

**GLENORCHY PLANNING AUTHORITY  
ATTACHMENTS  
MONDAY, 17 FEBRUARY 2025**



**TABLE OF CONTENTS:**

**PLANNING**

- 5. PROPOSED USE AND DEVELOPMENT – MULTIPLE DWELLINGS (ONE EXISTING, ONE PROPOSED) – 2 NARELLE PLACE, CLAREMONT**
- 1: GPA Attachment – 2 Narelle Place, Claremont ..... 2

# 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

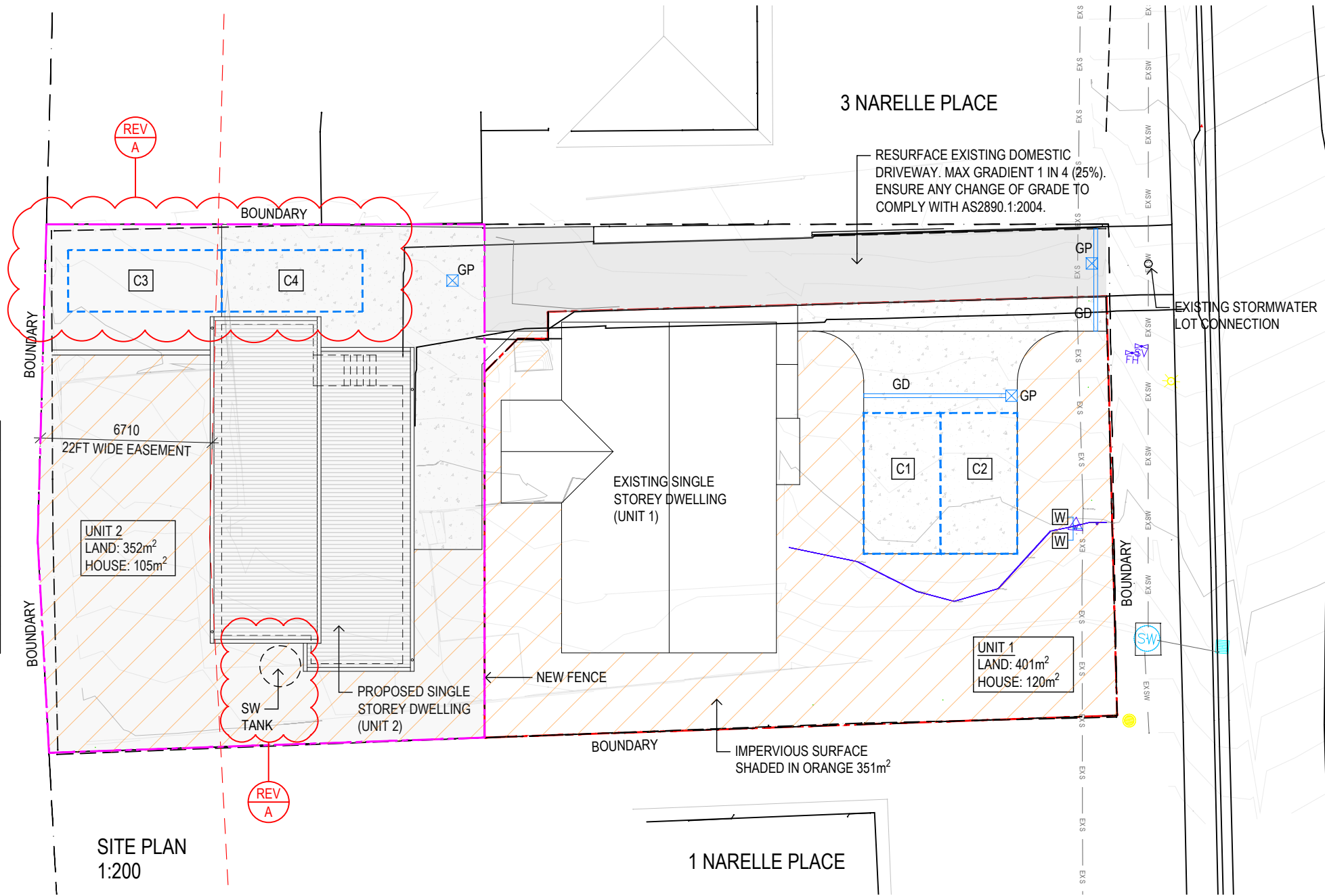
**SITE COVERAGE**  
 EXISTING HOUSE: 120m<sup>2</sup>  
 PROPOSED DWELLING: 105m<sup>2</sup>  
 205 / 833  
 = 24.6% (<50%)

**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	DATE
A DA RFI	20.11.2024

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

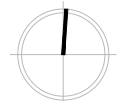
**PROJECT ADDRESS**  
 2 NARELLE PLACE, CLAREMONT, TAS 7011

**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

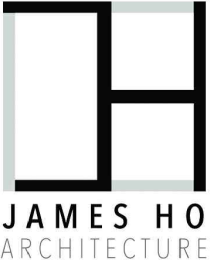
PROJECT NORTH



DA

01

**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No. : **PLN-24-288**  
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A	DA RFI	20.11.2024

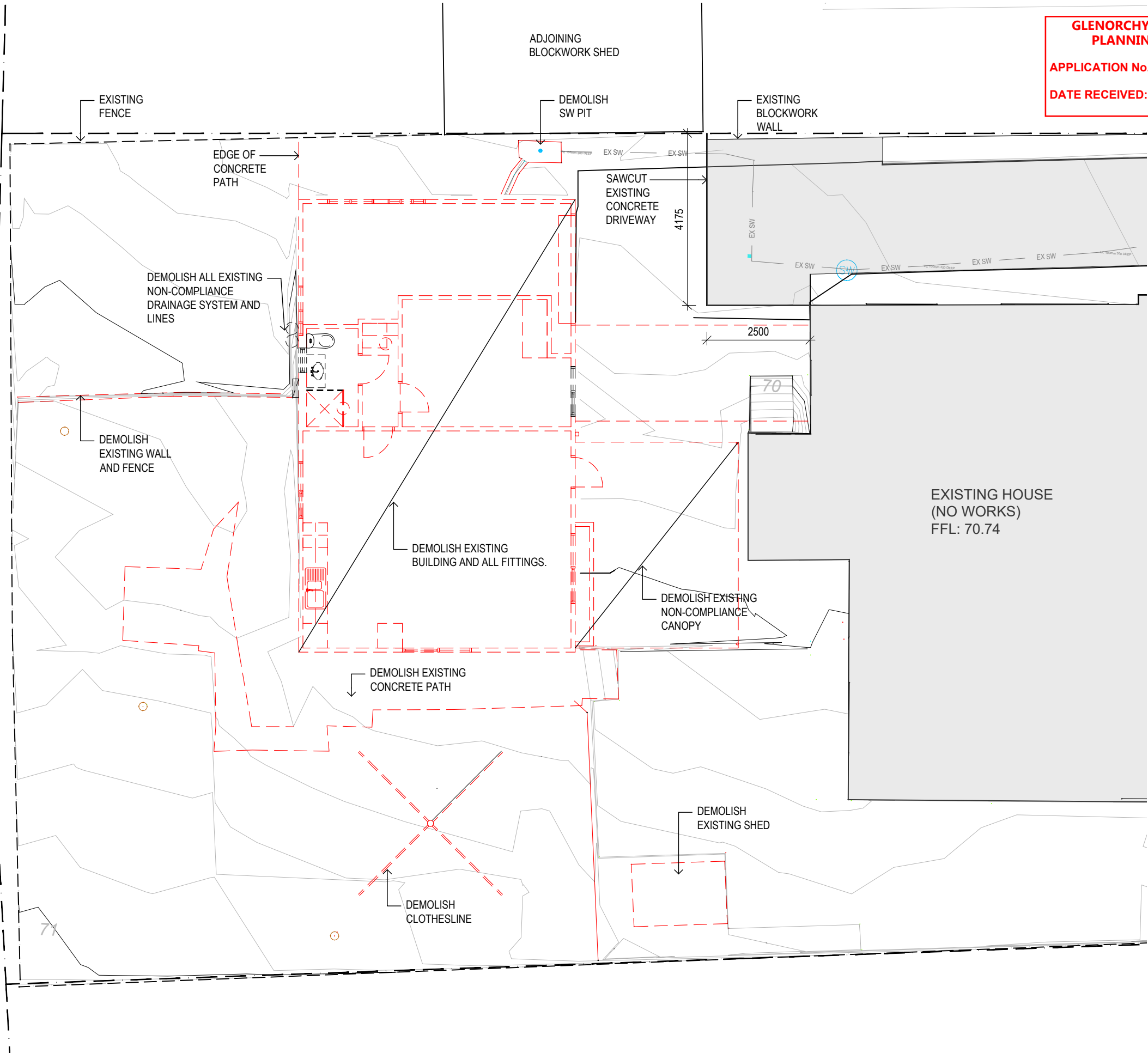
PROJECT TITLE  
MULTIPLE DWELLING DEVELOPMENT  
(ONE NEW & ONE EXISTING)

PROJECT ADDRESS  
2 NARELLE PLACE,  
CLAREMONT, TAS 7011

PROJECT NUMBER  
JHA\_007\_24

DRAWING TITLE  
DEMOLITION PLAN

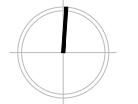
REV NO.	A
SCALE	AS SHOWN @A3
DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024

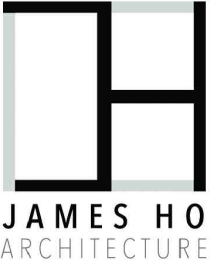


**DEMOLITION PLAN  
1:100**

**NOTE**  
CONTRACTOR TO ARRANGE ASBESTOS TESTING FOR EAVES, WALL & CEILING LINING, FLOOR FINISHES AND UNDERLAY PRIOR TO ANY DEMOLITION WORKS ON SITE.

PROJECT NORTH





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REVISION	DATE
A DA RF1	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

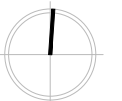
DRAWING TITLE  
PROPOSED FLOOR PLAN

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

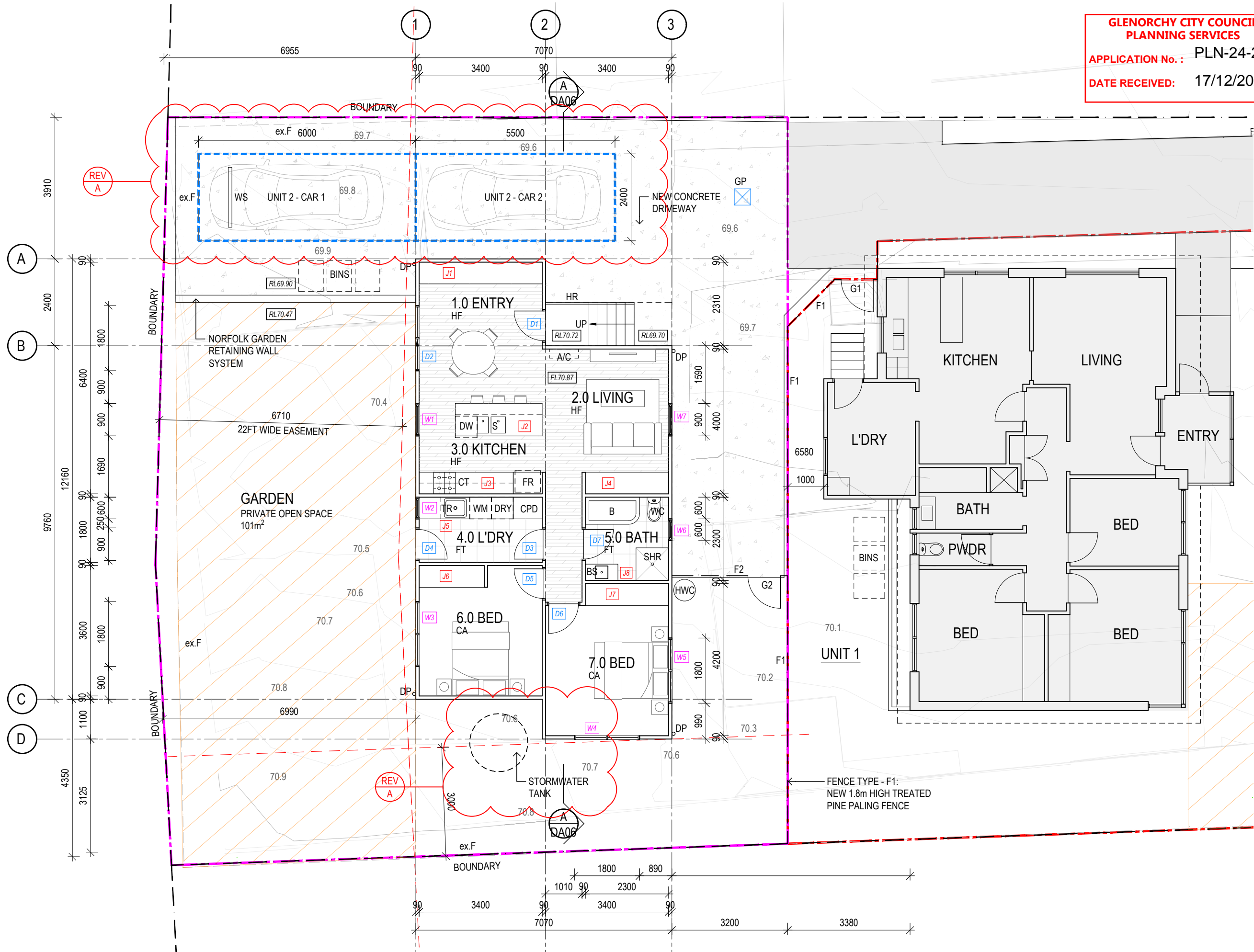
DRAWING KEY

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

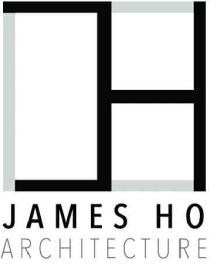


DA 03



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



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

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REVISION	DA RFI	20.11.2024
A		

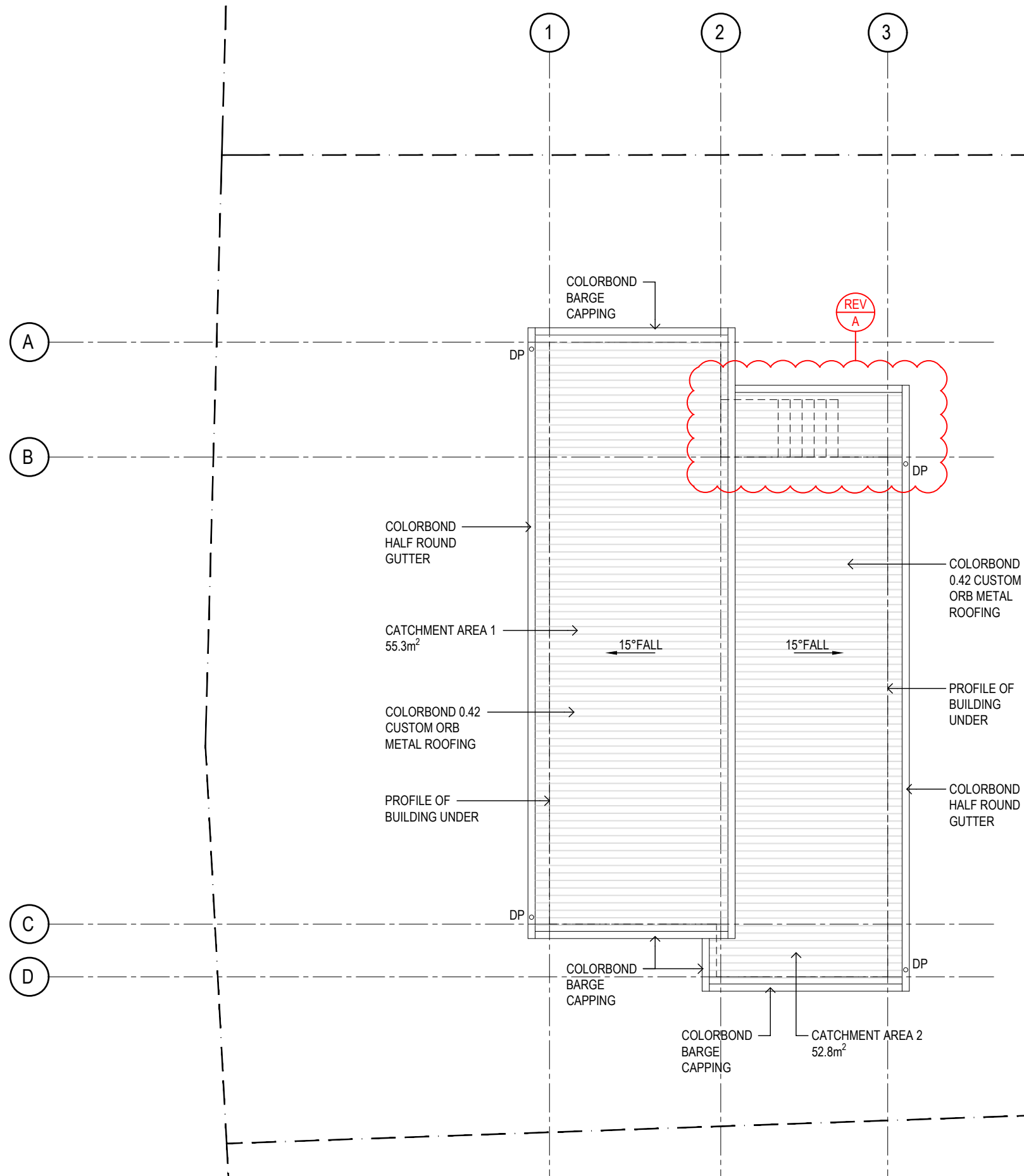
PROJECT TITLE  
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DRAWING TITLE  
PROPOSED FLOOR PLAN

REV NO.	A
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DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024



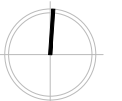
ROOF PLAN - NEW DWELLING  
1:100

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

CATCHMENT AREA 1		AREA OF ROOF (INCLUDING 150mm HALF-ROUND GUTTER)	
Ah	66.3m²	Ah x SLOPE FACTOR 15° F=1.35 (AS/NZS 3500.3 - TABLE 3.2)	
Ac	89.505m²	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	48.5m²	Ah x SLOPE FACTOR 15° F=1.35 (AS/NZS 3500.3 - TABLE 3.2)	
Ac	65.48m²	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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PROJECT TITLE  
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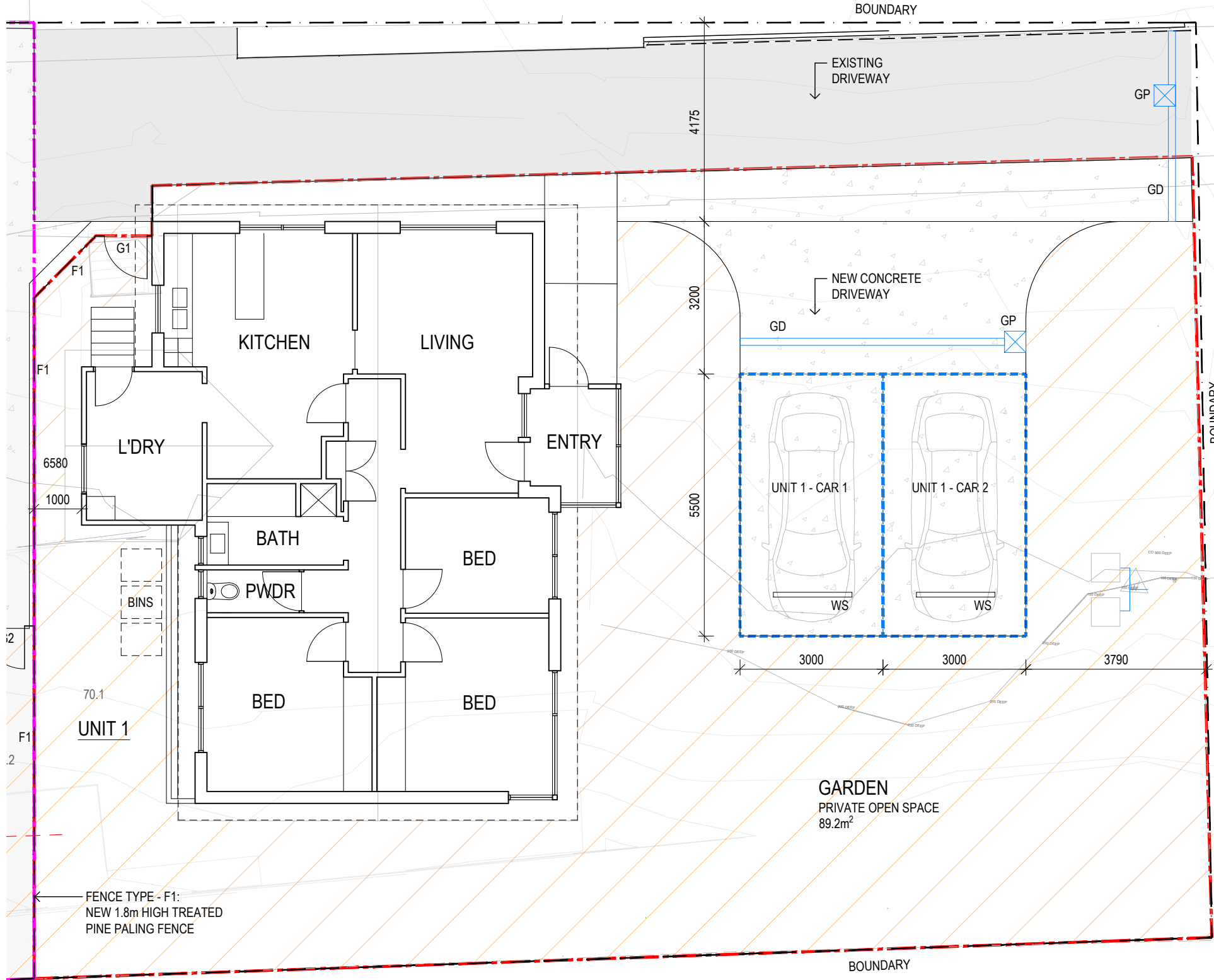
PROJECT ADDRESS  
2 NARELLE PLACE,  
CLAREMONT, TAS 7011

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

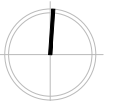
DRAWING KEY	
WS	WHEELSTOP FULLY COMPLY WITH AS2890.1:2004 2.4.5



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

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

PROJECT NORTH



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PROJECT ADDRESS  
2 NARELLE PLACE,  
CLAREMONT, TAS 7011

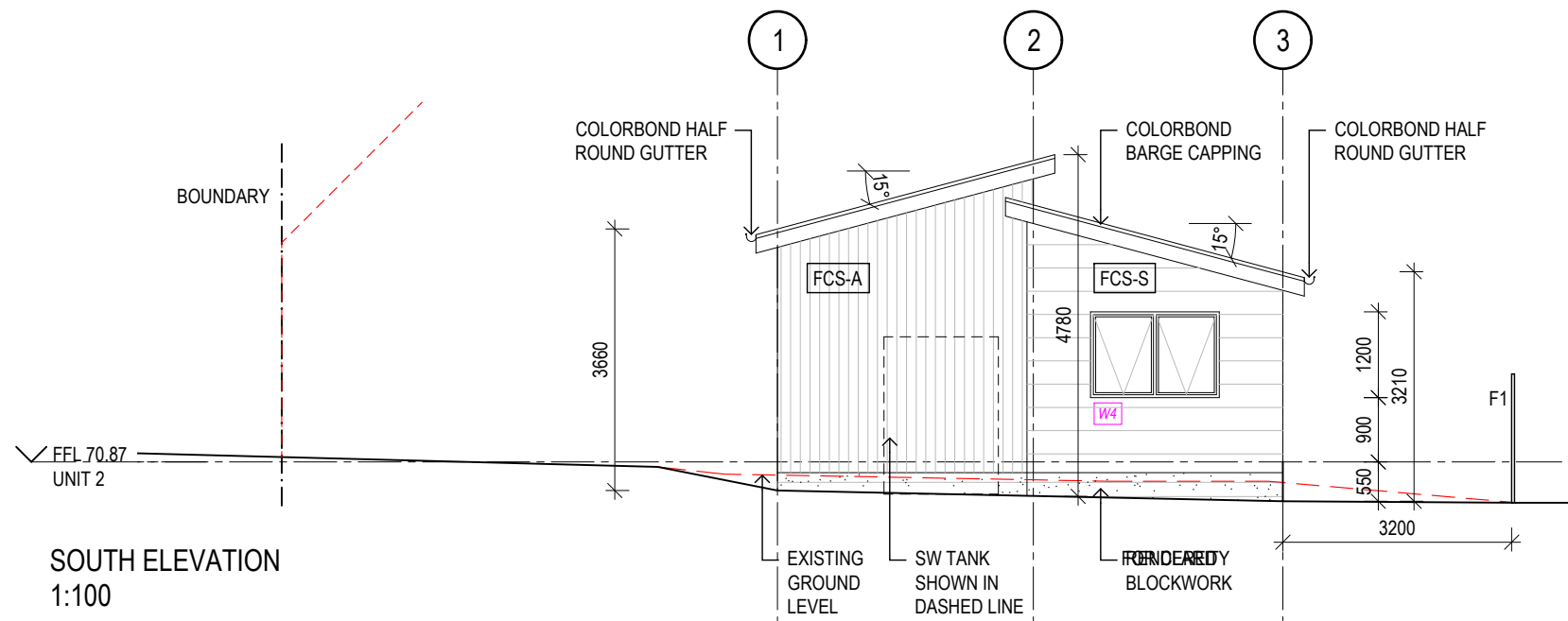
PROJECT NUMBER  
JHA\_007\_24

DRAWING TITLE  
PROPOSED ELEVATIONS & SECTIONS

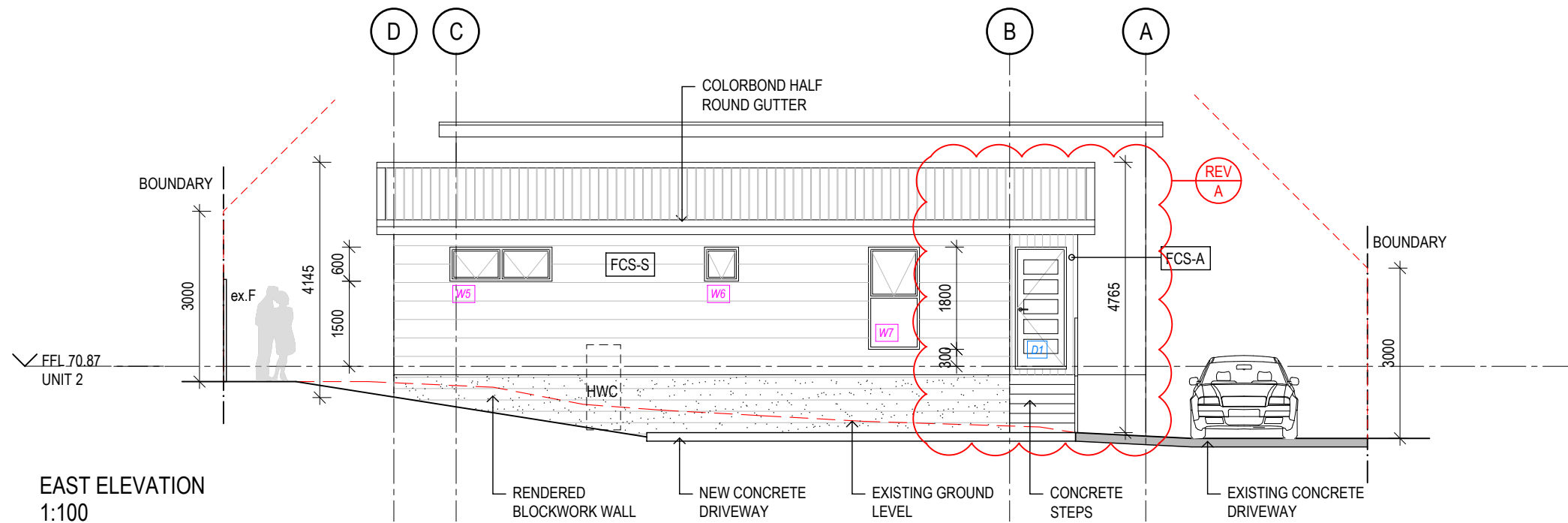
REV NO.	A
SCALE	AS SHOWN @A3
DRAWN BY	AM
CHECK BY	-
DATE	SEPTEMBER 2024

DRAWING KEY

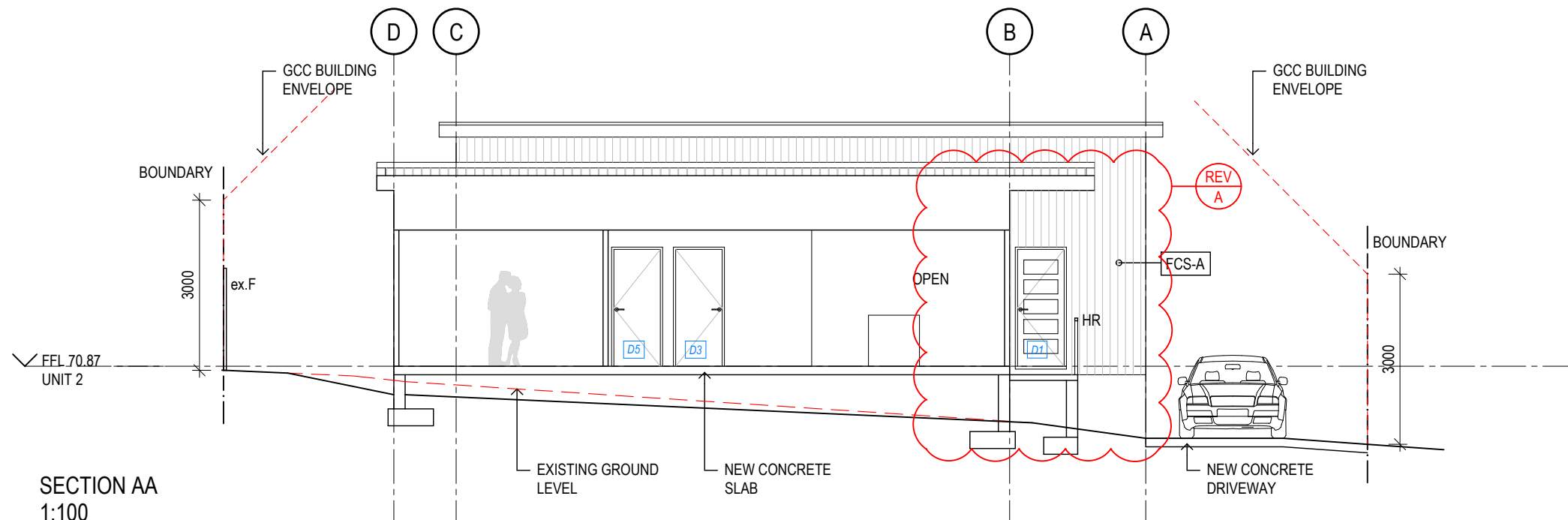
A/C	AIR CONDITIONING
DP	DOWNPIPE
ex.F	EXISTING PALING FENCE
FCS-A	JAMES HARDIE AXON CLADDING SYSTEM, DULUX 'STEPNEY'
FCS-S	JAMES HARDIE STRIA CLADDING SYSTEM, DULUX 'DIESKAU'
HR	1m HIGH HANDRAIL



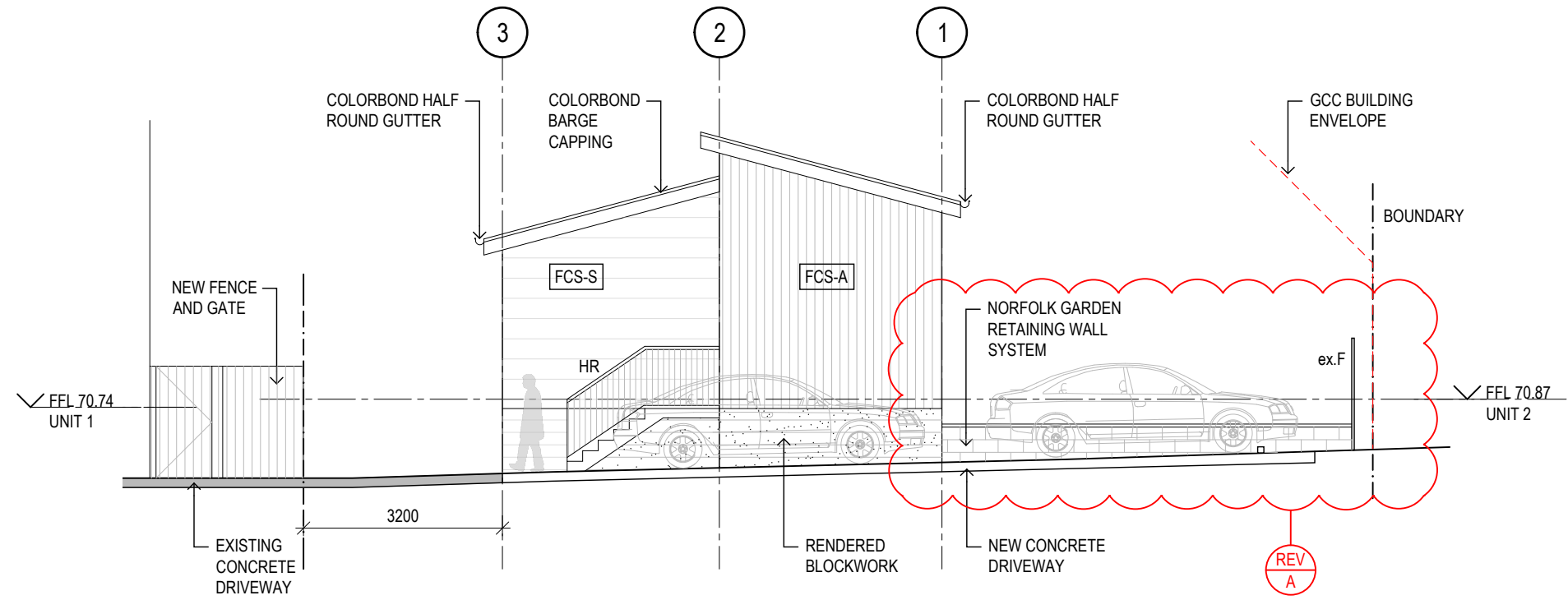
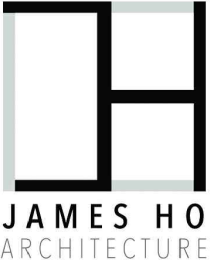
**SOUTH ELEVATION  
1:100**



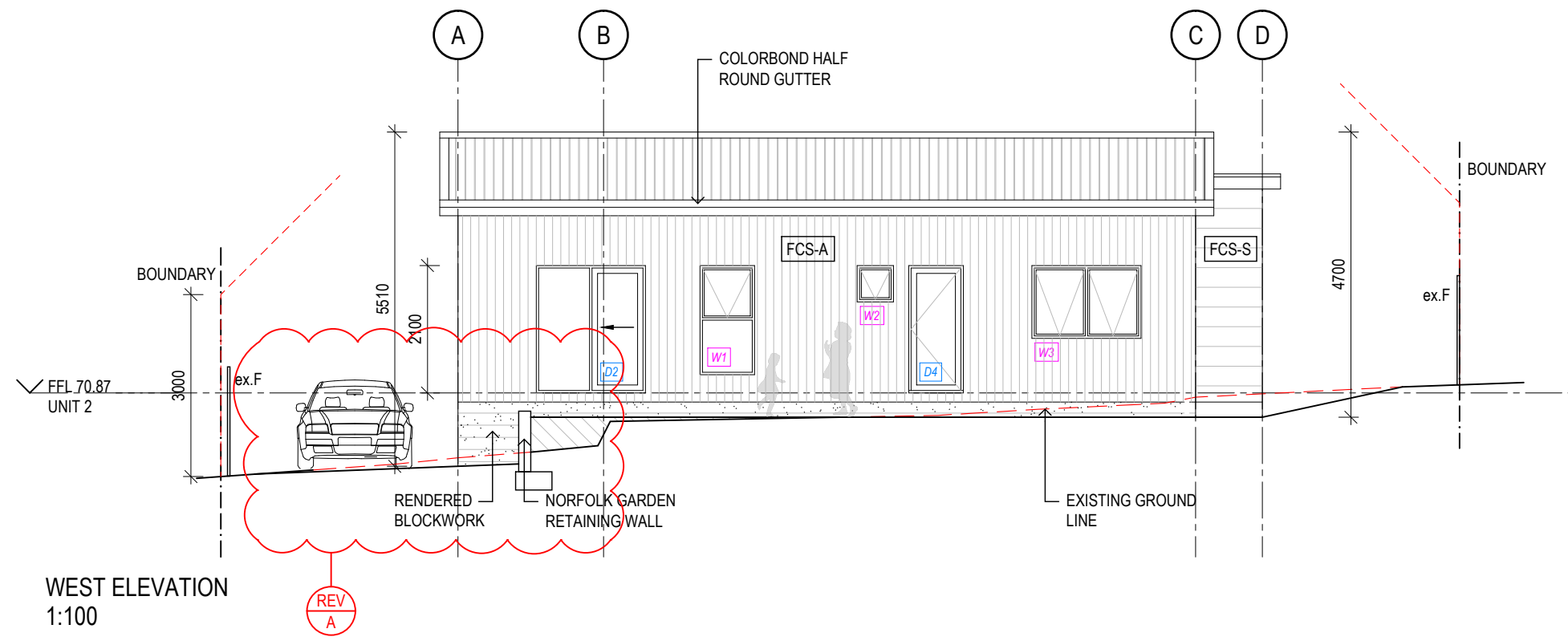
**EAST ELEVATION  
1:100**



**SECTION AA  
1:100**



**NORTH ELEVATION  
1:100**



**WEST ELEVATION  
1:100**

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REVISION	DATE
A DA RFI	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 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



*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*

**Facsimile: 1300 739 523**  
*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**

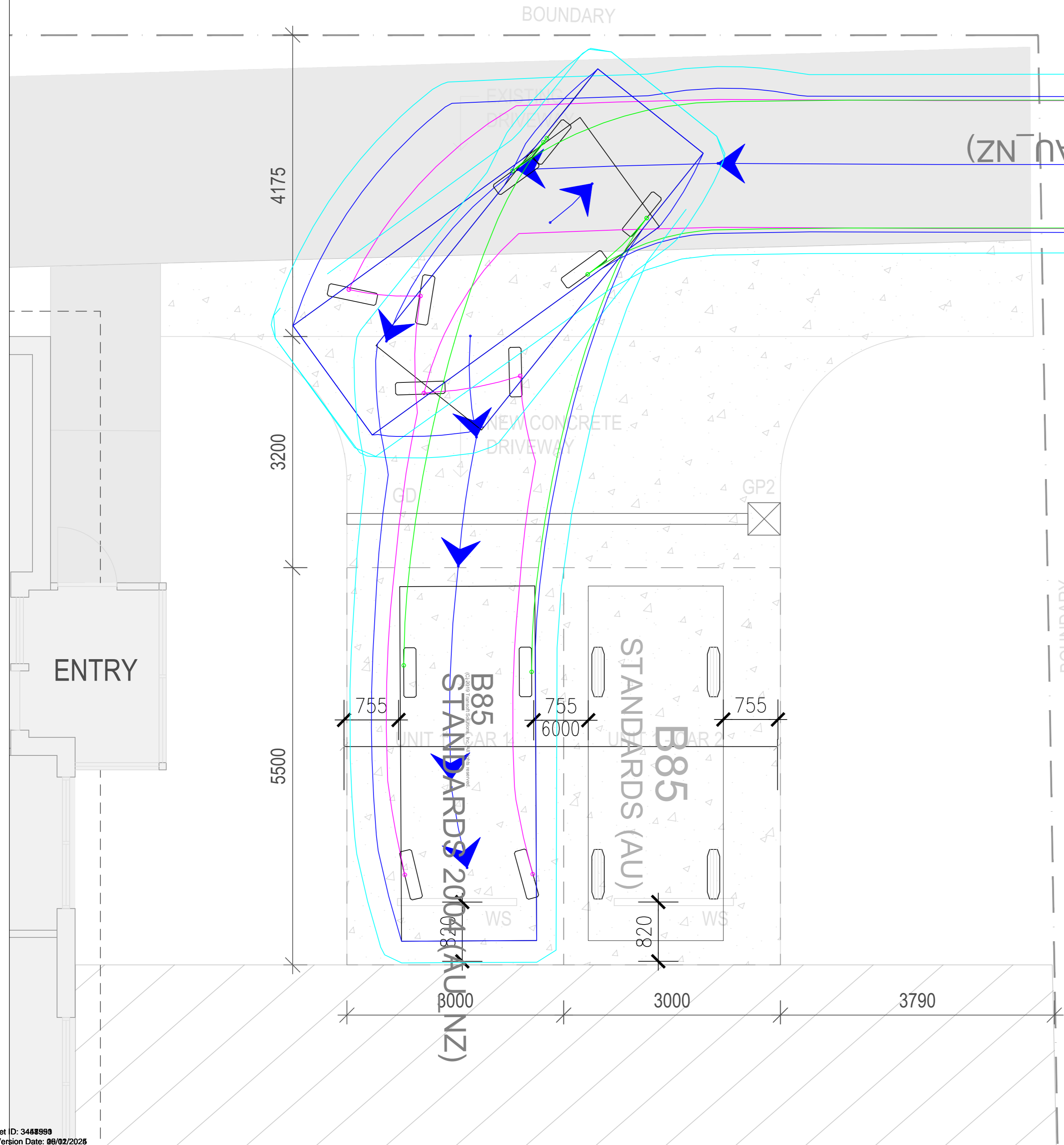
## 5. Conclusions

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

ENTRY

NEW CONCRETE DRIVEWAY

GP2

UNIT 1

UNIT 2

WS

WS

4175

3200

5500

755

755

755

6000

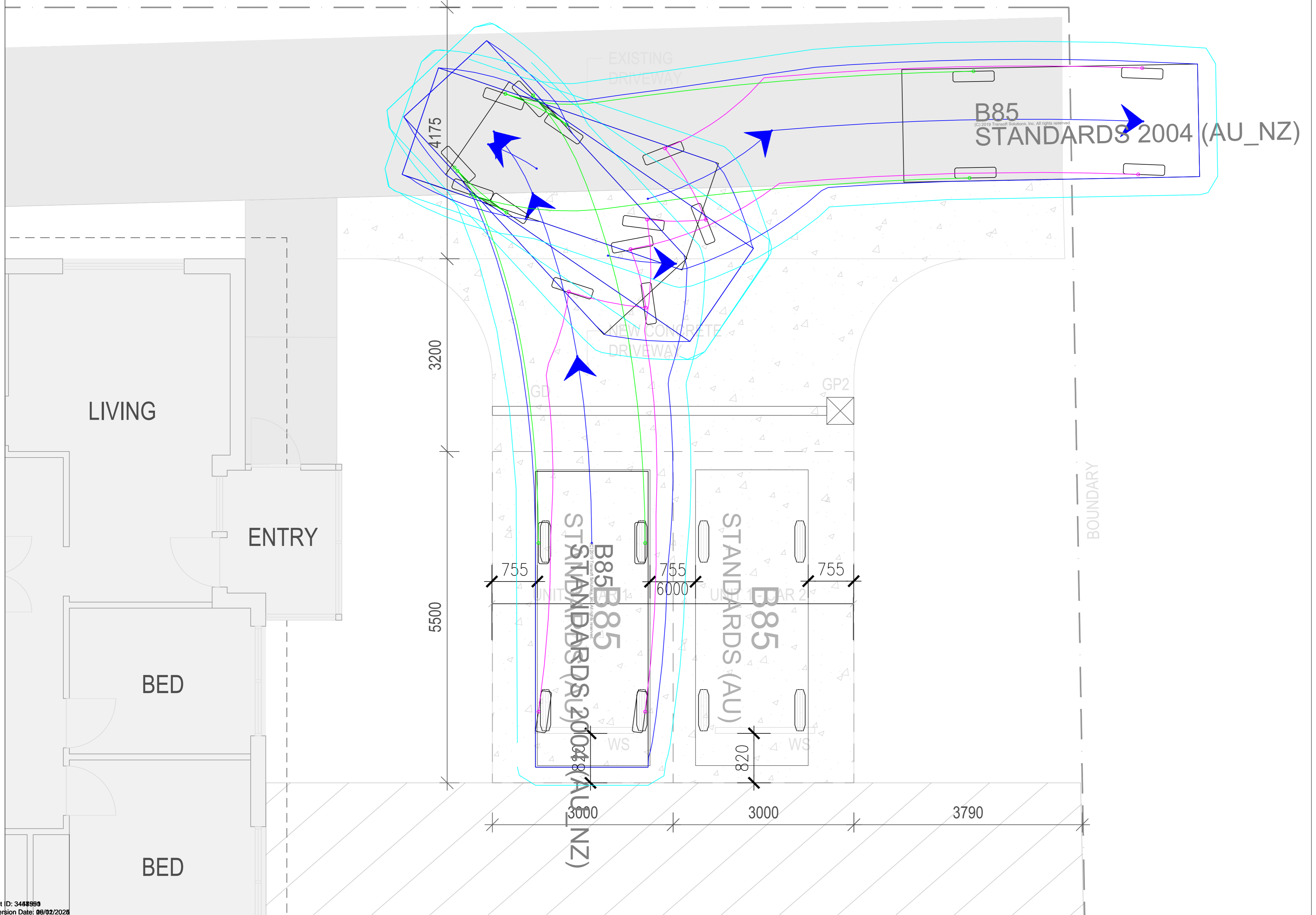
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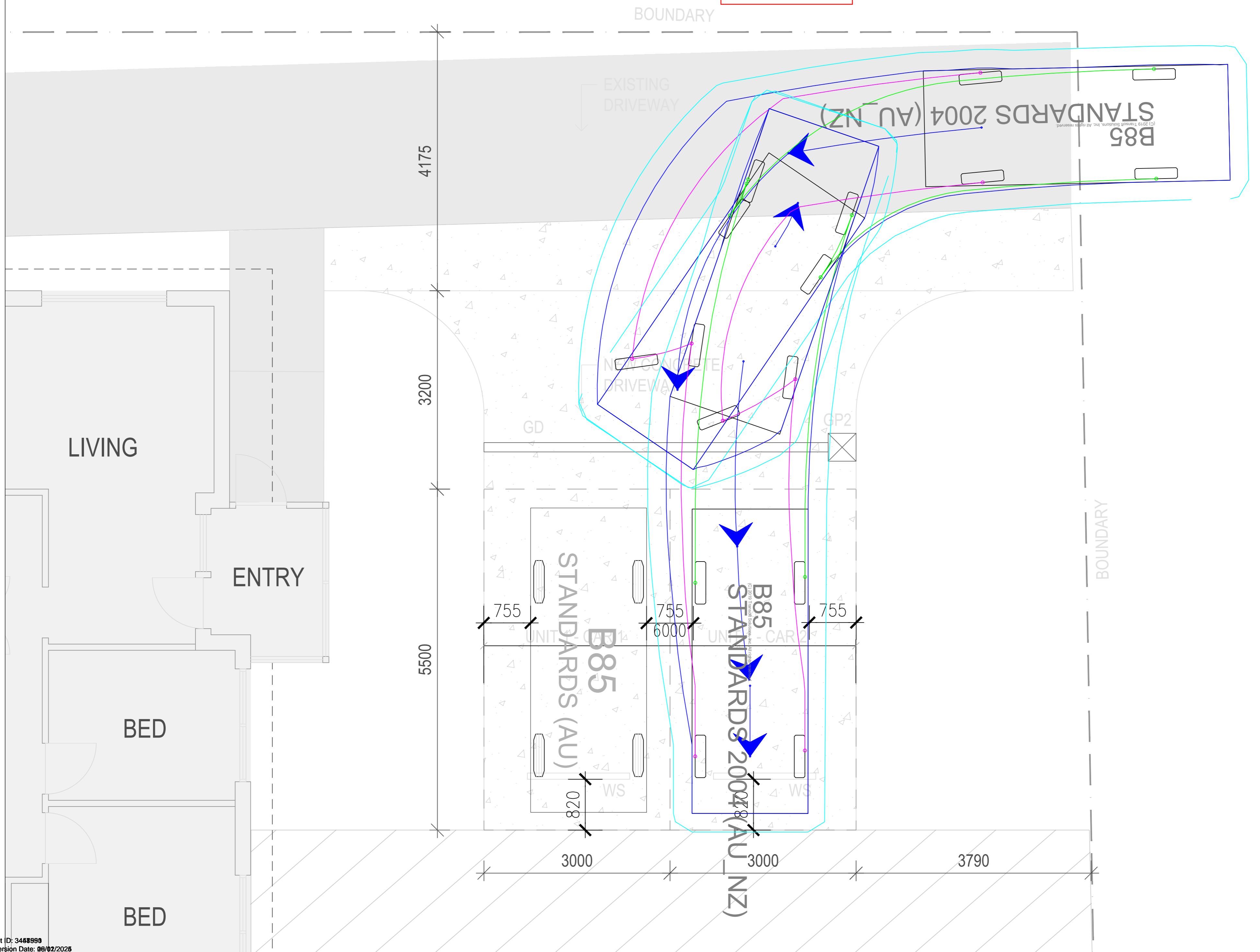
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3000

3790

GLENORCHY CITY COUNCIL  
PLANNING SERVICES  
APPLICATION No.: PLN-24-288  
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4175

3200

5500

BOUNDARY

EXISTING DRIVEWAY

NEW CONCRETE DRIVEWAY

B85 STANDARDS 2004 (AU NZ)

LIVING

ENTRY

BED

BED

GD

GP2

BOUNDARY

755

755

755

6000

B85 STANDARDS (AU)

B85 STANDARDS 2004 (AU NZ)

3000

3000

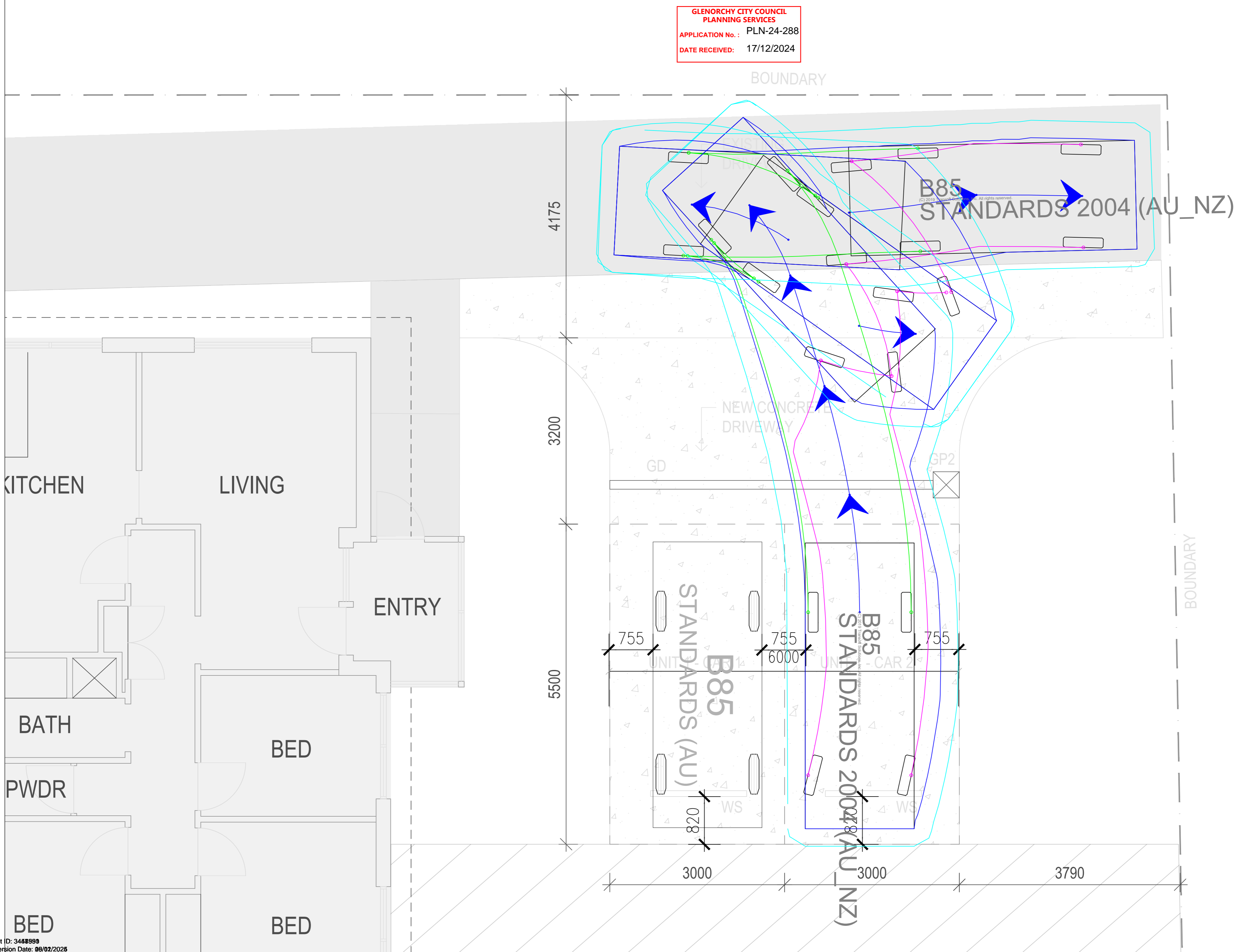
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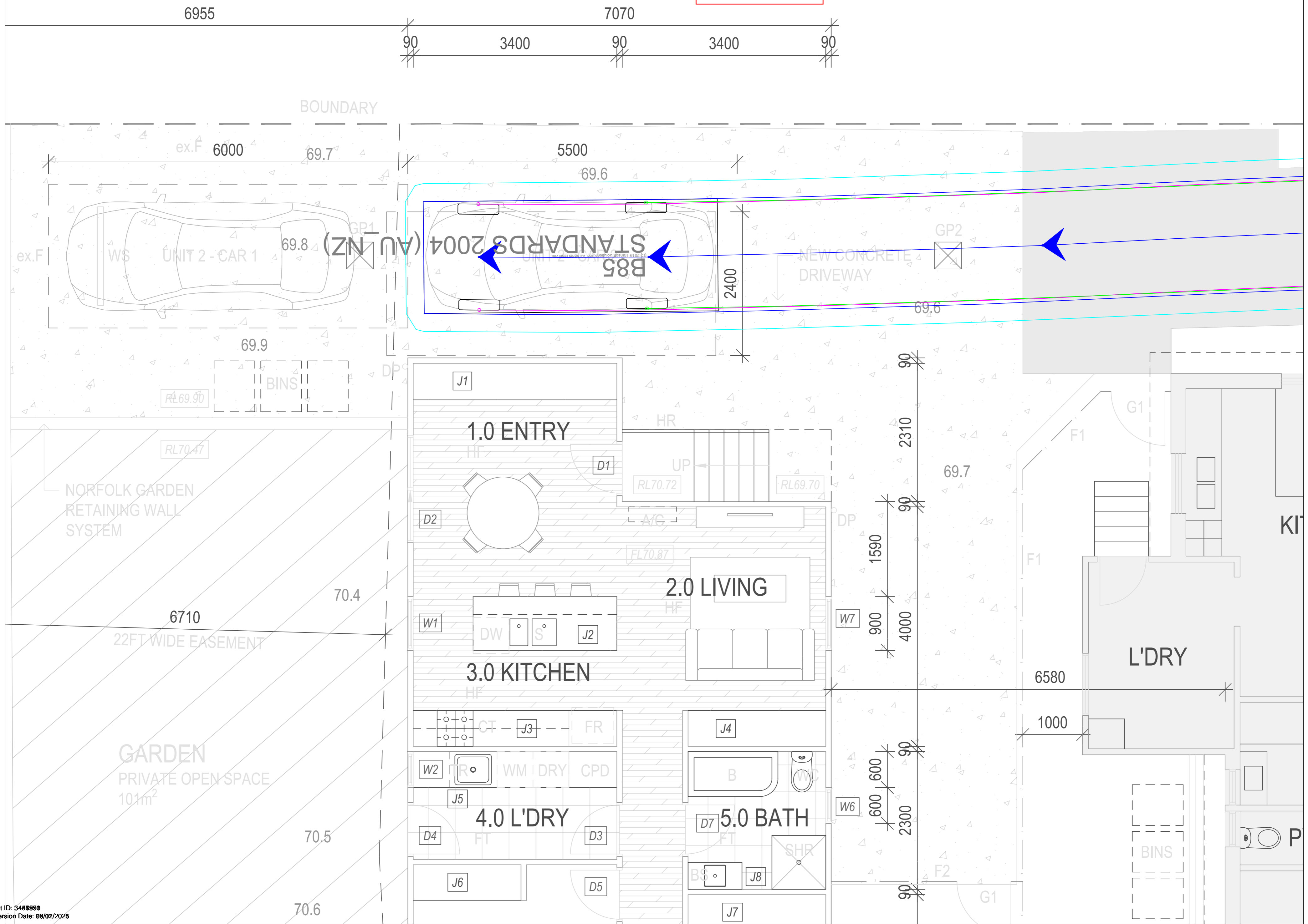
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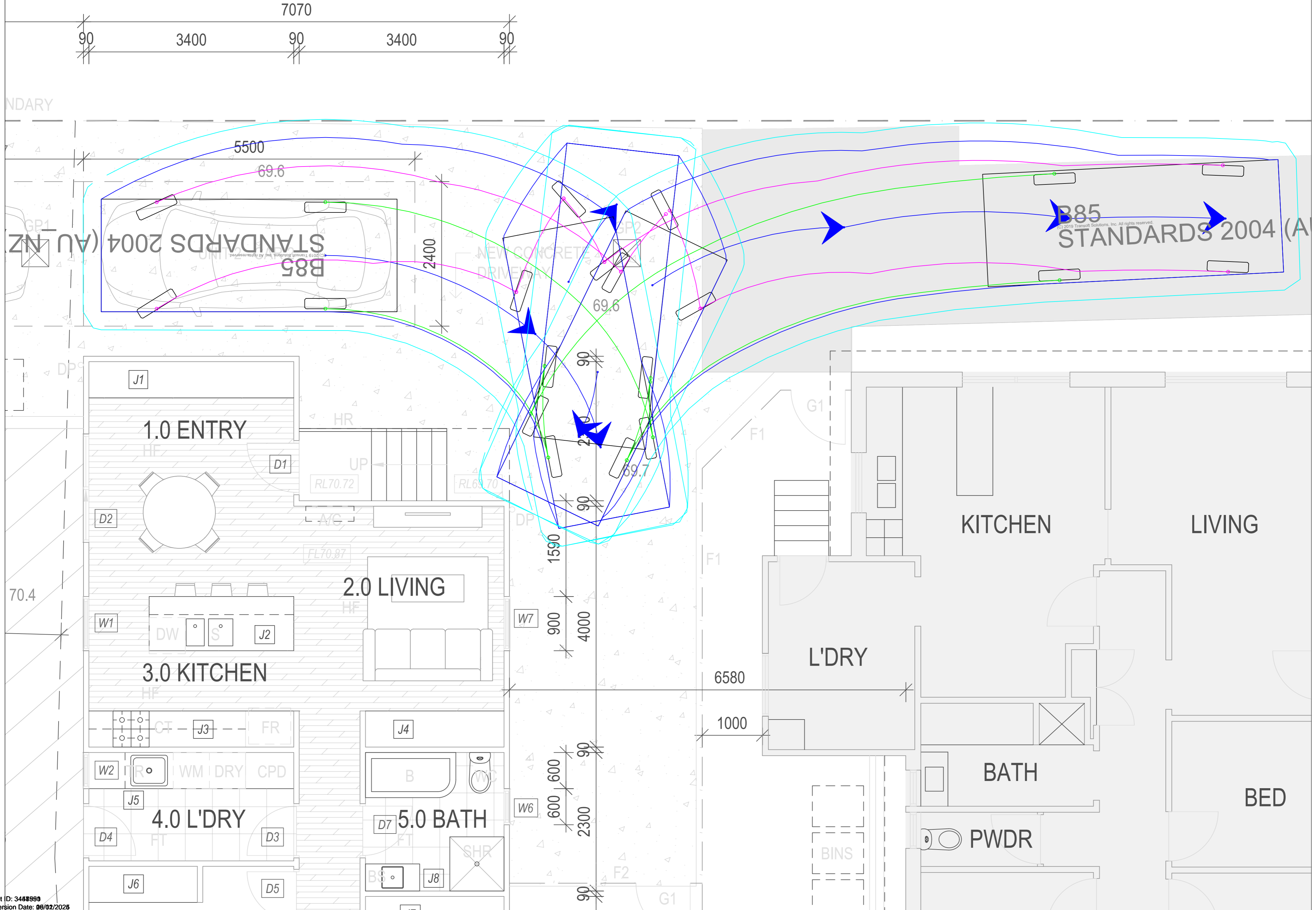
WS

WS











**GLENORCHY CITY COUNCIL  
PLANNING SERVICES**  
APPLICATION No.: PLN-24-288  
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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.

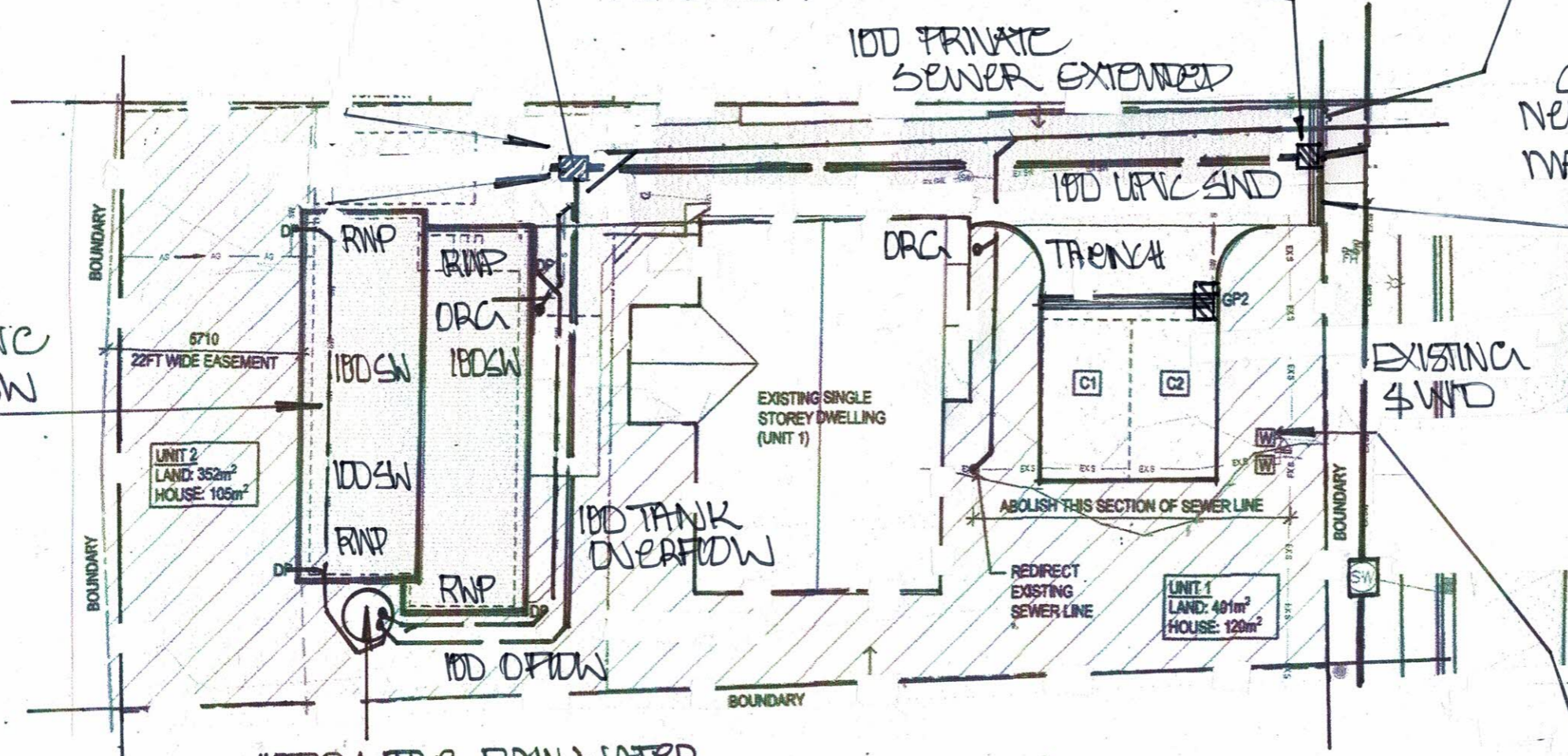
400X400 CRATED PIT WITH INTEGRAL 200MM DEEP SLOTTED RETENTION

100 PRIVATE SEWER EXTENDED

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

CRATED 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 75mm I.D. 2.0 METERED COLD WATER CONNECTION USING EXISTING TAPPING USING 2 X 75mm I.D. SUB METERS TO TNS-W-002 SHEET 8. BELOW GROUND LOW HAZARD

DIRECT SUBSOIL DRAINS FROM FOOTINGS TO CRATED PITS.

NOT FOR CONSTRUCTION

24/78

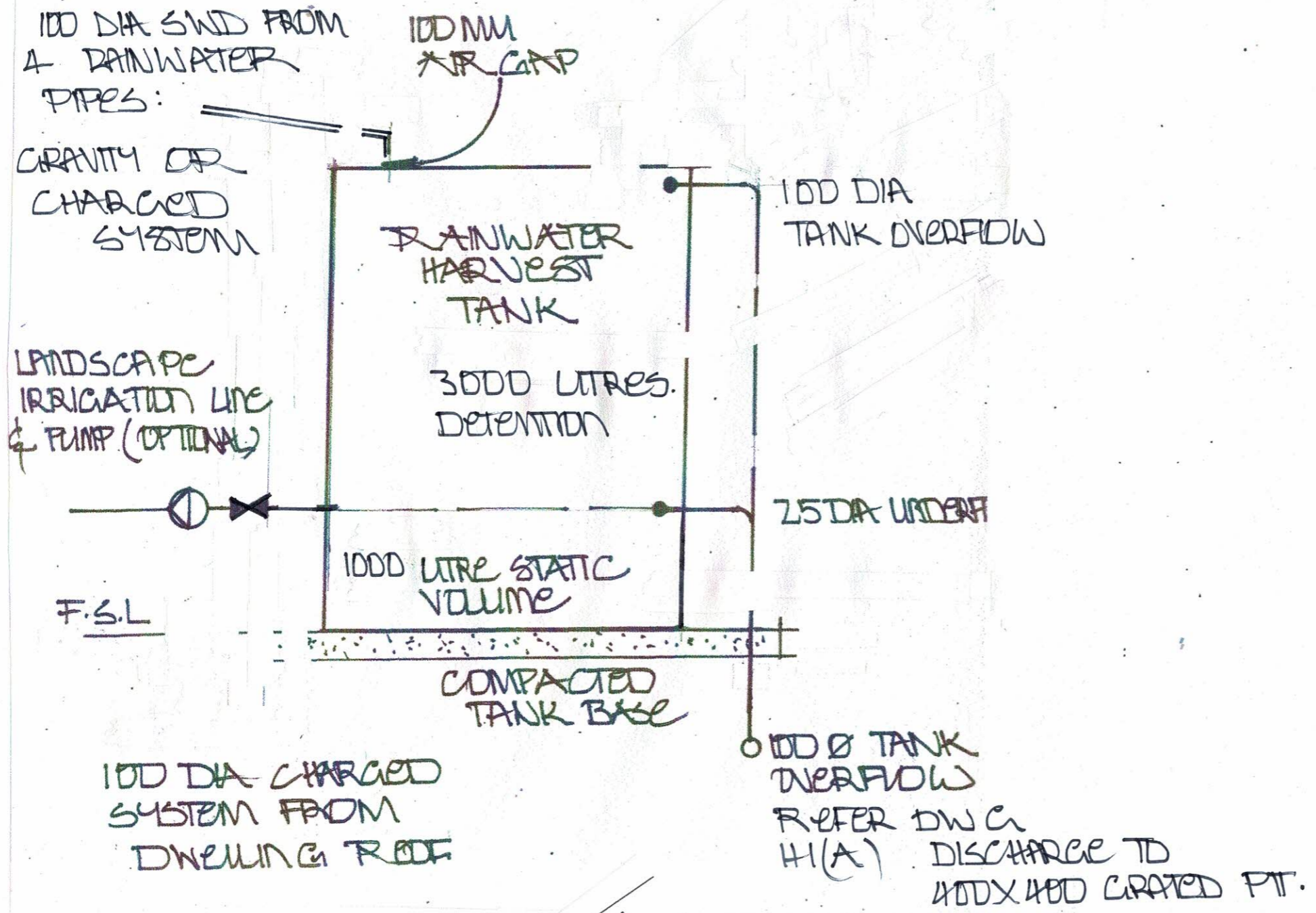
TEL - 0418 597 741 E - info@rechyd.com.au

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



## Submission to Planning Authority Notice

### Application details

Council Planning Permit No.	PLN-24-288
Council notice date	21/10/2024
TasWater Reference No.	TWDA 2024/01239-GCC
Date of response	23/10/2024
TasWater Contact	Huong Pham
Phone No.	0427 471 748

### Response issued to

Council name	GLENORCHY CITY COUNCIL
Contact details	gccmail@gcc.tas.gov.au

### Development details

Address	2 NARELLE PL, CLAREMONT
Property ID (PID)	5337497
Description of development	Multiple Dwellings x 2 (1 new + 1 ex) & Demolish Ex Building

### Schedule of drawings/documents

Prepared by	Drawing/document No.	Revision No.	Issue date
James Ho Architecture	JHA_007_24 sheets DAO1 & DAO3	N/A	9/2024

### Conditions

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* 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 each lot of the development must be designed and constructed to TasWater's satisfaction and be in accordance with any other conditions in this permit.  
**Advice:** *If the sewer connection point is located in the driveway/parking area, trafficable cover will be required.*

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 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.

#### **DEVELOPER CHARGES**

4. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,054.20 to TasWater for water infrastructure for 0.60 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.
5. Prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing), the applicant or landowner as the case may be, must pay a developer charge totalling \$1,317.75 to TasWater for sewerage infrastructure for 0.75 additional Equivalent Tenements, indexed by the Consumer Price Index All groups (Hobart) from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

#### **DEVELOPMENT ASSESSMENT FEES**

6. The applicant or landowner as the case may be, must pay a development assessment fee of \$242.85 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>

#### **Developer Charges**

For information on Developer Charges please visit the following webpage –

<https://www.taswater.com.au/building-and-development/developer-charges>

#### **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](http://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.

**NOTE:** In accordance with the WATER AND SEWERAGE INDUSTRY ACT 2008 - SECT 56ZB A regulated entity may charge a person for the reasonable cost of –

- (a) a meter; and
- (b) installing a meter.

### Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.