY COUNCIL
PLANNING SERVICES

APPLICATION NO **PLN-22-437**
03/03/2023

DATE RECEIVED *****

AMENDMENTS	
No.	Revision/Issue
	Date

LEARYCOX&CRIPPS

LAND & ENGINEERING SURVEYORS



Unit 604 40 Mole Street,
HOBART TAS 7000
P 03 6118 2030
E admin@lcsurvey.com

Project Name and Address

72 - 76 GROVE ROAD,
GLENORCHY

Drawing Title

BOUNDARY CONSOLIDATION PLAN

Client

C.T. 34439 - 3, C.T. 34893 - 1 & C.T. 210253 - 1
(ZLLEOK PTY LTD - owner)

Client

MIND ARCHITECTS
(ZLLEOK PTY LTD - owner)

SCALE

0 5 10 15

1:400 at A3

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Contour Interval

0.200 m

Date

24 / 11 / 22

SHEET

1 of 1

DRAWN

NS

CHECKED

FILE REF:

12311

Geoidal Ref

1231101

AutoCAD Ref

1231101 Rev A

DA TUM

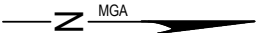
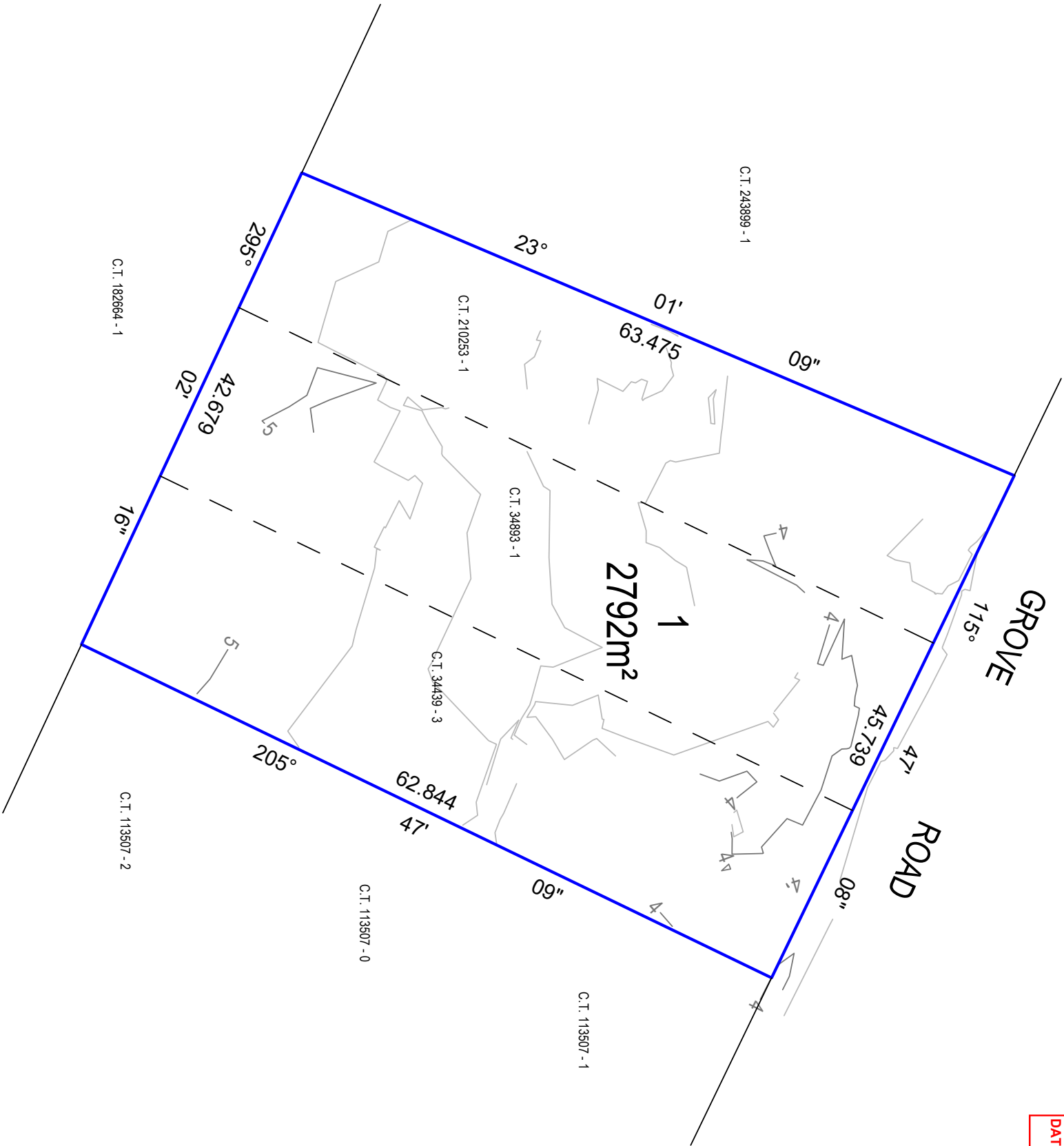
MG2020

Horz

AHD

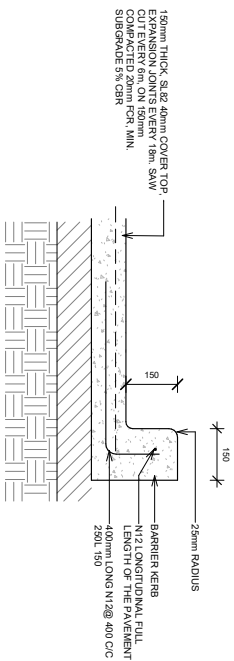
Vert

LOT 1 COMPILED FROM C.T. 34439 - 3, C.T. 3489-1 & C.T. 210253 - 1



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No PLN-22-437
DATE RECEIVED 27/04/2023

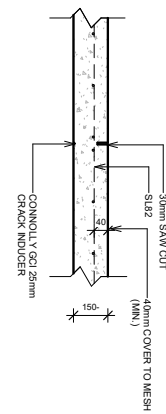




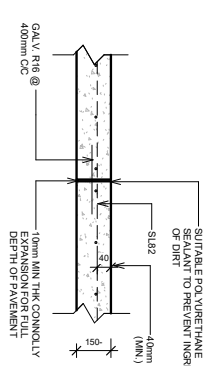
1
A11

DRIVEN
Scale 1 : 100

2 DRIVEN



3	SAW C
---	-------



4
EXPA

[illegible]

1 STORMWATER KEY PLAN
Scale 1 : 200



**PUBLIC WORK REFER TO H02
(WORK TO BE DONE BY
COUNCIL APPROVED
CONTRACTOR AT
DEVELOPER'S COST)**

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-22-437**

DATE RECEIVED **25/01/2024**

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	25/01/2024	...	...
2	REVISED TO GROUND	25/01/2024	...	...
3	REVISED TO GROUND	25/01/2024	...	...
4	REVISED TO GROUND	25/01/2024	...	...
5	REVISED TO GROUND	25/01/2024	...	...
6	REVISED TO GROUND	25/01/2024	...	...
7	REVISED TO GROUND	25/01/2024	...	...
8	REVISED TO GROUND	25/01/2024
9	REVISED TO GROUND	25/01/2024
10	REVISED TO GROUND	25/01/2024

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ARCHITECTS

CONSULTANTS
CONSULTING ENGINEERS
* CIVIL * STRUCTURAL * GEOTECH

RELATIONSHIP
DEVELOPMENT APPLICATION

PROJECT No.: 2170

PROJECT ADDRESS:
72-76 GROVE ROAD, GLENORCHY
CLIENT:
LCC&PPTY LTD.

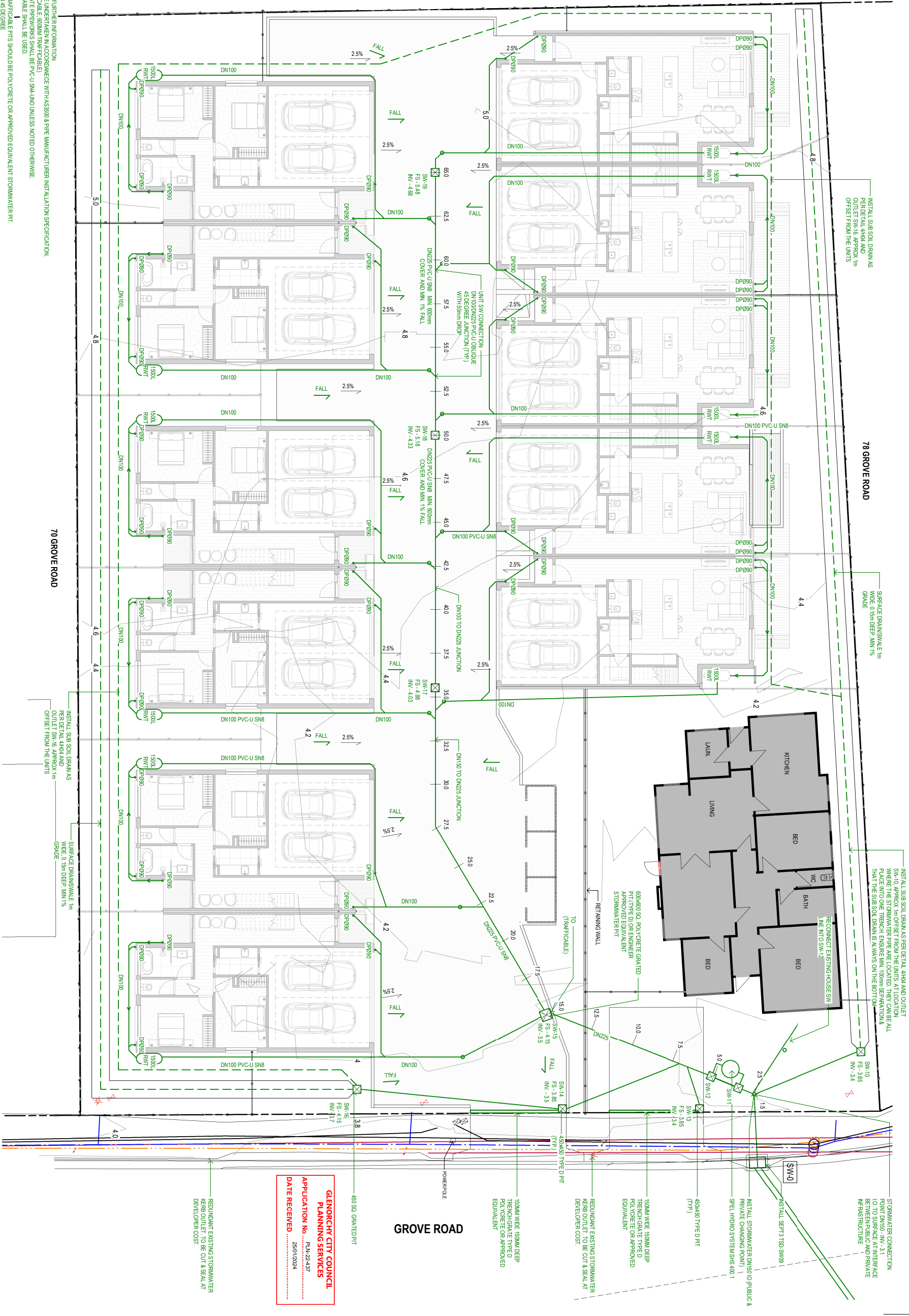
DRAWING TITLE:
SITE STORMWATER PLAN LEVEL GROUND

SCALE:
1:100 @ A1

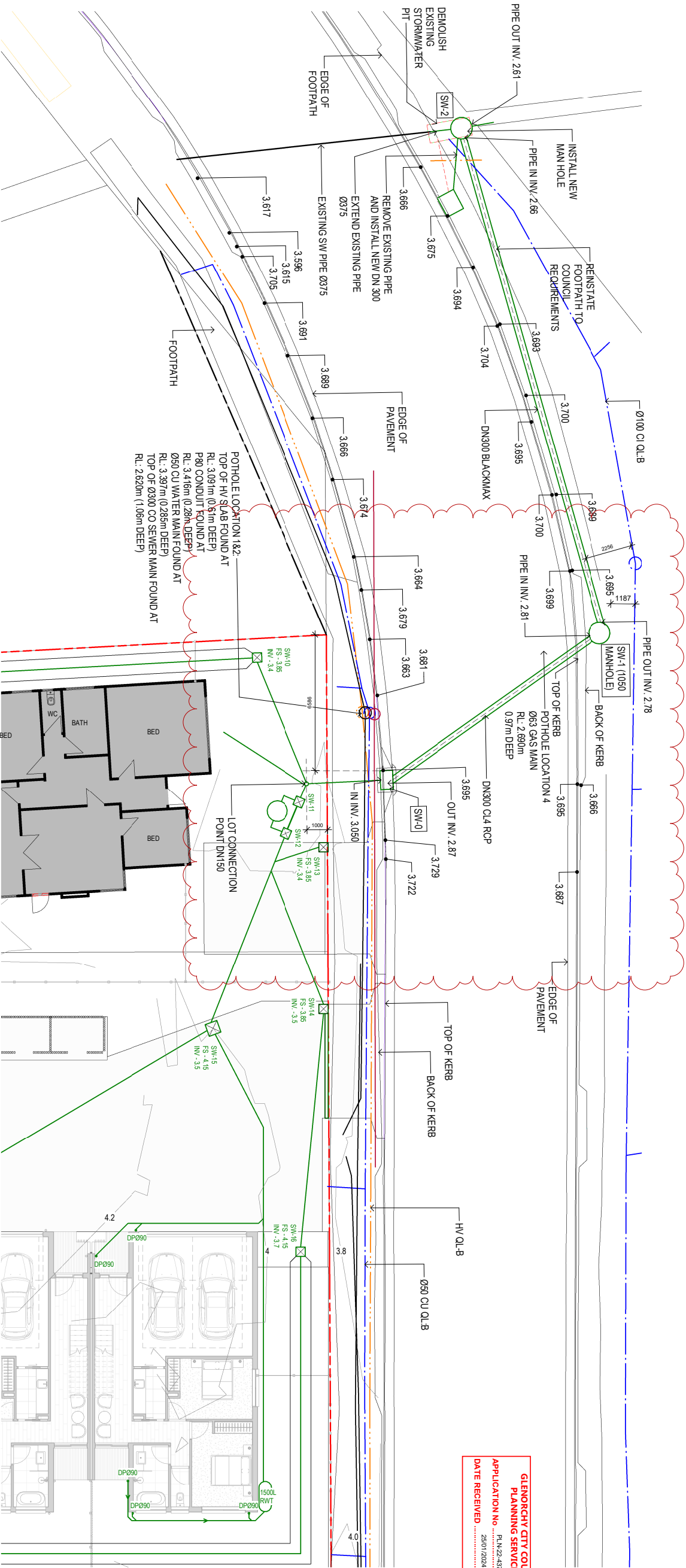
PROJECT DATE:
SEPT 2019

REVISION:
2

- STORMWATER NOTE:
- REFER STORMWATER REPORT FOR FURTHER INFORMATION
 - ALL STORMWATER WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ASS500 & PIPE MANUFACTURER INSTALLATION SPECIFICATION.
 - MINIMUM COVER 450MM (NON-TRAFFICABLE, 600MM (TRAFFICABLE))
 - ALL STORMWATER PITS SHALL BE PVC-U S/N8 UNLESS NOTED OTHERWISE.
 - FOR AG DRAIN, CLASS 1000 TRAFFICABLE SHALL BE USED.
 - MIN. FALL 1%
 - TRAFFICABLE PITS TO BE TYPE D, TRAFFICABLE PITS SHOULD BE POLYCRETE OR APPROVED EQUIVALENT STORMWATER PIT.
 - NO 90 DEGREE BEND SHALL BE USED.
 - FOR ALL DN150 DIAMETER & BELOW, ALL JOINTS SHOULD BE SOLVENT CEMENT, ALL JOINTS ABOVE DN225 SHOULD BE RUBBER IN.



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-437
DATE RECEIVED 25/01/2024



GLENORCHY CITY COUNCIL
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DATE RECEIVED 25/01/2024

NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT	20/01/2024	DAVID	DAVID
2	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID
3	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID
4	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID
5	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID
6	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID
7	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID
8	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID
9	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID
10	REVISION TO 20/01/2024	20/01/2024	DAVID	DAVID

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RELATIONSHIP
DEVELOPMENT APPLICATION
2/10



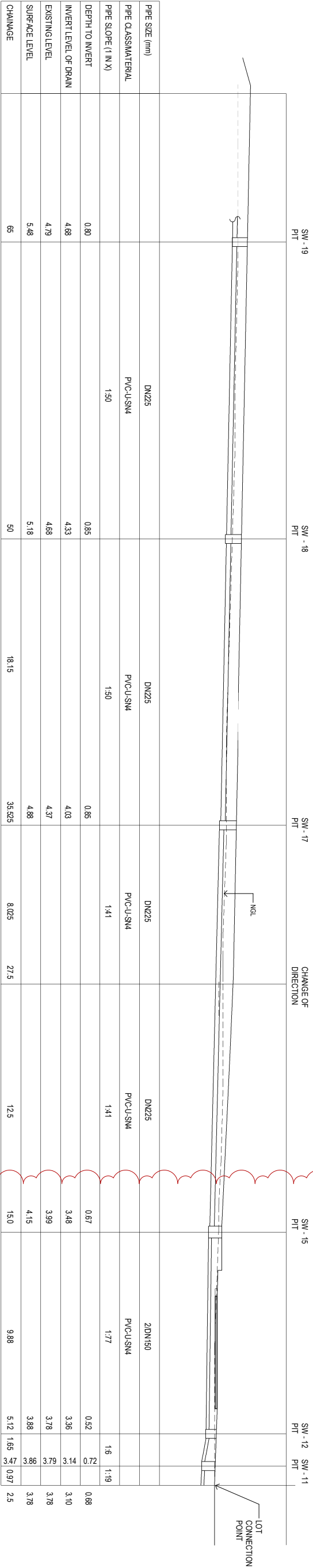
PROJECT
PROPOSED 12 UNITS DEVELOPMENT
PROJECT ADDRESS:
72-76 GROVE ROAD, GLENORCHY
CLIENT:
LUCAS PTY LTD.

DRAWING TITLE
EXTERNAL STORMWATER PLAN

SCALE
DRAWING No.:
H02

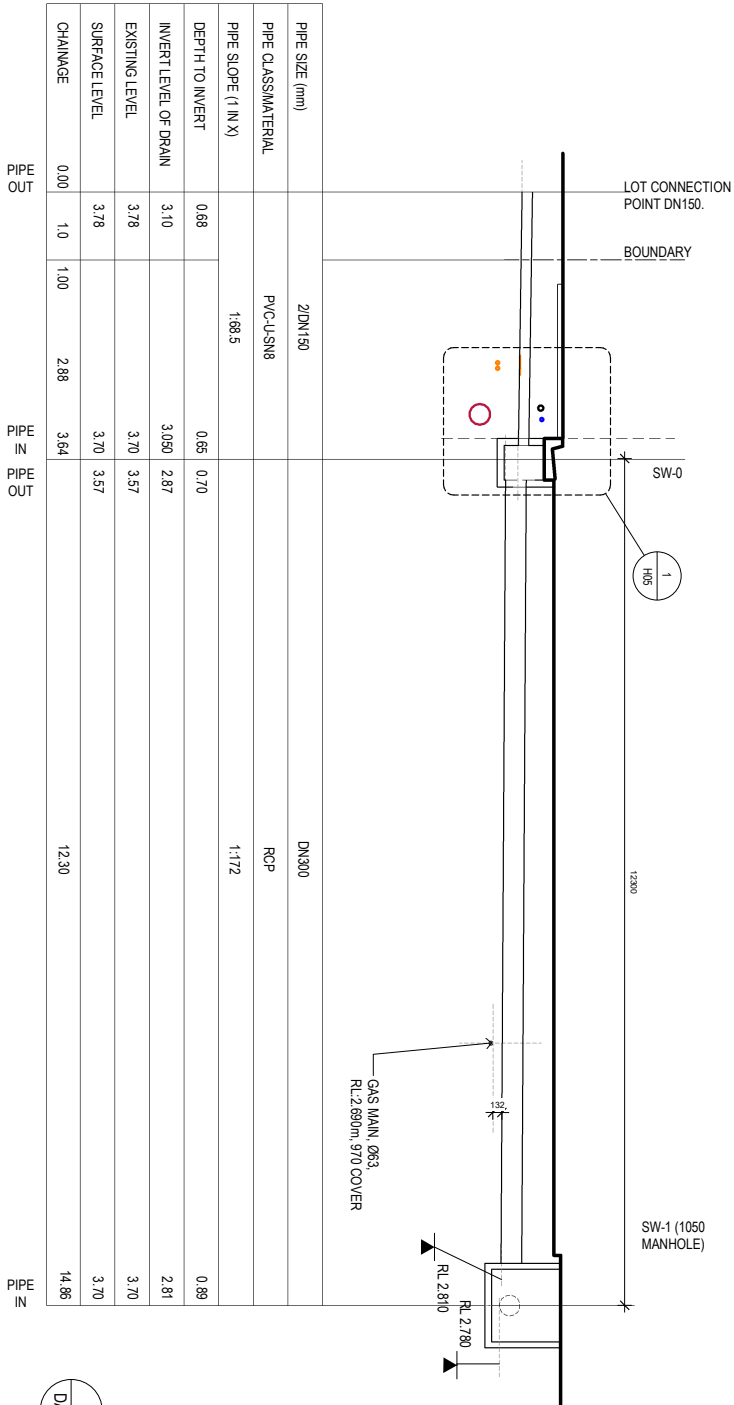
PROJECT DATE
25/01/2024

REVISION
2



1 LONGITUDINAL SECTION
A11 Scale 1:100

GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-437
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2 LOT CONNECTION TO SW1
DA02 Scale 1:50

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	25/01/2024	DA02
2	REVISION TO SUBMITTER	25/01/2024	DA02
3	REVISION TO SUBMITTER	25/01/2024	DA02
4	REVISION TO SUBMITTER	25/01/2024	DA02
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9	REVISION TO SUBMITTER	25/01/2024	DA02
10	REVISION TO SUBMITTER	25/01/2024	DA02

MinD.

ARCHITECTS

14/01/2024 09:29

PROJECT NO. 72-76 GROVE ROAD, GLENORCHY

CLIENT: LECZAO PTY LTD.

VERSIEN: 0001

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CE CONSULTING ENGINEERS

ARCHITECTS

STRUCTURAL

CIVIL

GEOTECHNICAL

REFERENCE REQUIRE
DEVELOPMENT APPLICATION
2710

PROJECT TITLE
STORMWATER LONGSECTION

SCALE
As indicated @ A1
DRAWING No.: H03

PROJECT DATE
SEP 2019
REVISION
2

SW-1 (1050 MANHOLE)		SW-2	
PIPE SIZE (mm)	DN300		
PIPE CLASS/MATERIAL	RCP		
PIPE SLOPE (1 IN X)	1:200		
DEPTH TO INVERT	0.94	1.06	1.11
INVERT LEVEL OF DRAIN	2.78	2.66	2.61
EXISTING LEVEL	3.72	3.72	3.72
SURFACE LEVEL	3.72	3.72	3.72
CHAINAGE	39.90	24.94	14.86

[illegible]

Mind.

ARCHITECTS

DANIO MALINCHI
DANIO.MALINCHI.COM
WWW.DANIO.MALINCHI.COM

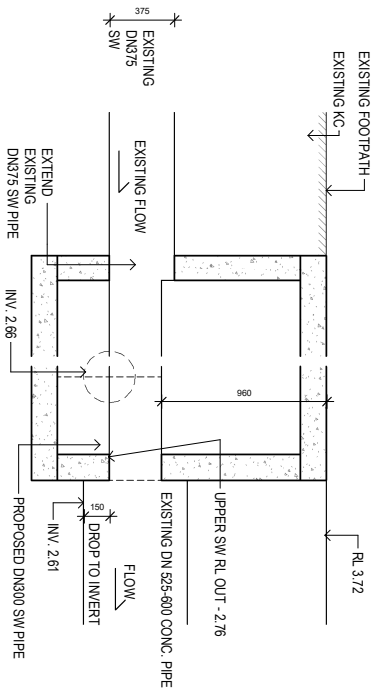
CONSULTANTS

CE CONSULTING ENGINEERS
+ CIVIL + STRUCTURAL + GEOTECH

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-22-437**

DATE RECEIVED **25/01/2024**

1

2
SW-2
Scale 1 : 20

4 TYPICAL AGG DRAIN DETAIL
Scale 1 : 10



Amended Submission to Planning Authority Notice

Council Planning Permit No.	PLN-22-437	Council notice date	24/10/2022
TasWater details			
TasWater Reference No.	TWDA 2022/01728-GCC	Date of response	08/02/2024 31/10/2022
TasWater Contact	Timothy Carr	Phone No.	0419 306 130
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	72 GROVE RD, GLENORCHY	Property ID (PID)	7430396
Description of development	Multiple dwellings x 12		
Schedule of drawings/documents			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
MinD.	Site Plan-Level Ground – DA02	1	12/10/2022
MinD.	External Stormwater Plan – H02	2	20/01/2024
Conditions			
<p>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:</p> <p>CONNECTIONS, METERING & BACKFLOW</p> <ol style="list-style-type: none"> 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. <i>Advice: The new property water connection must be connected to the DN100mm water main located on the opposite side of the roadway in Grove Road and the water meter must be located adjacent to the proposed new driveway area.</i> 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. 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. <p>TASWATER ASSETS</p> <ol style="list-style-type: none"> The developer must take all precautions to protect existing TasWater infrastructure. Any damage caused to existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost. <p>DEVELOPMENT ASSESSMENT FEES</p> <ol style="list-style-type: none"> The applicant or landowner as the case may be, must pay a development assessment fee of \$723.84 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>

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.

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

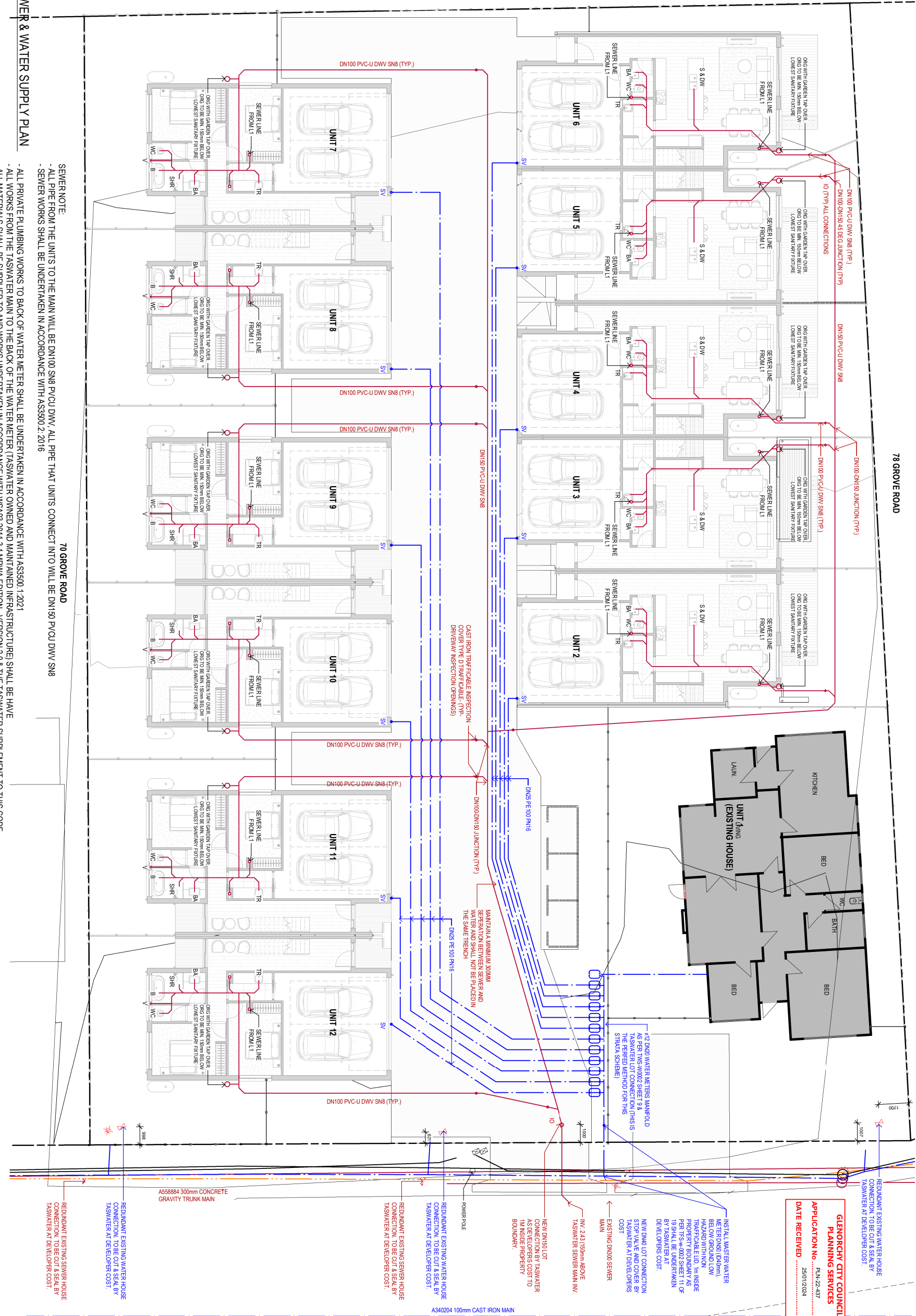
NO.	REVISION	DATE	BY	CHK	APP
1	ISSUED FOR PERMIT	20/03/2024			
2	FOR DEVELOPER REVIEW	20/03/2024			
3	FOR DEVELOPER REVIEW	20/03/2024			
4	FOR DEVELOPER REVIEW	20/03/2024			
5	FOR DEVELOPER REVIEW	20/03/2024			
6	FOR DEVELOPER REVIEW	20/03/2024			
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11	FOR DEVELOPER REVIEW	20/03/2024			
12	FOR DEVELOPER REVIEW	20/03/2024			
13	FOR DEVELOPER REVIEW	20/03/2024			
14	FOR DEVELOPER REVIEW	20/03/2024			
15	FOR DEVELOPER REVIEW	20/03/2024			
16	FOR DEVELOPER REVIEW	20/03/2024			
17	FOR DEVELOPER REVIEW	20/03/2024			
18	FOR DEVELOPER REVIEW	20/03/2024			
19	FOR DEVELOPER REVIEW	20/03/2024			
20	FOR DEVELOPER REVIEW	20/03/2024			

1 SITE SEWER & WATER SUPPLY PLAN
Scale 1:100

- SEWERNOTE:
- ALL PIPE FROM THE UNITS TO THE MAIN WILL BE DN100 SN8 PVC-U DWV. ALL PIPE THAT UNITS CONNECT INTO WILL BE DN150 PVC-U DWV SN8
 - SEWER WORKS SHALL BE UNDERTAKEN IN ACCORDANCE WITH ASS3500.2:2016
 - ALL PRIVATE PLUMBING WORKS TO BACK OF WATER METER SHALL BE UNDERTAKEN IN ACCORDANCE WITH ASS3500.1:2021
 - ALL WORKS FROM THE TASMATER MAIN TO THE BACK OF THE WATER METER (TASMATER OWNED AND MAINTAINED INFRASTRUCTURE) SHALL BE HAVE
 - ALL MATERIALS SHALL BE SUPPLIED TO AND WORKS UNDERTAKEN IN ACCORDANCE WITH WSAQ3-2011.3.1 MRWA EDITION - VERSION 2.0 & THE TASMATER SUPPLEMENT TO THIS CODE
 - ALL SEWER PIPES SHOULD BE SOLVENT CEMENT.

70 GROVE ROAD

78 GROVE ROAD



GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No. PLN-22-437
DATE RECEIVED 26/01/2024

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DEVELOPMENT APPLICATION
PROJECT No. 2110

PROJECT ADDRESS:
72-76 GROVE ROAD, GLENORCHY
CLIENT:
LICZAO PTY LTD.

DRAWING TITLE:
SITE SEWER & WATER SUPPLY PLAN

SCALE:
DRAWING No.: H08
PROJECT DATE:
17/03/2024
REVISION:
1