

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-21-009
PROPOSED DEVELOPMENT:	Art studio (residential)
LOCATION:	21 Ashbolt Crescent Lutana
APPLICANT:	Rainbow Building Solutions
ADVERTISING START DATE:	20/01/2021
ADVERTISING EXPIRY DATE:	03/02/2021

Plans and documentation are available for inspection at Council's Offices, located at 374 Main Road, Glenorchy between 8.30 am and 5.00 pm, Monday to Friday (excluding public holidays) and on Glenorchy City Council's website (www.gcc.tas.gov.au) until **03/02/2021**.

During this time, any person may make representations relating to the applications by letter addressed to the General Manager, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to gccmail@gcc.tas.gov.au.

Representations must be received by no later than 11.59 pm on **03/02/2021**, or for postal and hand delivered representations, by 5.00 pm on **03/02/2021**.



CHECK CAREFULLY ALL ASPECTS OF THESE DOCUMENTS BEFORE COMMENCING WORK.

ANY ERRORS OR ANOMALIES TO BE REPORTED TO THE DRAWER BEFORE WORK IS CONTINUED

CONFIRM ALL SIZES AND HEIGHTS ON SITE

DO NOT SCALE OFF PLAN

ALL CONSTRUCTION IS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT AUSTRALIAN STANDARDS

CONSTRUCTION STANDARDS:
ALL WORKS SHOULD BE GENERALLY IN LINE WITH THE PRACTICES SET OUT IN THE 'GUIDE TO STANDARDS AND TOLERANCES 2007'

WIND LOADS DETERMINED IN ACCORDANCE WITH AS 4055 - WIND LOADS FOR HOUSING

THESE DOCUMENTS TO BE USED WITH ALL DOCUMENTATION PREPARED BY AN ENGINEER

THESE DOCUMENTS ARE INTENDED FOR COUNCIL APPLICATIONS AND NORMAL CONSTRUCTION, THEY ARE NOT TO BE USED FOR TENDERING PURPOSES OR INSPECTIONS.

THIS DESIGN IS COVERED UNDER COPYRIGHT AND ANY CHANGES MUST BE CONFIRMED BY "WILKIN DESIGN & DRAFTING" THE DRAWER RETAINS ALL "INTELLECTUAL PROPERTY"

REQUIREMENTS OF SCHEDULE 1

DESIGNER : T. WILKIN - CC678X
PROJECT ADDRESS : 21 ASHBOLT CR LUTANA TAS 7009
CLIENT NAME : C. & M. LENEHAN
TITLE REF : 55567/3
FLOOR AREA : 32.00m.²
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : M
CLIMATE ZONE : 7
BAL LEVEL : LOW
ALPINE AREA : N/A
CORROSION ENVIRONMENT : N/A
KNOWN SITE HAZARDS : NONE

INDEX OF APPLICATION SET:

ARCHITECTURAL DRAWINGS - PAGE 00 - 02
ENGINEERING DRAWINGS - NO
SPECIFICATIONS - NO
ADDITIONAL PAGES - FORM 35

PROPOSED STUDIO FOR C. & M. LENEHAN AT 21 ASHBOLT CR LUTANA TAS 7009

LEGEND:
COVER PAGE
PAGE 1# SITE PLAN
PAGE 2# FLOOR PLAN/ELEVATIONS

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-21-009

DATE RECEIVED 05/01/2021



wilkin
design

P.O. BOX 478
LAUNCESTON
TASMANIA 7250

ACCREDITATION NO:
CC678 X

DATE:
17/12/2020

JOB NUMBER:
DA/BA-20SRLENE



WDD '20

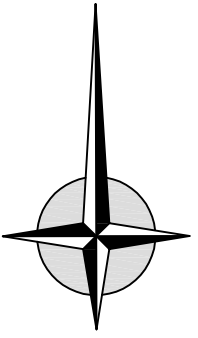
NOTE: TABLE FOR UNPROTECTED EMBANKMENT SLOPES
SLOPE = H:L

SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY (FIRM)	1:2	1:1
CLAY (SOFT)	NOT SUITABLE	2:3
SOFT SOILS	NOT SUITABLE	NOT SUITABLE

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

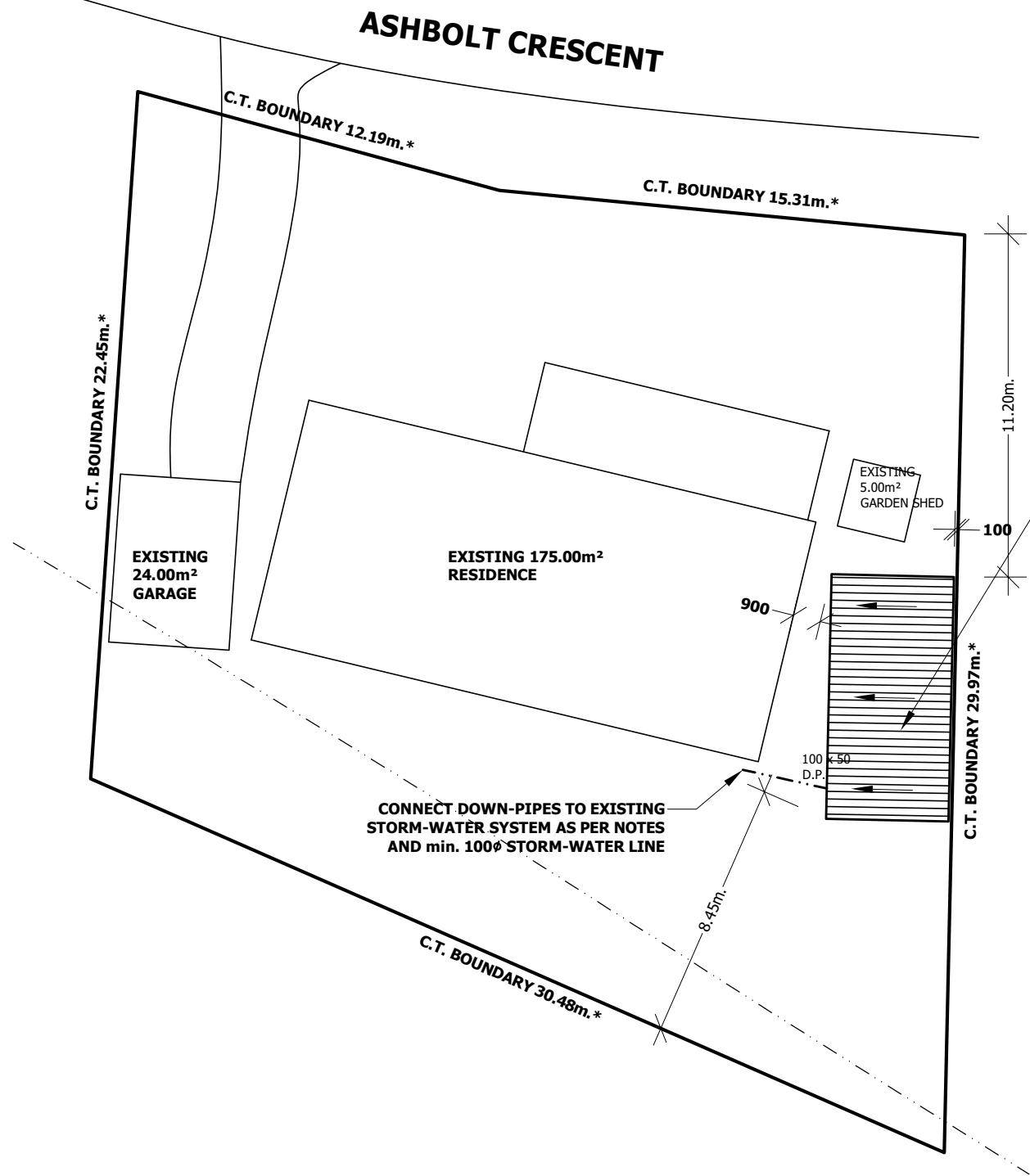
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21 ASHBOLT CR
LUTANA TAS 7009

TITLE REF: 55567/3
PROPERTY ID: 5406990
TITLE AREA = 713.25m²*



SET OUT NOTES:

- THE BUILDER IS TO SET OUT THE WORKS IN CONJUNCTION WITH THE ACCOMPANYING PLANS. THE FINAL POSITION IS TO BE CONFIRMED BY THE CLIENT AS TO BEING CORRECT. ALL DIMENSIONS HEIGHTS AND LEVELS ARE TO BE CONFIRMED ON SITE BY ALL PARTIES INCLUDING LOCAL COUNCIL, OWNER AND ENGINEER BEFORE ANY EXCAVATION IS TO BE CARRIED OUT.

PLUMBING NOTES:

- ALL PLUMBING WORK BOTH WASTE AND WATER TO COMPLY WITH CURRENT BCA AND AS 3500 WITH ALL LOCAL COUNCIL REQUIREMENTS SATISFIED.
- ALL DRAINS ARE TO BE 100mm PVC SEWER PIPE SET IN 12mm BLUEMETAL WITH A MINIMUM DEPTH OF 500mm ALL AS PER AS 3500 "PLUMBING AND DRAINAGE".
- STORMWATER DRAIN INSTALLATION SHALL COMPLY WITH AS 3500.

**SITE PLAN
1:200**

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.

NOTE: ALL DIMENSIONS TO BE CONFIRMED ON SITE.
* TITLE DIMENSIONS HAVE BEEN CONVERTED FROM LINKS, PERCHES AND ROODS AND MUST NOT BE USED FOR SETTING OUT OR ANY OTHER REFERENCE FOR SURVEYING, THEY ARE INDICATIVE ONLY



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ACCREDITATION NO:
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NOTES:

PROJECT TITLE:
LENEHAN STUDIO
ASHBOLT CRES
LUTANA

REVISION:

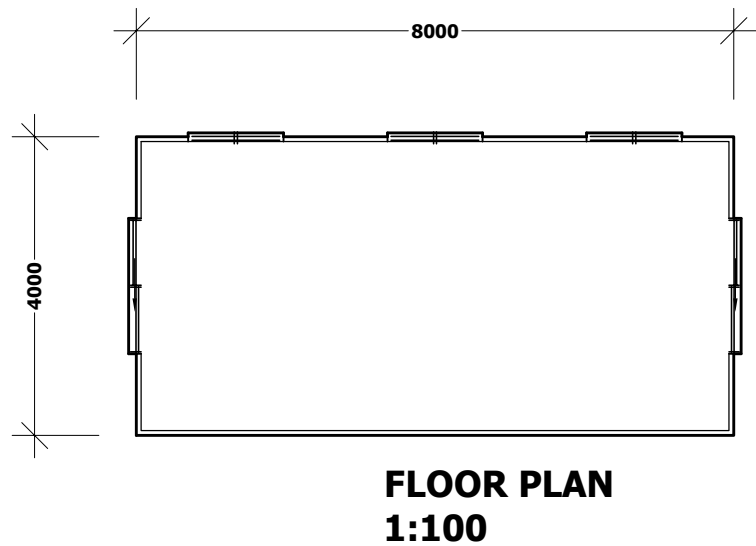
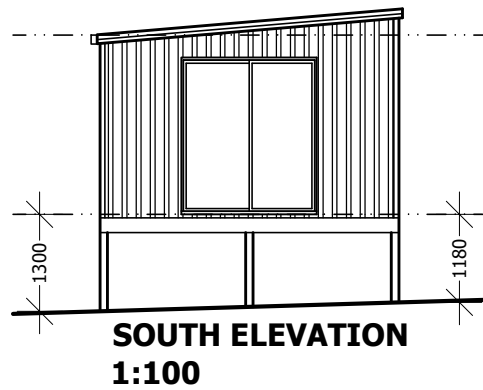
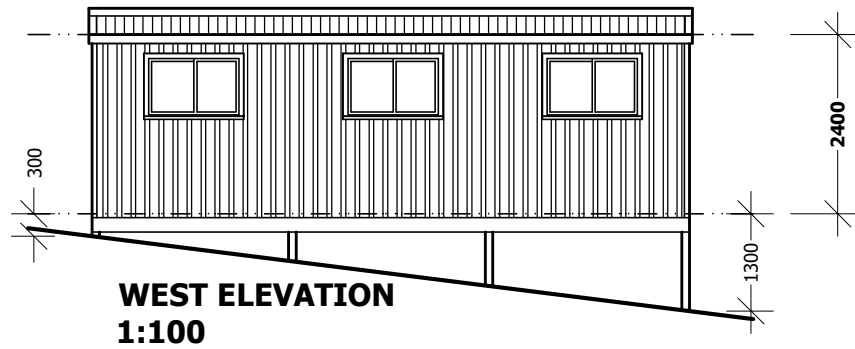
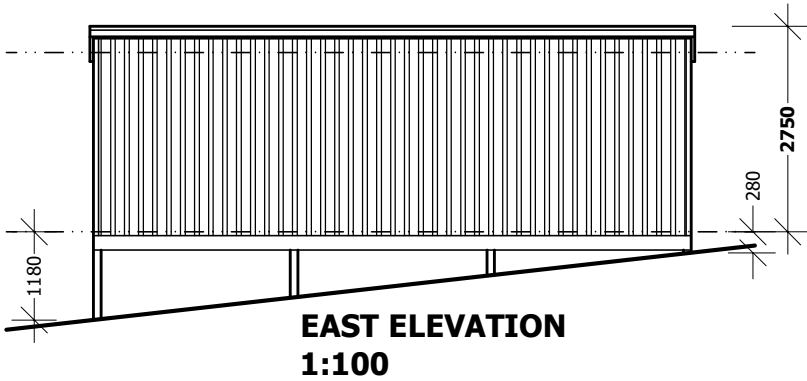
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