

DEVELOPMENT APPLICATION

APPLICATION NUMBER:	PLN-23-299
PROPOSED DEVELOPMENT:	Multiple dwellings (one existing and two proposed)
LOCATION:	55 Bayswater Road Moonah
APPLICANT:	MC Planners
ADVERTISING START DATE:	10/04/2024
ADVERTISING EXPIRY DATE:	23/04/2024

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 the plans are available on Glenorchy City Council's website (www.gcc.tas.gov.au) until **23/04/2024**.

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 **23/04/2024**, or for postal and hand delivered representations, by 5.00 pm on **23/04/2024**.

PROPOSED DEVELOPMENT

55 BAYSWATER ROAD,
MOONAH, TASMANIA.
JTAS

GLENORCHY CITY COUNCIL PLANNING SERVICES

APPLICATION No PLN-23-299
DATE RECEIVED 14 February 2024

GENERAL INFORMATION

LAND TITLE REF. NO. : Lot 1 on Sealed Plan 77540
CLIMATE ZONE : 7
DESIGN WIND SPEED : N2
SOIL CLASSIFICATION : Class P
BAL RATING : LOW

SITE AREA: - 925.0m² APROX.
EXISTING DWELLING AREA: - 127.0m² APROX.

ISSUE	DESCRIPTION	DATE	DRAWN
B	For Coordination	14/10/23	HJ
C	For Coordination	23/10/23	HJ
D	For Planning Approval	24/10/23	HJ
E	RFI - 01	03/02/24	HJ

SCHEDULE OF DRAWINGS

NO.	NAME	REV
A01	INDEX & LOCATION PLAN	E
A02	EXISTING / DEMOLITION SITE PLAN	D
A03	PROPOSED SITE PLAN	E
A04	PROPOSED UNIT 1 FLOOR PLAN	D
A05	PROPOSED UNIT 1 ELEVATIONS	E
A06	PROPOSED UNIT 2 FLOOR PLAN	D
A07	PROPOSED UNIT 2 ELEVATIONS	E
A08	PROPOSED SOLAR DIAGRAMS	E
H01	HYDRAULIC SITE PLAN	D

IMPORTANT

- USE WRITTEN DIMENSIONS ONLY.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTORS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.
- ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.
- THE PROPRIETOR IS TO ENSURE THAT ANY 'CONDITIONS OF APPROVAL' ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ON TO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.
- ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY HUGH JONES, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.
- IF THERE ARE ANY QUERIES IN RELATION TO DIMENSIONS, LEVELS OR CONSTRUCTION DETAILS, CONTACT:

phone 0423 801 512 email hugh@hughedward.com

PRELIMINARY
NOT FOR CONSTRUCTION

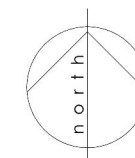


LOCATION PLAN - NTS.



Project: PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS
Drawing: INDEX & LOCATION PLAN

SCALE: NTS @ A3
DRG. NO: 23-03 A01
DATE: 03.02.2024

HughEdward
 Phone 0423 801 512
 Email hugh@hughedward.com
 Address PO Box 374, Sandy Bay, Tasmania, 7006



A01

LEGEND	
	EXISTING
	EXISTING TO BE DEMOLISHED

DEMOLITION NOTES

GENERALLY DEMOLITION WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES & REGULATIONS 45, 46 & 47 OF THE BUILDING REGULATIONS (Tas.).

PROCEDURES & METHODS OF DEMOLITION MUST BE ADEQUATE TO PREVENT INJURY TO PERSONS & AVOID DAMAGE TO NEIGHBORING PROPERTIES.

BEFORE REMOVING EXISTING WALLS SHOWN TO BE DEMOLISHED, BUILDER SHALL CONFIRM ON-SITE WHETHER THEY ARE LOADBEARING / BRACING OR NOT. IF IT IS FOUND THAT THEY ARE LOADBEARING / BRACING, A STRUCTURAL ENGINEER MUST BE ENGAGED TO DETERMINE ANY BEAMS REQUIRED TO SUPPORT THESE EXISTING LOADS.

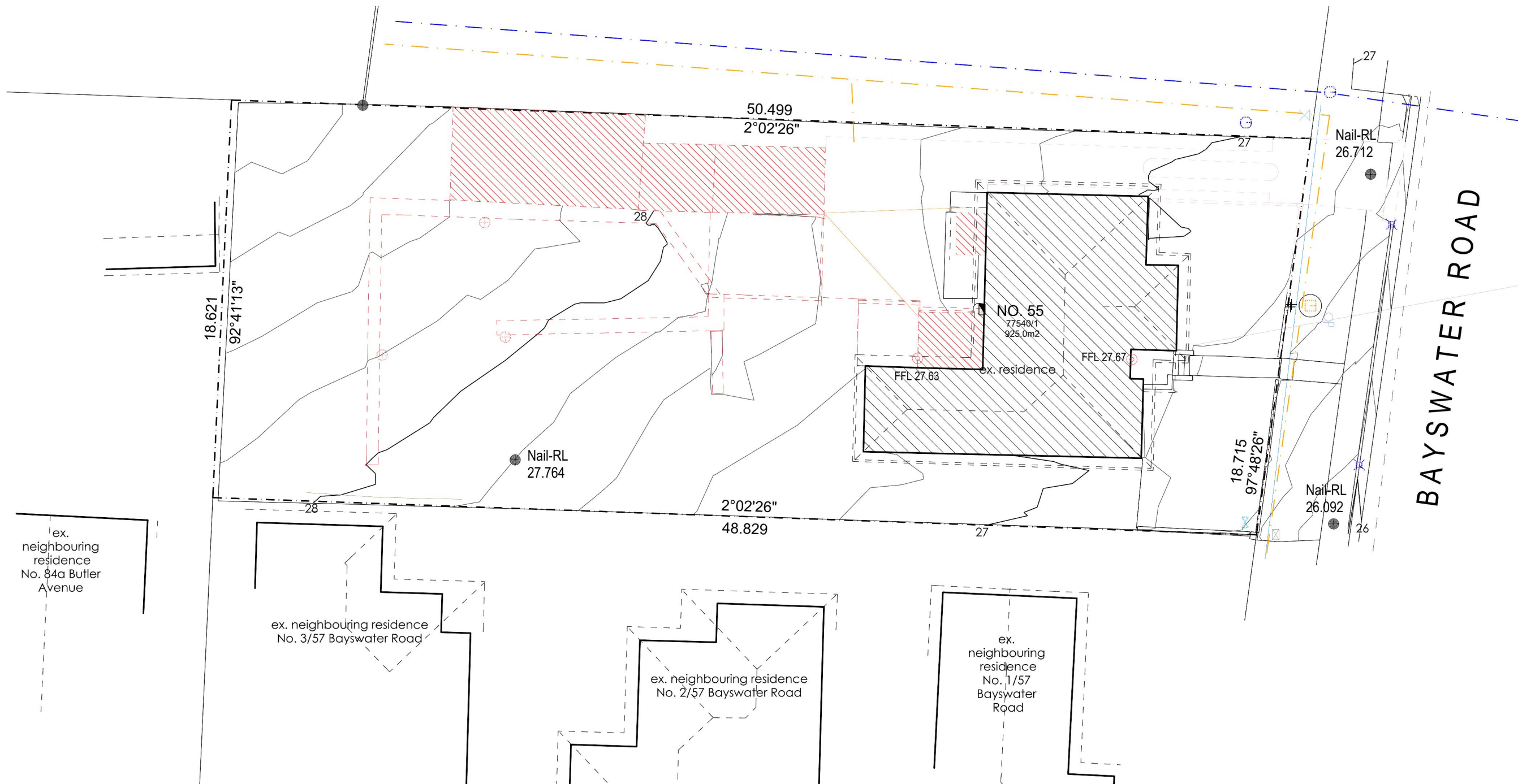
ALL REDUNDANT STORMWATER, SEWER AND WATER CONNECTIONS ASSOCIATED WITH THE DEMOLITION SHALL BE CUT & SEALED TO THE SATISFACTION OF COUNCIL'S SENIOR PLUMBING INSPECTOR.

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No ... PLN-23-299

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ISSUE	DESCRIPTION	DATE	DRAWN
A	For Coordination	07/10/23	HJ
B	For Coordination	14/10/23	HJ
C	For Planning Approval	23/10/23	HJ
D	RFI - 01	03/02/24	HJ



Project: PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS

Drawing: EXISTING / DEMOLITION SITE PLAN

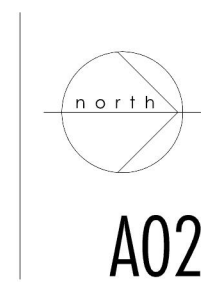
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DRG. NO: 23-03 A02

DATE: 03.02.2024

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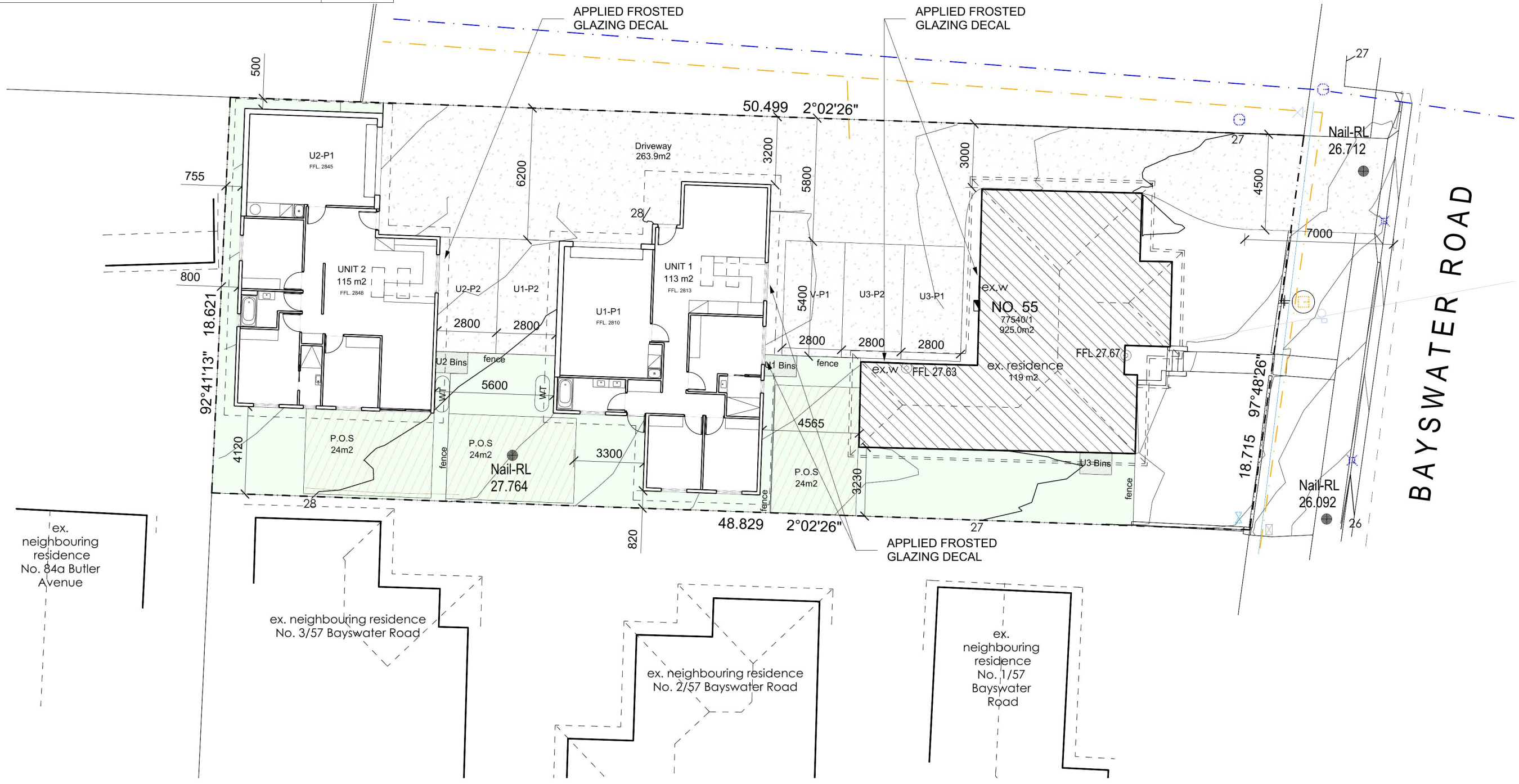


THIS DRAWING HAS BEEN CONSTRUCTED USING SURVEY INFORMATION FROM LEARY COX & CRIPPS
FILE REF: 13294

**PRELIMINARY
NOT FOR CONSTRUCTION**

AREA SCHEDULE	
SITE AREA TOTAL	925.0m ²
DRIVEWAY AREA TOTAL	282.0m ²
BUILDING AREA TOTAL (% OF SITE)	347.0m ² (37.51%)
NON-IMPERVIOUS SURFACE TOTAL (% OF SITE)	314.1m ² (33.95%)
EXT. HOUSE OUTDOOR AREA (EXCL. FRONT YARD)	72.1m ²
UNIT 1 OUTDOOR AREA	61.6m ²
UNIT 2 OUTDOOR AREA	62.6m ²

PARKING SCHEDULE	
EXISTING HOUSE	02
UNIT 1	02
UNIT 2	02
VISITOR	01
TOTAL CARPARKING	07

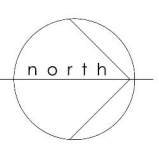


ISSUE	DESCRIPTION	DATE	DRAWN
B	For Coordination	14/10/23	HJ
C	For Planning Approval	23/10/23	HJ
D	For Coordination	12/12/23	HJ
E	RFI - 01	03/02/24	HJ

Project: PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS
Drawing: PROPOSED SITE PLAN

SCALE:	DRG. NO:	DATE:
1:200 @ A3	23-03 A03	03.02.2024



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A03

THIS DRAWING HAS BEEN CONSTRUCTED USING SURVEY INFORMATION FROM LEARY COX & CRIPPS
FILE REF: 13294

**PRELIMINARY
NOT FOR CONSTRUCTION**

WALL LEGEND	
	NEW WALLS.
	NEW WALLS MASONARY

FLOOR FINISHES	
vp.	VINYL PLANK FLOORING AS SELECTED BY CLIENT.
ct.	TILE FLOORING AS SELECTED BY CLIENT.
cu.	CARPET & UNDERLAY FLOORING AS SELECTED BY CLIENT.
conc.	CONCRETE SLAB.

SETOUT NOTES	
ALL 'EXISTING' DIMENSIONS ARE TO BE CONFIRMED ON-SITE. ANY ANOMALIES ARE TO BE DIRECTED TO THE DESIGNER.	
USE WRITTEN DIMENSIONS ONLY (ie. DO NOT SCALE DRAWINGS).	
CHECK ALL LEVELS, DATUM'S & DIMENSIONS BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS.	

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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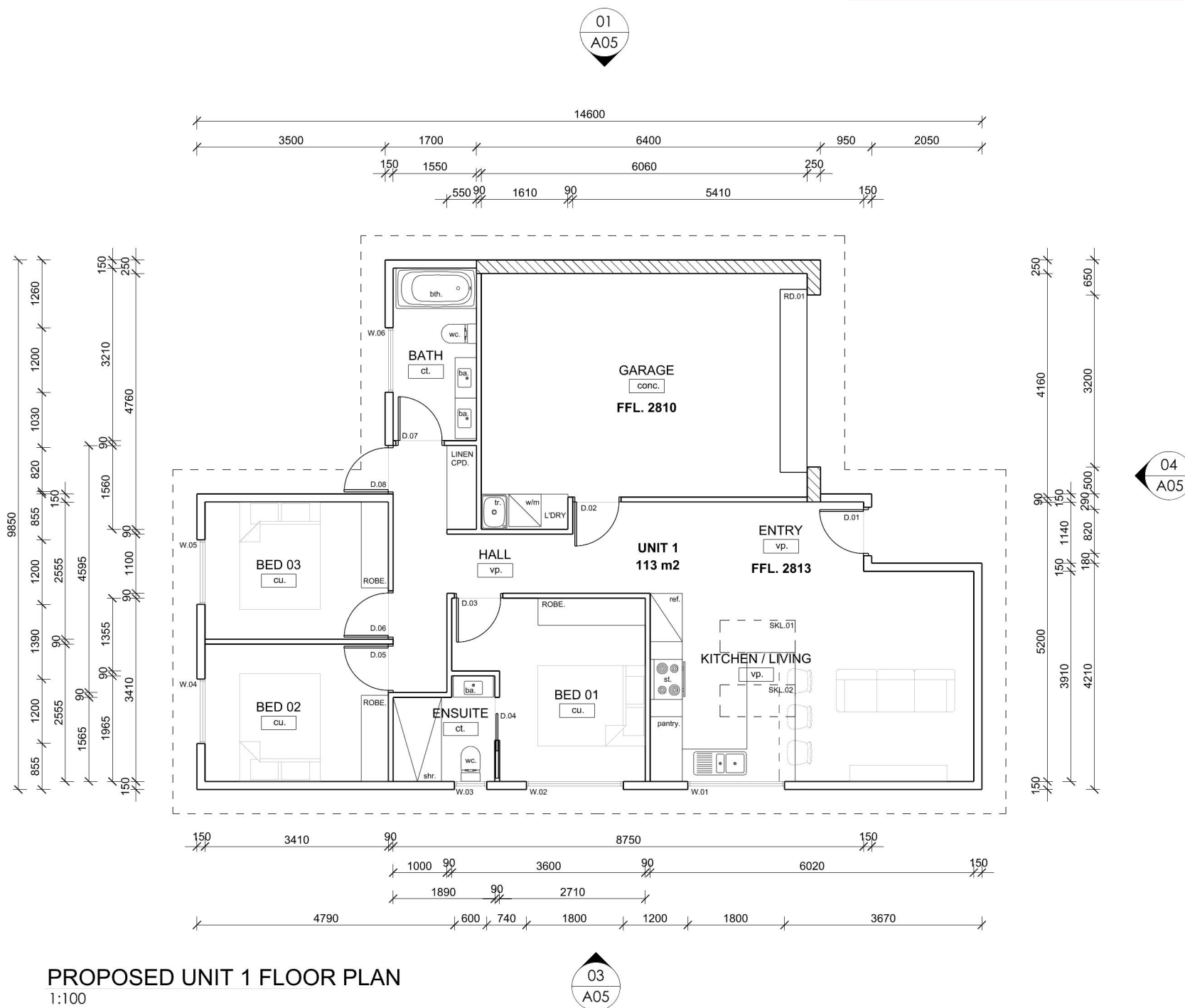
ISSUE	DESCRIPTION	DATE	DRAWN
A	For Coordination	07/10/23	HJ
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Project: **PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS**

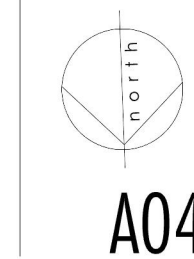
Drawing: **PROPOSED FLOOR PLAN UNIT 1**

SCALE:	1:100 @ A3	DRG. NO:	23-03 A04	DATE:	03.02.2024
DRAWN:	HJ				

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**PRELIMINARY
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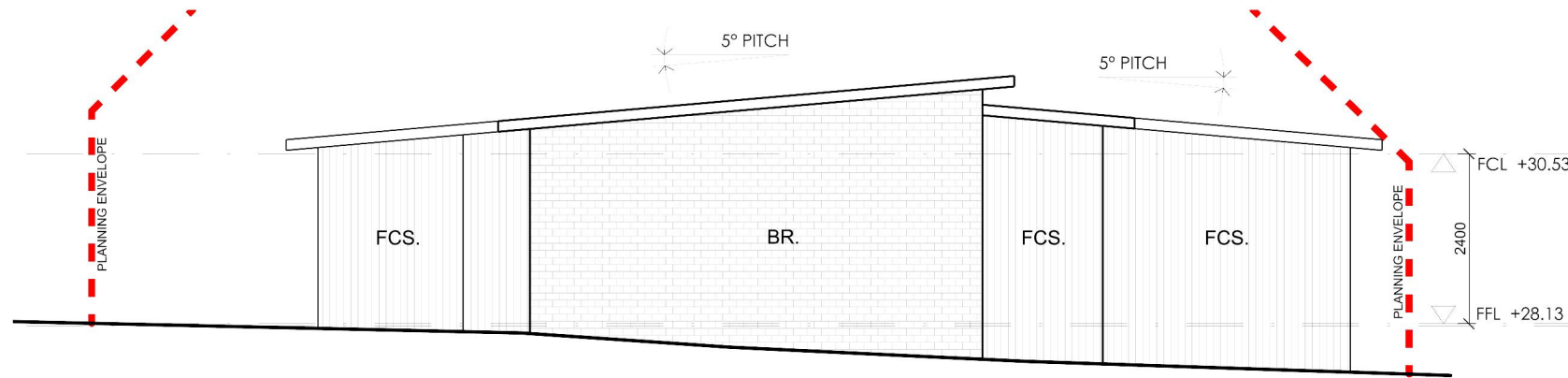


COLOUR / FINISHES	
FCS.	FIBRE CEMENT SHEET - HARDIE, SCYON OBLIQUE, PAINT FINISH - DULUX CLASSIC LACE (SN3F1).
CO.	CUSTOM ORB ROOFING - COLORBOND, SURFMIST.
BR.	AUSTRAL BRICKS, NEUTRALS RANGE, OATMEAL.

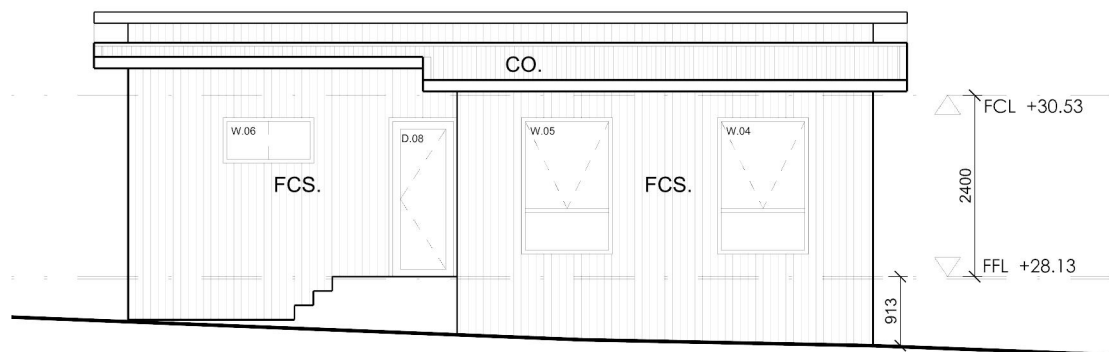
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-23-299

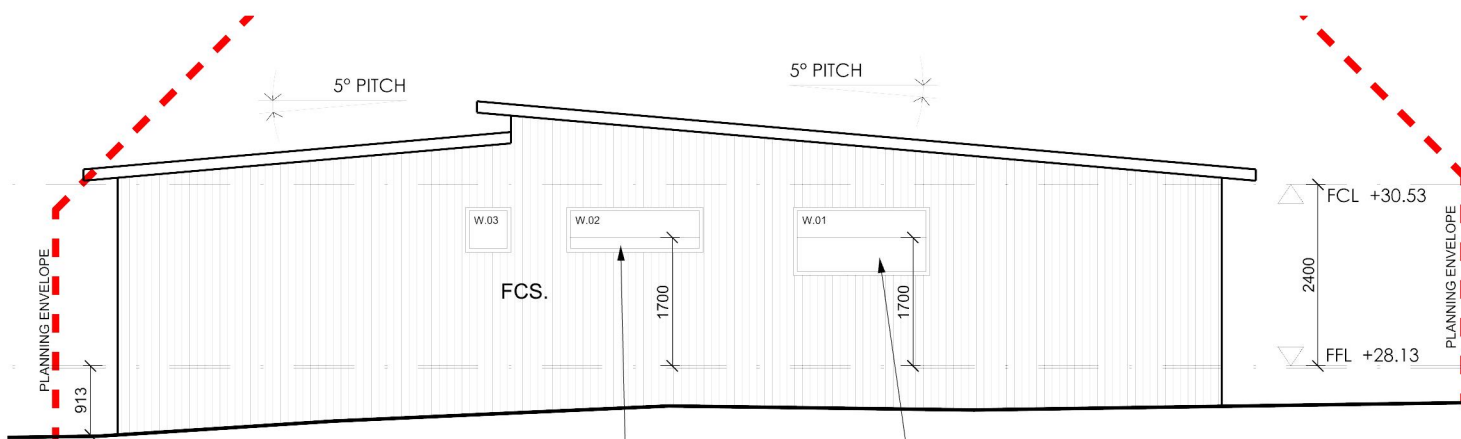
DATE RECEIVED 14 February 2024



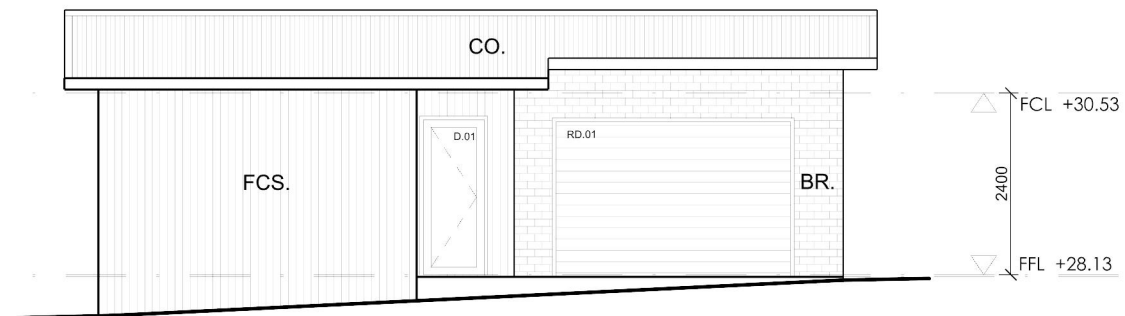
E1
A04
ELEVATION 01
1:100



E2
A04
ELEVATION 02
1:100



E3
A04
ELEVATION 03
1:100



E4
A04
ELEVATION 04
1:100

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Project: PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS

Drawing: PROPOSED ELEVATIONS UNIT 1

SCALE:	1:100 @ A3
DRG. NO.:	23-03 A05
DATE:	03.02.2024
DRAWN:	HJ

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A05

WALL LEGEND	
	NEW WALLS.
	NEW WALLS MASONARY

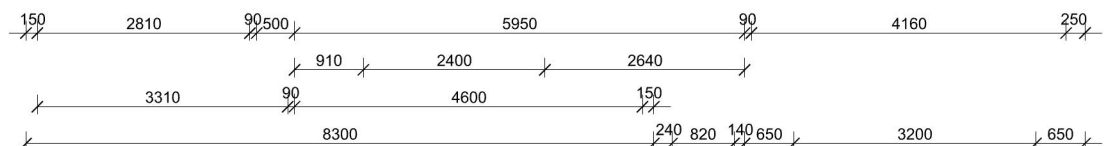
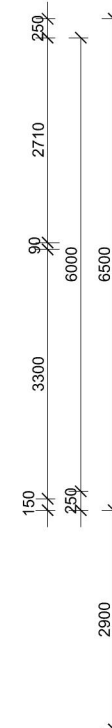
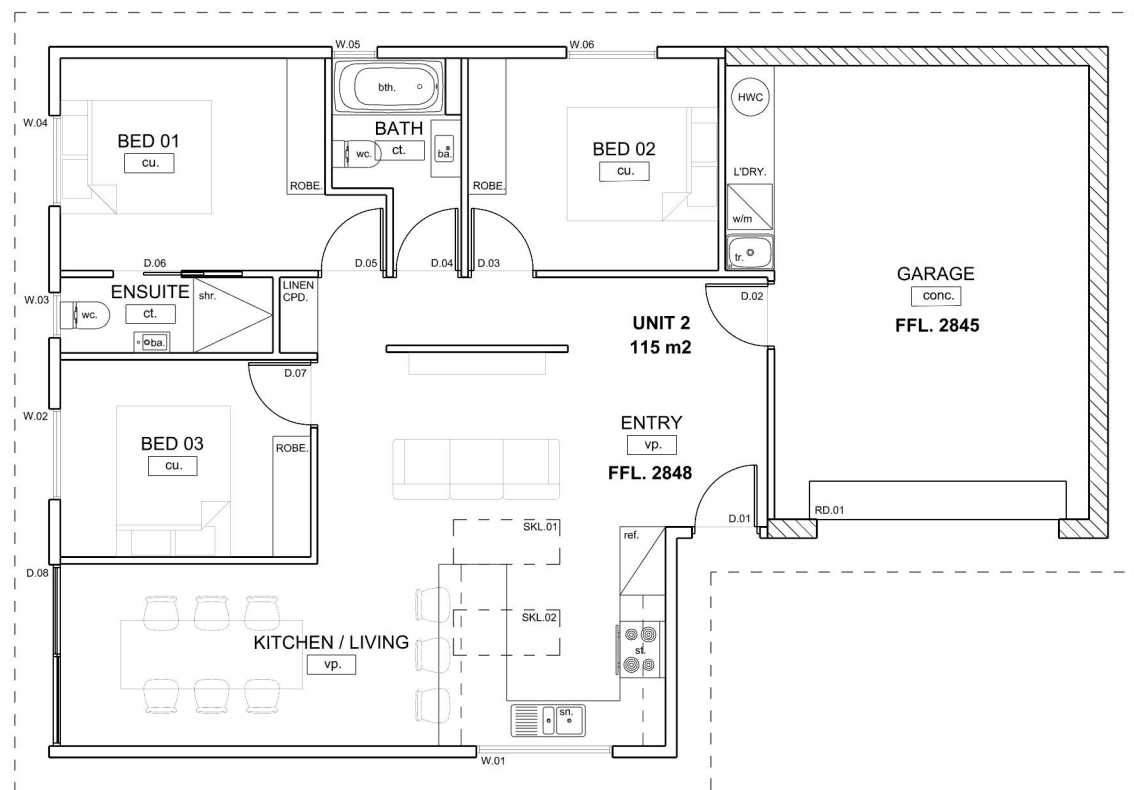
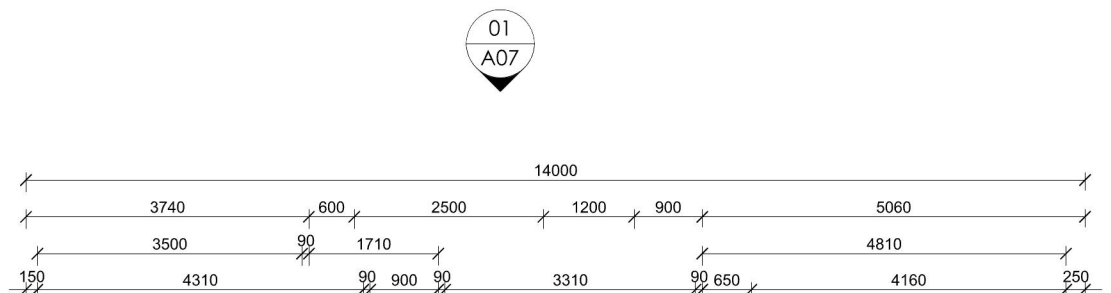
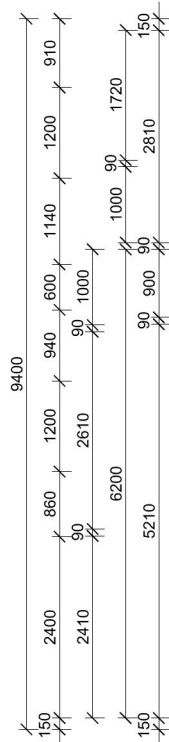
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PROPOSED UNIT 2 FLOOR PLAN
1:100

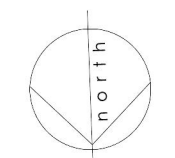
ISSUE	DESCRIPTION	DATE	DRAWN
A	For Coordination	07/10/23	HJ
B	For Coordination	14/10/23	HJ
C	For Planning Approval	23/10/23	HJ
D	RFI - 01	03/02/24	HJ

Project: **PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS**

Drawing: **PROPOSED FLOOR PLAN UNIT 2**

SCALE:	1:100 @ A3	DRG. NO.:	23-03 A06	DATE:	03.02.2024
DRAWN:	HJ				

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A06

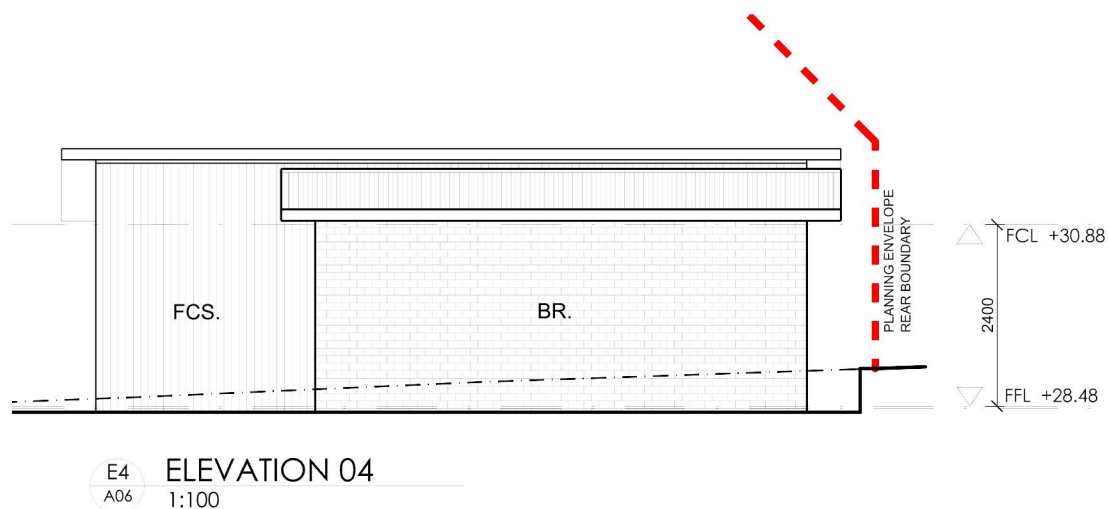
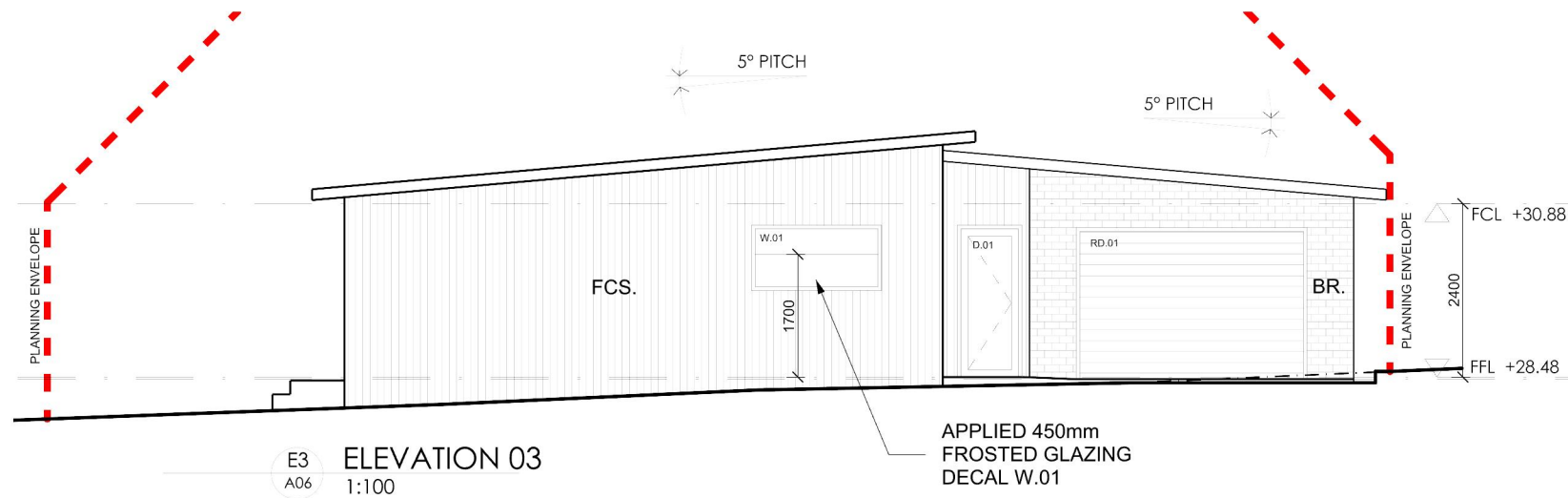
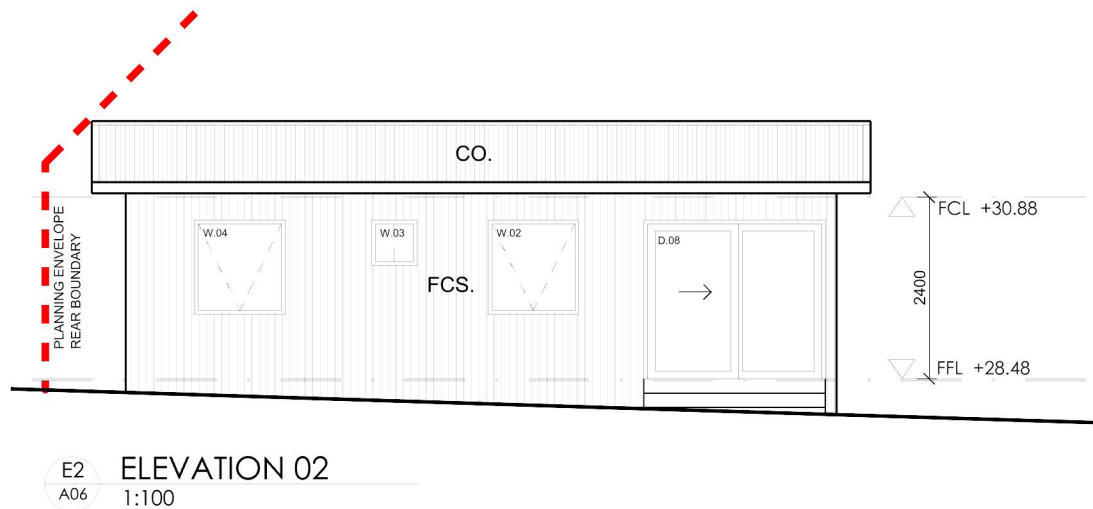
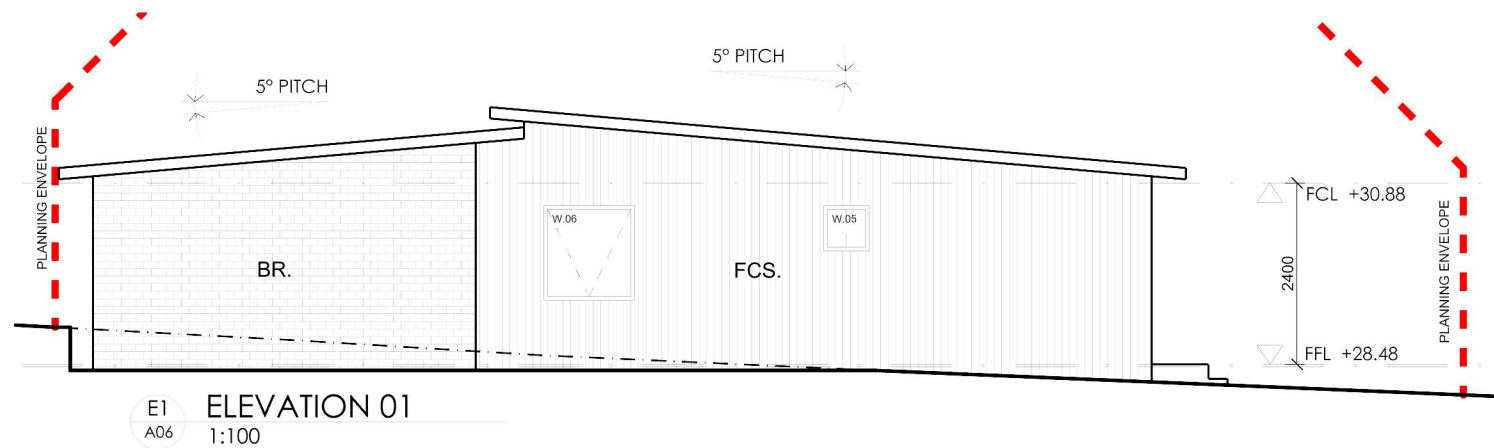
**PRELIMINARY
NOT FOR CONSTRUCTION**

COLOUR / FINISHES	
FCS.	FIBRE CEMENT SHEET - HARDIE, SCYON OBLIQUE, PAINT FINISH - DULUX CLASSIC LACE (SN3F1).
CO.	CUSTOM ORB ROOFING - COLORBOND, SURFMIST.
BR.	AUSTRAL BRICKS, NEUTRALS RANGE, OATMEAL.

**GLENORCHY CITY COUNCIL
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D	For Planning Approval	24/10/23	HJ
E	RFI - 01	03/02/24	HJ

Project: PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS

Drawing: PROPOSED ELEVATIONS UNIT 2

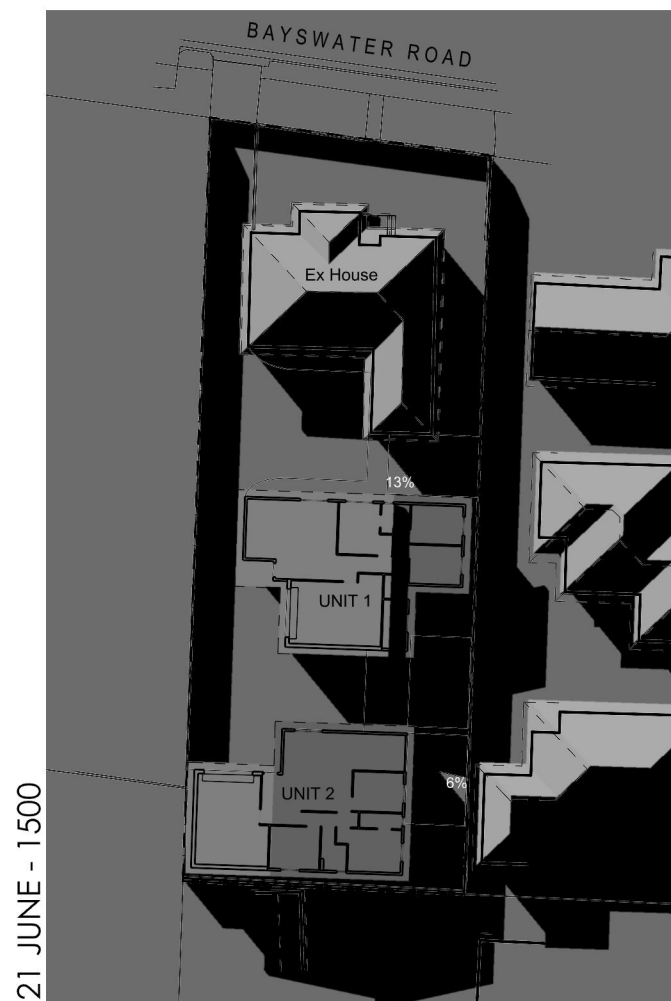
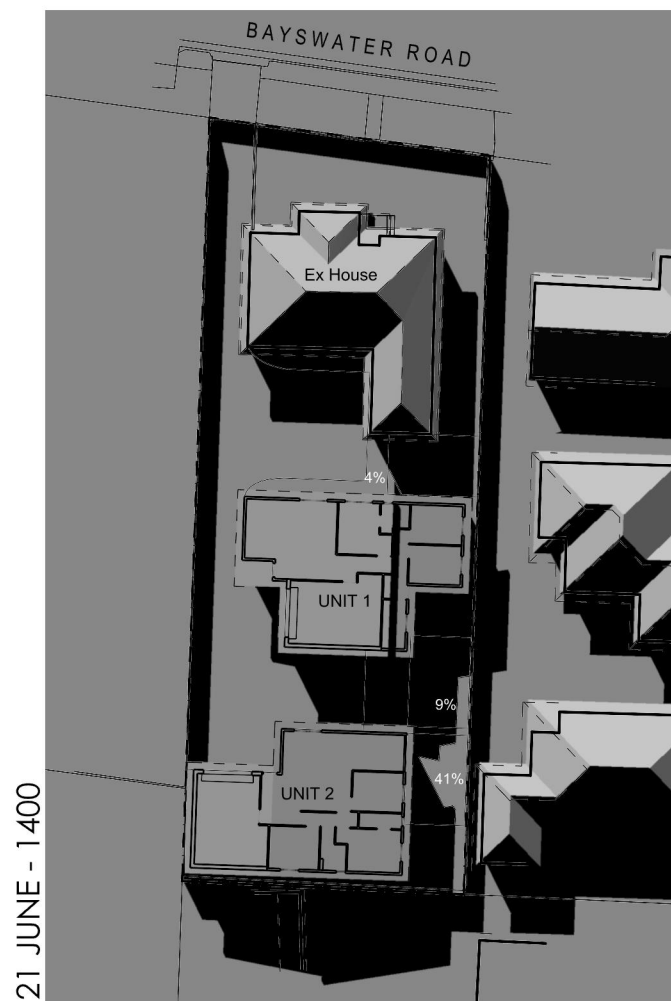
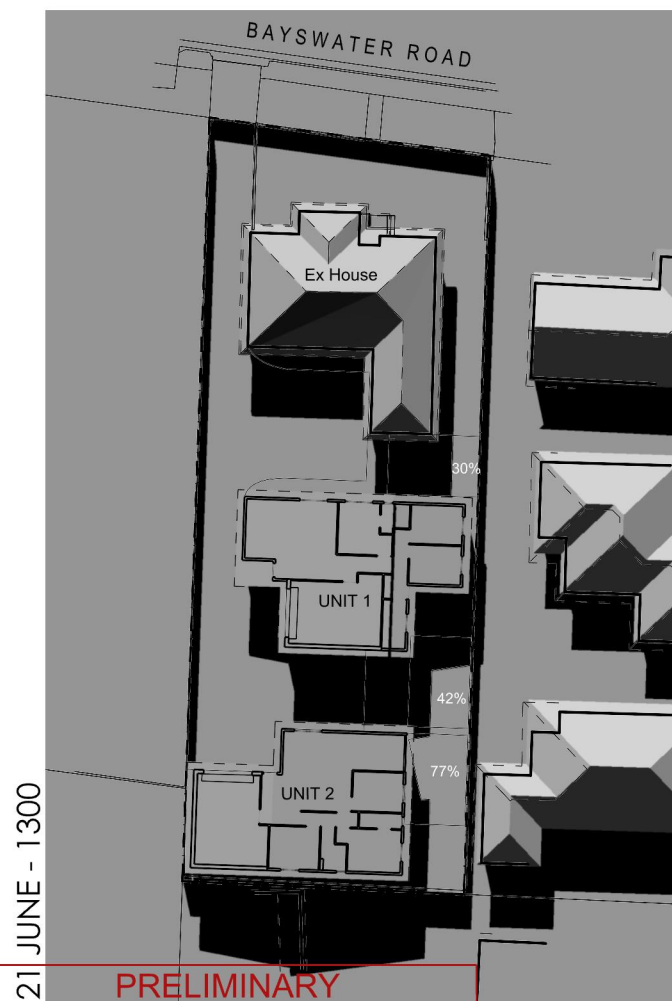
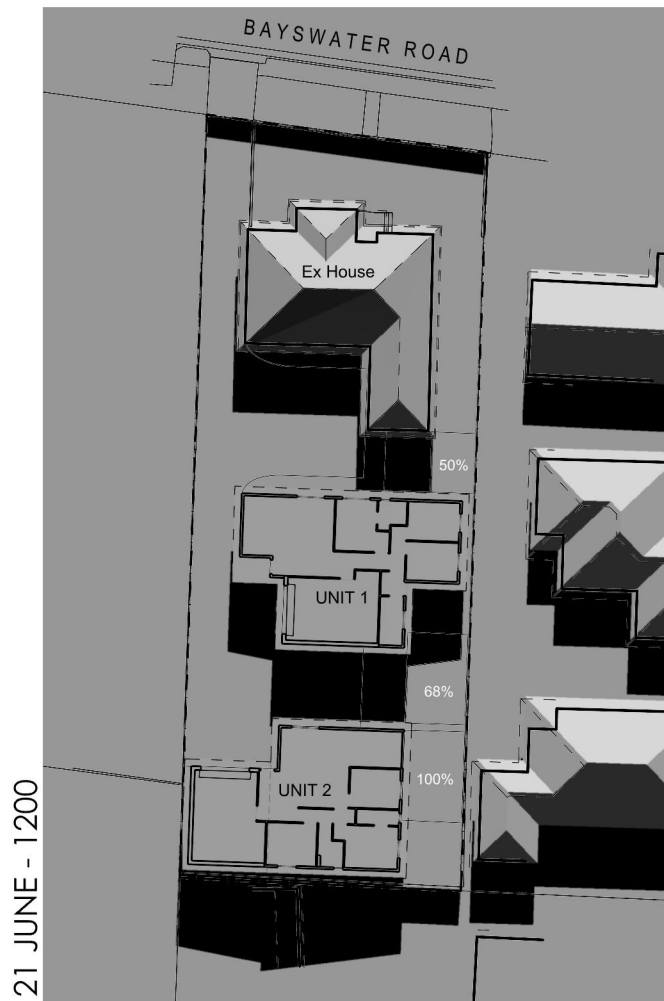
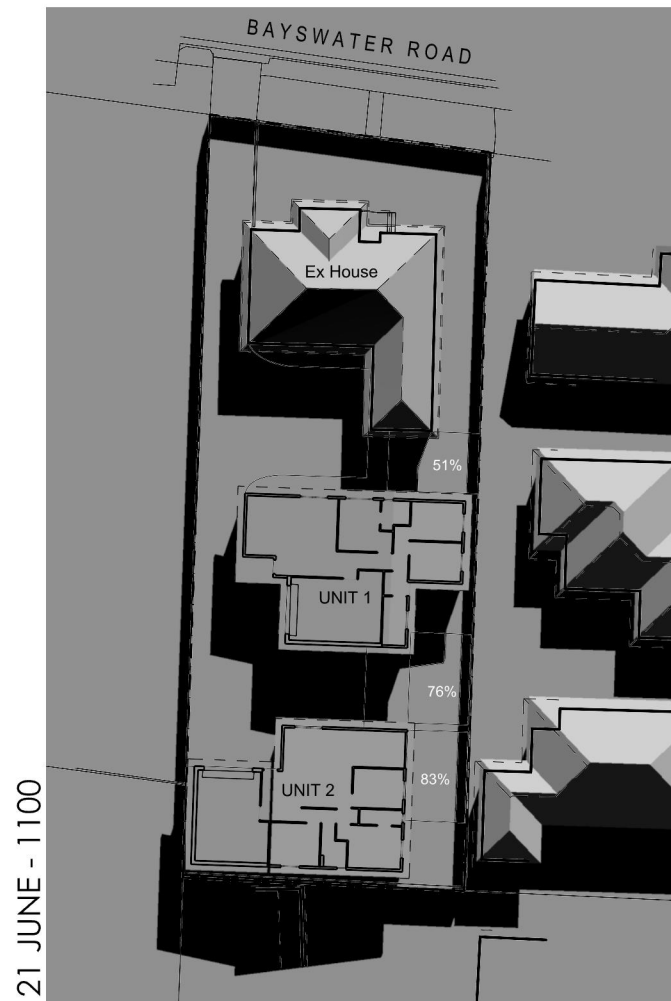
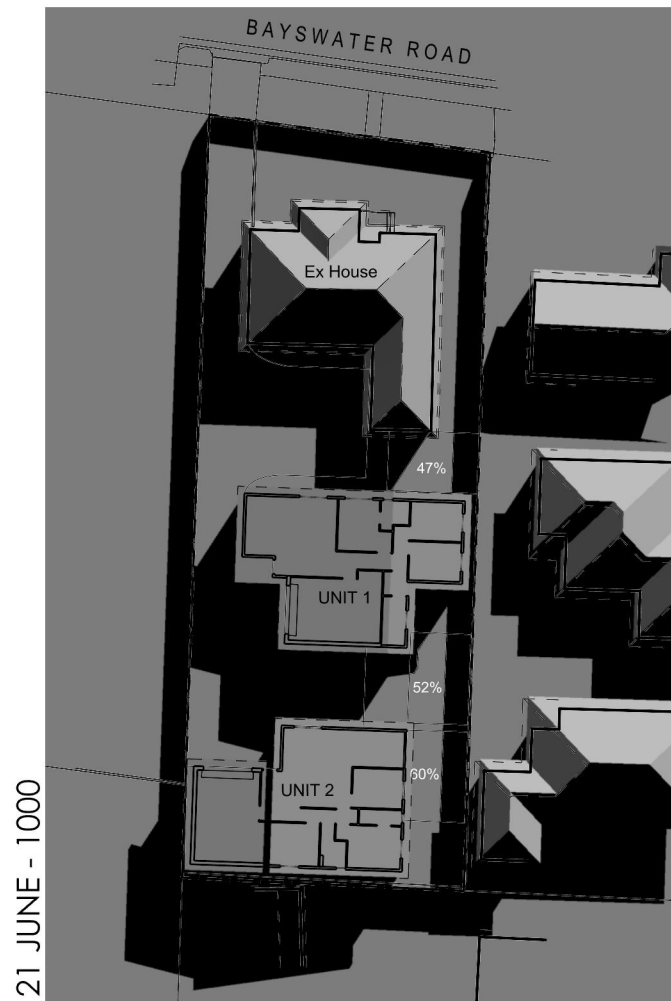
SCALE:	DRG. NO:	DATE:
1:100 @ A3	23-03 A07	03.02.2024

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A07

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Project: PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS

Drawing: PROPOSED SOLAR DIAGRAMS

SCALE:	DRG. NO.:	DATE:
1:500 @ A3	23-03 A08	03.02.2024

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A08

LEGEND	
	SEWER LINE (DN100UPVC) TO PREMISE
	WATER LINE (DN20)
	STORMWATER LINE (DN Varies)

PLUMBING NOTES (Site)

ALL PLUMBING & DRAINAGE TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS, AS3500 & NCC PART 3.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SEWER AND STORMWATER TO MAINS CONNECTIONS, PLUMBER TO VERIFY LOCATION ON SITE.

INSPECTION OPENINGS TO BE RAISED TO FINISH GROUND LEVEL.

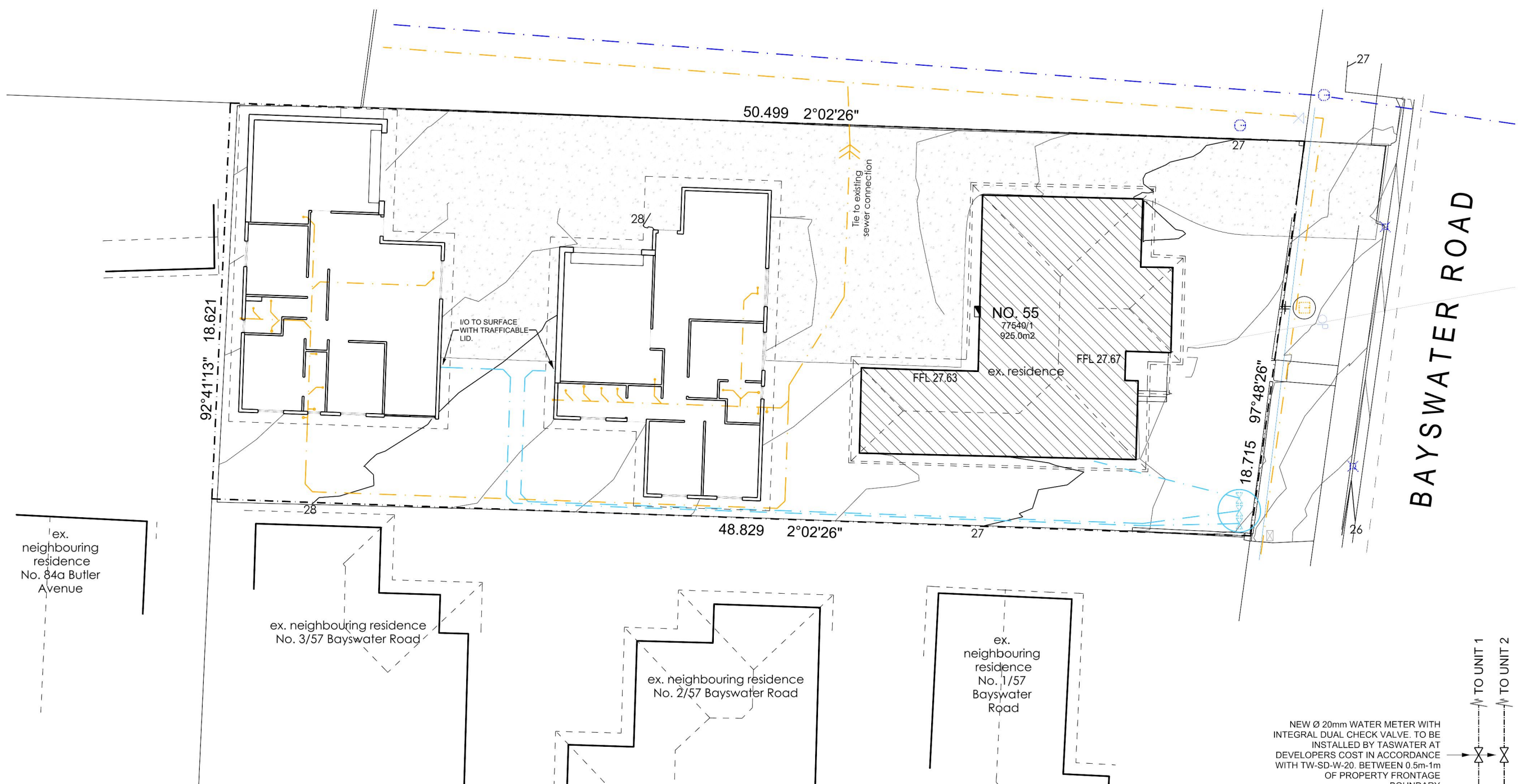
THIS DRAWING HAS BEEN CONSTRUCTED USING SURVEY INFORMATION FROM LEARY COX & CRIPPS FILE REF: 13294

**GLENORCHY CITY COUNCIL
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Project: PROPOSED DEVELOPMENT
55 BAYSWATER ROAD, MOONAH.
JTAS

Drawing: HYDRAULIC SITE PLAN

SCALE: 1:200 @ A3

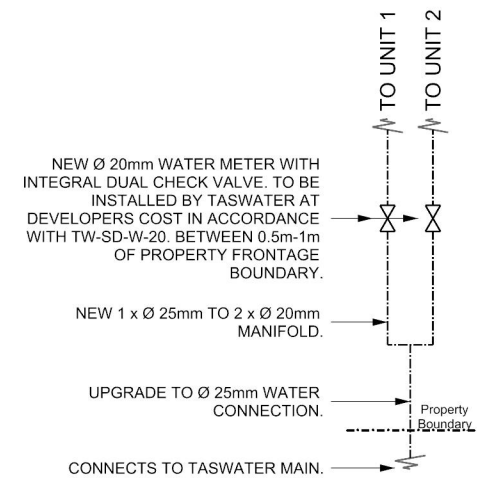
DRG. NO: 23-03 H01

DATE: 03.02.2024

DRAWN: H.J.

HughEdward

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Address PO Box 374, Sandy Bay, Tasmania, 7006



north

H01

**PRELIMINARY
NOT FOR CONSTRUCTION**

PROPOSED DEVELOPMENT

55 BAYSWATER ROAD
MOONAH, TASMANIA, 7009

DRAWING NO.	DRAWING TITLE	REV	DATE
C00-01	COVER SHEET	C	25/03/2024
C00-02	LEGEND	B	02/02/2024
C10-01	SITE PLAN	C	25/03/2024
C13-01	VEHICLE TURN PATH PLANS	B	25/03/2024
C20-01	DRIVEWAY TYPICAL SECTIONS	A	02/02/2024
C21-01	DRIVEWAY LONG SECTION	A	02/02/2024
C30-01	STORMWATER TYPICAL SECTIONS	B	25/03/2024
C31-01	STORMWATER LONGITUDINAL SECTIONS	B	25/03/2024



ARETE ENGINEERING PTY LTD
ADDRESS: BANK ARCADE, 64-68 LIVERPOOL ST, HOBART TAS 7000
CONTACT: ADMIN@ARETEENGINEERING.COM.AU
WEB: ARETEENGINEERING.COM.AU

CLIENT:
JTAS BUILDERS
PROJECT:
2023-C01-PR11
PROPOSED DEVELOPMENT
55 BAYSWATER ROAD
MOONAH TASMANIA 7009

ISSUE	DESCRIPTION	DATE
A	PRELIMINARY	24/01/2024
B	DEVELOPMENT APPROVAL	02/02/2024
C	DEVELOPMENT APPROVAL	25/03/2024

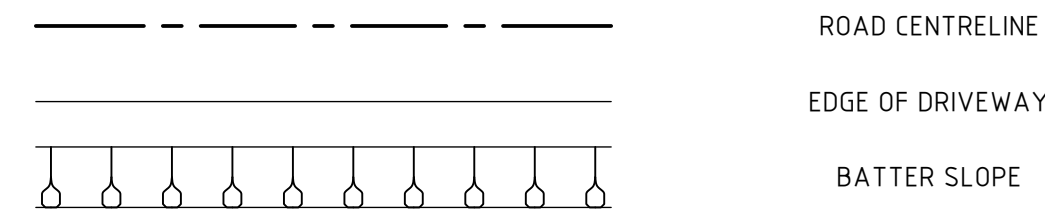
DRAWING INFORMATION
DRAWING TITLE: COVER SHEET

DESIGNED: R. MOON
DESIGN CHECK: D. MORLEY
DRAWN: R. MOON
DRAWING CHECK: D. MORLEY

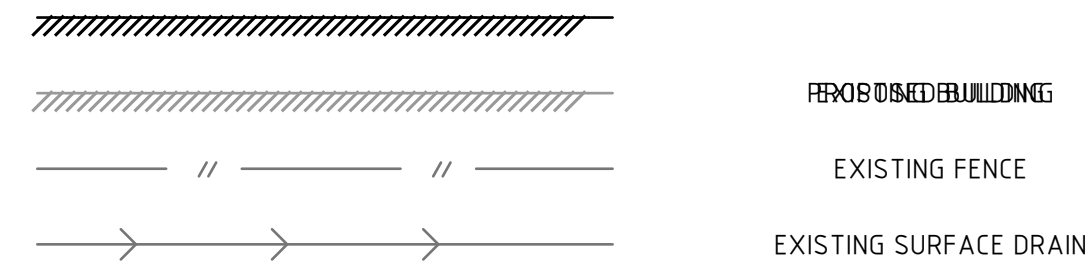
DRAWING NO.
C00-01
DRAWING STATUS
DEVELOPMENT APPROVAL

REVISION
C
DATE
25/03/2024

ROAD/DRIVEWAY



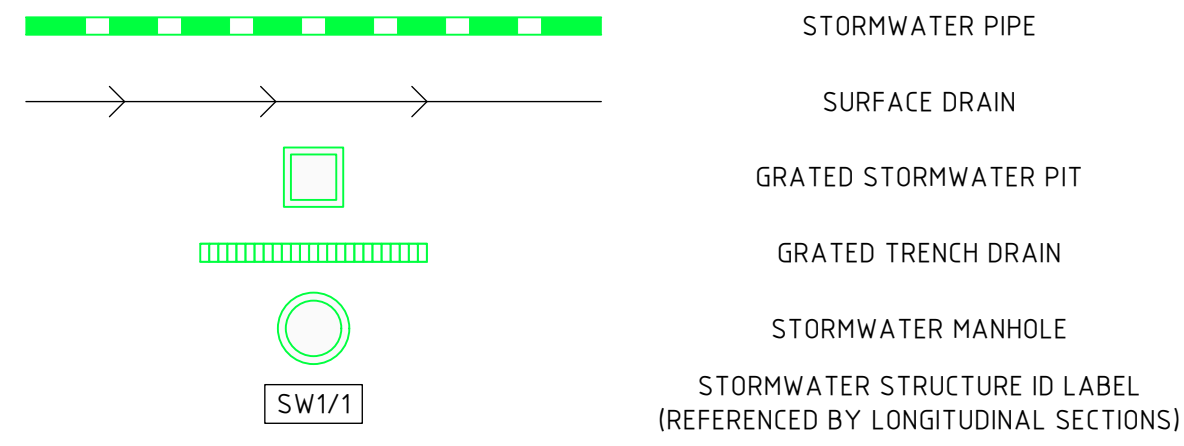
SITE



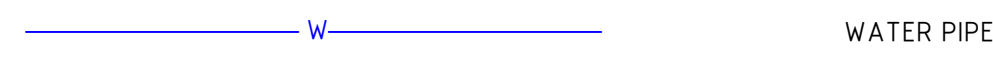
EXISTING SERVICES



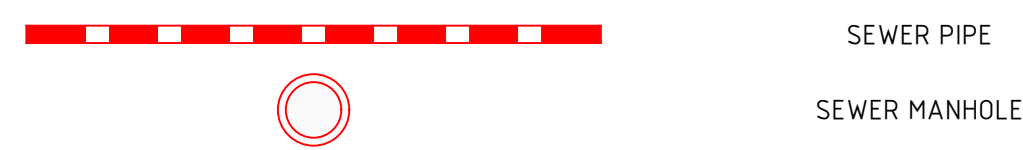
DRAINAGE



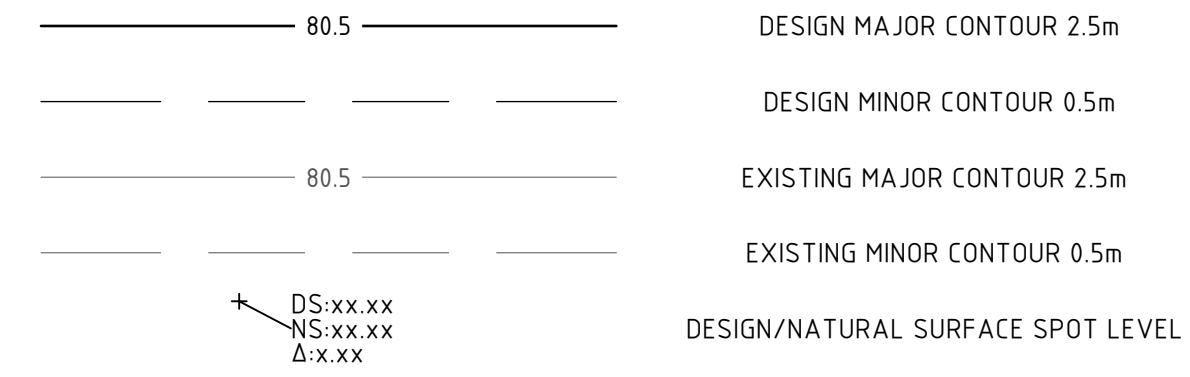
WATER SERVICES



SEWER SERVICES



SURFACE



ABBREVIATIONS

CHAINAGE MARKER ABBREVIATIONS:

- CH: CHAINAGE
- TP: TANGENT POINT
- TS: TANGENT-SPIRAL
- ST: SPIRAL-TANGENT
- CS: CURVE-SPIRAL
- SC: SPIRAL-CURVE

HYDRAULIC ABBREVIATIONS:

- OSD: ON-SITE DETENTION
- PVC: POLYVINYL-CHLORIDE PIPE
- RW: RAINWATER
- RCP: REINFORCED CONCRETE PIPE
- SW: STORMWATER
- HDPE: HIGH DENSITY POLYETHYLENE PIPE

GENERAL ABBREVIATIONS/SYMBOLS:

- AHD: AUSTRALIAN HEIGHT DATUM
- FFL: FINISHED FLOOR LEVEL
- IL: INVERT LEVEL
- RL: REDUCED LEVEL (RELATIVE TO AHD)
- DS: DESIGN SURFACE
- NS: NATURAL SURFACE
- Δ: SURFACE LEVEL DIFFERENCE (CUT/FILL)

**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No **PLN-23-299**

DATE RECEIVED **03 April 2024**



ADDRESS: BANK ARCADE, 64-68 LIVERPOOL ST, HOBART TAS 7000
 CONTACT: ADMIN@ARETEENGINEERING.COM.AU
 WEB: ARETEENGINEERING.COM.AU

CLIENT: JTAS BUILDERS
 PROJECT: 2023-C01-PR11
PROPOSED DEVELOPMENT
 55 BAYSWATER ROAD
 MOONAH TASMANIA 7009

ISSUE	DESCRIPTION	DATE
A	PRELIMINARY	24/01/2024
B	DEVELOPMENT APPROVAL	02/02/2024

DRAWING INFORMATION
 DRAWING TITLE: **LEGEND**

DESIGNED: R. MOON
 DESIGN CHECK: D. MORLEY
 DRAWN: R. MOON
 DRAWING CHECK: D. MORLEY

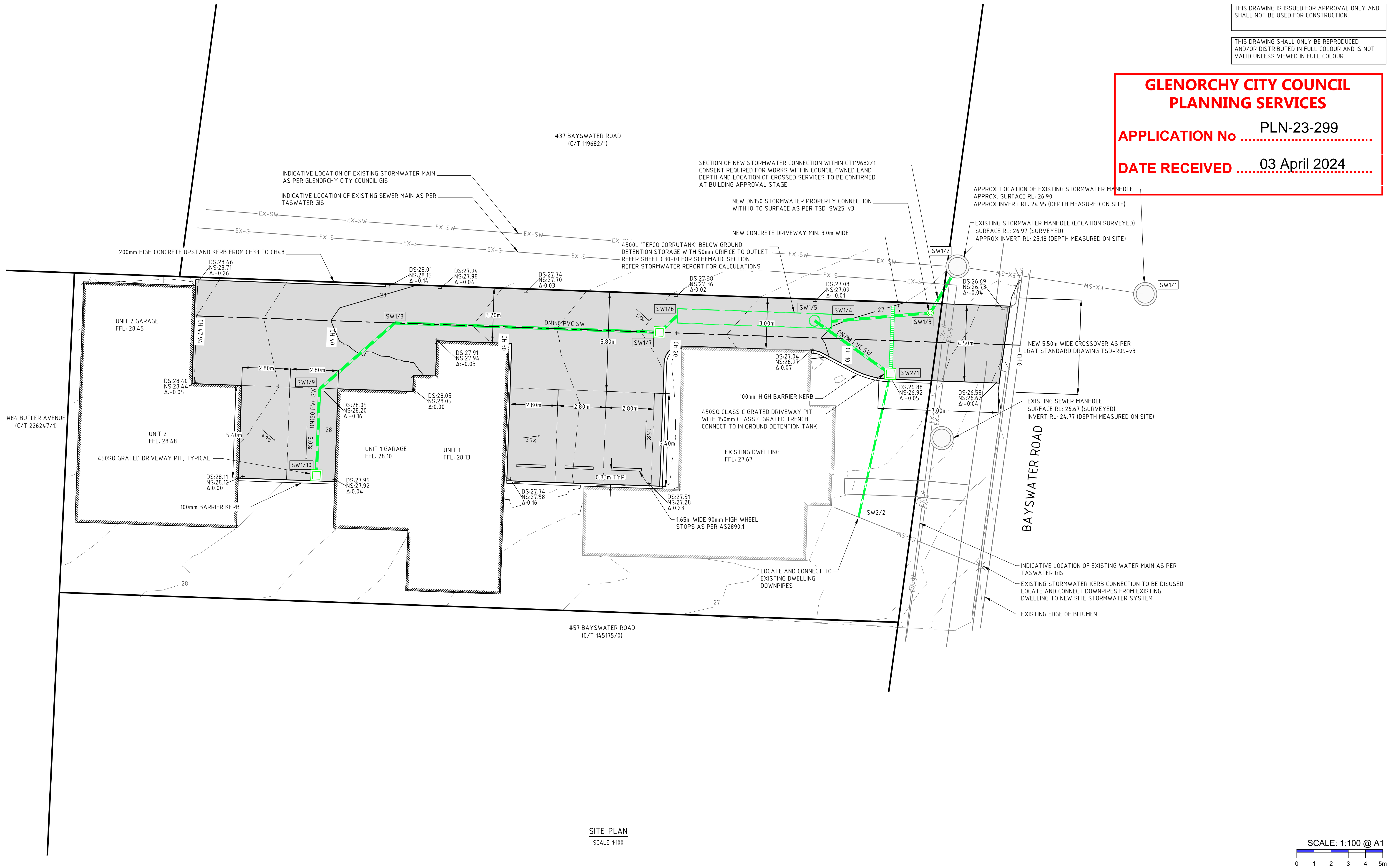
DRAWING NO. **C00-02**
 DRAWING STATUS **DEVELOPMENT APPROVAL**

REVISION **B**
 DATE **25/03/2024**

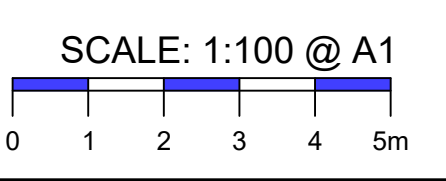
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**GLENORCHY CITY COUNCIL
PLANNING SERVICES**
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SITE PLAN
SCALE 1:100



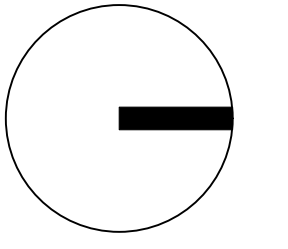
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ISSUE	DESCRIPTION	DATE
A	PRELIMINARY	24/01/2024
B	DEVELOPMENT APPROVAL	02/02/2024
C	DEVELOPMENT APPROVAL	25/03/2024

DRAWING INFORMATION
DRAWING TITLE: SITE PLAN
DESIGNED: R. MOON
DESIGN CHECK: D. MORLEY
DRAWN: R. MOON
DRAWING CHECK: D. MORLEY

DRAWING NO. C10-01
REVISION C
DRAWING STATUS: DEVELOPMENT APPROVAL
DATE: 25/03/2024



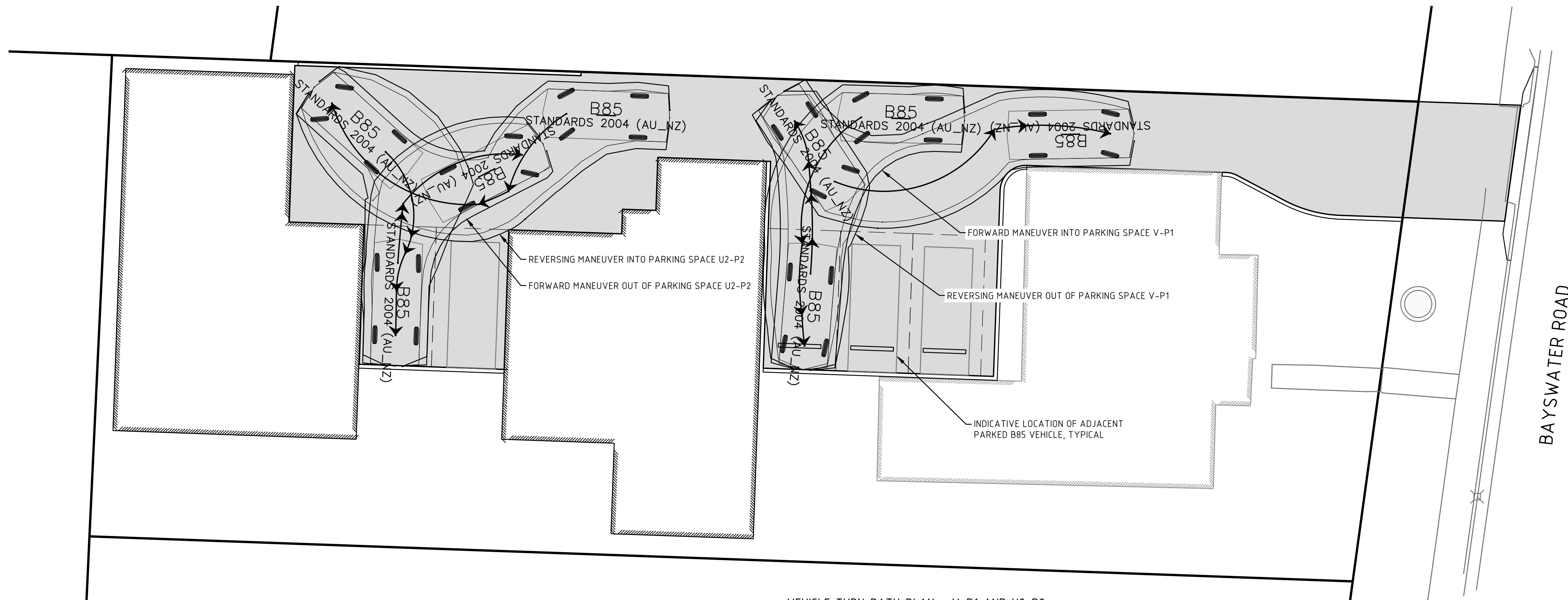
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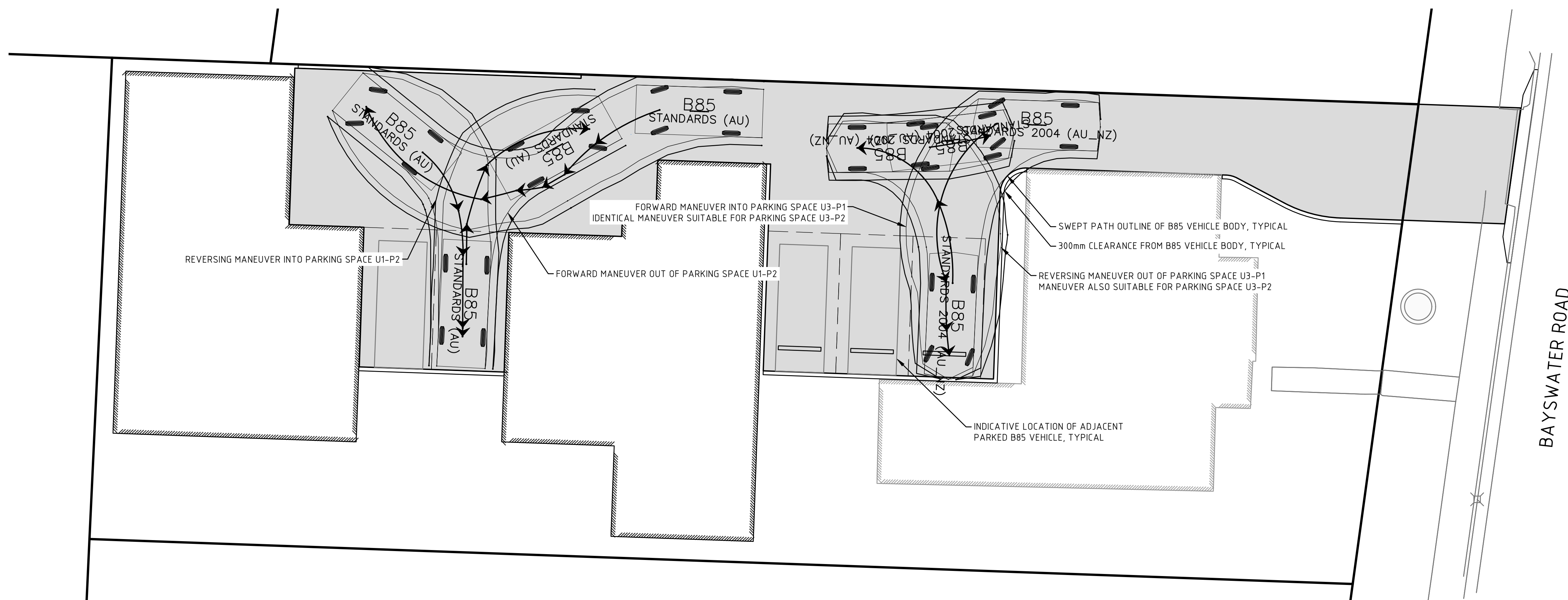
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-23-299

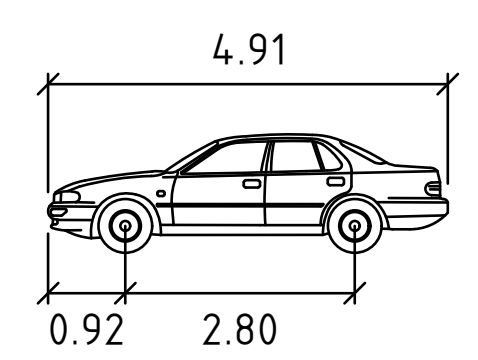
DATE RECEIVED 03 April 2024



VEHICLE TURN PATH PLAN - V-P1 AND U2-P2
SCALE 1:100

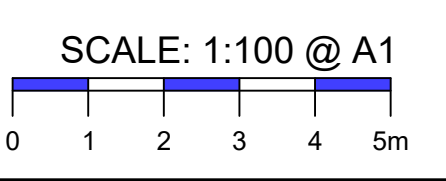


VEHICLE TURN PATH PLAN - U3-P1 AND U1-P2
SCALE 1:100



B85 meters

Width : 1.87
Track : 1.77
Lock to Lock Time : 6.0
Steering Angle : 34.0



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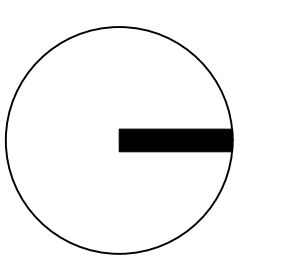
CLIENT: JTAS BUILDERS
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ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT APPROVAL	02/02/2024
B	DEVELOPMENT APPROVAL	25/03/2024

DRAWING INFORMATION
DRAWING TITLE: VEHICLE TURN PATH PLANS

DESIGNED: R. MOON
DESIGN CHECK: D. MORLEY
DRAWN: R. MOON
DRAWING CHECK: D. MORLEY

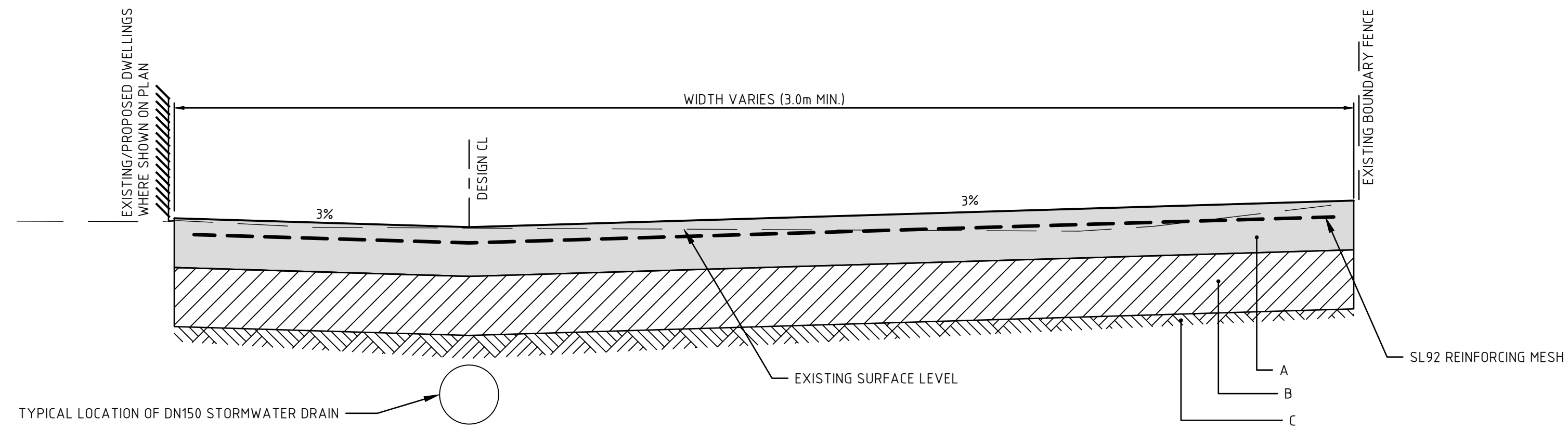
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REVISION **B**
DRAWING STATUS: DEVELOPMENT APPROVAL
DATE: 25/03/2024



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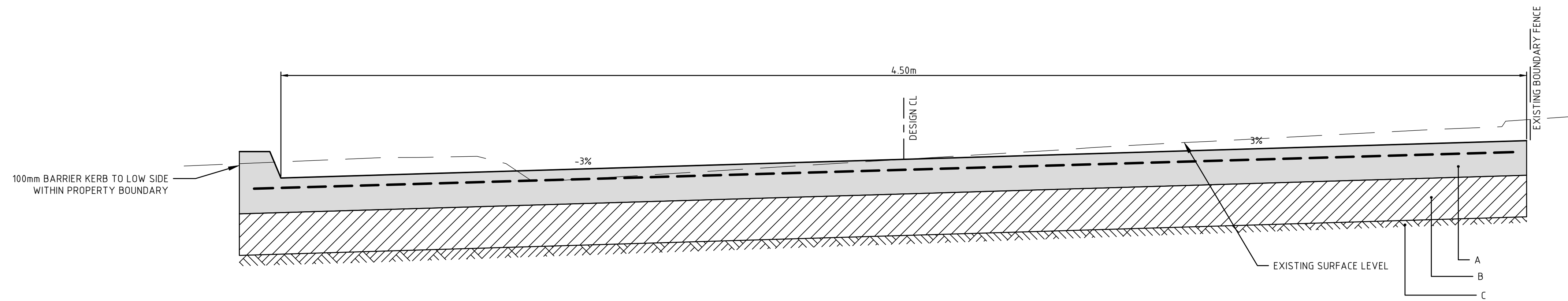
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TYPICAL DRIVEWAY CROSS SECTION - CH10 TO CH48
SCALE 1:10

CONCRETE DRIVEWAY PAVEMENT		
PAVEMENT LAYER	THICKNESS (mm)	MATERIAL
A BASE COURSE	125	N32 CONCRETE WITH SL92 MESH TOP (40mm MIN. COVER)
B SUBBASE COURSE	150	CLASS 3 CRUSHED ROCK
C SUBGRADE	-	IN SITU MATERIAL CBR ≥ 5%



TYPICAL DRIVEWAY CROSS SECTION - CH0 TO CH10
SCALE 1:10



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ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT APPROVAL	02/02/2024

DRAWING INFORMATION
DRAWING TITLE: DRIVEWAY TYPICAL SECTIONS
DESIGNED: R. MOON
DESIGN CHECK: D. MORLEY
DRAWN: R. MOON
DRAWING CHECK: D. MORLEY

DRAWING NO. C20-01
REVISION A
DRAWING STATUS DEVELOPMENT APPROVAL
DATE 02/02/2024

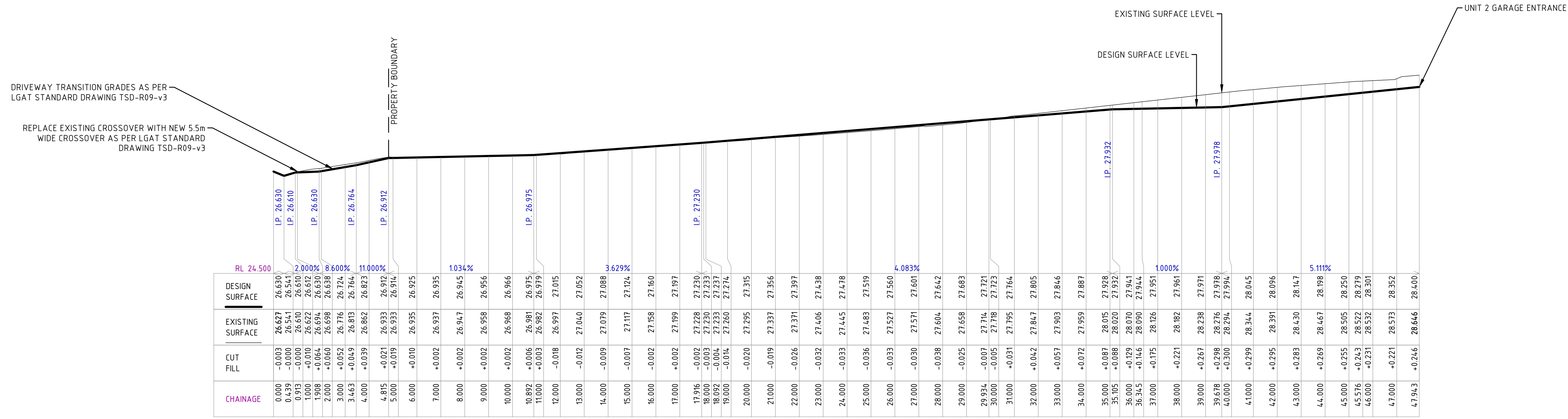
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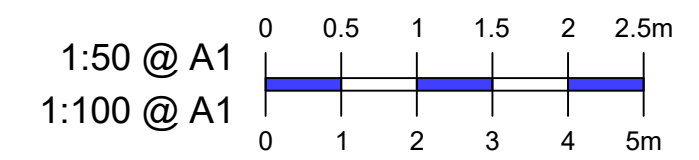
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

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LONGITUDINAL SECTION
DWAY CL Ch 0.000 to Ch 47.943
SCALES: HORIZONTAL 1:100 VERTICAL 1:50



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ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT APPROVAL	02/02/2024

DRAWING INFORMATION
DRAWING TITLE: DRIVEWAY LONG SECTIONS

DESIGNED: R. MOON
DESIGN CHECK: D. MORLEY
DRAWN: R. MOON
DRAWING CHECK: D. MORLEY

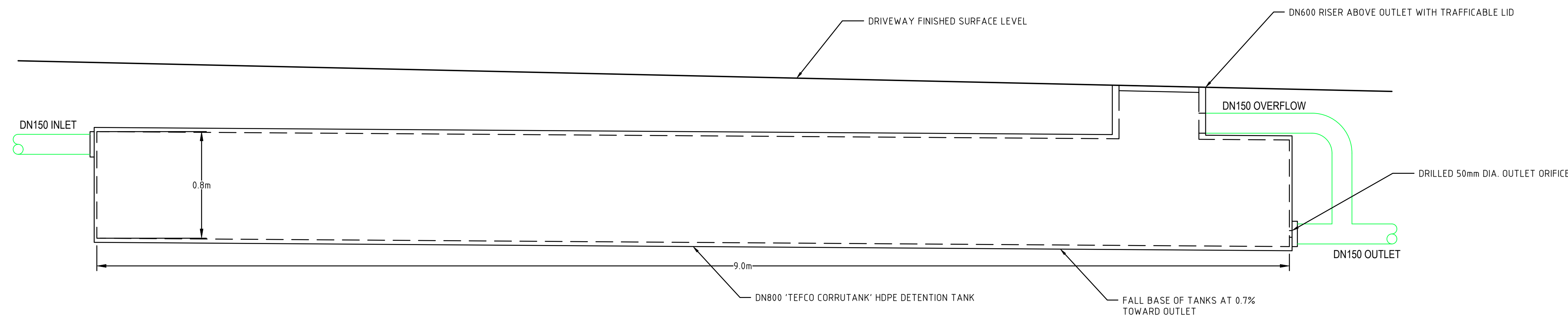
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TEFCO CORRUTANK SCHEMATIC SECTION
SCALE 1:20



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ISSUE	DESCRIPTION	DATE
A	DEVELOPMENT APPROVAL	02/02/2024
B	DEVELOPMENT APPROVAL	25/03/2024

DRAWING INFORMATION
DRAWING TITLE: STORMWATER TYPICAL SECTIONS
DESIGNED: R. MOON
DESIGN CHECK: D. MORLEY
DRAWN: R. MOON
DRAWING CHECK: D. MORLEY

DRAWING NO. C30-01
REVISION B
DRAWING STATUS DEVELOPMENT APPROVAL
DATE 25/03/2024

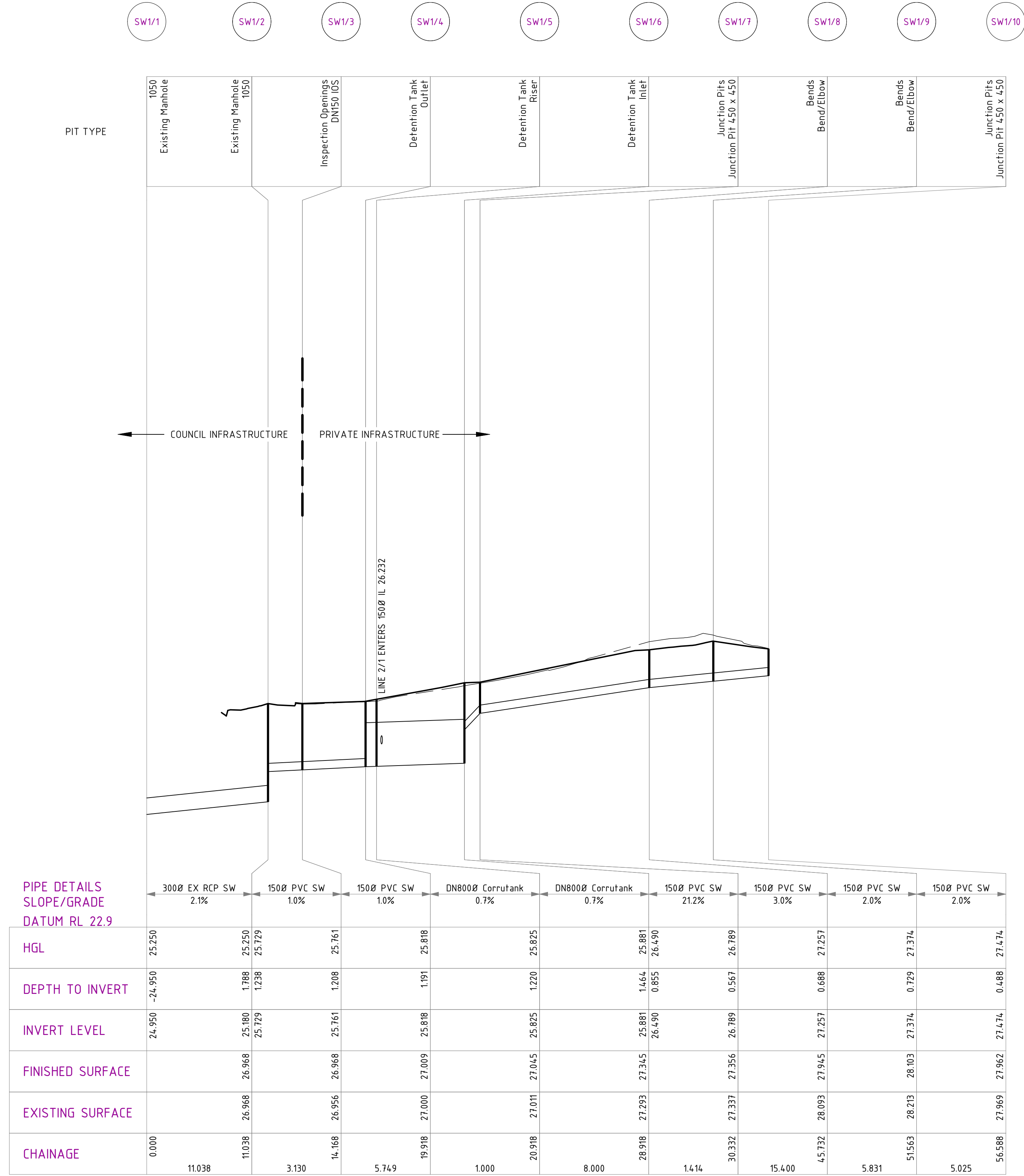
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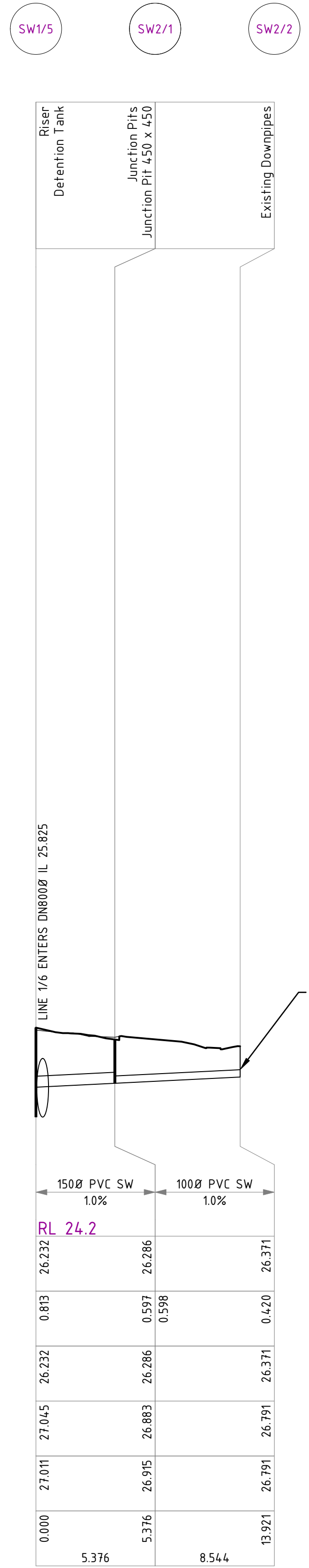
**GLENORCHY CITY COUNCIL
PLANNING SERVICES**

APPLICATION No PLN-23-299

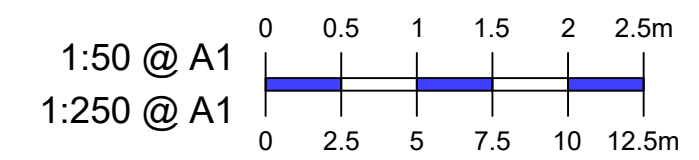
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LONGITUDINAL SECTION FOR LINE SW1
SCALES: HORIZONTAL 1:250 VERTICAL 1:50



LONGITUDINAL SECTION FOR LINE SW2
SCALES: HORIZONTAL 1:250 VERTICAL 1:50



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DRAWING INFORMATION
DRAWING TITLE: STORMWATER LONGITUDINAL SECTIONS
DESIGNED: R. MOON
DESIGN CHECK: D. MORLEY
DRAWN: R. MOON
DRAWING CHECK: D. MORLEY

DRAWING NO. C31-01
REVISION B
DRAWING STATUS: DEVELOPMENT APPROVAL
DATE: 25/03/2024