

**GLENORCHY PLANNING AUTHORITY
ATTACHMENTS
MONDAY, 21 FEBRUARY 2022**

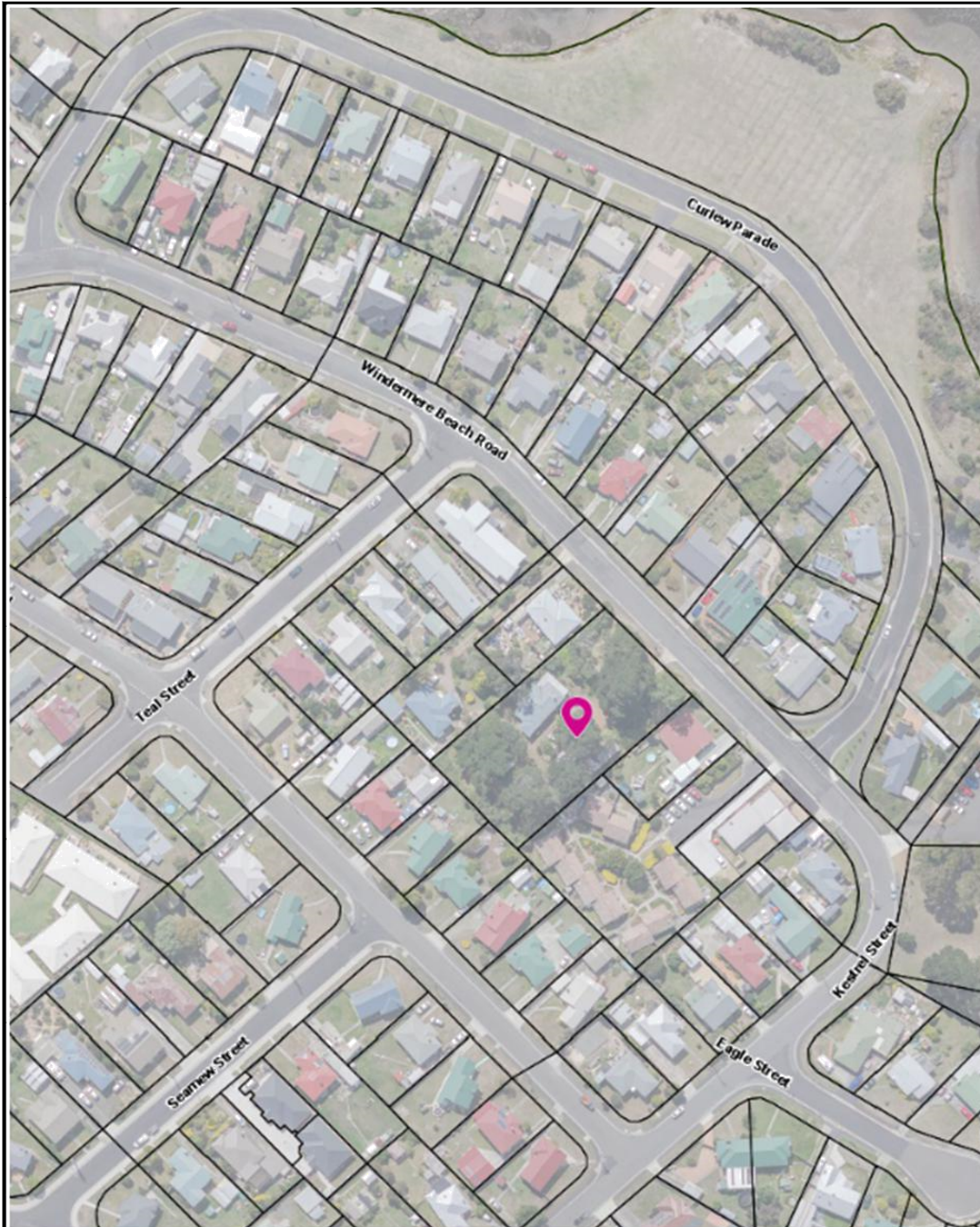


TABLE OF CONTENTS:

PLANNING

**5. PROPOSED USE AND DEVELOPMENT - MULTIPLE DWELLINGS
(EIGHT PROPOSED) - 21 WINDERMERE BEACH ROAD
CLAREMONT**

1: PLN-21-494 GPA Attachment2



© Glenorchy City Council

21 Windermere Beach Rd, Claremont

10-Feb-2022



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.



50 m

Document Set ID: 3081233
Version: 1 Version Date: 18/02/2022

PROPERTY/ PROJECT DETAILS

CLIENT: PONTVILLE HOMES
 SITE TITLE REFERENCE: 24200/4 24200/3
 PROPERTY IDENTIFICATION NUMBER: 5349172
 ADDRESS: 21 WINDERMERE BEACH ROAD
 CLAREMONT TAS 7011
 LOCAL AUTHORITY: GCC
 PLANNING SCHEME: TASMANIAN PLANNING SCHEME- GLENORCHY
 OVERLAYS: N/A
 ZONE: 10.0 GENERAL RESIDENTIAL
 BUSHFIRE ATTACK LEVEL: LOW
 CORROSION ENVIRONMENT: MEDIUM
 SOIL CLASSIFICATION: TBA
 WIND CLASSIFICATION: TBA
 SITE AREA: 2719m²
 DWELLINGS FOOTPRINT: 906.8m²
 DWELLING SITE COVERAGE%: 33.35%
 HARDSTAND AREA: 676m²
 HARDSTAND SITE COVERAGE %: 24.86%
 IMPERVIOUS FREE AREA %: 41.79%

**COLOURS: ROOFS- MONUMENT
 WALLS- GREY/ STAINED TIMBER**

**GLENORCHY CITY COUNCIL
 PLANNING SERVICES**
 APPLICATION No ... PLN-21-494
 DATE RECEIVED 21/12/21

DRAWING CONTENTS:	
ARCHITECTURAL : PLANNING	
SHEET No	DRAWING TITLE
C01.0	COVER PAGE
C02.0	EXISTING SITE PLAN
C02.1	PROPOSED SITE PLAN
C02.2	DRIVEWAY
C02.3	TASWATER
C02.4	STORMWATER
C02.5	TURNING 1
C02.6	TURNING 2
C02.7	TURNING 3
C03.0	U1 FLOOR PLAN & ELEVATIONS
C04.0	U2 FLOOR PLAN & ELEVATIONS
C05.0	U3 FLOOR PLAN & ELEVATIONS
C06.0	U4 FLOOR PLAN & ELEVATIONS
C07.0	U5 FLOOR PLAN & ELEVATIONS
C08.0	U6 FLOOR PLAN & ELEVATIONS
C09.0	U7 FLOOR PLAN & ELEVATIONS
C10.0	U8 FLOOR PLAN & ELEVATIONS
21379/H01	STORM WATER DETENTION TANKS

Note:
 Builder and subcontractors to verify all dimensions and levels prior to the commencement of any work. Give 24 hours minimum notice where amendments are required to design of working drawings. These drawings are to be read in conjunction with engineers and surveyors drawings and notes. Do not scale drawings. Dimensions are to take preference over scale. Building specification and Engineers drawings shall override architectural drawings. All construction work shall be carried out in accordance with the state building regulations, local council by-laws and relevant BCA and AS codes.
Important Notice for Attention of Owner:
 The owner's attention is drawn to the fact that foundations and associated drainage in all sites requires continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO building technology file 18 and it is the owner's responsibility to maintain the site in accordance with this document.

DIMENSION NOTE:
 Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed on site by the Builder/Surveyor or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand throughout the build and in accordance with the general notes.

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CLIENT NAME: PONTVILLE HOMES
 PROJECT ADDRESS: 21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
 PROJECT: MULTIPLE DWELLINGS

DRAWING TITLE
 COVER SHEET

DATE	2/12/2021	SCALE	N/A	DRAWN BY:	PK
REVISION No:	R:1	SHEET SIZE	A3	JOB No:	21-020
				SHEET No:	C01.0

**GLENORCHY CITY COUNCIL
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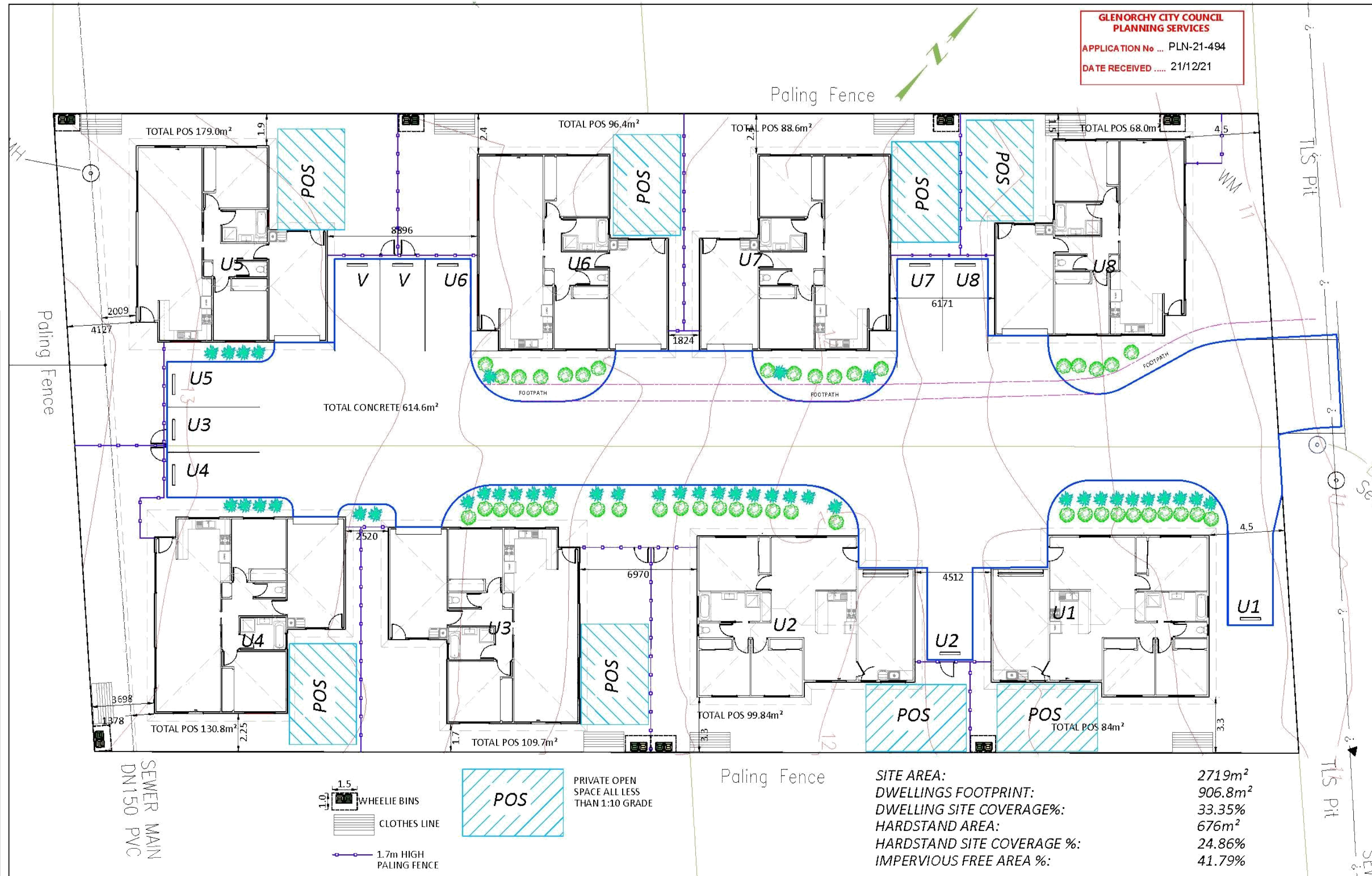


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CLIENT NAME
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PROJECT ADDRESS:
21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE: EXISTING SITE PLAN			
DATE: 2/12/2021	SCALE: 1:200	DRAWN BY: PK	
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020	SHEET No: C02.0

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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SITE AREA:	2719m ²
DWELLINGS FOOTPRINT:	906.8m ²
DWELLING SITE COVERAGE%:	33.35%
HARDSTAND AREA:	676m ²
HARDSTAND SITE COVERAGE %:	24.86%
IMPERVIOUS FREE AREA %:	41.79%

- 1.5
1.0 WHEELIE BINS
- CLOTHES LINE
- 1.7m HIGH PALING FENCE
- PRIVATE OPEN SPACE ALL LESS THAN 1:10 GRADE

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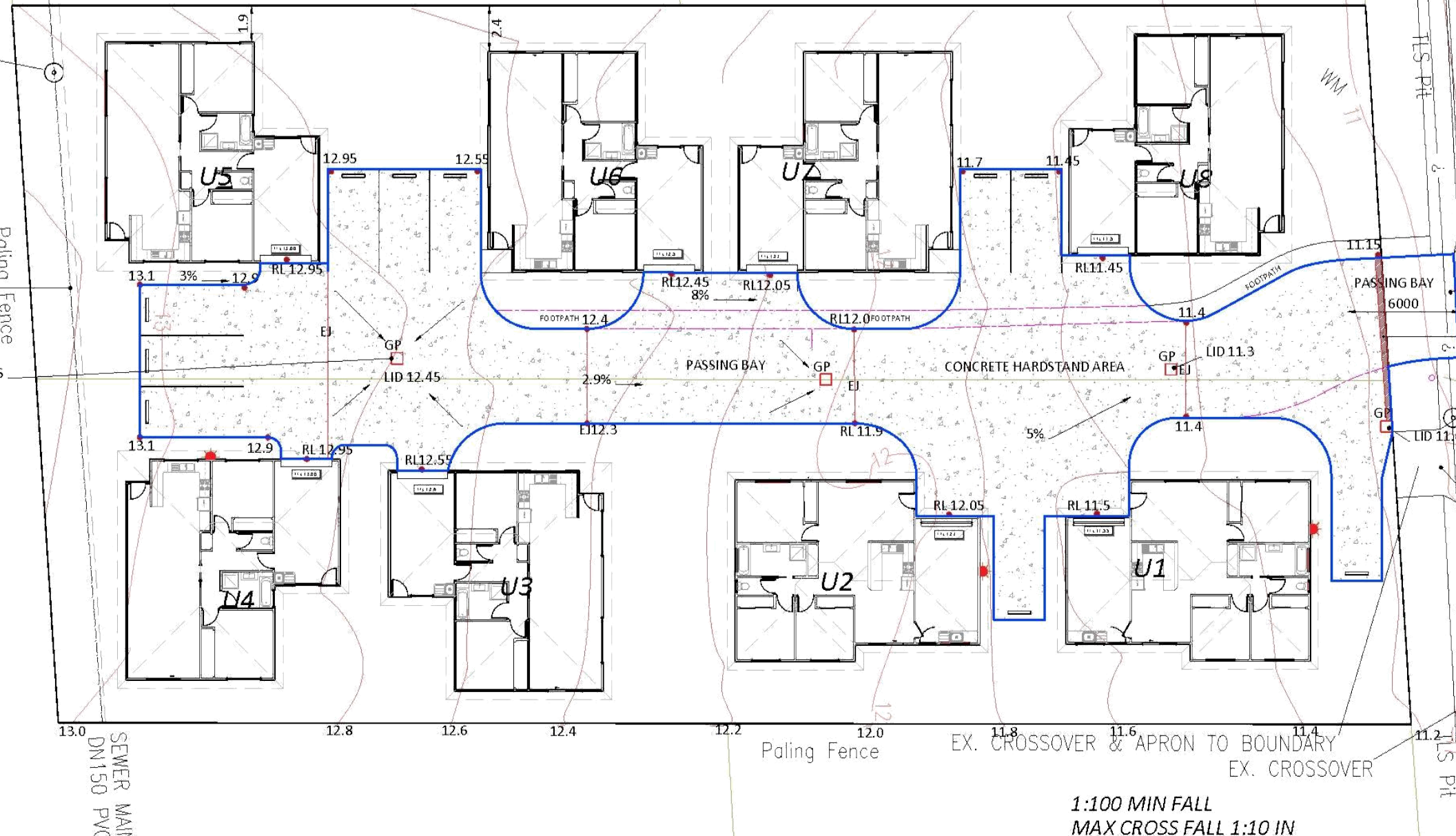
CLIENT NAME:
PONTVILLE HOMES
PROJECT ADDRESS:
21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
SITE PLAN

DATE: 2/12/2021	SCALE: 1:200	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020
		SHEET No: C02.1

**GLENORCHY CITY COUNCIL
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TOTAL CONCRETE 676m²



NEW CROSSOVER TO LGAT
STANDARD DRAWING
TSD-R09.v2 FOR CROSSOVER
AND APRON & R14 FOR
CROSSOVER PROFILE

TRAFFICABLE
CHANDEL

EXISTING DRIVEWAYS TO BE
REMOVED TO COUNCIL
REQUIREMENTS

EXISTING DRIVEWAYS
REMOVED TO COUNCIL
REQUIREMENTS

CREATE FALLS TO GRATED PITS

1:100 MIN FALL
MAX CROSS FALL 1:10 IN
MANEUVERING AREAS

ALL WORKS TO BE IN
ACCORDANCE WITH AS2890 OFF
STREET PARKING CODE

DRIVEWAY TO BE MIN. 125 THICK, 25Mpa. CONCRETE, SL82 (C)
OVER MIN. 100 COMPACTED THICKNESS, 20mm F.C.R. OVER APPROVED
TRIMMED AND COMPACTED SUBGRADE.
PROVIDE DEEP TOOLED CONTROL JOINTS @ MAX. 3m CRS.
PROVIDE EXPANSION JOINTS @ MAX. 15m CRS.
WITH 10mm JOINTEX OR SIMILAR FOAM AND R10 SMOOTH
BARS @ 500 CRS. MAX, 500 LONG, GREASED AND CAPPED ONE END

PLN-21-494 GPA Attachment

Attachment 1

MEASUREMENT NOTE:
All dimensions are to be used as a guide only. It is imperative that all dimensions, setbacks and levels be confirmed on site by the client/surveyor prior to the commencement of work, manufacture and installation of any structure and/or material. The client/surveyor shall ensure a full set of plans is provided for the project.

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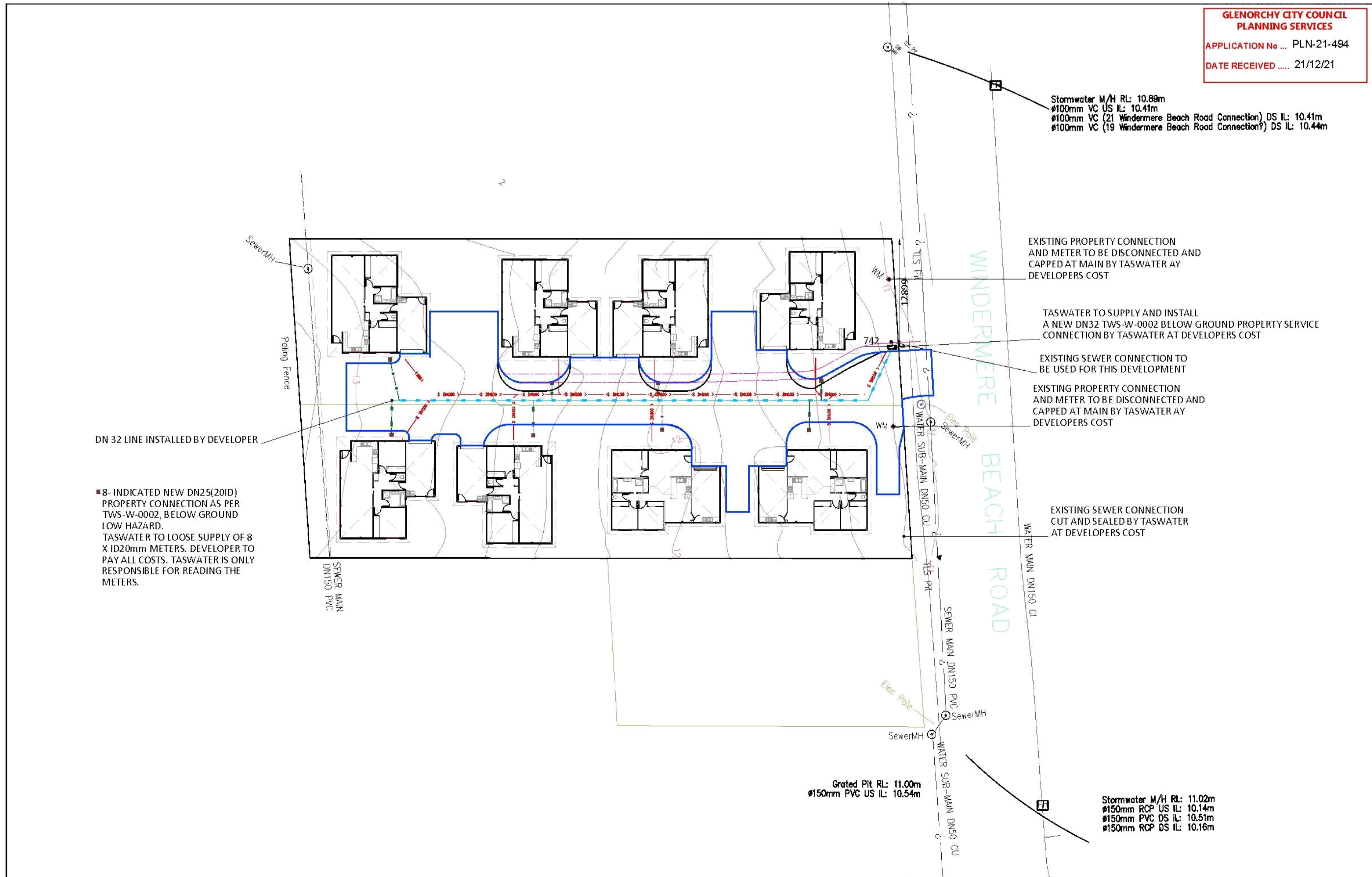


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CLIENT NAME: PONTVILLE HOMES
PROJECT ADDRESS: 21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT: MULTIPLE DWELLINGS

DRAWING TITLE: DRIVEWAY DESIGN		DATE: 2/12/2021	SCALE: 1:250	DRAWN BY: PK
REVISION No: 1	SHEET SIZE: A3	JOB No: 21-030	SHEET No: 002	

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Stormwater M/H RL: 10.89m
#100mm VC US IL: 10.41m
#100mm VC (21 Windermere Beach Road Connection) DS IL: 10.41m
#100mm VC (19 Windermere Beach Road Connection?) DS IL: 10.44m

EXISTING PROPERTY CONNECTION AND METER TO BE DISCONNECTED AND CAPPED AT MAIN BY TASWATER AT DEVELOPERS COST

TASWATER TO SUPPLY AND INSTALL A NEW DN32 TWS-W-0002 BELOW GROUND PROPERTY SERVICE CONNECTION BY TASWATER AT DEVELOPERS COST

EXISTING SEWER CONNECTION TO BE USED FOR THIS DEVELOPMENT

EXISTING PROPERTY CONNECTION AND METER TO BE DISCONNECTED AND CAPPED AT MAIN BY TASWATER AT DEVELOPERS COST

EXISTING SEWER CONNECTION CUT AND SEALED BY TASWATER AT DEVELOPERS COST

DN 32 LINE INSTALLED BY DEVELOPER

■ 8- INDICATED NEW DN25(20ID) PROPERTY CONNECTION AS PER TWS-W-0002, BELOW GROUND LOW HAZARD. TASWATER TO LOOSE SUPPLY OF 8 X ID20mm METERS. DEVELOPER TO PAY ALL COSTS. TASWATER IS ONLY RESPONSIBLE FOR READING THE METERS.

Grated Pit RL: 11.00m
#150mm PVC US IL: 10.54m

Stormwater M/H RL: 11.02m
#150mm RCP US IL: 10.14m
#150mm PVC DS IL: 10.51m
#150mm RCP DS IL: 10.16m

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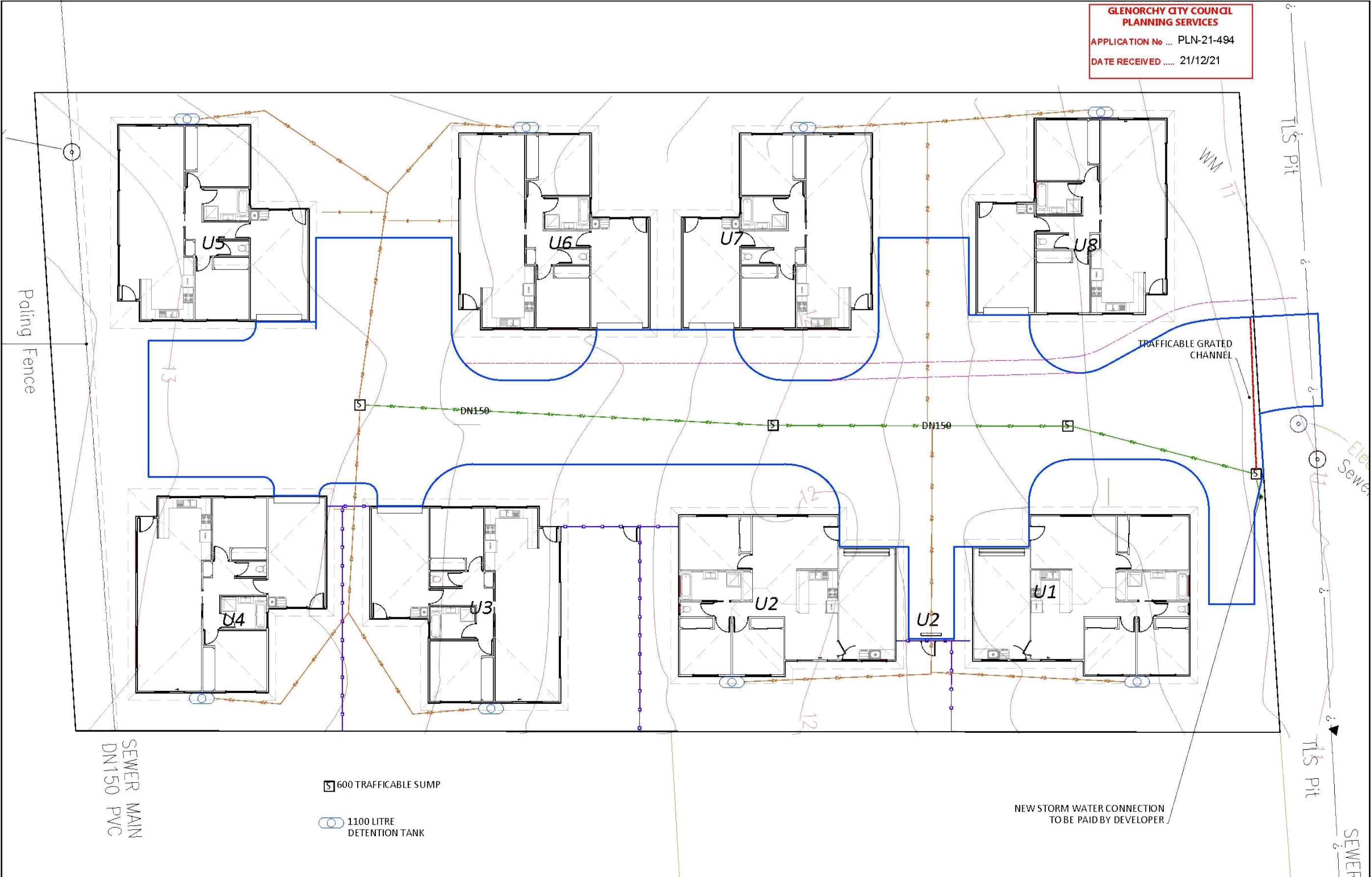


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CLIENT NAME: **PONTVILLE HOMES**
PROJECT ADDRESS: **21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011**
PROJECT: **MULTIPLE DWELLINGS**

DRAWING TITLE: TASWATER		DATE: 2/12/2021	SCALE: 1:200	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020	SHEET No: C02.3	

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Document Set ID: 3066034

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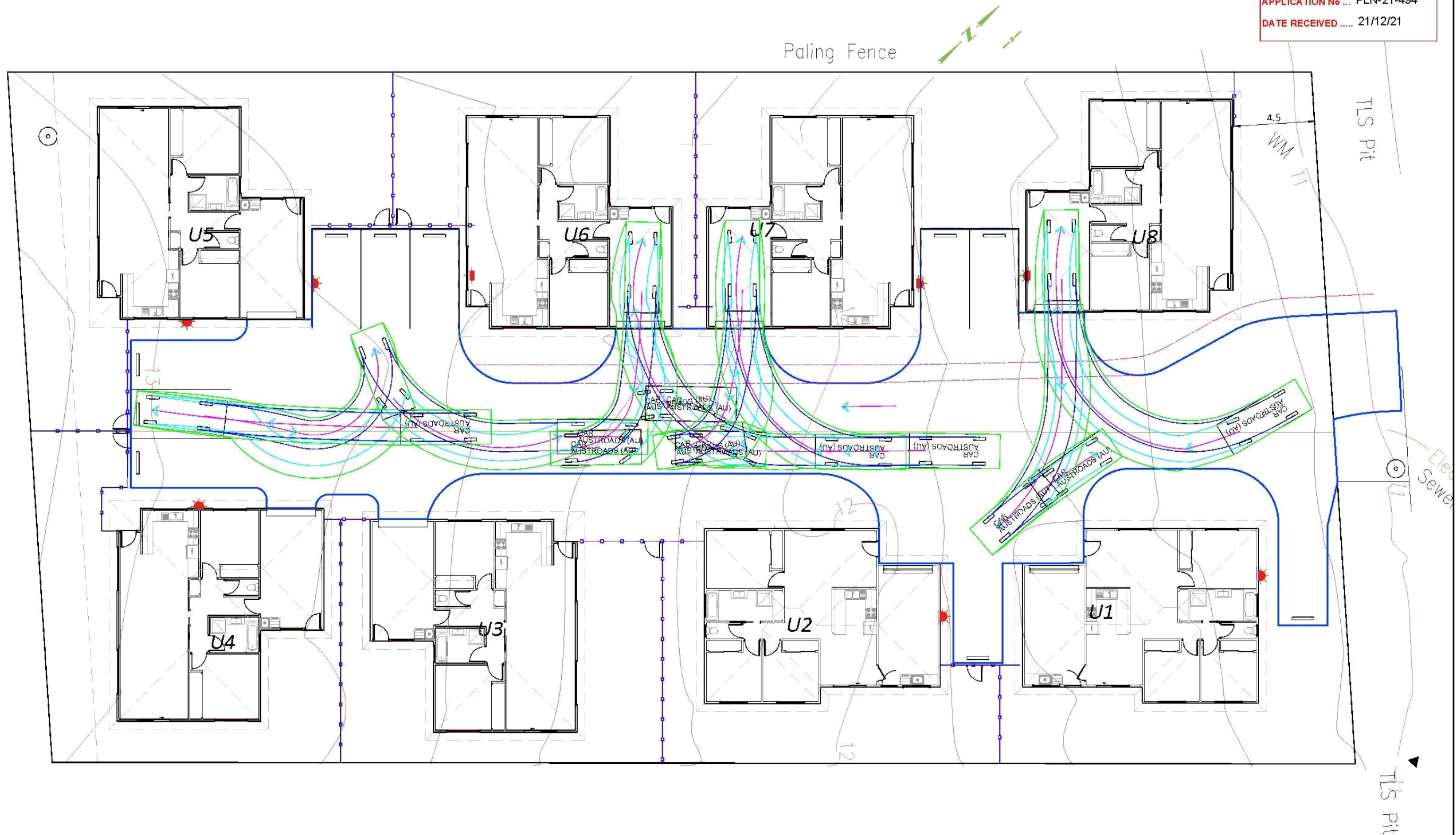


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PROJECT ADDRESS:
21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE: STORMWATER		DATE: 2/12/2021	SCALE: 1:200	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020	SHEET No: C02.4	

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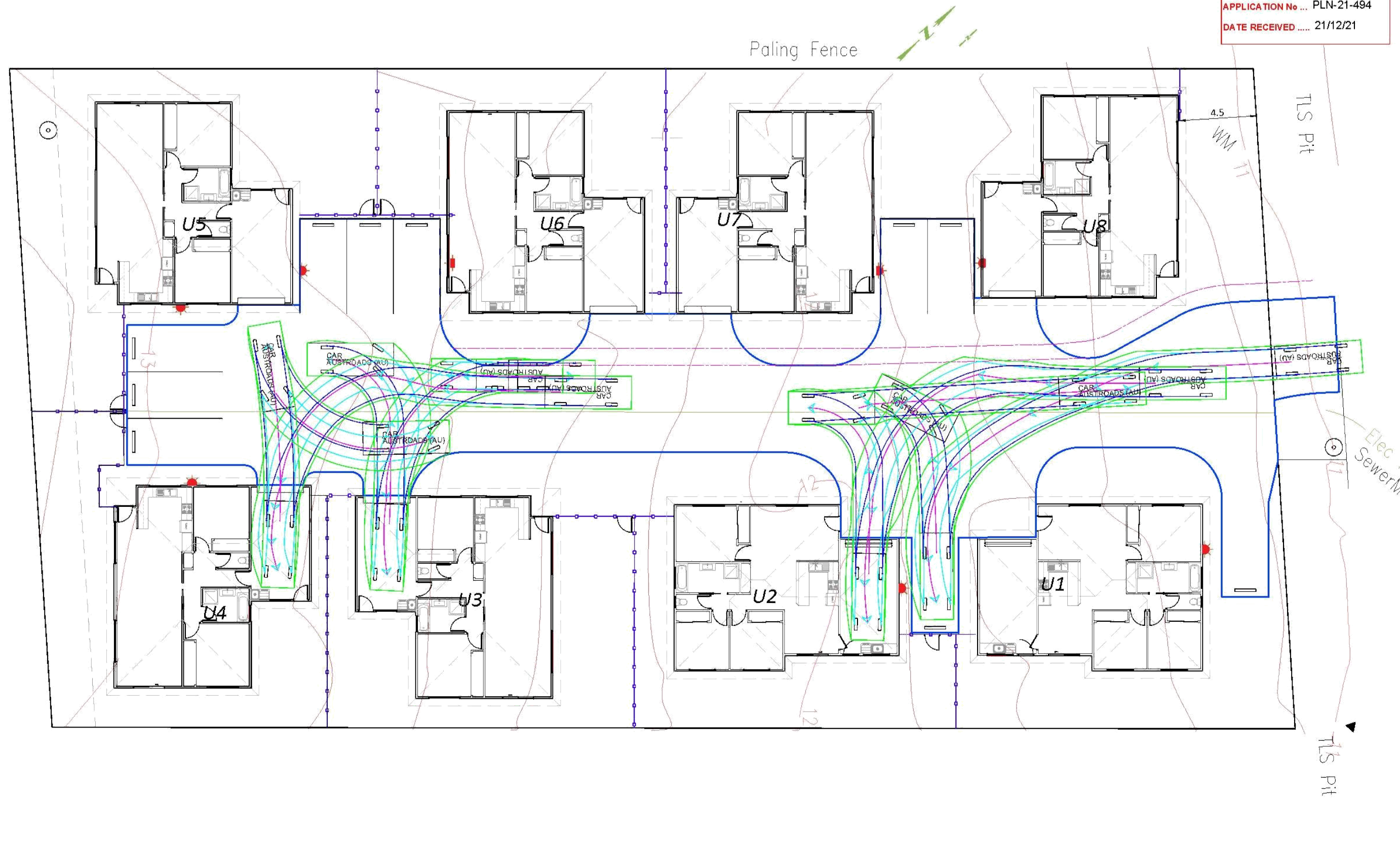


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PROJECT ADDRESS:
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PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE: TURNING 1		DATE: 2/12/2021	SCALE: 1:200	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020	SHEET No: C02.5	

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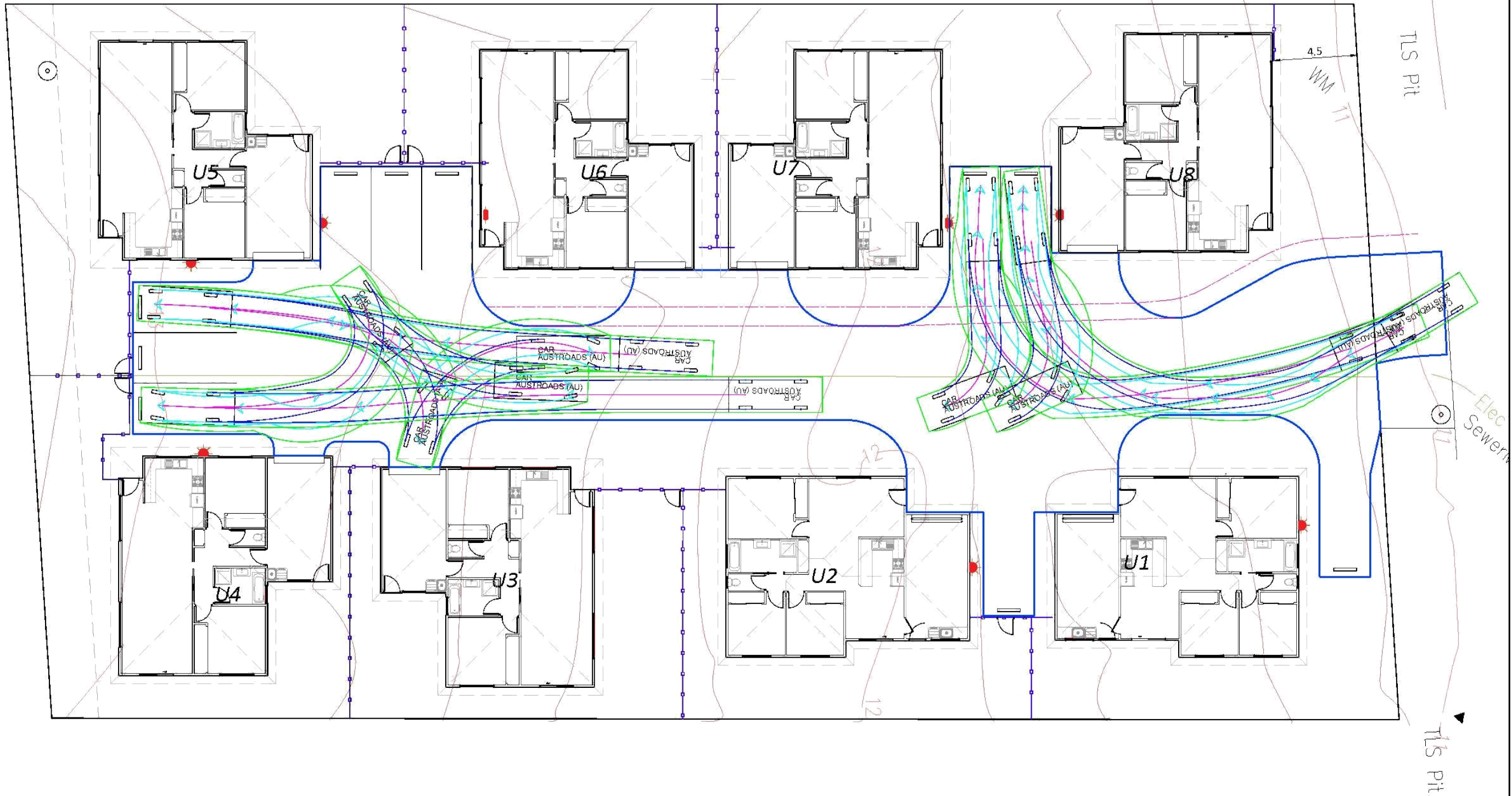
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PROJECT ADDRESS:
21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
TURNING 2

DATE	2/12/2021	SCALE	1:200	DRAWN BY	PK
REVISION No.	R:1	SHEET SIZE	A3	JOB No.	21-020
				SHEET No.	C02.6

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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Paling Fence



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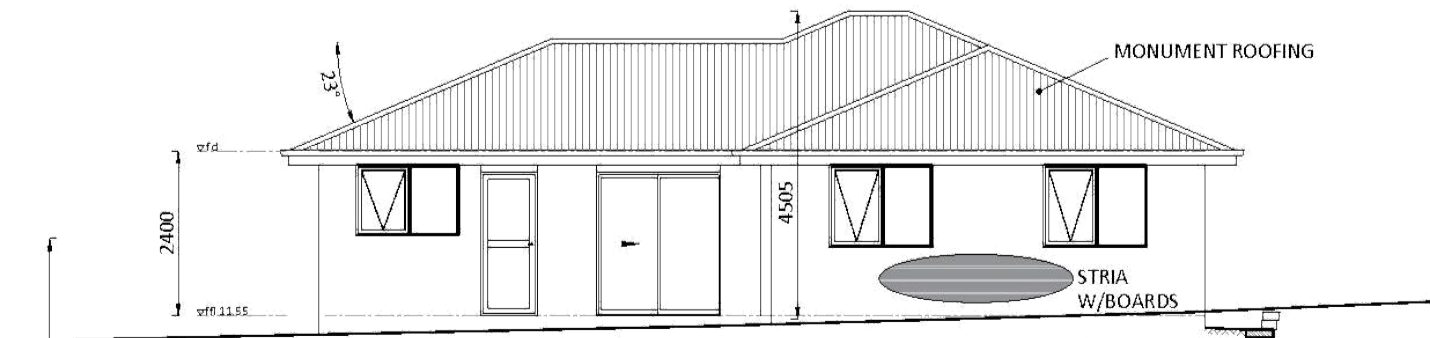
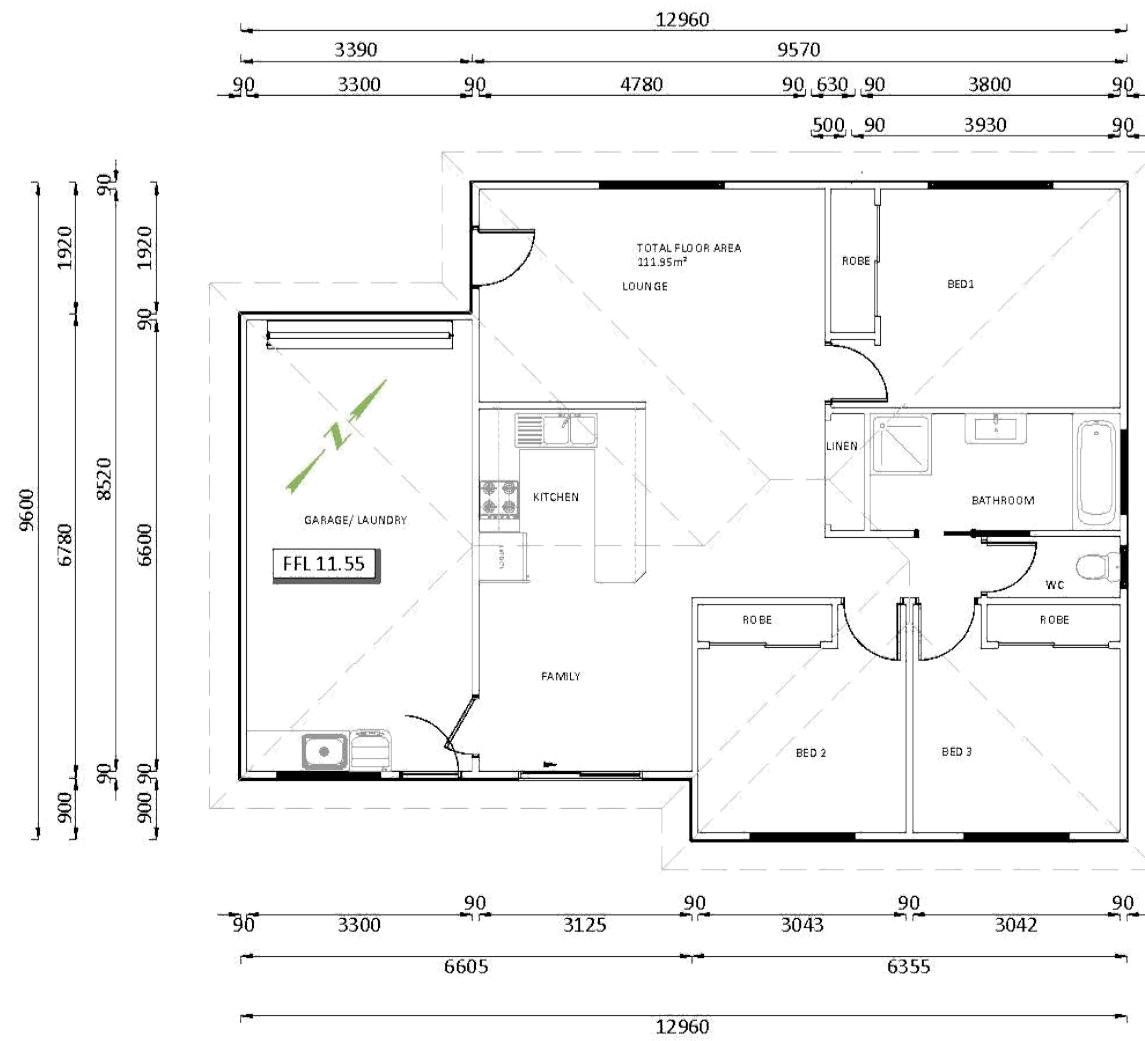


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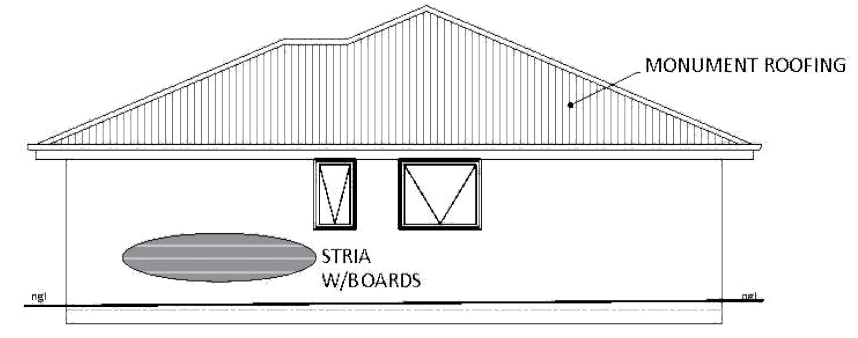
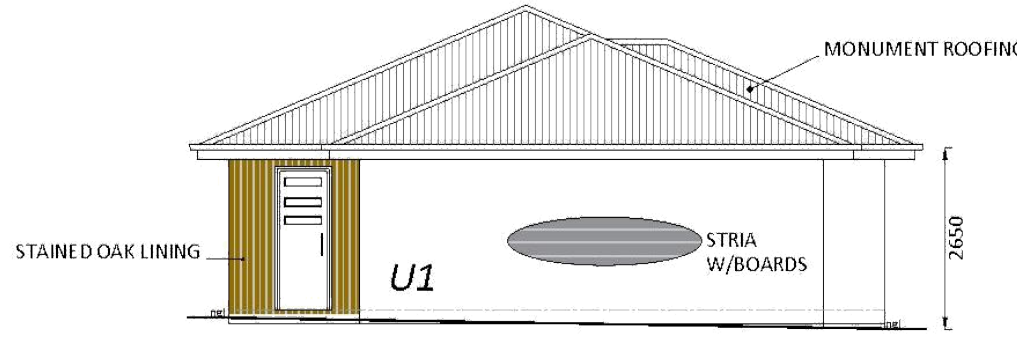
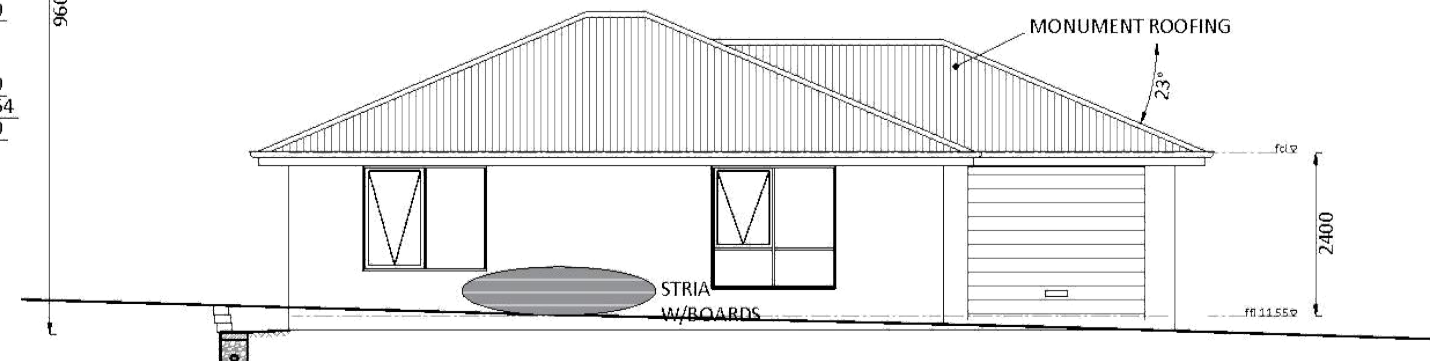
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PONTVILLE HOMES
PROJECT ADDRESS:
21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
TURNING 3

DATE	2/12/2021	SCALE	1:200	DRAWN BY	PK
REVISION No.	R:1	SHEET SIZE	A3	JOB No.	21-020
				SHEET No.	C02.7



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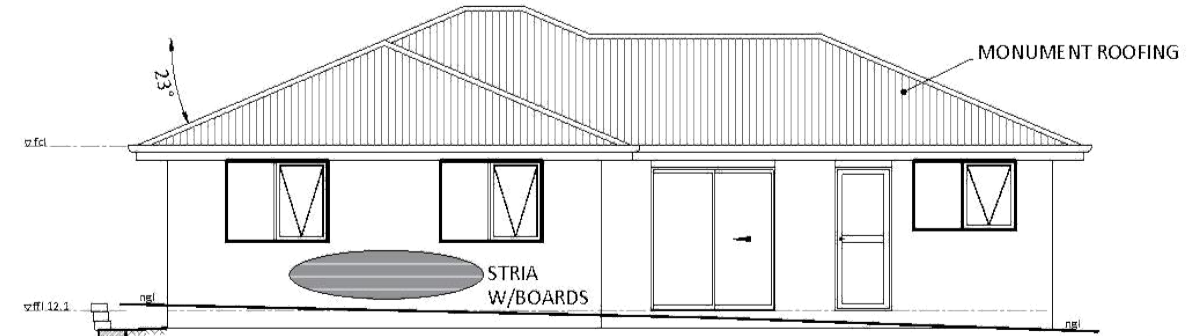
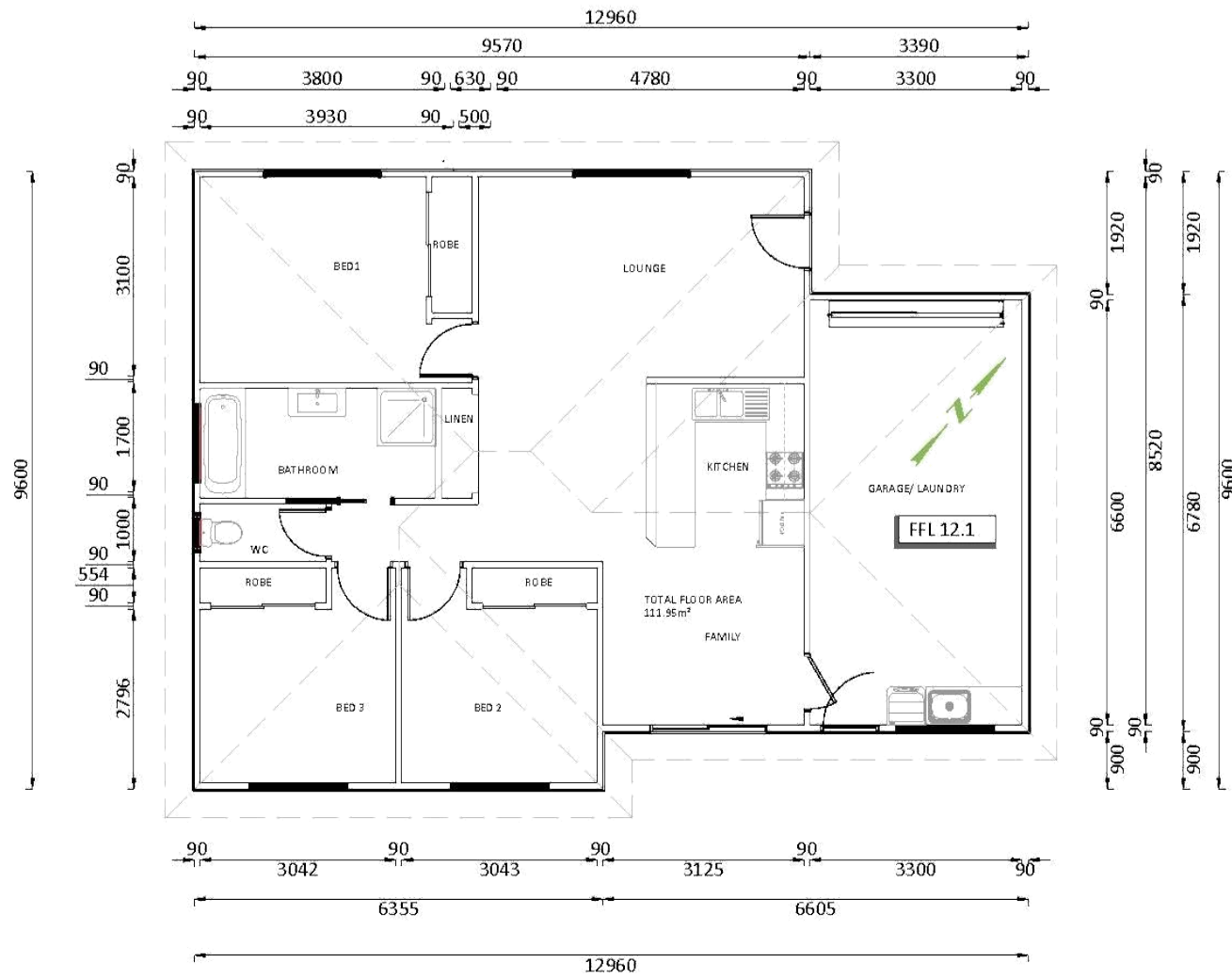


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 PROJECT: **MULTIPLE DWELLINGS**

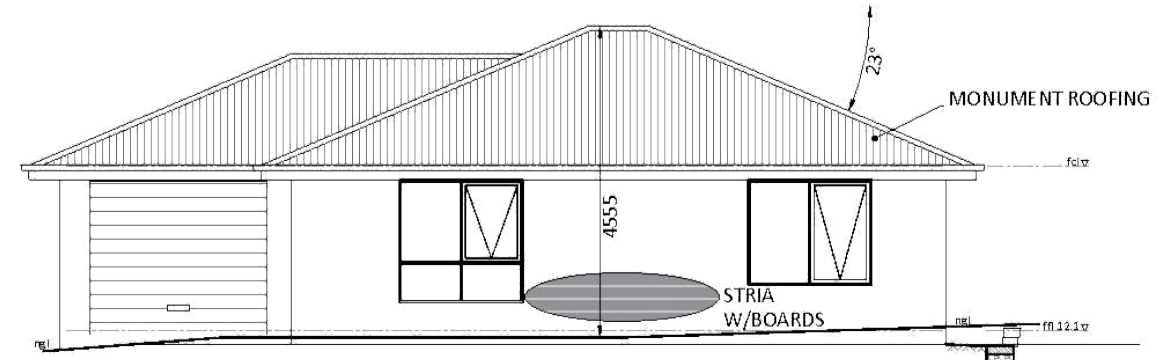
DRAWING TITLE: **U1 PLANS**

DATE	2/12/2021	SCALE	1:100	DRAWN BY	PK
REVISION No	R:1	SHEET SIZE	A3	JOB No	21-020
				SHEET No	C03.0

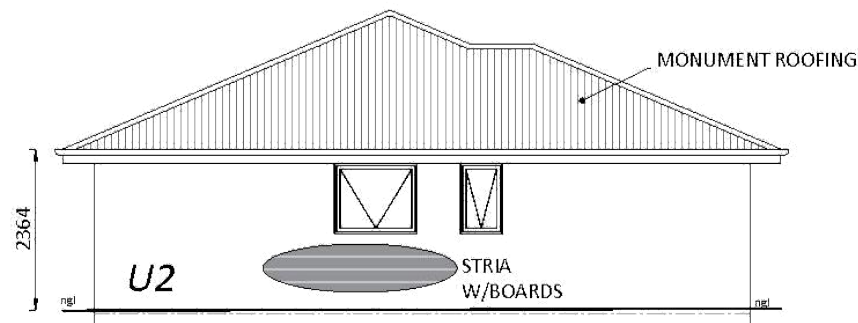


SE SE ELEVATION
Scale: 1:100

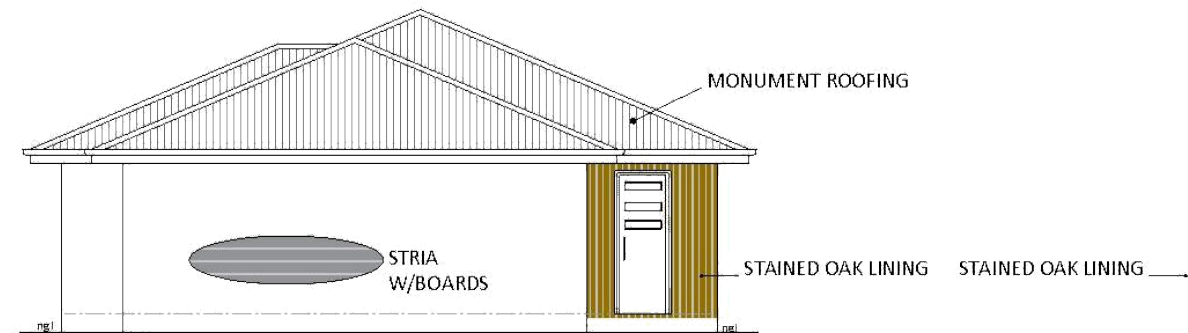
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No ... PLN-21-494
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NW NW ELEVATION
Scale: 1:100



SW SW ELEVATION
Scale: 1:100



NE NE ELEVATION
Scale: 1:100

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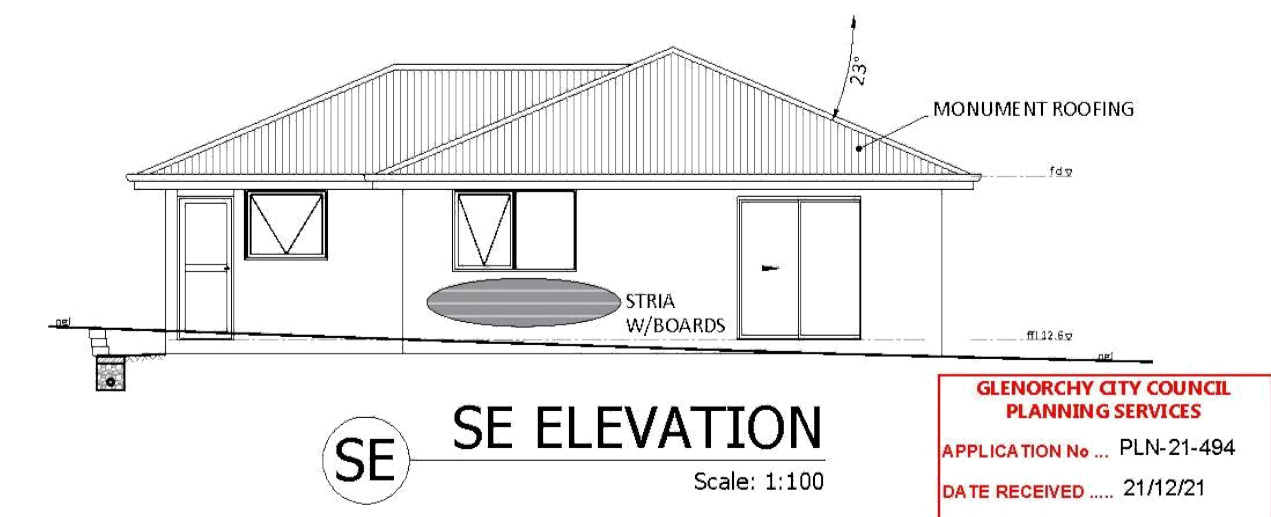
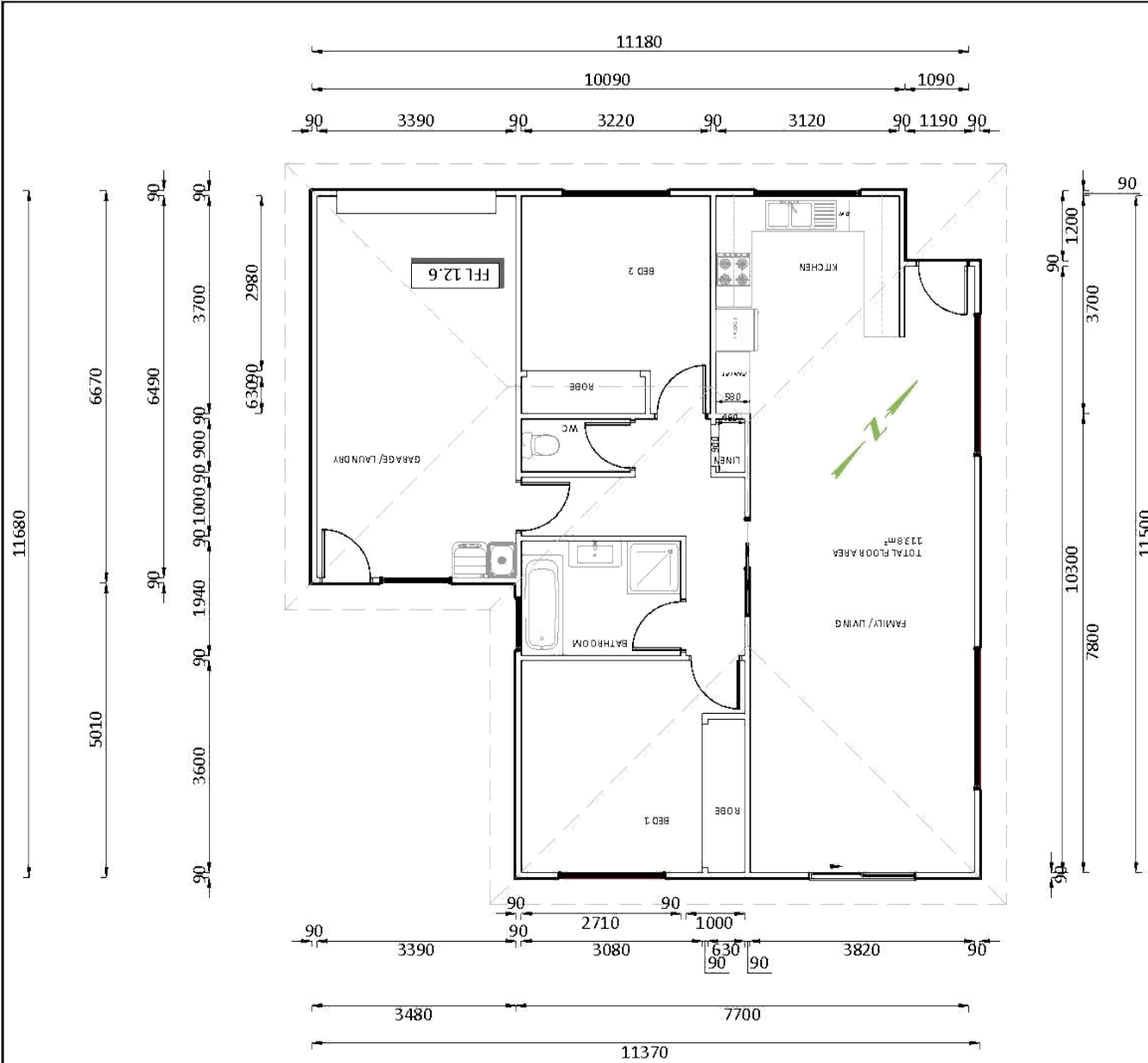


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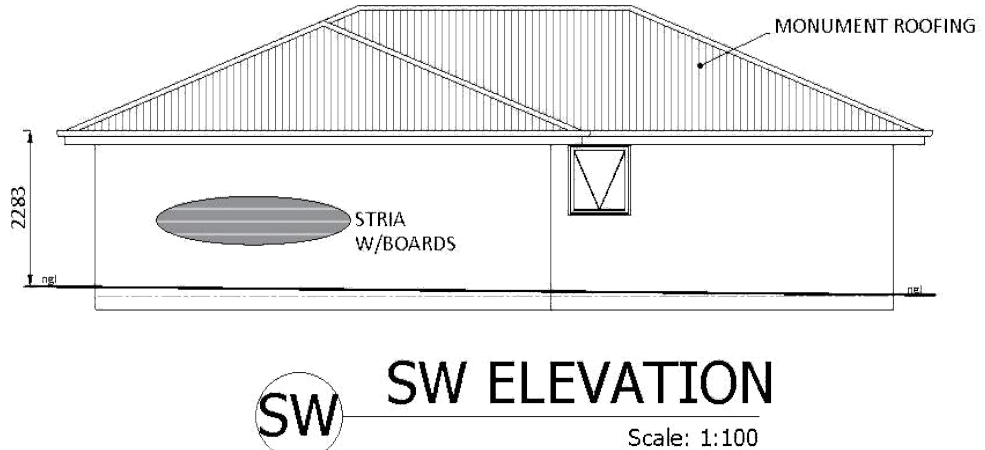
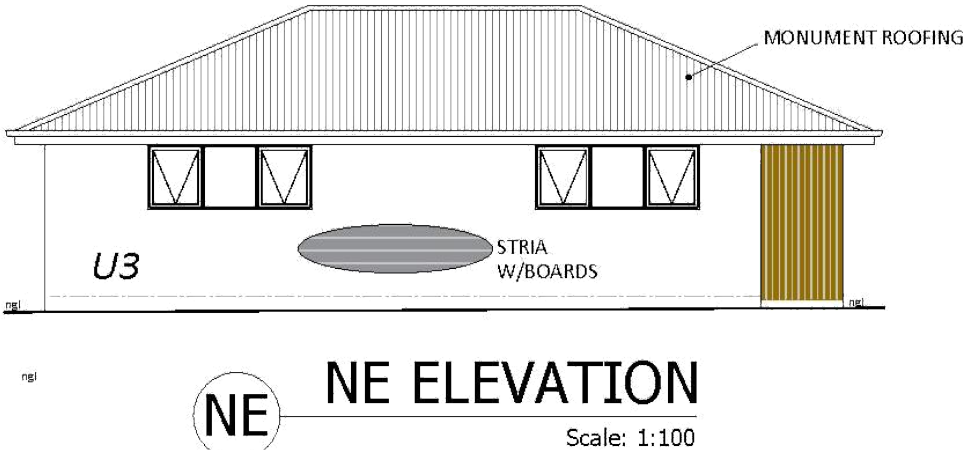
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PONTVILLE HOMES
PROJECT ADDRESS:
21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT:
MULTIPLE DWELLINGS

DRAWING TITLE:
UNIT 2 PLANS

DATE: 2/12/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020
		SHEET No: C04.0



**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No ... PLN-21-494
DATE RECEIVED 21/12/21



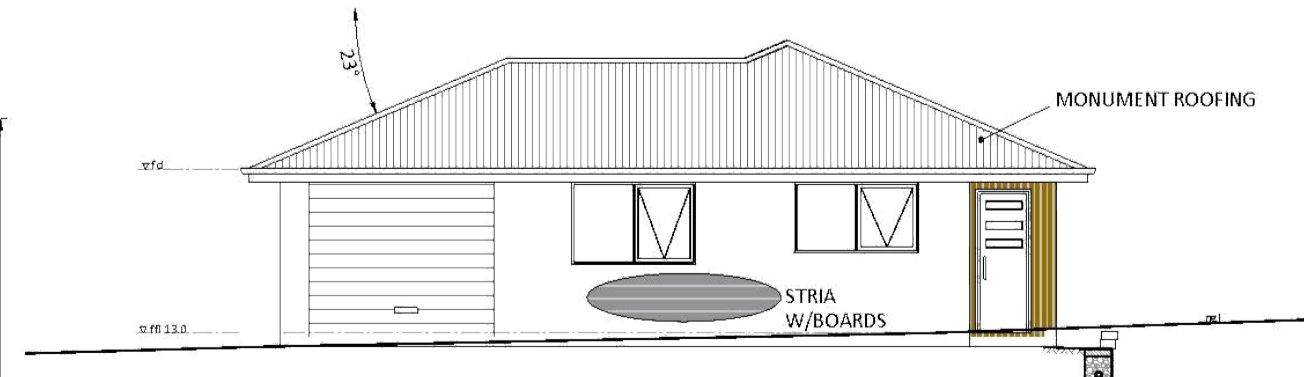
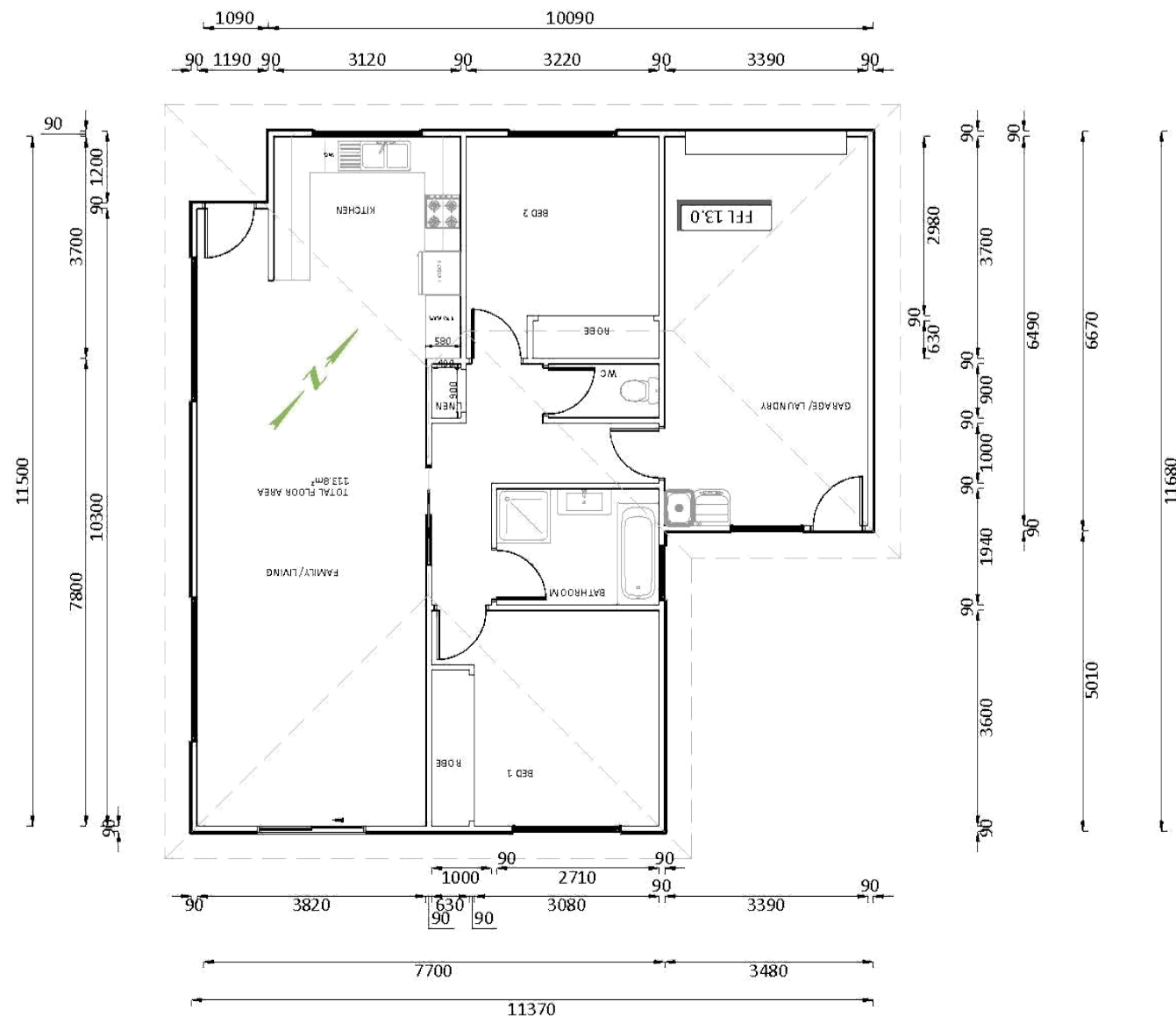
DIMENSION NOTE:
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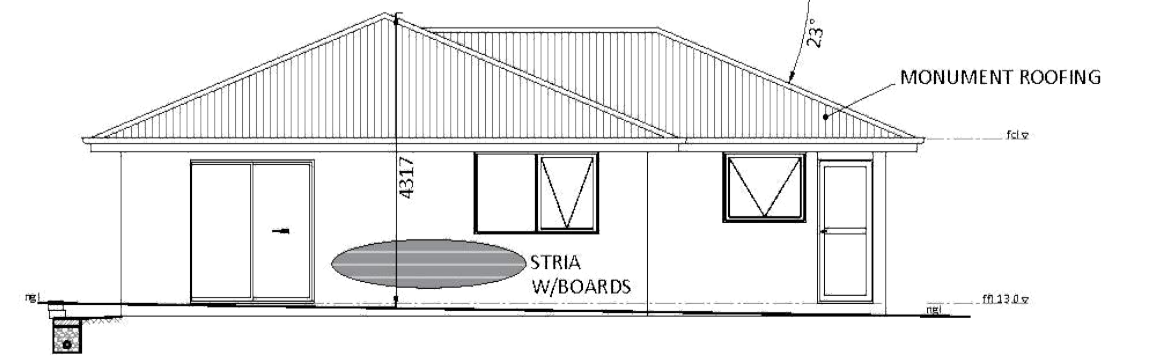
CLIENT NAME: **PONTVILLE HOMES**
PROJECT ADDRESS: **21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011**
PROJECT: **MULTIPLE DWELLINGS**

DRAWING TITLE: UNIT 3 PLANS			
DATE: 2/12/2021	SCALE: 1:100	DRAWN BY: PK	
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020	SHEET No: C05.0

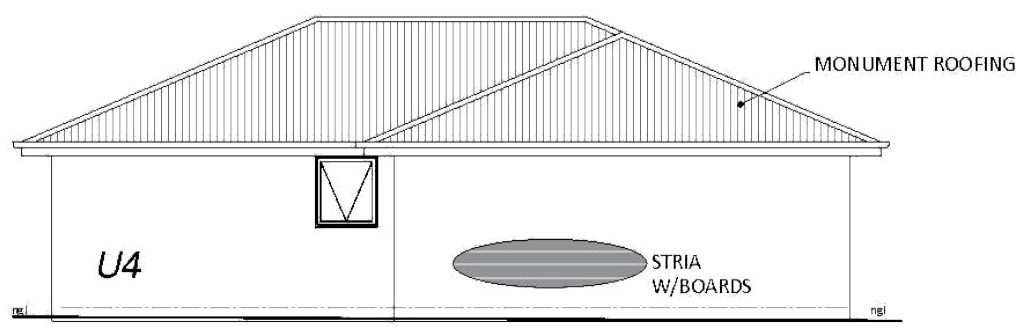


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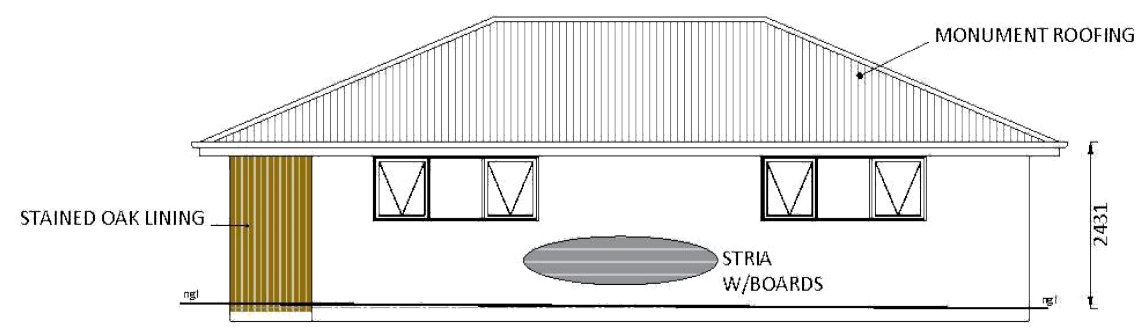
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No ... PLN-21-494
DATE RECEIVED 21/12/21



SE ELEVATION
Scale: 1:100



NE ELEVATION
Scale: 1:100



SW ELEVATION
Scale: 1:100

DIMENSION NOTE:
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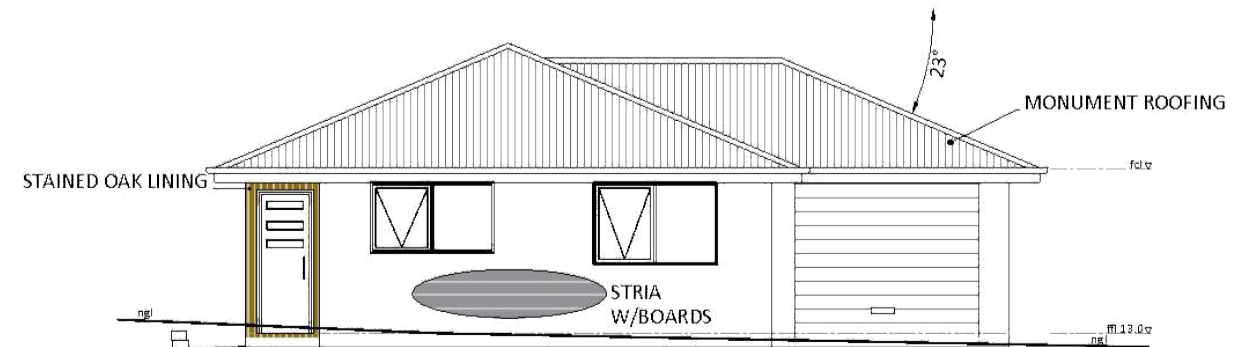
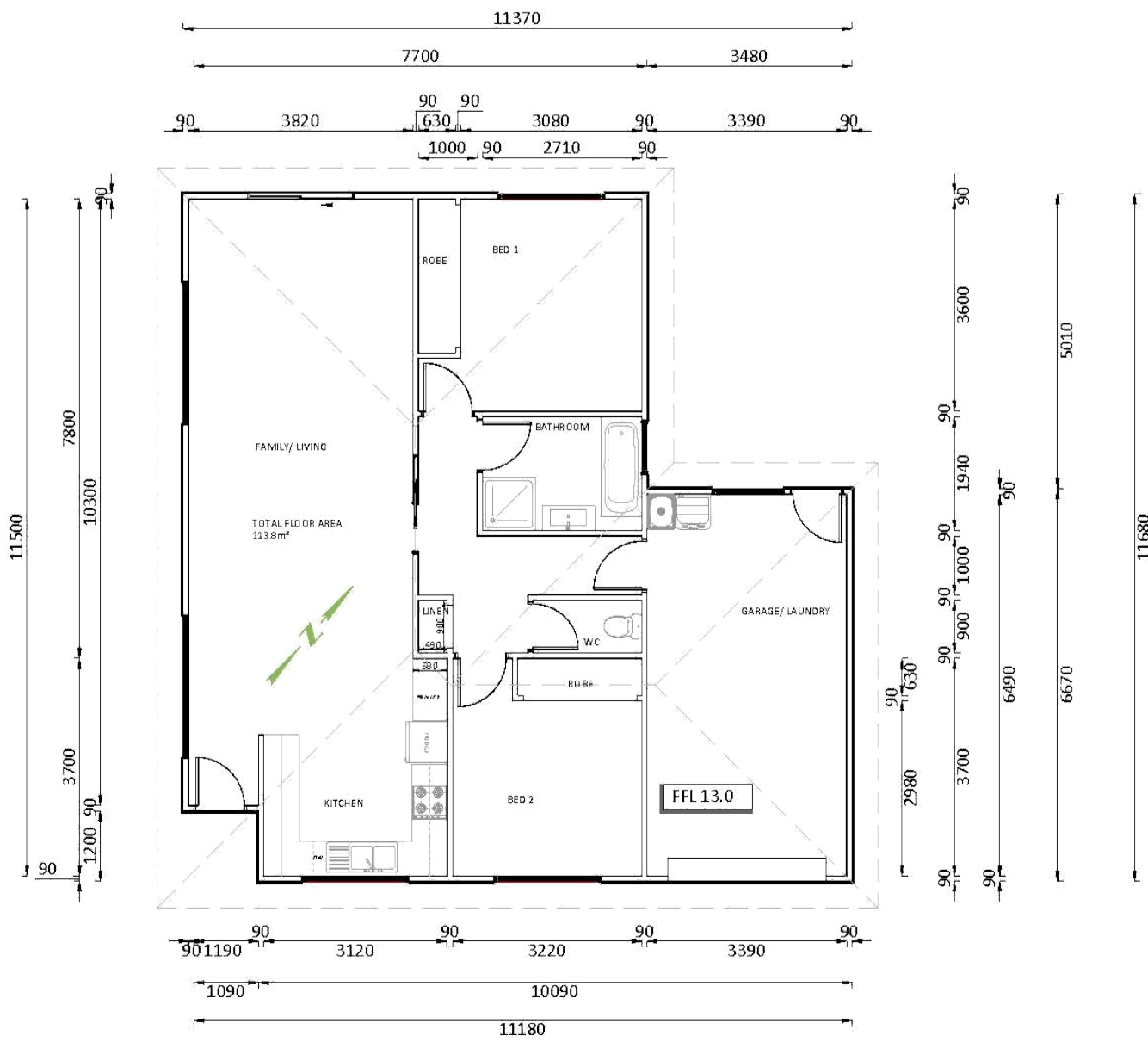


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CLIENT NAME
PONTVILLE HOMES
PROJECT ADDRESS:
21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT:
MULTIPLE DWELLINGS

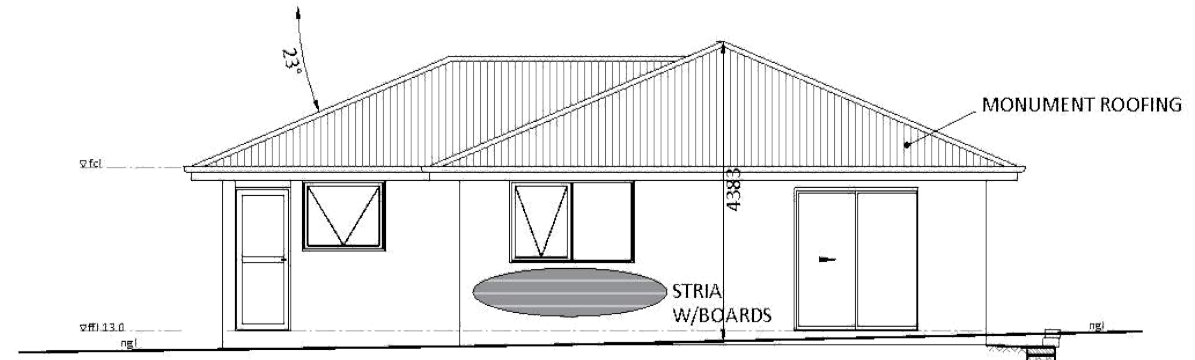
DRAWING TITLE:
UNIT 4 PLANS

DATE	2/12/2021	SCALE	1:100	DRAWN BY	PK
REVISION No.	R:1	SHEET SIZE	A3	JOB No.	21-020
				SHEET No.	C06.0

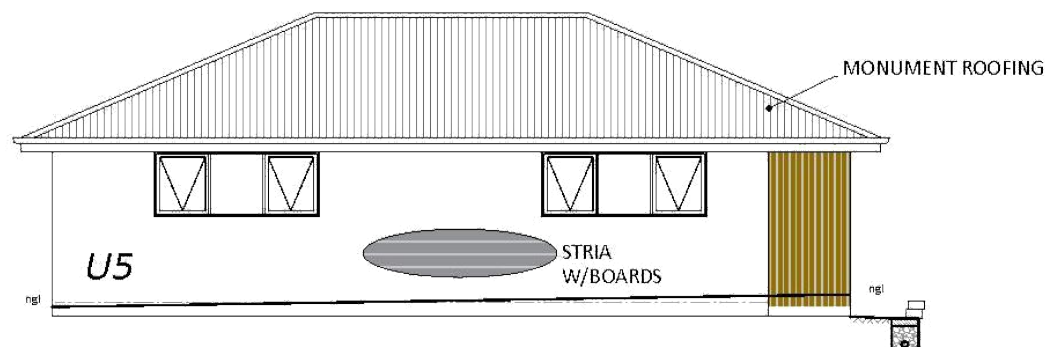


SE SE ELEVATION
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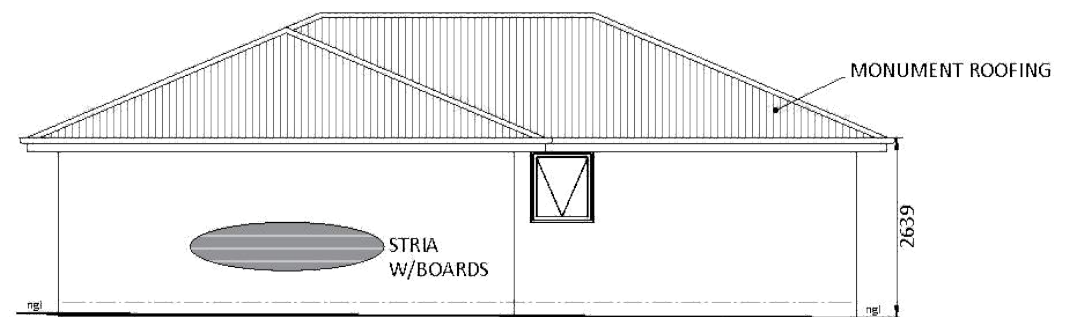
GLENORCHY CITY COUNCIL
PLANNING SERVICES
APPLICATION No ... PLN-21-494
DATE RECEIVED 21/12/21



NW NW ELEVATION
Scale: 1:100



SW SW ELEVATION
Scale: 1:100



NE NE ELEVATION
Scale: 1:100

DIMENSION NOTE:
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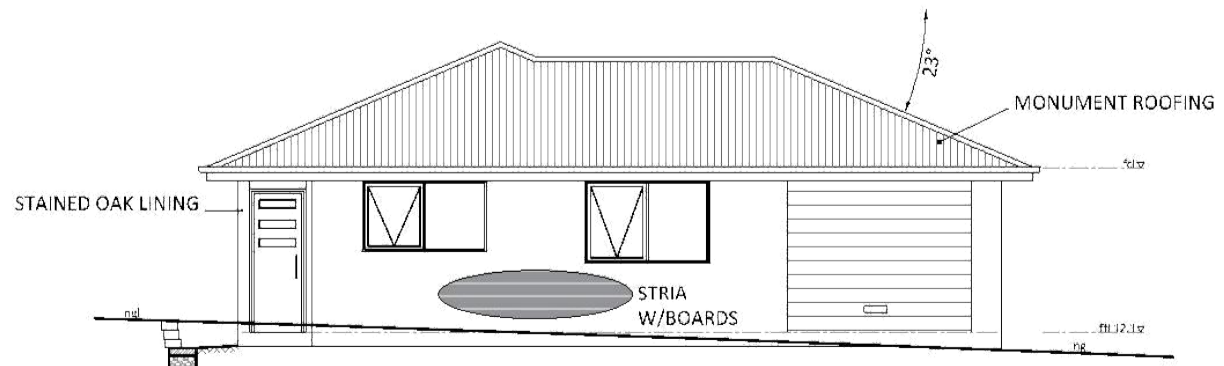
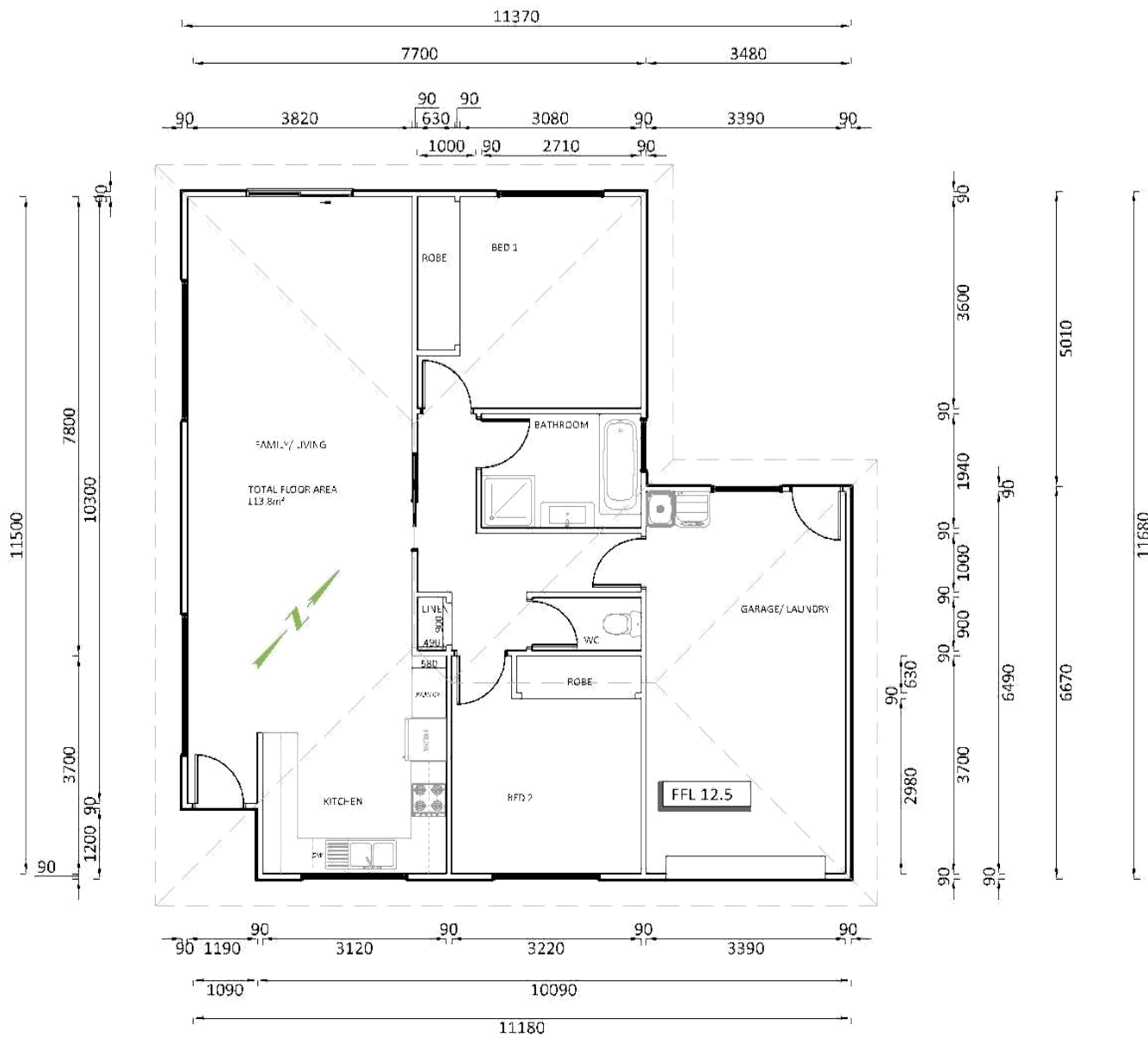


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CLIENT NAME:
PONTVILLE HOMES
PROJECT ADDRESS:
21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011
PROJECT:
MULTIPLE DWELLINGS

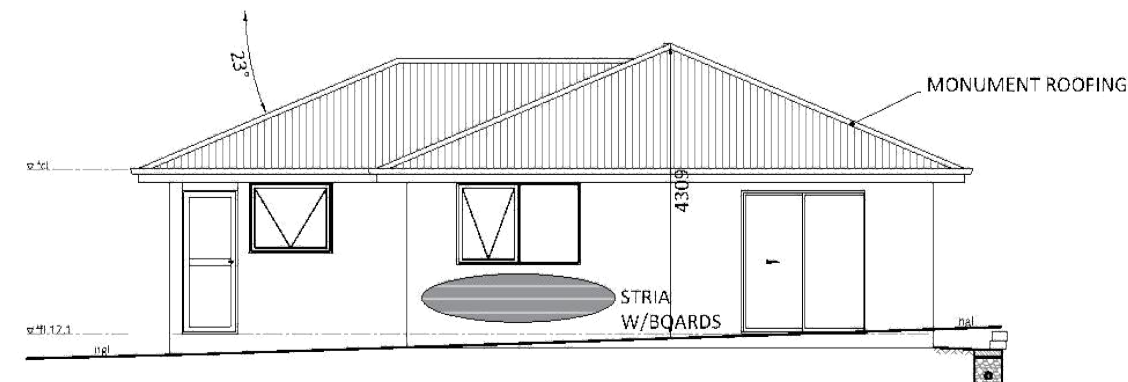
DRAWING TITLE:
UNIT 5 PLANS

DATE: 2/12/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020
		SHEET No: C07.0

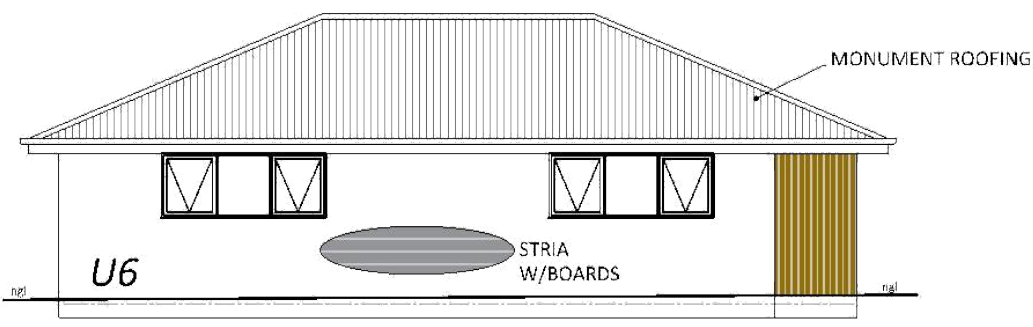


SE SE ELEVATION
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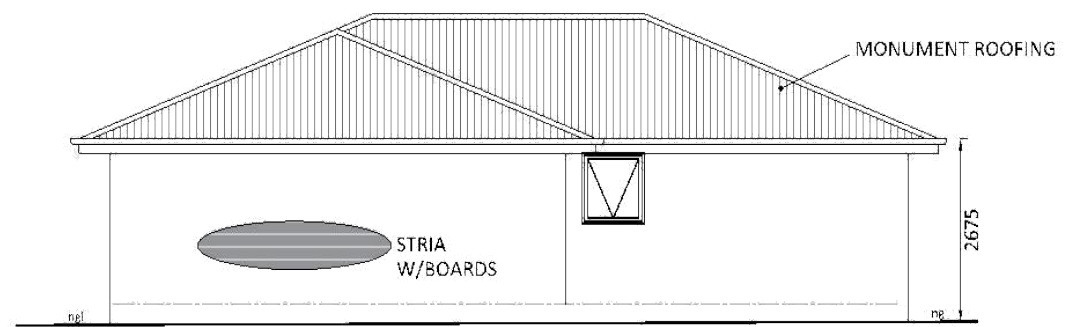
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No ... PLN-21-494
DATE RECEIVED 21/12/21



NW NW ELEVATION
Scale: 1:100



SW SW ELEVATION
Scale: 1:100



NE NE ELEVATION
Scale: 1:100

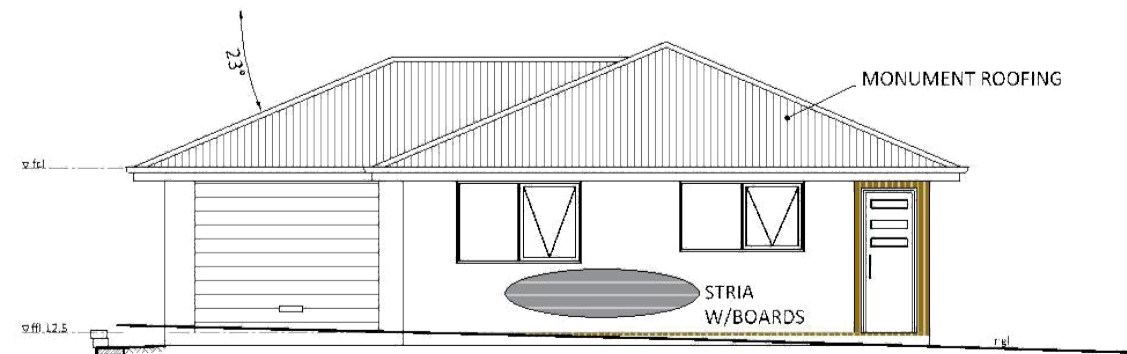
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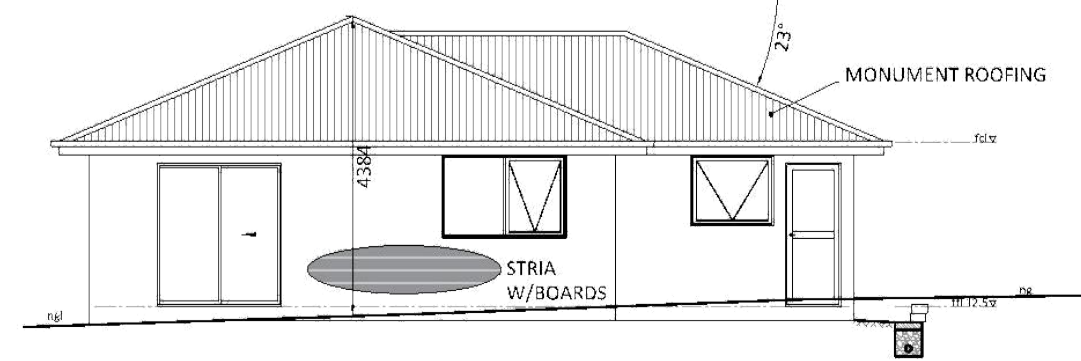
CLIENT NAME: **PONTVILLE HOMES**
PROJECT ADDRESS: **21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011**
PROJECT: **MULTIPLE DWELLINGS**

DRAWING TITLE UNIT 6 PLANS			
DATE: 2/12/2021	SCALE: 1:100	DRAWN BY PK	
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020	SHEET No: C09.0

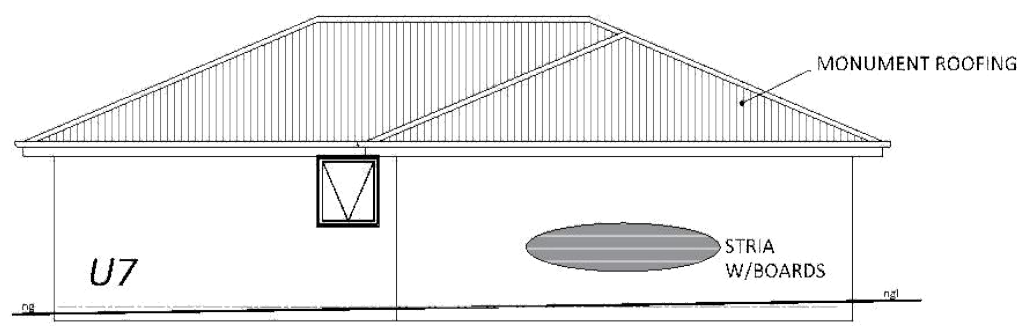


SE ELEVATION
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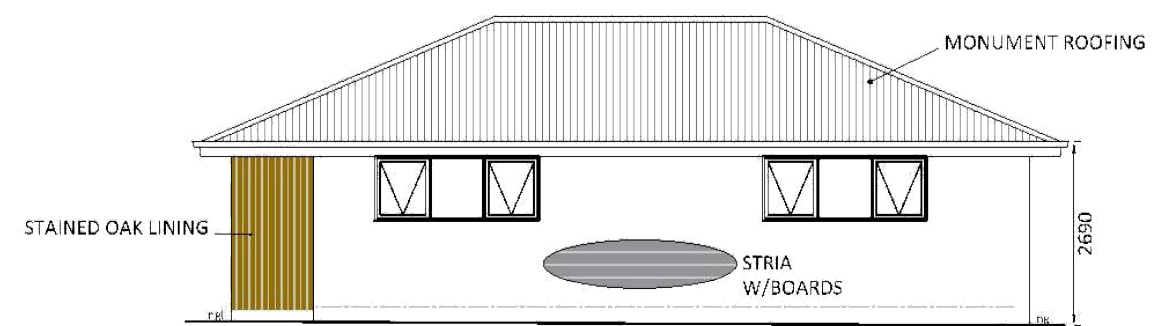
**GLENORCHY CITY COUNCIL
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APPLICATION No ... PLN-21-494
DATE RECEIVED 21/12/21



NW ELEVATION
Scale: 1:100



SW ELEVATION
Scale: 1:100



NE ELEVATION
Scale: 1:100

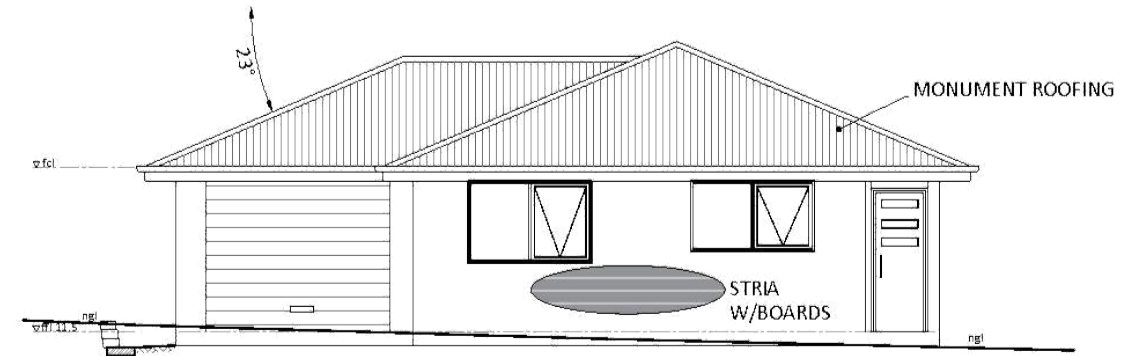
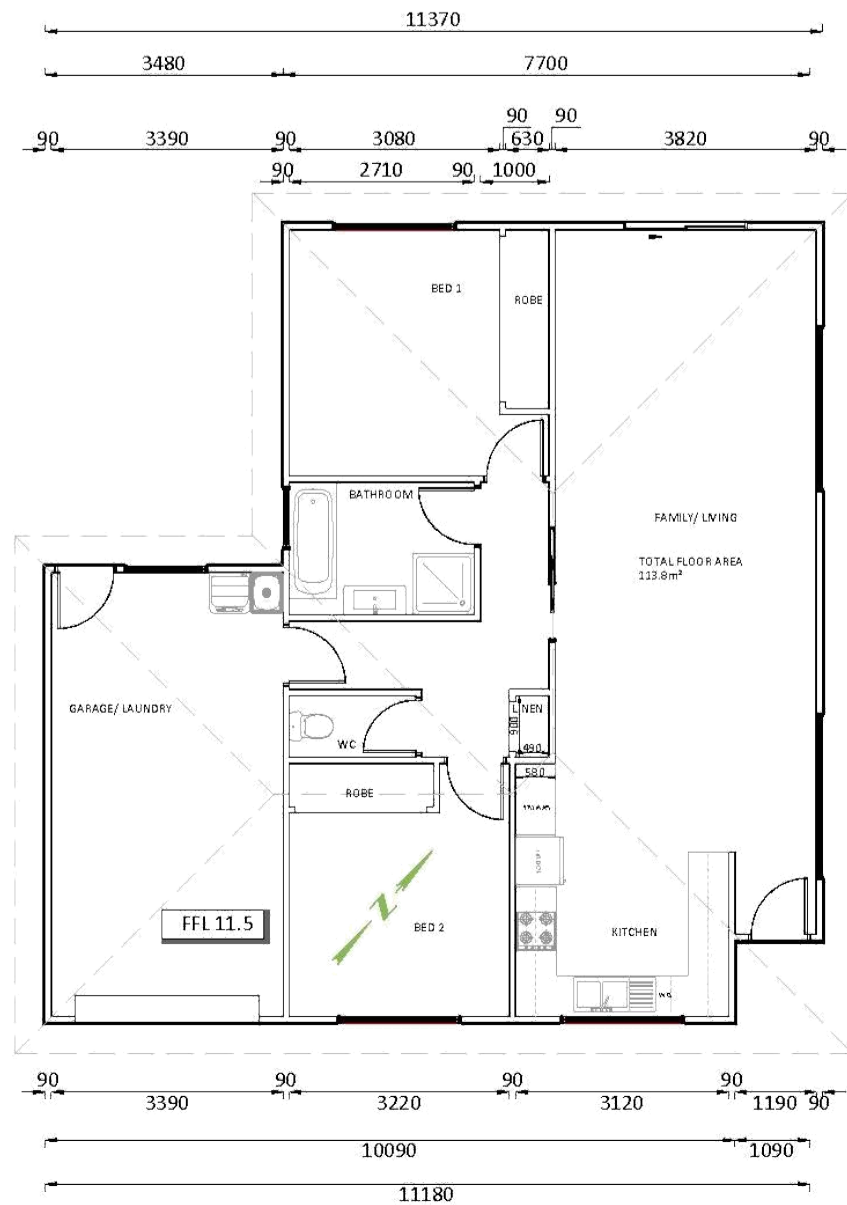
DIMENSION NOTE:
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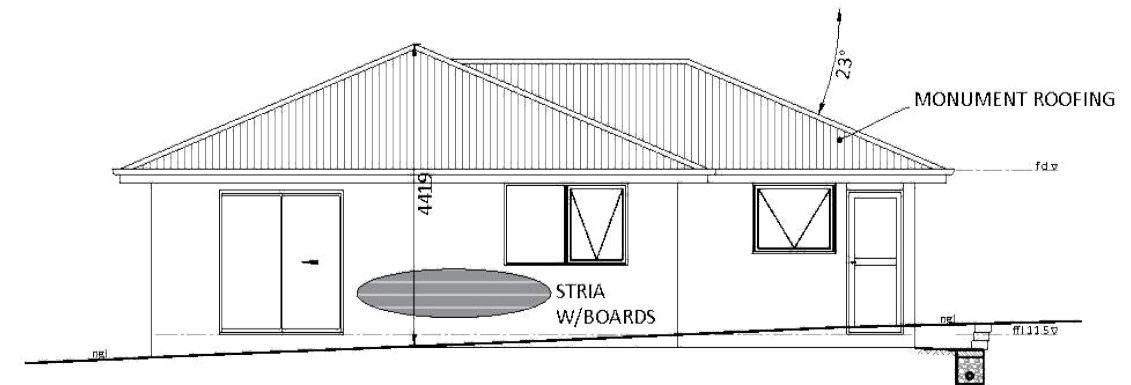
CLIENT NAME: **PONTVILLE HOMES**
PROJECT ADDRESS: **21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011**
PROJECT: **MULTIPLE DWELLINGS**

DRAWING TITLE: UNIT 7 PLANS			
DATE: 2/12/2021	SCALE: 1:100	DRAWN BY: PK	
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020	SHEET No: C09.0

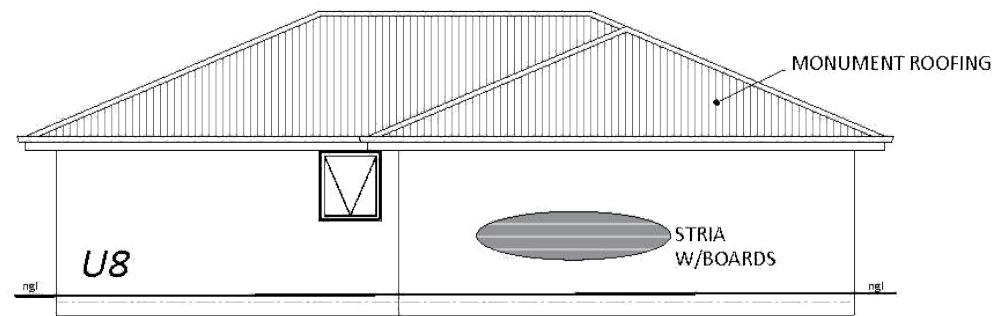


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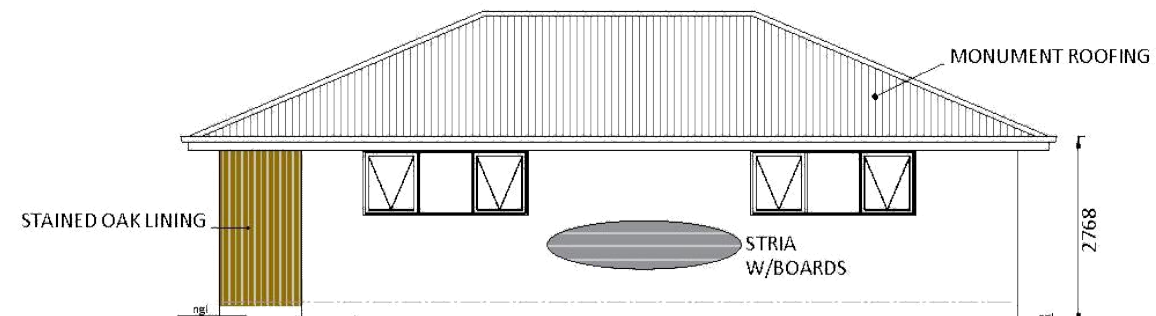
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
APPLICATION No ... PLN-21-494
DATE RECEIVED 21/12/21



NW ELEVATION
Scale: 1:100



SW ELEVATION
Scale: 1:100



NE ELEVATION
Scale: 1:100

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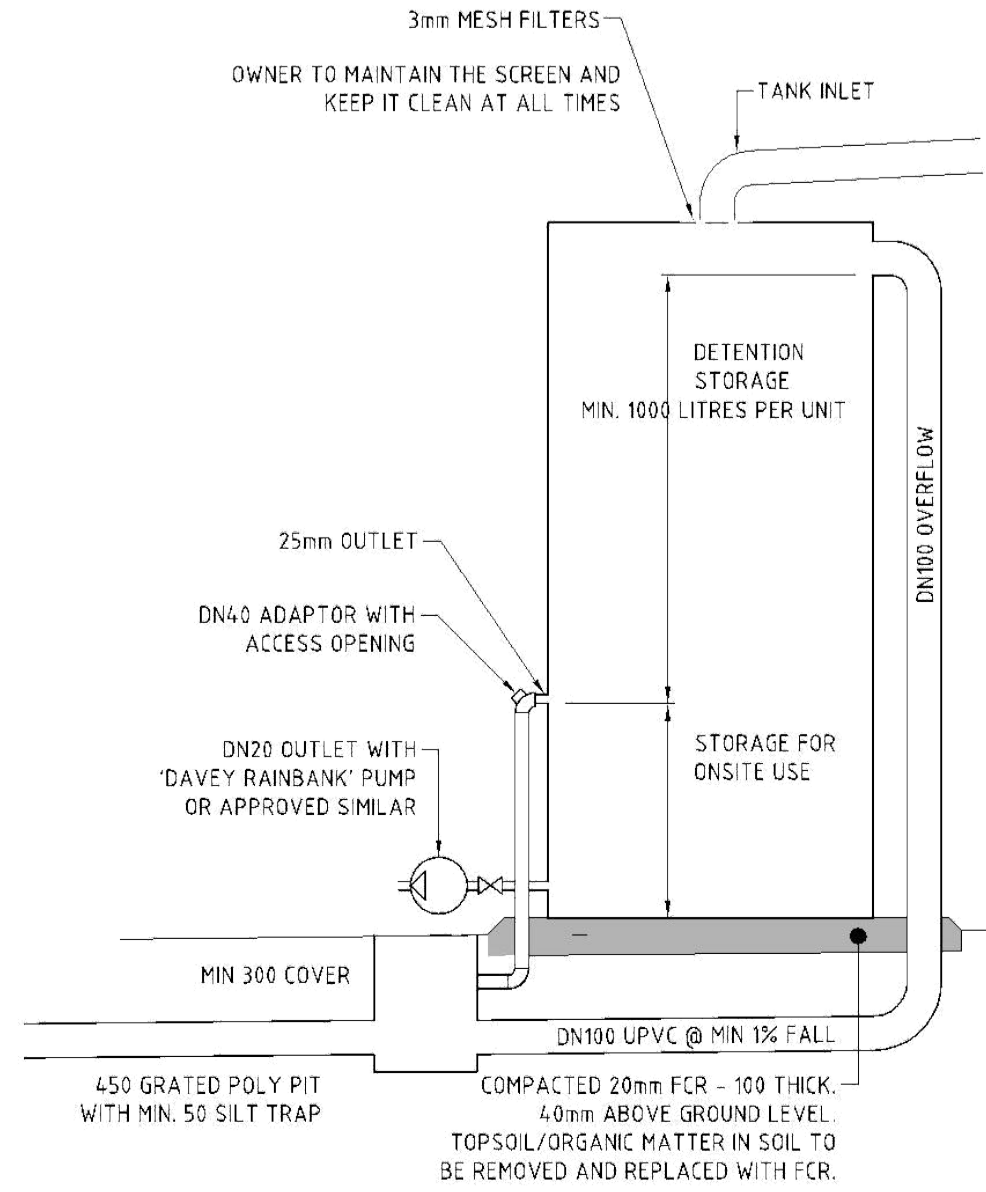
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CLIENT NAME: **PONTVILLE HOMES**
PROJECT ADDRESS: **21 WINDERMERE BEACH ROAD, CLAREMONT TAS 7011**
PROJECT: **MULTIPLE DWELLINGS**

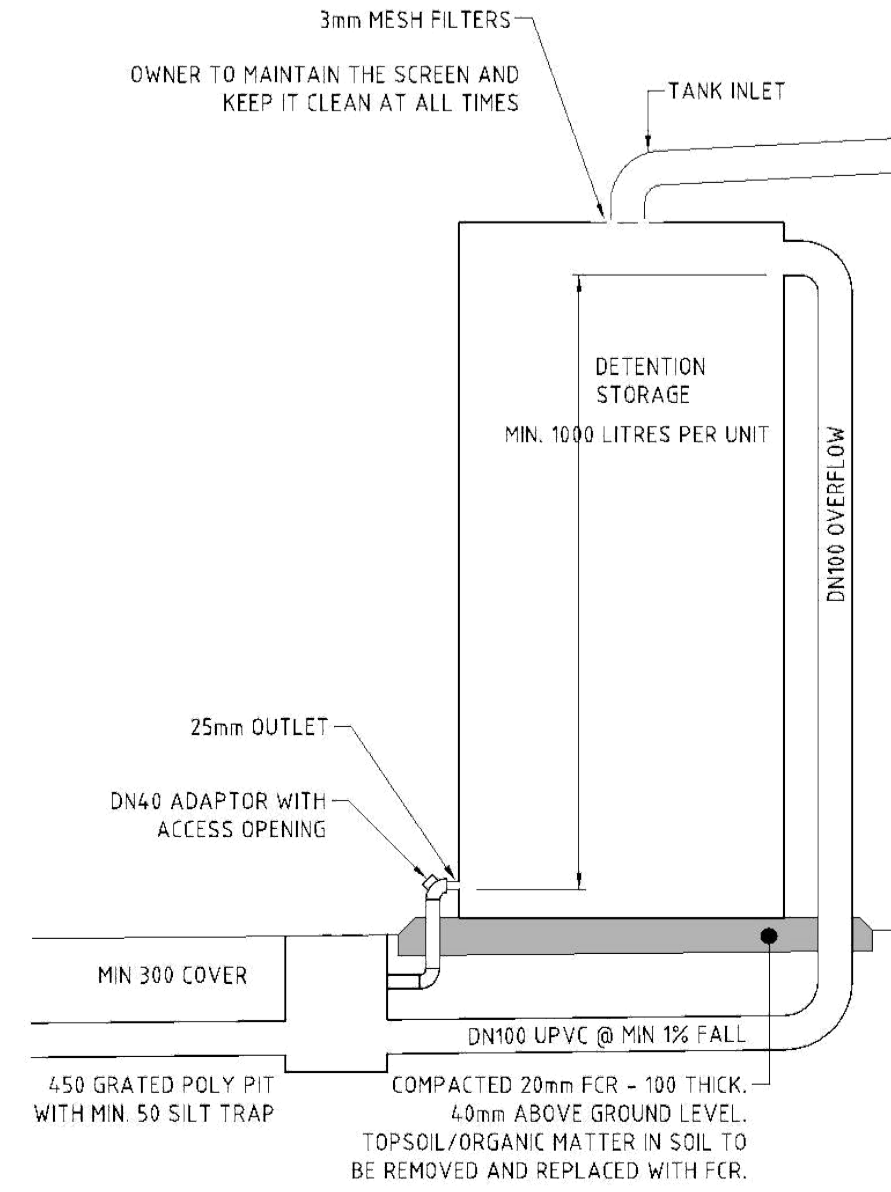
DRAWING TITLE: **UNIT 8 PLANS**

DATE: 2/12/2021	SCALE: 1:100	DRAWN BY: PK
REVISION No: R:1	SHEET SIZE: A3	JOB No: 21-020
		SHEET No: C10.0

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APPLICATION No ... PLN-21-494
DATE RECEIVED 21/12/21



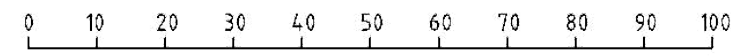
COMBINED SW DETENTION & REUSE - OPTION 1
NOT TO SCALE



STORMWATER DETENTION ONLY - OPTION 2
NOT TO SCALE

MAINTENANCE SCHEDULE
INLET MESH FILTER TO BE CLEANED BY OWNERS AT MAX. 3 MONTH INTERVALS, INCLUDING SILT TRAP IN GRATED OUTLET PIT

NOTE:-
IF THE SYSTEM IS TO BE CHARGED, PROVIDE A SCREW CAP I.O. IN A MIN. 450 SQUARE GRATED PIT AT THE LOW POINT ADJACENT TO THE DETENTION TANK, TO ALLOW THE CHARGED LINE TO BE FLUSHED. PROVIDE GUTTER GUARD TO ALL GUTTERS.



PRINT REDUCTION BAR | A3 SHEET

CLIENT: **PONTVILLE HOMES**

HUTCHINGS SPURR PTY. LTD. CONSULTING ENGINEERS
23 ANTILL STREET, HOBART, 7000. A.C.N. 009608625. A.B.N. 39009508625
PHONE (03) 6223 5020

- ▲ STRUCTURAL
- ▲ CIVIL
- ▲ MUNICIPAL
- ▲ PROJECT MANAGEMENT
- ▲ SUBDIVISIONS

PROPOSED UNIT DEVELOPMENT AT 21 WINDERMERE BEACH ROAD, CLAREMONT
STORMWATER DETENTION TANK OPTIONS

SCALE	As Shown at A3	DRAWING No.	REVISION
DRAWN	PAYH	DATE	NOV. 2021
APPROVED		21379/H01	
		No. of SHEETS	

No.	AMENDMENT	DATE	REFERENCE:
A	COUNCIL ISSUE		

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Submission to Planning Authority Notice

Council Planning Permit No.	PLN-21-494	Council notice date	04/10/2021
TasWater details			
TasWater Reference No.	TWDA 2021/01688-GCC	Date of response	06/10/2021
TasWater Contact	Jake Walley	Phone No.	0467 625 805
Response issued to			
Council name	GLENORCHY CITY COUNCIL		
Contact details	gccmail@gcc.tas.gov.au		
Development details			
Address	21 WINDERMERE BEACH RD, CLAREMONT	Property ID (PID)	5349172
Description of development	Multiple Dwellings x8		
Schedule of drawings/documents			
	Prepared by	Drawing/document No.	Revision No.
	Longview Design & Drafting	TASWATER C02.3	0
			Date of Issue
			10/09/2021
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 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 construction/use 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.			
FINAL PLANS, EASEMENTS & ENDORSEMENTS			
4. Prior to the Sealing of the Final Plan of Survey, a Consent to Register a Legal Document must be obtained from TasWater as evidence of compliance with these conditions when application for sealing is made. <i>Advice: Council will refer the Final Plan of Survey to TasWater requesting Consent to Register a Legal Document be issued directly to them on behalf of the applicant.</i>			
5. Pipeline easements, to TasWater's satisfaction, must be created over any existing or proposed TasWater infrastructure and be in accordance with TasWater's standard pipeline easement conditions.			
6. Prior to the issue of a TasWater Consent to Register a Legal Document, the applicant must submit a .dwg file, prepared by a suitably qualified person to TasWater's satisfaction, showing: <ul style="list-style-type: none"> a. the exact location of the existing sewerage infrastructure, 			



- b. the easement protecting that infrastructure.

The developer must locate the existing TasWater infrastructure and clearly show it on the .dwg file. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost.

DEVELOPMENT ASSESSMENT FEES

7. The applicant or landowner as the case may be, must pay a development assessment fee of \$363.57 and a Consent to Register a Legal Document fee of \$154.42 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 <http://www.taswater.com.au/Development/Development-Standards>

For application forms please visit <http://www.taswater.com.au/Development/Forms>

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