

## DEVELOPMENT APPLICATION

<b>APPLICATION NUMBER:</b>	PLN-24-288
<b>PROPOSED DEVELOPMENT:</b>	Multiple dwellings (one existing, one proposed)
<b>LOCATION:</b>	2 Narelle Place Claremont
<b>APPLICANT:</b>	James Ho Architecture
<b>ADVERTISING START DATE:</b>	08/01/2025
<b>ADVERTISING EXPIRY DATE:</b>	21/01/2025

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](http://www.gcc.tas.gov.au)) until **21/01/2025**.

During this time, any person may make representations relating to the applications by letter addressed to the Chief Executive Officer, Glenorchy City Council, PO Box 103, Glenorchy 7010 or by email to [gccmail@gcc.tas.gov.au](mailto:gccmail@gcc.tas.gov.au).

Representations must be received by no later than 11.59 pm on **21/01/2025**, or for postal and hand delivered representations, by 5.00 pm on **21/01/2025**.

# MULTIPLE DWELLING DEVELOPMENT (ONE NEW & ONE EXISTING)

**PROJECT ADDRESS:** 2 NARELLE PLACE, CLAREMONT, TAS 7011  
**OWNER:** QUAN NGUYEN  
**DESIGNER:** SIK PONG HO, JAMES  
 E. INFO@JAMESHOARCHITECTURE.COM.AU  
 P. 03 6231 9104 M. 0404 252 234  
 A. SUITE 14, LEVEL 1, MOONAH BUSINESS CENTRE, 113 MAIN ROAD, MOONAH 7000  
 BUILDING SERVICE PROVIDER 799235148  
 TAS ARCHITECT REGISTRATION NO. 1132

**GLENORCHY CITY COUNCIL  
 PLANNING SERVICES**  
**APPLICATION No. :** PLN-24-288  
**DATE RECEIVED:** 17/12/2024



## SITE INFORMATION

**LOCATION:** 2 NARELLE PLACE, CLAREMONT, TAS 7011  
**TITLE REFERENCE:** 54722/10  
**PROPERTY ID:** 5337497  
**SITE AREA:** 833m<sup>2</sup>  
**LOCAL COUNCIL:** GLENORCHY CITY COUNCIL  
**PLANNING SCHEME:** TASMANIAN PLANNING SCHEME - GLENORCHY  
**OVERLAY:** NIL

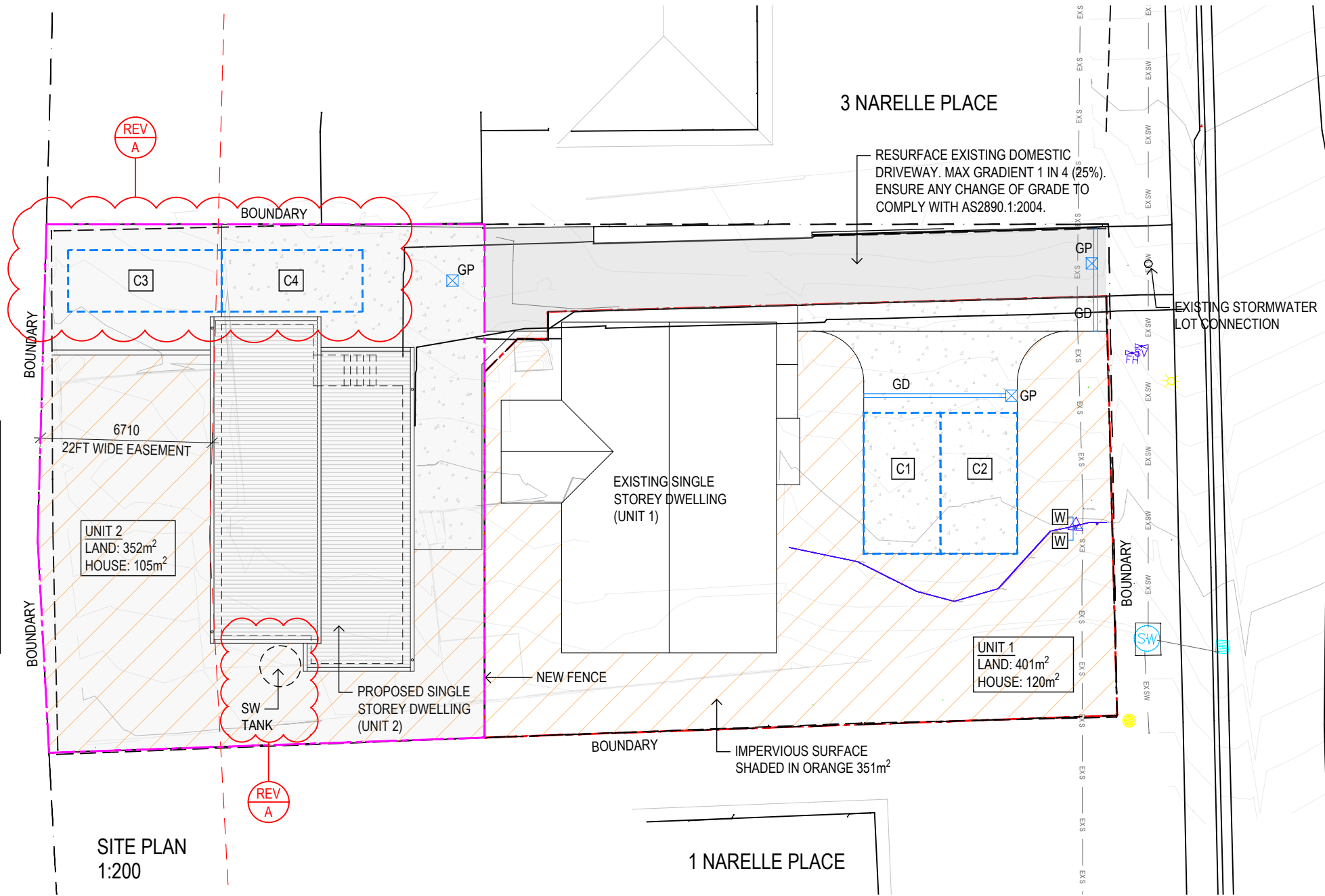
**SITE COVERAGE**  
 EXISTING HOUSE: 120m<sup>2</sup>  
 PROPOSED DWELLING: 105m<sup>2</sup>  
 205 / 833  
 = 24.6% (<50%)

**IMPERVIOUS SURFACE**  
 351 / 833  
 = 42.1% (>25%)

**SITE CLASSIFICATION:** CLASS M  
**WIND CLASSIFICATION (AS4055-2012):** N1  
**WIND REGION:** A  
**TERRAIN CATEGORY:** TC3  
**SHIELDING CLASSIFICATION:** FS  
**TOPOGRAPHIC CLASSIFICATION:** T0  
**DESIGN WIND GUST SPEED (Vh, u):** 34 M/SEC

**BAL LEVEL:** N/A  
**ALPINE AREA:** N/A  
**CORROSION ENVIRONMENT:** N/A  
**OTHER HAZARDS:** N/A

DRAWING SCHEDULE	
007_24_DA01	SITE PLAN & NOTES
007_24_DA02	DEMOLITION PLAN
007_24_DA03	PROPOSED FLOOR PLAN
007_24_DA04	PROPOSED FLOOR PLAN
007_24_DA05	PROPOSED FLOOR PLAN
007_24_DA06	PROPOSED ELEVATIONS & SECTIONS
007_24_DA07	PROPOSED ELEVATIONS & SECTIONS



**SITE PLAN  
 1:200**

**PARKING NO.**  
 C1 & C2  
 C3 & C4

**PROPERTIES**  
 UNIT 1  
 UNIT 2

**PROPOSED USE**  
 MULTIPLE DWELLING  
 MULTIPLE DWELLING

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS

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REVISION		
A	DA RFI	20.11.2024

**PROJECT TITLE**  
 MULTIPLE DWELLING DEVELOPMENT (ONE NEW & ONE EXISTING)

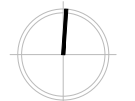
**PROJECT ADDRESS**  
 2 NARELLE PLACE, CLAREMONT, TAS 7011

**PROJECT NUMBER**  
 JHA\_007\_24

**DRAWING TITLE**  
 SITE PLAN AND NOTES

REV NO.	A
SCALE	AS SHOWN @A3
DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024

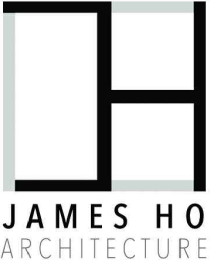
PROJECT NORTH



DA

01





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REVISION	DATE
A DA RF1	20.11.2024

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MULTIPLE DWELLING DEVELOPMENT  
(ONE NEW & ONE EXISTING)

PROJECT ADDRESS  
2 NARELLE PLACE,  
CLAREMONT, TAS 7011

PROJECT NUMBER  
JHA\_007\_24

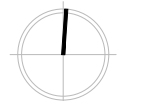
DRAWING TITLE  
PROPOSED FLOOR PLAN

REV NO.	A
SCALE	AS SHOWN @A3
DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024

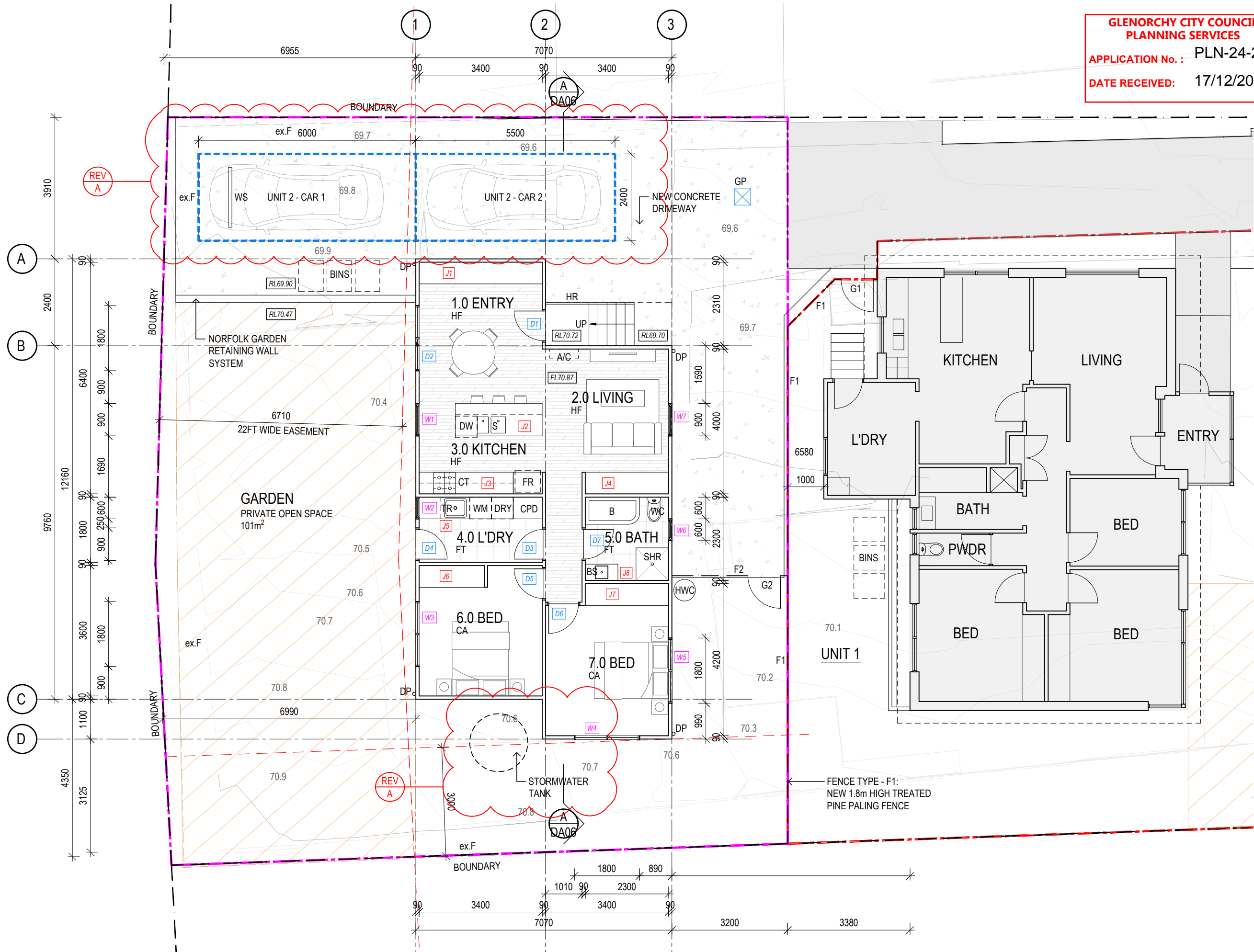
DRAWING KEY

A/C	AIR CONDITIONING
B	BATHTUB
BS	BASIN
C	CONCRETE
CA	CARPET
CT	COOKTOP
DP	DOWNPIPE
DW	DISH WASHER
FT	FLOOR TILE
FR	FRIDGE
HF	HYBRID FLOORING
S	SINK
SHR	SHOWER
TR	LAUNDRY TROUGH
WC	TOILET SUITE
WM	WASHING MACHINE
WS	WHEELSTOP FULLY COMPLY WITH AS2890.1:2004 2.4.5

PROJECT NORTH

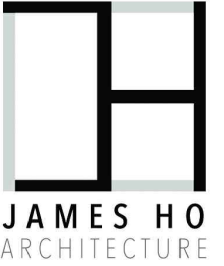


DA 03



GROUND FLOOR PLAN - NEW DWELLING (UNIT 2)  
1:100

NOTE  
• LOCATION OF PIPES, LOT CONNECTIONS AND MANHOLES WERE LOCATED BY ARTHUR MOEHRKE SURVEYS  
• REFER TO ARTHUR MOEHRKE SURVEYS DETAIL SURVEY H02407/01 DRAWING D01 DATED 24-07-2024 FOR DETAILS



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REVISION	DA RFI	20.11.2024
A		

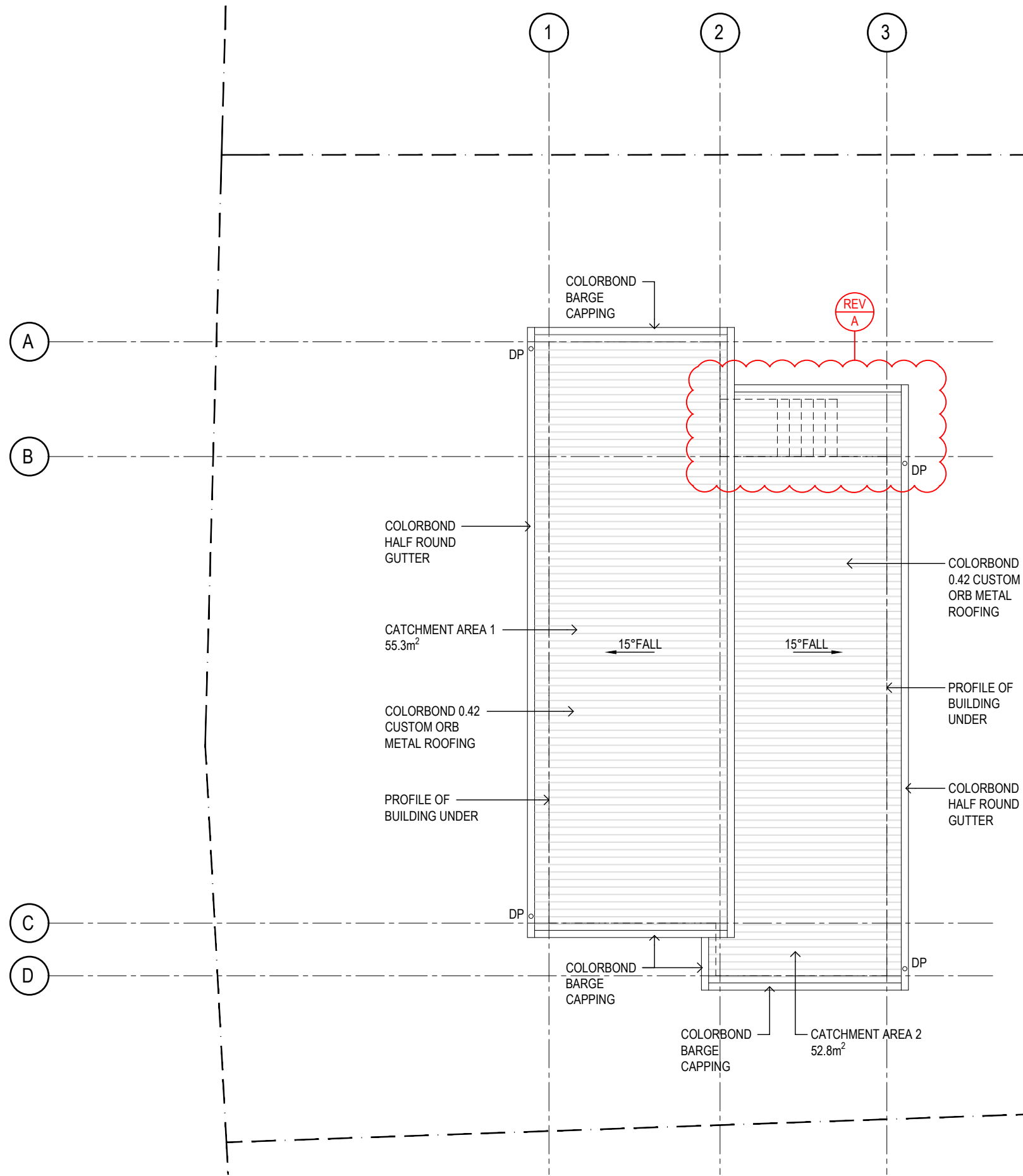
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(ONE NEW & ONE EXISTING)

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2 NARELLE PLACE,  
CLAREMONT, TAS 7011

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DRAWING TITLE  
PROPOSED FLOOR PLAN

REV NO.	A
SCALE	AS SHOWN @A3
DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024



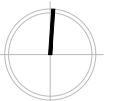
ROOF PLAN - NEW DWELLING  
1:100

**DOWNPIPE & ROOF CATCHMENT AREA CALCULATION (NCC PART 3.5.2)**

CATCHMENT AREA 1		AREA OF ROOF (INCLUDING 150mm HALF-ROUND GUTTER)	
Ah	66.3m <sup>2</sup>	Ah x SLOPE FACTOR 15° F=1.35 (AS/NZS 3500.3 - TABLE 3.2)	
Ac	89.505m <sup>2</sup>	CROSS SECTIONAL AREA (NCC TABLE 3.5.2.2b)	
Gutter type	E	DESIGN RAINFALL INTENSITY HOBART (NCC TABLE 3.5.3.1f)	
DRI	85	CATCHMENT AREA PER 90mm DOWNPIPE (NCC TABLE 3.5.3.2a)	
Ac/dp	50	Ac/Ac/dp	
DPs required	1.79		
DPs provided	2		

CATCHMENT AREA 2		AREA OF ROOF (INCLUDING 150mm HALF-ROUND GUTTER)	
Ah	48.5m <sup>2</sup>	Ah x SLOPE FACTOR 15° F=1.35 (AS/NZS 3500.3 - TABLE 3.2)	
Ac	65.48m <sup>2</sup>	CROSS SECTIONAL AREA (NCC TABLE 3.5.2.2b)	
Gutter type	E	DESIGN RAINFALL INTENSITY HOBART (NCC TABLE 3.5.3.1f)	
DRI	85	CATCHMENT AREA PER 90mm DOWNPIPE (NCC TABLE 3.5.3.2a)	
Ac/dp	50	Ac/Ac/dp	
DPs required	1.31		
DPs provided	2		

PROJECT NORTH



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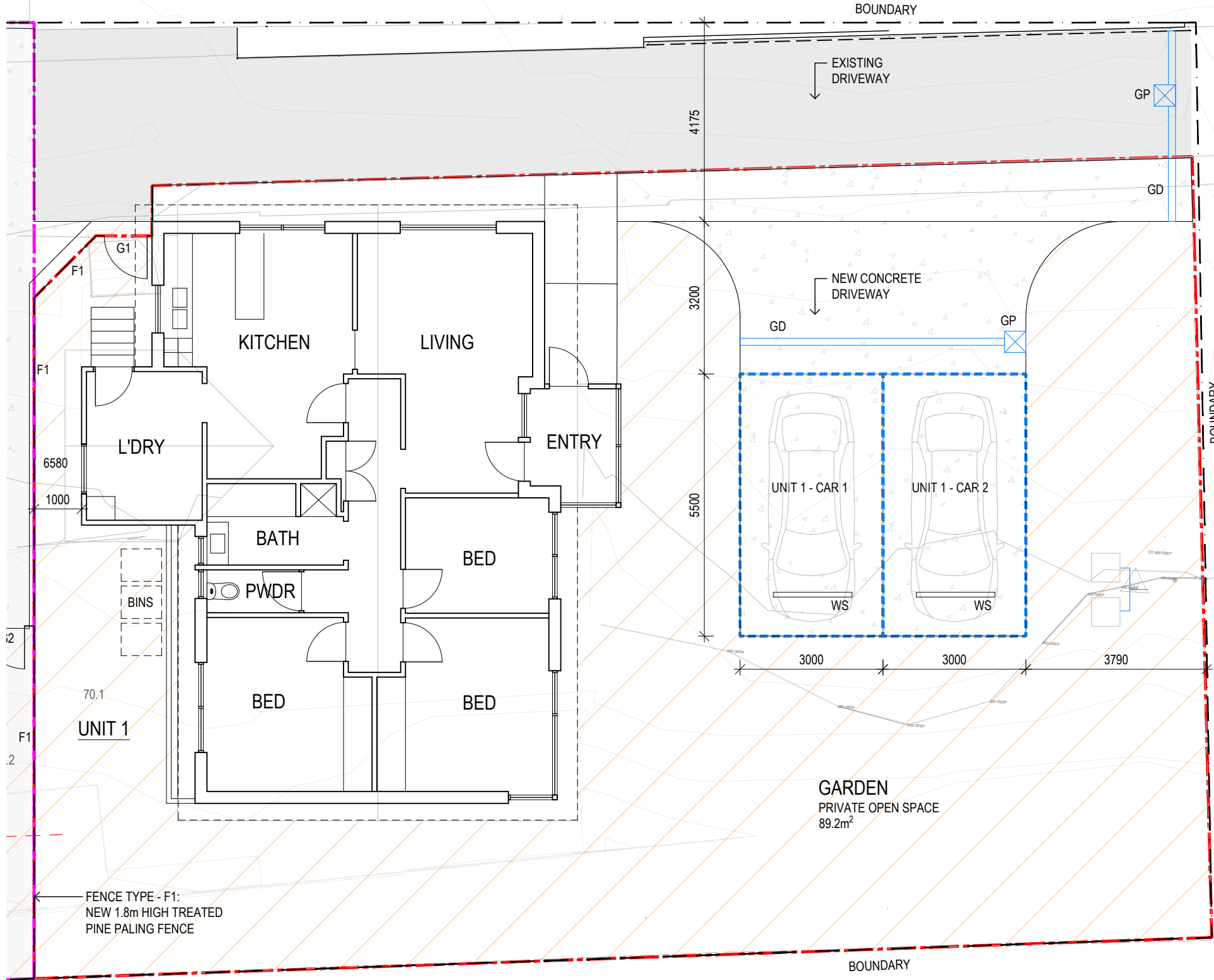
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2 NARELLE PLACE,  
CLAREMONT, TAS 7011

PROJECT NUMBER  
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DRAWING TITLE  
PROPOSED FLOOR PLAN

REV NO.	A
SCALE	AS SHOWN @A3
DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024

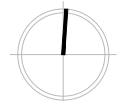
DRAWING KEY	
WS	WHEELSTOP FULLY COMPLY WITH AS2890.1:2004 2.4.5



**GROUND FLOOR PLAN - EXISTING DWELLING (UNIT 1)**  
1:100

**NOTE**  
• LOCATION OF PIPES, LOT CONNECTIONS AND MANHOLES WERE LOCATED BY ARTHUR MOEHRKE SURVEYS  
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CLAREMONT, TAS 7011

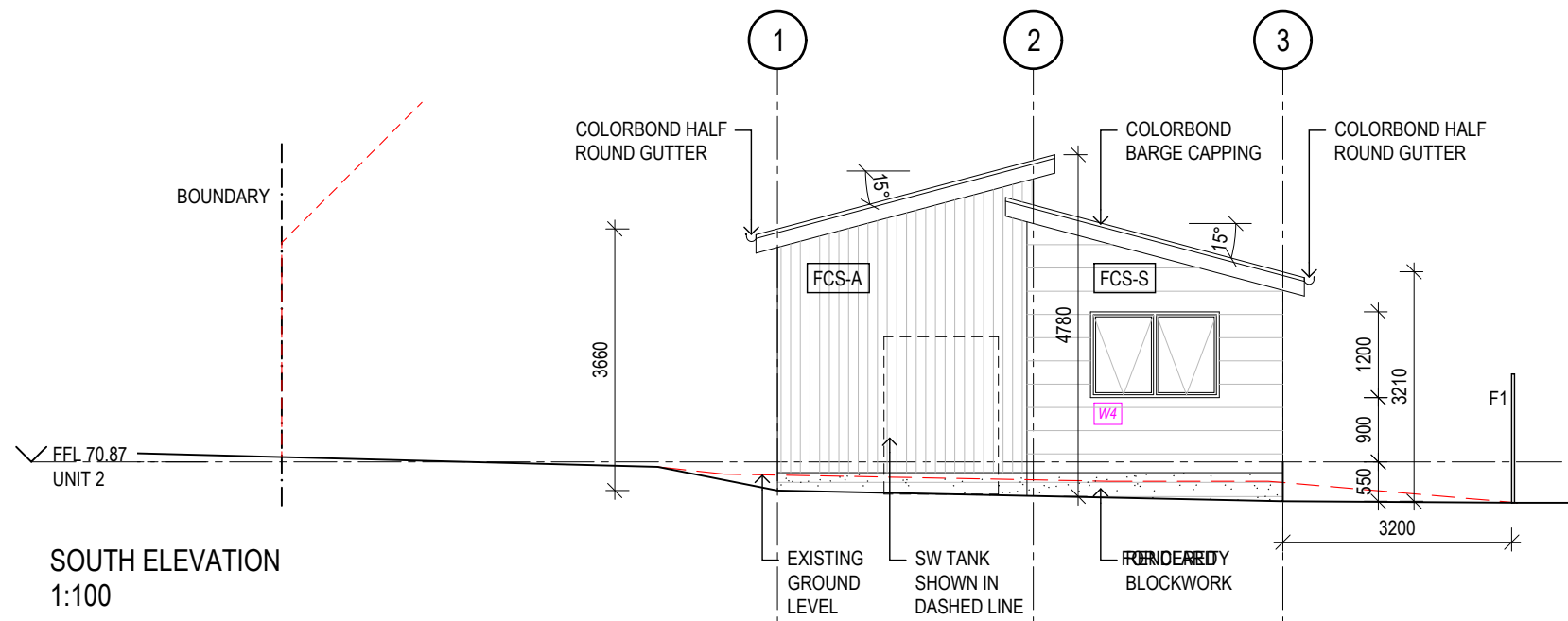
PROJECT NUMBER  
JHA\_007\_24

DRAWING TITLE  
PROPOSED ELEVATIONS & SECTIONS

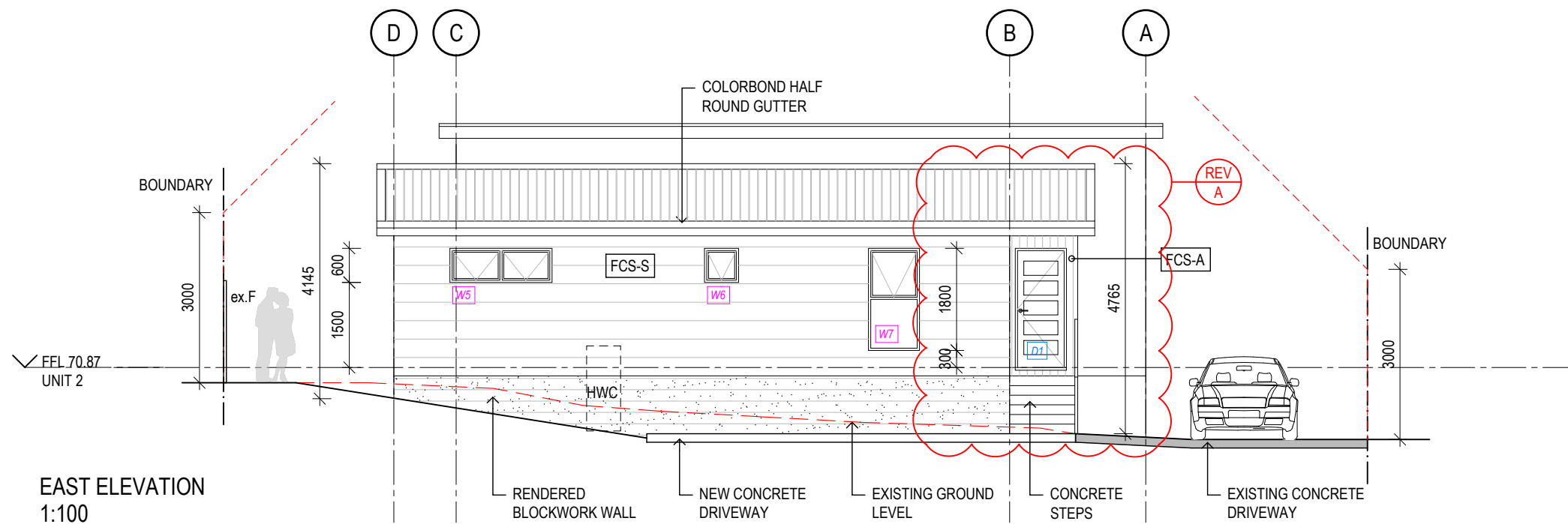
REV NO.	A
SCALE	AS SHOWN @A3
DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024

DRAWING KEY

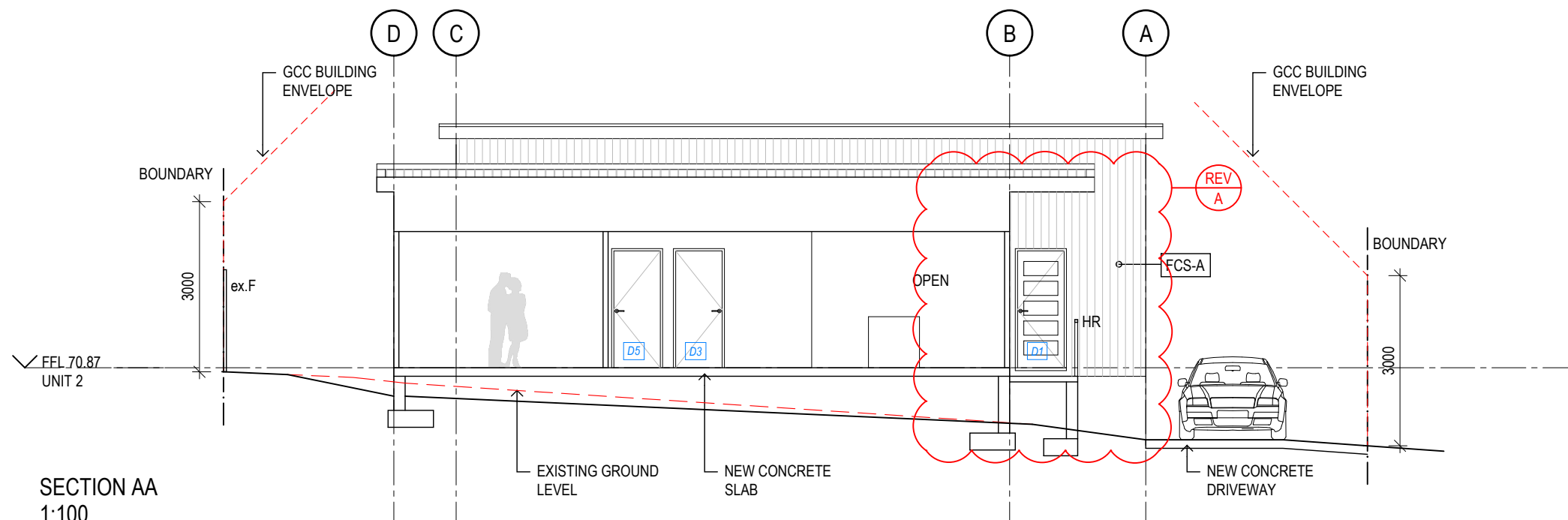
A/C	AIR CONDITIONING
DP	DOWNPIPE
ex.F	EXISTING PALING FENCE
FCS-A	JAMES HARDIE AXON CLADDING SYSTEM, DULUX 'STEPNEY'
FCS-S	JAMES HARDIE STRIA CLADDING SYSTEM, DULUX 'DIESKAU'
HR	1m HIGH HANDRAIL



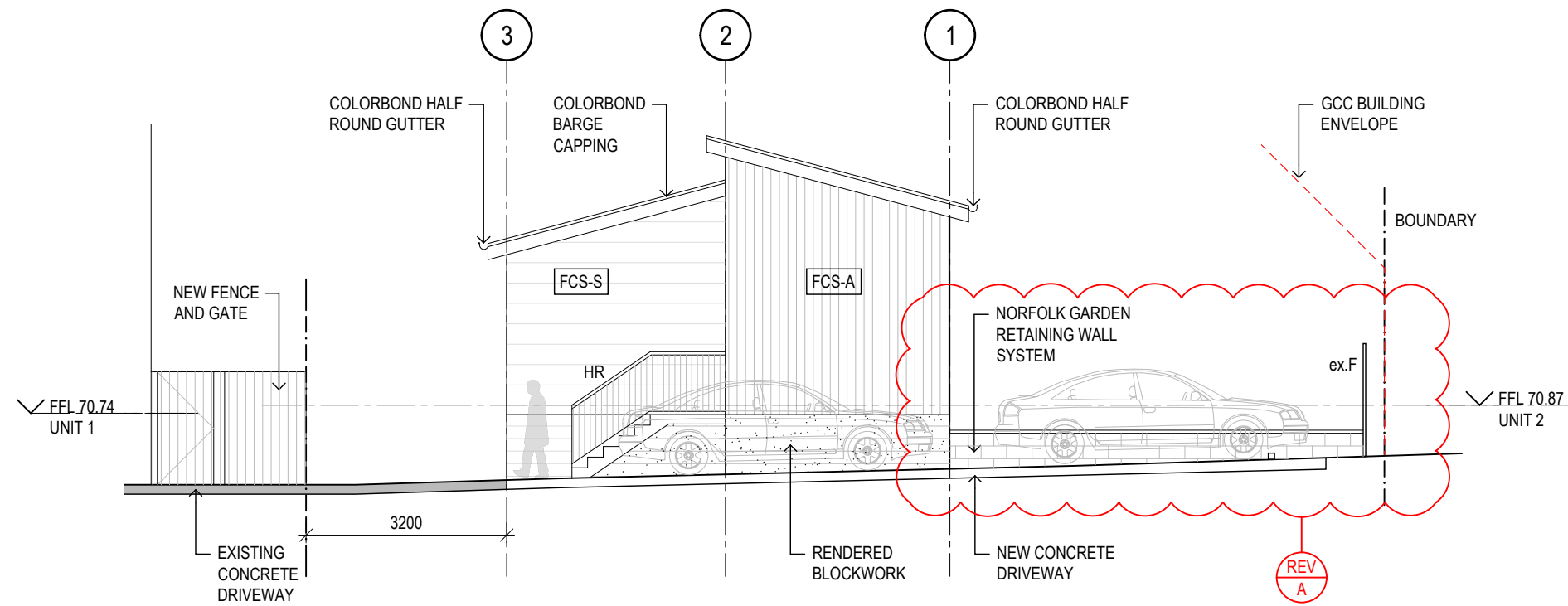
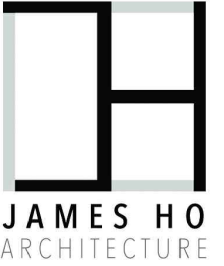
**SOUTH ELEVATION  
1:100**



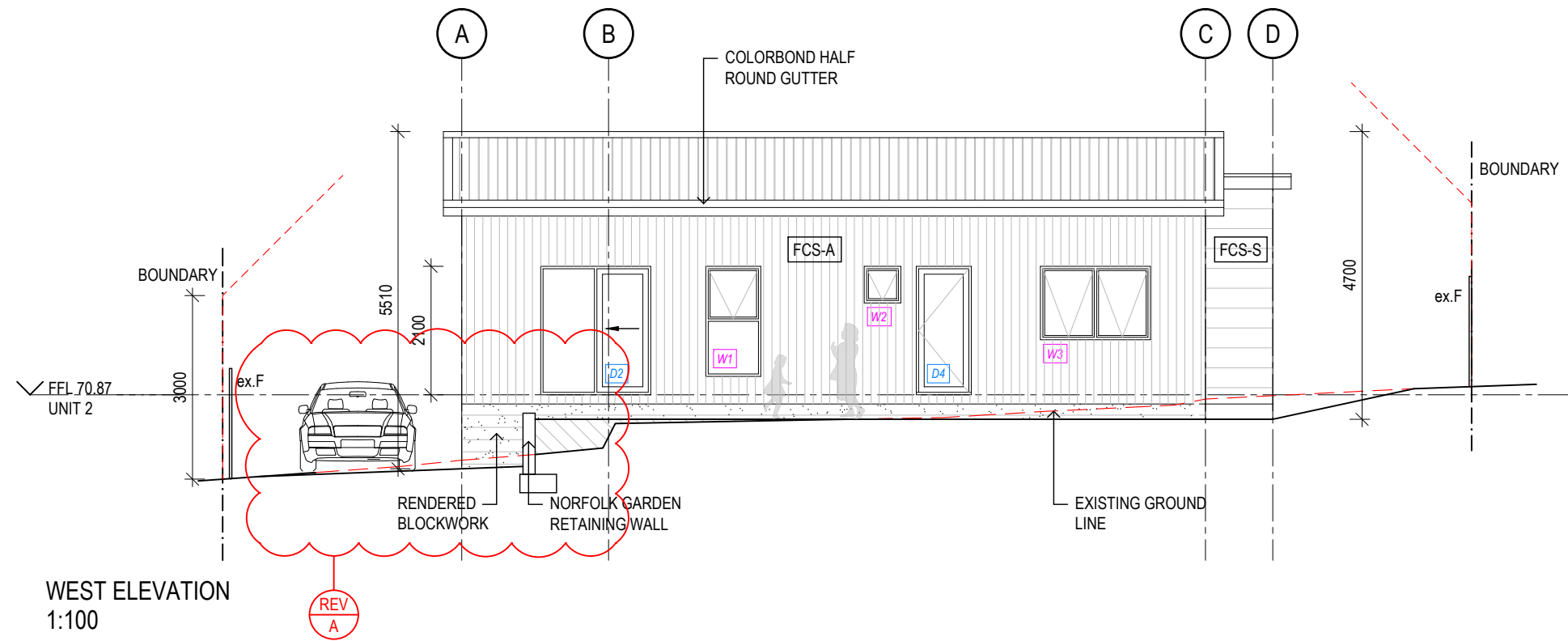
**EAST ELEVATION  
1:100**



**SECTION AA  
1:100**



**NORTH ELEVATION  
1:100**



**WEST ELEVATION  
1:100**

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DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024

DRAWING KEY	
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DP	DOWNPIPE
ex.F	EXISTING PALING FENCE
FCS-A	JAMES HARDIE AXON CLADDING SYSTEM. DULUX 'STEPNEY'
FCS-S	JAMES HARDIE STRIA CLADDING SYSTEM. DULUX 'DIESKAU'
HR	1m HIGH HANDRAIL



*A2416593T Residential Subdivision 2 Narelle Place, Claremont - Car Parking Assessment 1.4*

25<sup>th</sup> November 2024

Glenorchy City Council  
PO Box 103  
Glenorchy TAS 7010

Dear Sir / Madam,

**Car Parking Dispensation and B85 Car Swept Path Assessment associated with Proposed Residential Subdivision at 2 Narelle Place, Claremont**

**1. Overview**

We have been commissioned by James Ho Architecture undertake a car parking reduction assessment and a B85 car swept path assessment associated with a subdivision of a residential lot at 2 Narelle Place, Claremont to create 1 additional dwelling with 2 or more bedrooms at the rear of the existing dwelling.

**2. Car Parking Requirements**

Clause C2.5.1 A1 of the Glenorchy Council's Parking and Sustainable Transport Code states the number of on-site car parking spaces must be no less than the number specified in Table C2.1. Table C2.1 specifies the following car parking rates:

- Residential Tenant, if a 2 or more bedroom dwelling in a General Residential Zone (including all rooms capable of being used as a bedroom): 2 spaces per dwelling.
- Residential Visitor: 1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul- de- sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number).

The proposal comprises constructing 1 additional dwelling with more than 2-bedrooms. Each dwelling will be allocated 2 car parking space each. With 4 on-site car parking spaces for 2 dwellings with 2 or more bedrooms each, the applicant is seeking a dispensation of 1 visitor space.

**3. B85 Car Swept Path Assessment**

The proposed 4 car spaces can be satisfactorily accessed and internally manoeuvred for forward direction egress.

*Level 3, 85 Macquarie Street, Hobart TAS 7000*

**Telephone: 03 6237 0012**  
[hobart@mltraffic.com.au](mailto:hobart@mltraffic.com.au)

**Facsimile: 1300 739 523**  
[www.mltraffic.com.au](http://www.mltraffic.com.au)

#### 4. External Car Park Impact

There is ample kerbside parking (in excess of 18 spaces) on Narelle Place available within 50m of the site during and outside of normal business hours. At any point in time, there are between 1 and 3 cars parked on the street within the observed catchment, which has a capacity of 22 spaces – based on parallel parking space length of 6m and No Standing for 6m to the nearest tangent point of the kerb (where the straight section of kerb meets the curved section of kerb) . Narelle Place can accommodate the 1-space visitor parking short-fall at all times.

The section of Narelle Place has an 8m wide carriageway along the straight (north-south orientated section) in the vicinity of the subject site, and a 7m wide carriageway along the looped section where the inside of the loop is a public open space. Such widths allow traffic to move in one direction at a time when there are cars parked on both sides of the carriageway. For the majority of time, cars are parked on one side of the carriageway, thereby allowing simultaneous bi-directional traffic.

Location	Capacity	Number of Parked Cars	
		Tuesday, 12Nov24, 12pm	Monday, 11Nov24, 8pm
West side, between Colston Street and the subject site	6 spaces	0 car	2 cars
East side, between Narelle Place (southern portion of loop) and Colson Street	4 spaces	0 car	0 car
West side, between the subject site and No.7 Narelle Place	5 spaces	1 car	1 car
East side, between the subject site and No.7 Narelle Place	0 space – on an inside curve	-	-
North side, No.14 Narelle Place and the subject site	4 spaces	0 car	0 car
South side, between No.14 Narelle Place and the subject site	3 spaces	0 car	0 car
Capacity of Kerbside Parking areas within 50m	22 spaces	1 car	3 cars
<i>Number of Parked Cars within 50m</i>		<i>1 car</i>	<i>3 cars</i>
<i>Number of Vacant Spaces within 50m</i>		<i>21 spaces</i>	<i>19 spaces</i>

**Figure 1: Street Parking Supply and Utilisation**

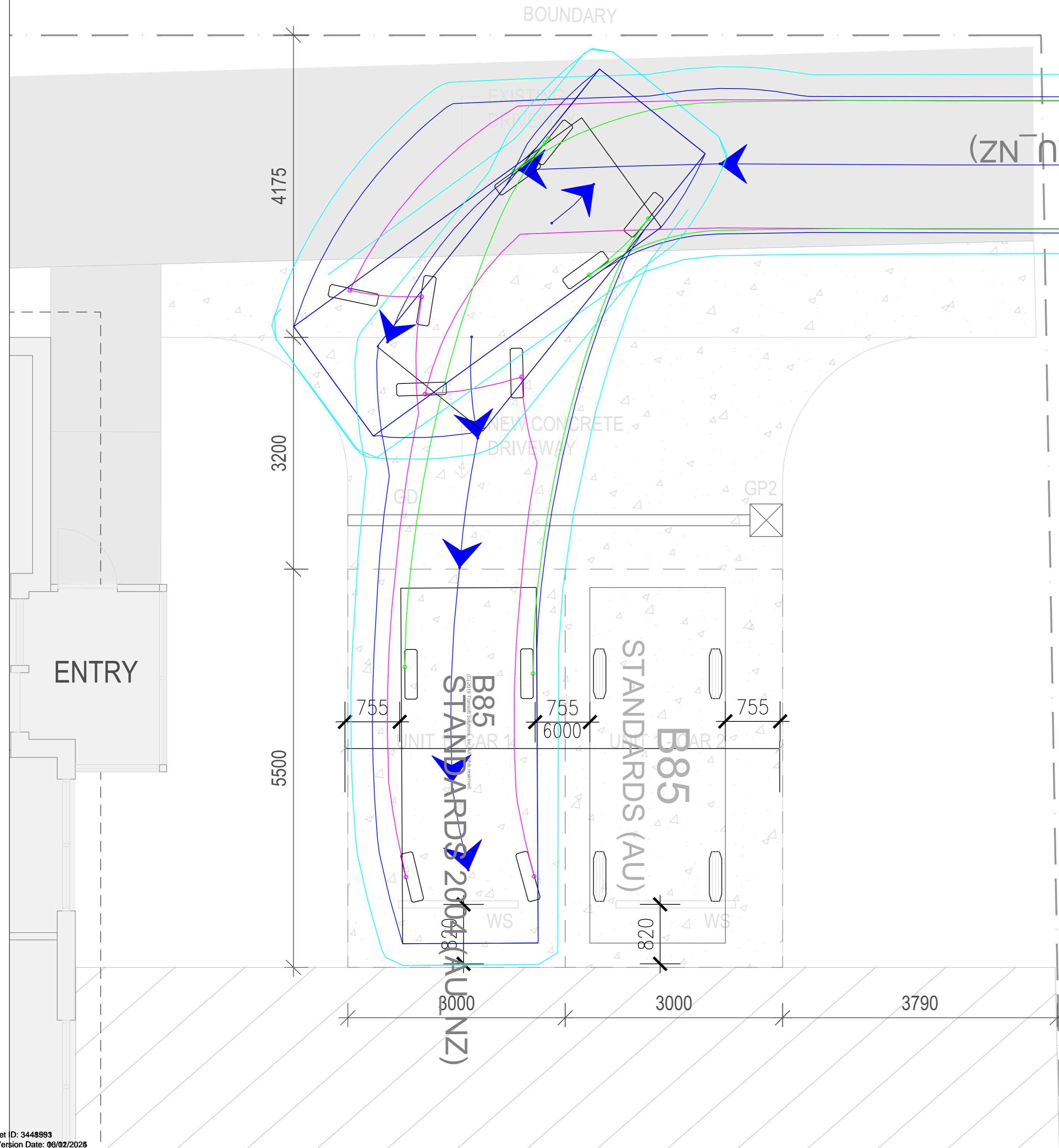
## 5. Conclusions

We are of the opinion that there is reasonable grounds for the dispensation of 1 on-site visitor parking space associated with the proposed residential subdivision. If you have any questions, please do not hesitate to contact me on 0413 295 325 and/or [mlee@mltraffic.com.au](mailto:mlee@mltraffic.com.au).

Yours sincerely



Michael Lee, BEng (Monash, 1989)  
**Principals**



B85  
 STANDARDS 2004 (AU\_NZ)

B85  
 STANDARDS 2004 (AU\_NZ)

B85  
 STANDARDS (AU)

BOUNDARY

BOUNDARY

NEW CONCRETE  
 DRIVEWAY

ENTRY

GP2

UNIT CAR 1

UNIT CAR 2

WS

WS

4175

3200

5500

755

755

755

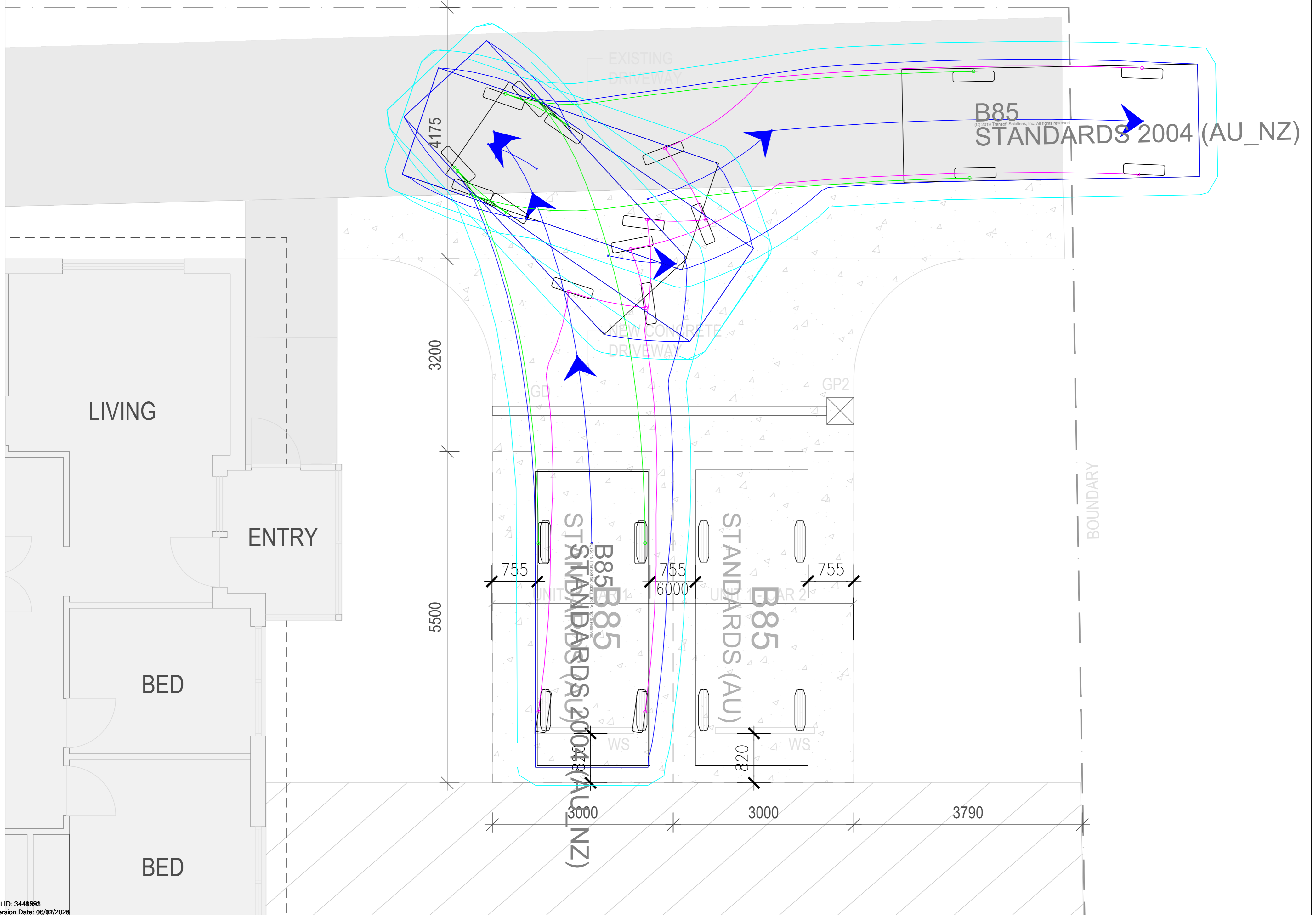
6000

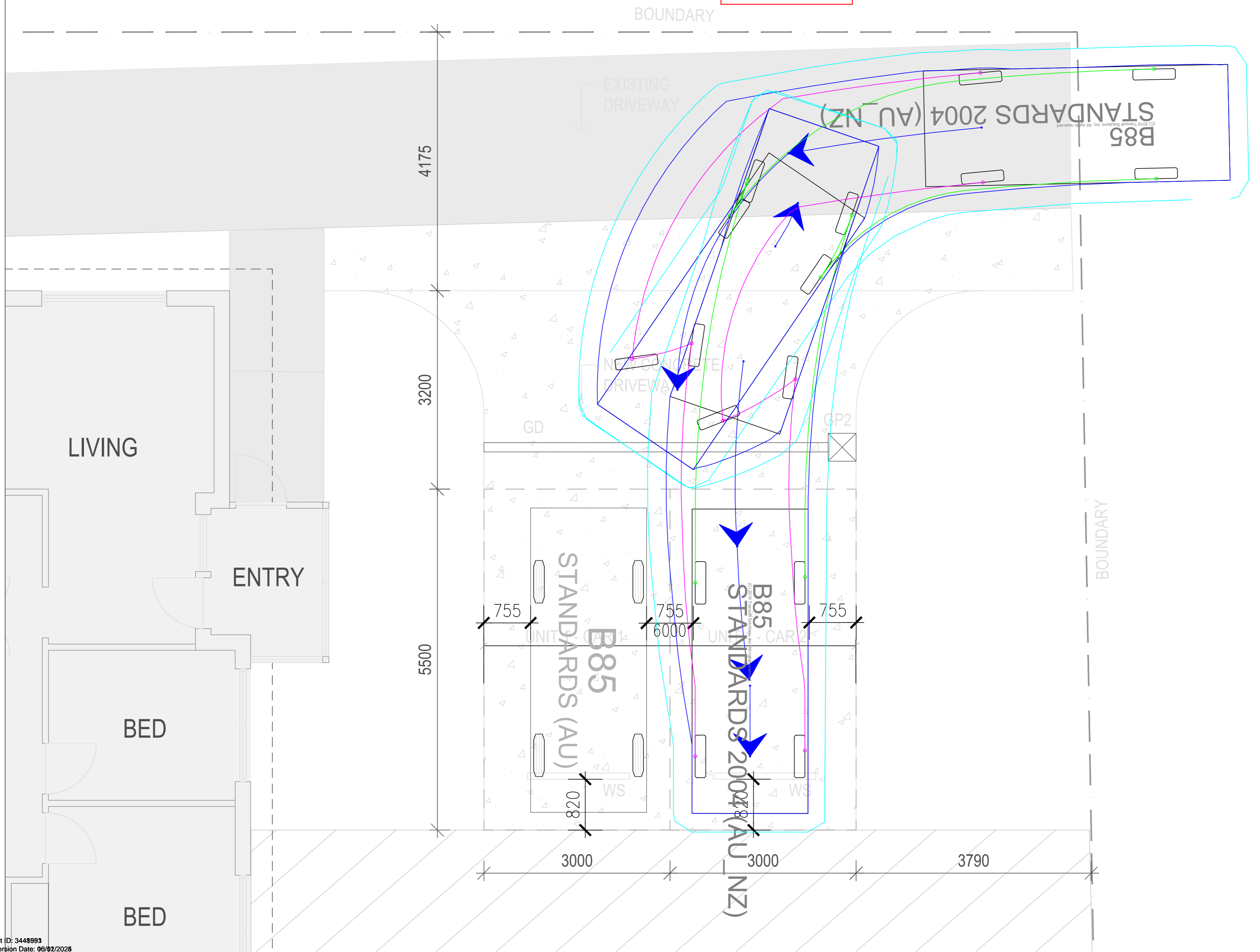
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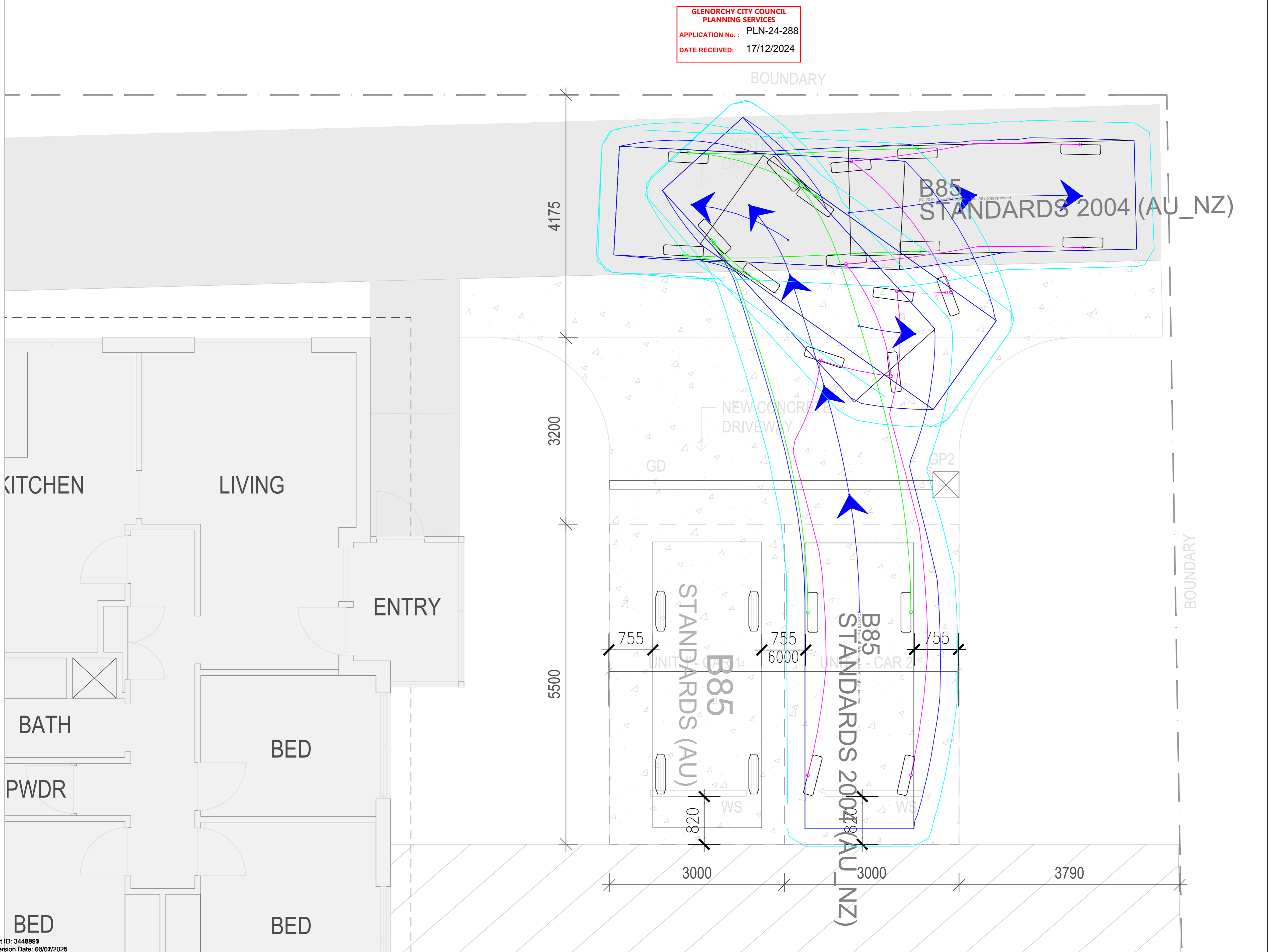
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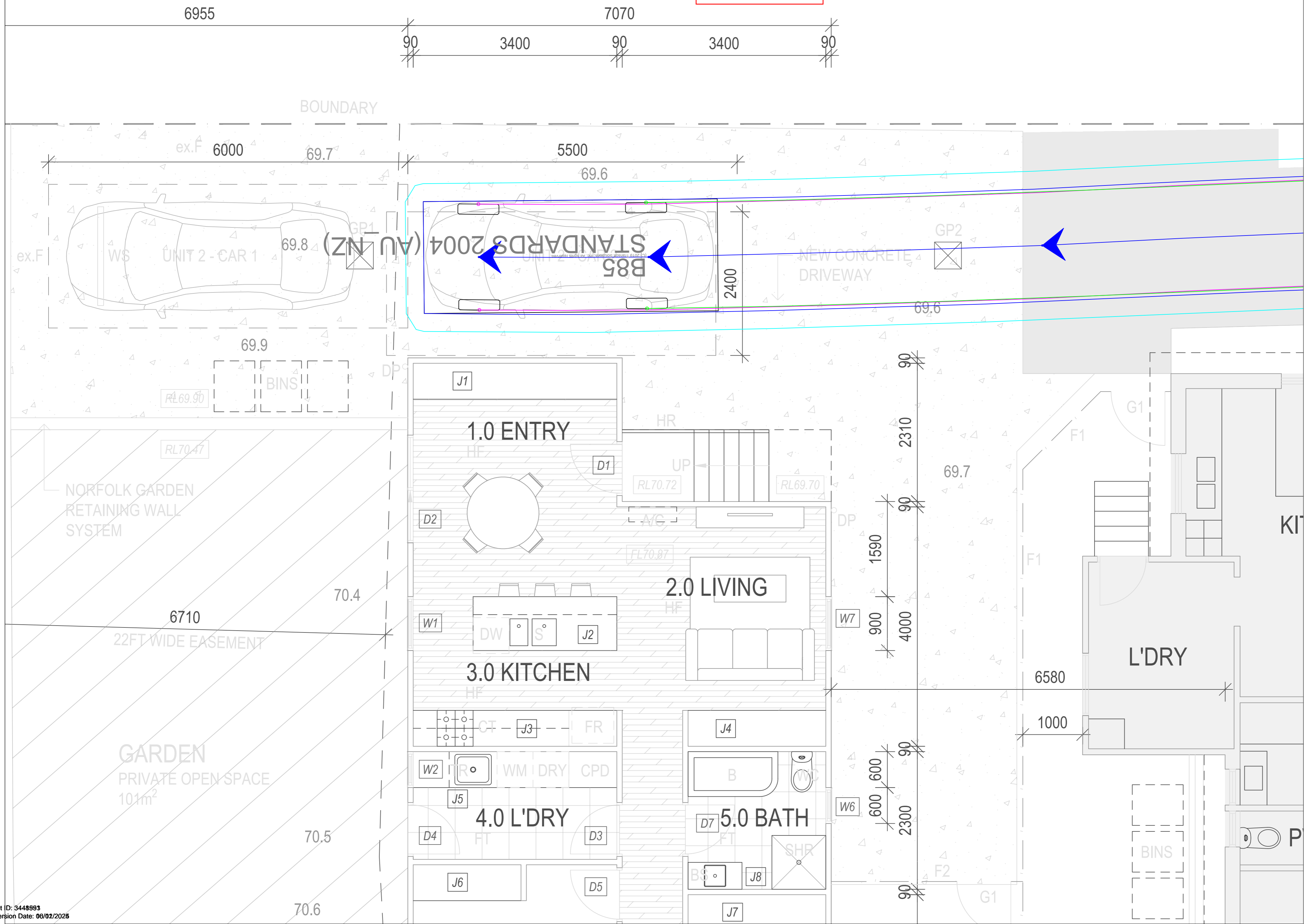
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3790

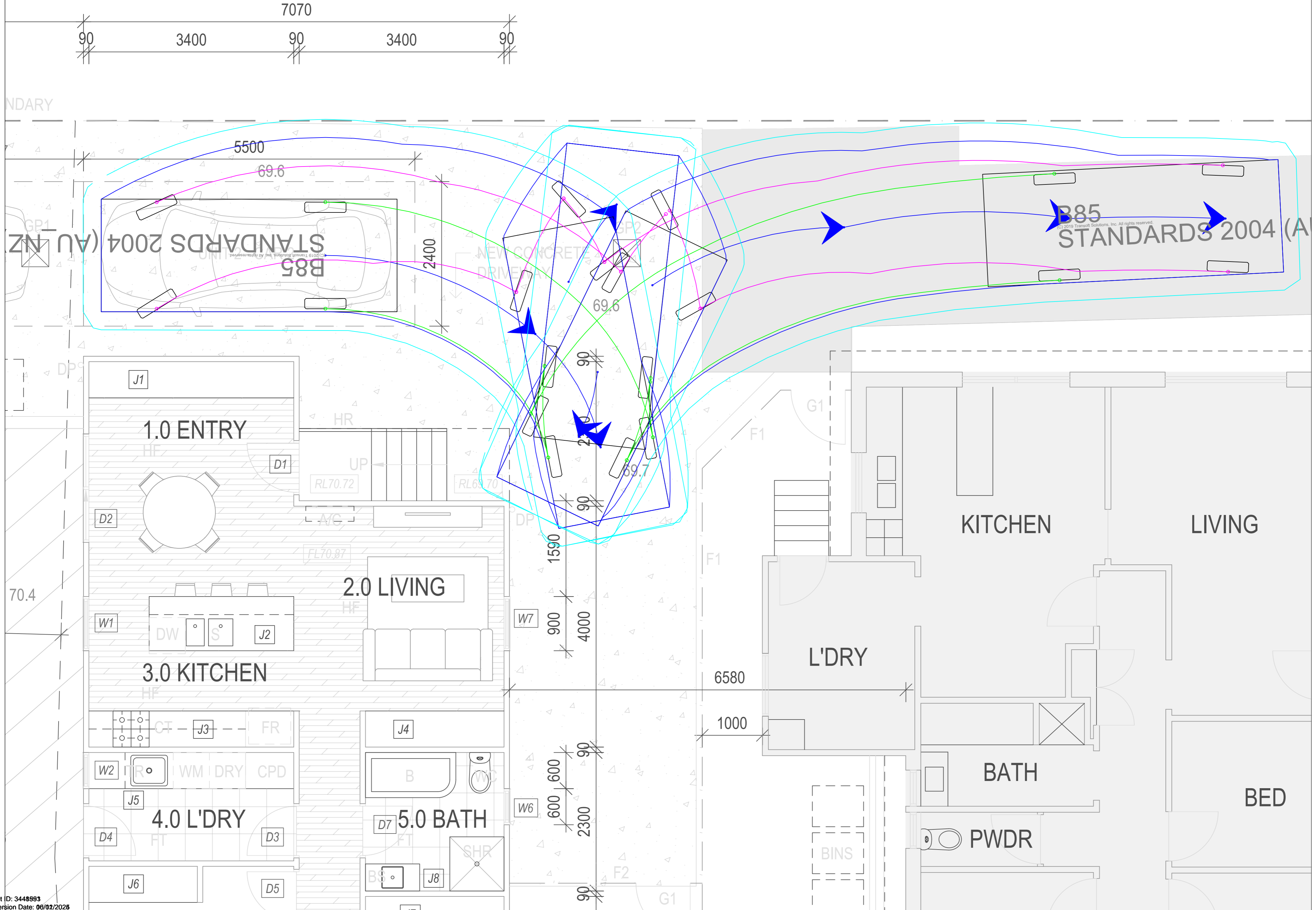












**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No.: PLN-24-288  
DATE RECEIVED: 17/12/2024

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03-2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA-02-2014-3.1 MRWA VERSION 2 AND TASWATER'S SUPPLEMENTS TO THESE CODES.

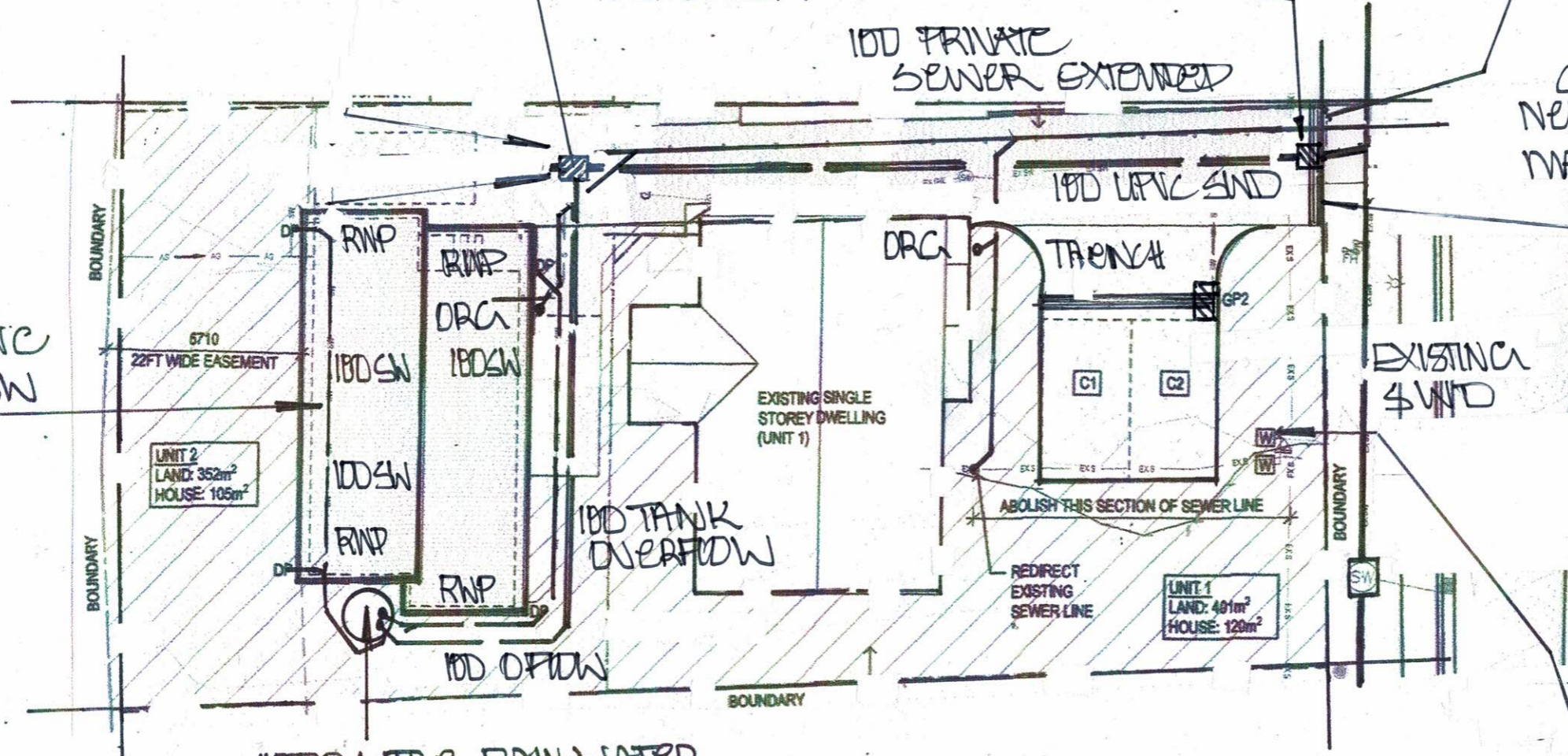
400X400 GRATED  
PIT WITH INTEGRAL  
200MM DEEP SLOTTED  
RETENTION

100 PRIVATE  
SEWER EXTENDED

CONTRACTOR TO PROVIDE  
NEW 100 DIA. SW BRANCH.  
MAIN CONNECTION BY  
ACC AT DEVELOPERS  
COST

GRATED TRENCH  
200MM WIDE X  
150MM DEEP TO  
FALL TO PIT.

100 DIA UPVC  
CHARGED SW  
LINE TO  
TANK.



4000 LITRE RAIN WATER  
HARVEST TANK TO COLLECT  
WATER FROM ROOF OF THE  
PROPOSED DWELLING.

UPGRADE EXISTING 75 ID  
210 METERED COLD WATER  
CONNECTION USING EXISTING  
TAPPING USING 2 X 75 ID  
SUB METERS TO TNS-W-002  
SHEET 8. BELOW GROUND  
LOW HAZARD

DIRECT SUBSOIL  
DRAINS FROM  
FOOTINGS TO  
GRATED PITS.

NOT FOR CONSTRUCTION

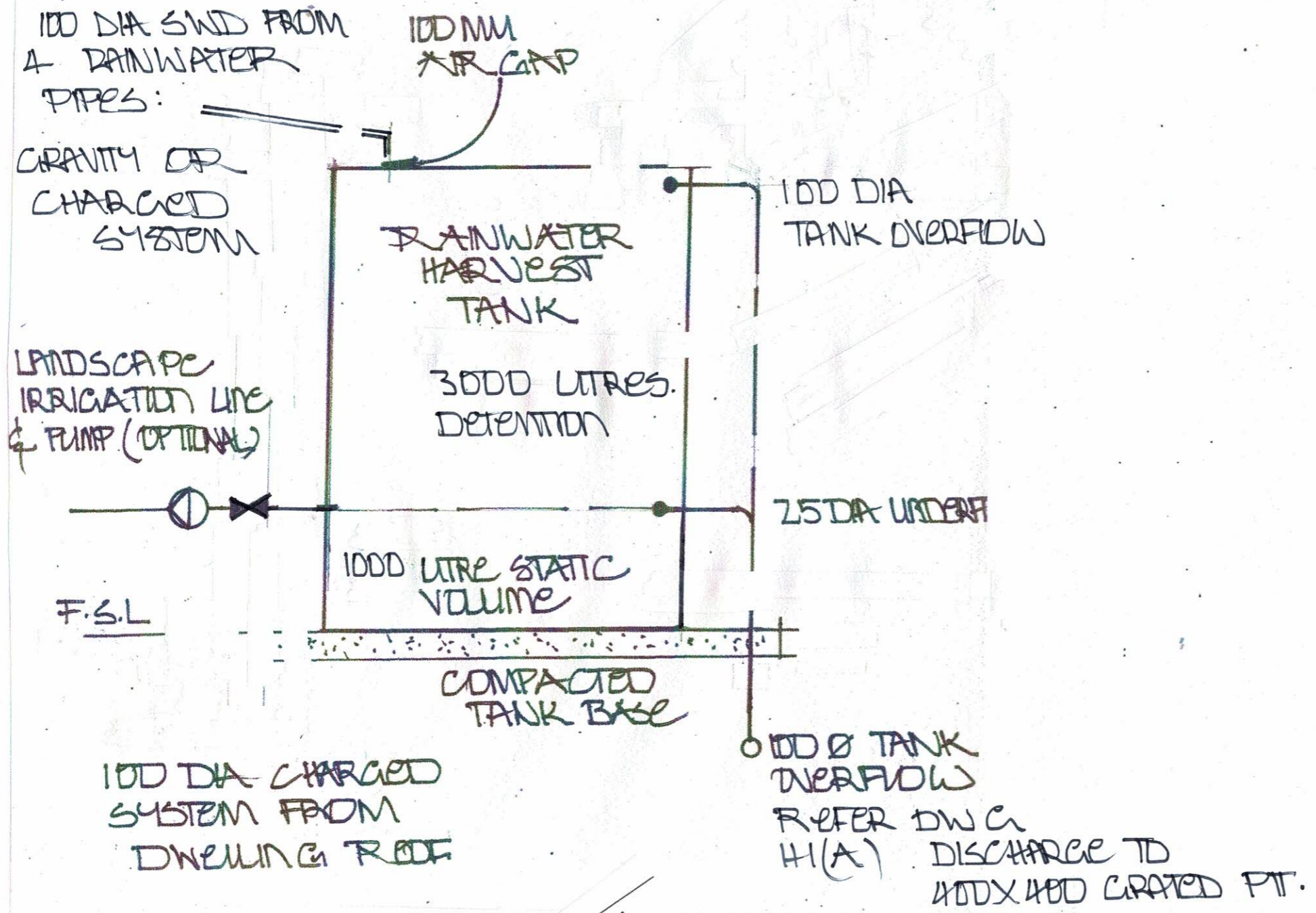
24/78

TEL - 0418 597 741 E - info@rechyd.com.au

**REC** HYDRAULIC DESIGN CONSULTANTS CC963M

DATE: 12/24	SCALE: NTS	DESIGNER: ROD COOPER	PROJECT: 2 NABELE PL. GARDEN
DRAWING NO: DWG-H-	REV: A	TITLE: CONCEPT SERVICES	

GLENORCHY CITY COUNCIL  
PLANNING SERVICES  
APPLICATION No. : PLN-24-288  
DATE RECEIVED: 17/12/2024



NOT FOR CONSTRUCTION

DATE: 12/24	SCALE: NTS	DESIGNER: ROD COOPER	PROJECT: 2 NARQUEL CLAREMONT
DRAWING No: DWG-H-2	REV: A	TITLE: CONCEPT SERVICES	

STORMWATER MANAGEMENT

SUPPLY AND INSTALL A RAINWATER TANK TO DETAIL DWG H2(A) – ALL ROOF WATER FROM THE NEW DWELLING WILL BE DIRECTED TO THE NEW HARVEST TANK AND OVERFLOW TO THE PRIVATE STORMWATER SYSTEM VIA A PIT. INSTALL COLLECTION PITS OF 400 X 400mm WITH INTEGRAL 200mm DEEP SILT RETENTION CHAMBERS BELOW THE INVERT OUTLET IN NOMINATED POSITIONS. AT DRIVEWAY THRESHOLDS INSTALL A GRATED TRENCH PLACED TO COLLECT ALL SURFACE RUN OFF FROM PAVED AREAS AND DISCHARGE TO THE STORMWATER CONECTION AS DETAILED.

GRATED PITS AND TRENCHES ARE TO BE FITTED WITH GALVANISED TRAFFICABLE REMOVABLE GRATINGS

RAINFALL FIGURES EXTRACTED FROM AS/NZS3500.3:2021 – TABLE D1

5% A.E.P % EVENT 120mm /HOUR

DWELLING ROOF AREA 150 SQ METRES

120 X 150 =18000 DIVIDE BY 3600 = 5 L/S X 300 ( 5 MINS) = 1500 LITRES VOLUME.

PROVIDE 1 X 4000 LITRE RAINWATER HARVEST TANK AS DETAILED TO PROVIDE 3000 LITRES OF VOID SPACE OR 2 RAINFALL EVENTS OF 1:20 YEAR INTENSITY PRIOR TO DISCHARGE TO THE DRAINAGE SYSTEM. ( REFER TO DETAIL DWG H2(A)

CLIMATE CHANGE IS AN UNKNOWN FACTOR AND IS THEREFORE UNQUANTIFIABLE- THIS DESIGN IS PREPARED BASED ON STANDARDS AND CODES RELEVANT AND CURRENT AT THE DATE OF THE DESIGN. REC HYDRAULIC P/L DESIGN DO NOT ACCEPT ANY RESPONSIBILITY FOR THE FUTURE EFFECT OF DROUGHT, UNSEASONAL RAINFALL EVENTS, LACK OF SYSTEM MAINTENANCE OR OTHER OCCURRENCES RESULTING FROM THE EFFECTS OF FUTURE CLIMATE CHANGE. DATE DECEMBER 2024. ONGOING RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM REMAINS WITH THE PROPERTY OWNER .

PRIVATE SEWER

THE EXISTING DWELLING IS CURRENTLY CONNECTED TO THE TASWATER SEWER SYSTEM, THIS BRANCH IS TO BE MAINTAINED WITH AN UPGRADE AT THE BOUNDARY BRANCH CONNECTION TO MEET THE CURRENT STANDARD ( REFER NOTE DWG H1(A) THE PRIVATE SEWER IS TO BE RELAI D TO ENSURE THAT THE PROPOSED DWELLING IS CONNECTED SEPARATELY TO THE DRAIN. EACH BUILDING IS REQUIRED TO BE FITTED WITH AN OVERFLOW RELIEF GULLY FITTING AND A SEPARATE UPSTREAM VENT. ANY REMEDIAL WORK TO THE SEWER BRANCH WILL BE DONE BY TASWATER AT THE DEVELOPERS COST.

WATER SUPPLY

USING THE EXISTING WATER CONNECTION TAPPING TO THE TASWATER MAIN UPGRADE THE CONNECTION TO 20mm ID AND INSTALL 2 NEW 20mm ID SUBMETERS WITHIN THE PROPERTY BOUNDARY – ALL WORK ASSOCIATED WITH THE UPGRADE IS TO BE BY TASWATER AT THE DEVELOPERS COST.

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : PLN-24-288  
DATE RECEIVED: 17/12/2024

24-78

TEL - 0418 597 741 E - info@rehyd.com.au

DATE: 12/12/24	SCALE: NTS	DESIGNER: ROD COOPER	PROJECT: 2 NARRELLA PL. CLARENCE
DRAWING No: DWG-H-3	REV: A	TITLE: CONCEPT SERVICES	